

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

February 10, 2022 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, February 10, 2022 at 9:15 a.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, February 10, 2022 at 9:40 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice-Chair
Lori Campagna	Supervisor
Becky Wilson	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Gene Roberts	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via teleconference</i>

There were no audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Landscaping Proposal

Mr. Roberts went over the sod proposal from Steadfast with the Board.

MOTION TO:	Approve the sod proposal.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

47 **B. Discussion on Recreational Facilities Acquisition and Bond Validation**

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49 Mr. Lamb updated the Board on the acquisition status. They should have the Engineer's report in
50 the next two weeks. Mr. Lamb and Mr. Babbar discussed the timeline. The bond validation will
51 begin in March, and by June 9, 2022 the budget and assessment process will begin. A resident
52 workshop will be hold prior to the public hearing. The public hearing will be set for the August
53 meeting and a notice will be sent out to residents 30 days prior to the hearing. Mr. Lamb stated
54 that the Board and staff will need to consider a possible budget increase to cover the amenity
55 O&Ms as well as designate money to the reserve fund.
56

57 **C. General Matters of the District**

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59 Supervisor Evans stated that she would like to add two residents to the Board by April and then
60 an additional resident to the Board by June.
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63 **4. CONSENT AGENDA**

64 **A. Consideration of Minutes of the Regular Meeting January 13, 2022**

65 **B. Consideration of Operations and Maintenance Expenditures November 2021**

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67 The Board reviewed the Consent Agenda items.
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MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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77 **5. VENDOR/STAFF REPORTS**

78 **A. District Counsel**

79 **B. District Engineer**

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81 There were no additional reports from Counsel or the Engineer.
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83 **C. District Manager**

84 **i. Community Inspection Report**

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86 The Board reviewed the management reports. Mr. Lamb stated that staff should review any other
87 parcels that will be turned over to the District.
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91 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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93 Supervisor Wilson asked for staff to update her new mailing address.

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96 **7. PUBLIC COMMENTS**

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98 There were no public comments.

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101 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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111 *These minutes were done in summary format.

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113 *Each person who decides to appeal any decision made by the Board with respect to any matter
114 considered at the meeting is advised that person may need to ensure that a verbatim record of
115 the proceedings is made, including the testimony and evidence upon which such appeal is to be
116 based.

117
118 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
119 noticed meeting held on March 10, 2022.

120
121 Gene Roberts
122
123 Signature

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121 Kelly Evans
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123 Signature

124 Gene Roberts
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126 Printed Name

124 Kelly Evans
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126 Printed Name

127
128 Title:
129 Secretary
130 Assistant Secretary

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128 Title:
129 Chairman
130 Vice Chairman

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135 Recorded by Records Administrator

136
137
138 [Signature]
139 Signature

140 March 11, 2022
141 Date
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