

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

April 8, 2021 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, April 8, 2021 at 9:30 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, April 8, 2021 at 9:30 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair	
Laura Coffey	Vice-Chair	
Becky Wilson	Supervisor	
Lori Campagna	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Gene Roberts	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Chris O’Kelley	District Engineer, Clearview Land Design	<i>via conference call</i>

There were no other audience members in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

There was nothing additional to report from Counsel or the Engineer at this time.

C. District Manager

i. Community Inspection Report

Mr. Roberts went over the community inspection report with the Board. He stated that despite the recent meetings with Fieldstone, the landscape conditions continue to decline. Supervisor Evans stated that she is dissatisfied with the current vendor and landscape conditions.

49 MOTION TO: Terminate Fieldstone's contract.
50 MADE BY: Supervisor Evans
51 SECONDED BY: Supervisor Coffey
52 DISCUSSION: None further
53 RESULT: Called to a Vote: Motion PASSED
54 3/0 - Motion Passed Unanimously

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56 The Board discussed the landscape maintenance proposal from Steadfast.
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58 MOTION TO: Approve Steadfast as the maintenance vendor and
59 authorize staff to negotiate a contract for services
60 with Steadfast with a not-to-exceed the budgeted
61 \$165K.
62 MADE BY: Supervisor Evans
63 SECONDED BY: Supervisor Coffey
64 DISCUSSION: None further
65 RESULT: Called to a Vote: Motion PASSED
66 3/0 - Motion Passed Unanimously

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68 Mr. Lamb stated that Craig Wiggins had submitted his resignation from the Board. The Board
69 discussed the resignation and appointing a candidate to fill the vacant seat.
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71 MOTION TO: Accept the resignation of Craig Wiggins and approve
72 Lori Campagna to fill vacant Seat 5.
73 MADE BY: Supervisor Coffey
74 SECONDED BY: Supervisor Evans
75 DISCUSSION: None further
76 RESULT: Called to a Vote: Motion PASSED
77 3/0 - Motion Passed Unanimously

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79 Mr. Lamb stated for the record that Lori Campagna took her Oath of Office.
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82 **4. CONSENT AGENDA**

- 83 **A. Consideration of Minutes of the Regular Meeting January 14, 2021**
84 **B. Consideration of Operations and Maintenance Expenditures December 2020**
85 **C. Consideration of Operations and Maintenance Expenditures January 2021**
86 **D. Consideration of Operations and Maintenance Expenditures February 2021**
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88 The Board reviewed the Consent Agenda items.

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

5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING FEBRUARY 28, 2021

The financials were reviewed and accepted.

6. BUSINESS ITEMS

A. Acceptance of Financial Report for FY Ending September 30, 2020

Mr. Lamb reviewed the audit with the Board. The audit came back clean and with no issues.

MOTION TO:	Accept the Financial Report for FY Ending September 30, 2020 and authorize the Chair to sign any necessary documents for the Auditor General's Office.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Wilson
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2021-04; Approving Fiscal Year 2022 Proposed Budget & Setting Public Hearing

Mr. Lamb went over the line items for the proposed 2022 Budget and stated that some line item expenses have changed, but the total proposed 2022 budget would be the same as the current 2021 budget. Supervisor Evans sked that some expenses be moved to cover two supervisor fees. Supervisor Coffey asked about the status of Phase 3 and if there's money to cover the added expense. Mr. O'Kelley stated he anticipated an August completion. The Board reviewed the resolution. The public hearing will be set for the July meeting, which will be July 8, 2021 at 9:30 a.m. at the Office of Meritus.

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MOTION TO:	Approve the proposed budget subject to the revisions to the supervisor fees as stated.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Discussion on Landscaping Vendor

This item was already discussed earlier in the meeting.

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

Supervisor Evans asked about conveying the areas from Lennar to the District as they are wrapping up the phase. Mr. Brian said they should set a deadline of October to get as much transferred as possible.

Supervisor Coffey asked if the Phase 3 plat has already been recorded or if it is about to be recorded. Mr. O’Kelley said it is soon to be recorded and will be done in about the next 60 days.

Mr. Babbar mentioned the validation for the amenity center. Mr. Lamb noted that it will require a report from the District Engineer, and they will coordinate with Mr. O’Kelley.

Supervisor Evans stated that she will be working with Mr. Roberts with the transition from Fieldstone to Steadfast.

8. PUBLIC COMMENTS

There were no public comments.

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9. ADJOURNMENT

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

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 7/8/2021.



Signature



Printed Name

Title:

- Secretary
- Assistant Secretary





Signature

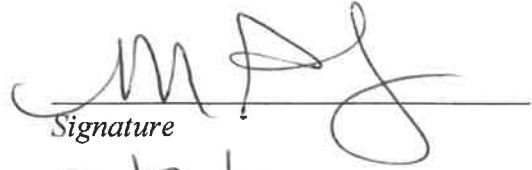


Printed Name

Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator



Signature

7/8/2021

Date