

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT**

**July 8, 2021 Minutes of Public Hearing and Regular Meeting**

**Minutes of the Public Hearing and Regular Meeting**

The Public Hearing and Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Thursday, July 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 Public Hearing and Regular Meeting of the Board of Supervisors of the Cypress Mill Community Development District to order on **Thursday, July 8, 2021 at 9:30 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
Dana Crosby Collier	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

Mr. Lamb directed the Board to recess to the public hearing.

41 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**  
42 **A. Open Public Hearing on Proposed Fiscal Year 2022 Budget**  
43

MOTION TO:	Open the public hearing.
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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51 **B. Staff Presentations**  
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53 Mr. Lamb went over the proposed budget and line items for fiscal year 2022 with the Board.  
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55 **C. Public Comments**  
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57 There were no public comments.  
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59 **D. Close Public Hearing on Proposed Fiscal Year 2022 Budget**  
60

MOTION TO:	Close the public hearing.
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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68 **E. Consideration of Resolution 2021-05; Adopting Fiscal Year 2022 Budget**  
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70 The Board reviewed the resolution.  
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MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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81 **5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

82 **A. Open Public Hearing on Levying O&M Assessments**

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MOTION TO:	Open the public hearing.
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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91 **B. Staff Presentations**

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93 Mr. Lamb reviewed the proposed fiscal year 2022 assessments and that they will remain the  
94 same as the current fiscal year 2021 assessments.

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96 **C. Public Comments**

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98 There were no public comments.

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100 **D. Close Public Hearing on Levying O&M Assessments**

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MOTION TO:	Close the public hearing.
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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109 **E. Consideration of Resolution 2021-06; Levying O&M Assessments**

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111 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2021-06.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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122 **6. RETURN TO REGULAR MEETING**

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124 Mr. Lamb directed the Board to return to the regular meeting.

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127 **7. BUSINESS ITEMS**

128 **A. Consideration of Resolution 2021-07; Setting Fiscal Year 2022 Meeting Schedule**

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130 The Board reviewed the resolution and meeting schedule for FY 2022.

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MOTION TO:	Approve Resolution 2021-07.
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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139 **B. Announcement of Qualified Electors**

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141 Mr. Lamb announced that as of April 15, 2021, Cypress Mill CDD had 263 qualified electors.

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143 **C. Discussion on Landscape Enhancement Proposals**

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145 The Board tabled the proposals. Supervisor Evans will discuss them in the field at the next onsite  
146 meeting.

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149 **D. Discussion on Entryway Paver Proposal**

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151 The Board tabled the proposal until construction is completed to reduce heavy equipment traffic.

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154 **8. CONSENT AGENDA**

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156 **A. Consideration of Minutes of the Regular Meeting April 8, 2021**

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158 **B. Consideration of Operations and Maintenance Expenditures March – May 2021**

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**C. Review of Financial Statements Month Ending May 31, 2021**

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159 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 3/0 - Motion Passed Unanimously

**9. 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**
  - ii. Steadfast Daily Logs**

The Board reviewed the community inspection reports.

**10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

Supervisor Evans stated that another pocket park has been completed and staff will meet the landscape vendor on July 8th for a turnover walk-through.

Supervisor Coffey asked if there was any money left in the construction fund. Mr. Lamb stated that any money left will be finalized by District Counsel.

**11. PUBLIC COMMENTS**

There were no public comments.

197 **12. ADJOURNMENT**  
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199	MOTION TO:	Adjourn.
200	MADE BY:	Supervisor Evans
201	SECONDED BY:	Supervisor Campagna
202	DISCUSSION:	None further
203	RESULT:	Called to Vote: Motion PASSED
204		4/0 - Motion Passed Unanimously

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206 *\*These minutes were done in summary format.*  
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208 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
209 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
210 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
211 *based.*  
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213 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
214 **noticed meeting held on 8/19/2021.**

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218 **Signature**

219 Gene Roberts  
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221 **Printed Name**

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223 **Title:**

- 224  Secretary  
225  Assistant Secretary  
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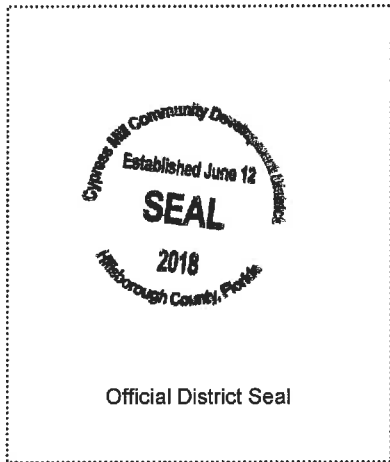
218 **Signature**

219 Kelly Evans  
220 \_\_\_\_\_

221 **Printed Name**

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223 **Title:**

- 224  Chairman  
225  Vice Chairman  
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Recorded by Records Administrator

  
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Signature

8/26/2021  
Date