

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT**

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May 12, 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, May 12, 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, May 12, 2022, at 9:20 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

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. Acceptance of Resignation of District Engineer- Chris O’Kelley**

District Manager Lamb stated that Chris O’Kelley has submitted his resignation as District Engineer.

MOTION TO:	Approve Acceptance of Resignation of District Engineer Chris O’Kelley.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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47 **B. Acceptance of Financial Report for Fiscal Year Ending September 31, 2021**  
48

49 The Board reviewed and motioned to approve the financial report for fiscal year ending on  
50 September 31, 2021.  
51

52	MOTION TO:	Approve the Financial Report for Fiscal Year Ending
53		September 31, 2021.
54	MADE BY:	Supervisor Evans
55	SECONDED BY:	Supervisor Campagna
56	DISCUSSION:	None further
57	RESULT:	Called to a Vote: Motion PASSED
58		4/0 - Motion Passed Unanimously

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60 **C. Discussion on RFP for District Engineering Services**  
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62 Mr. Roberts stated that the advertisement has been ran in the Tampa Times.  
63

64	MOTION TO:	Approve the REP for District Engineering Services.
65	MADE BY:	Supervisor Evans
66	SECONDED BY:	Supervisor Campagna
67	DISCUSSION:	None further
68	RESULT:	Called to a Vote: Motion PASSED
69		4/0 - Motion Passed Unanimously

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71 **D. Discussion on New Interim Engineer for Cypress Mill CDD**  
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73 Todd Amaden with Landmark Engineering has offered to take over engineering duties in the  
74 interim. Staff to negotiate a service contract.  
75

76	MOTION TO:	Approve the New Interim Engineer for Cypress Mill.
77	MADE BY:	Supervisor Evans
78	SECONDED BY:	Supervisor Campagna
79	DISCUSSION:	None further
80	RESULT:	Called to a Vote: Motion PASSED
81		4/0 - Motion Passed Unanimously

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83 **E. Announcement of Qualified Electors**  
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85 Mr. Lamb announced that Cypress Mills has nine hundred and seven (907) qualified electors.  
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**F. Consideration of Resolution 2022-02; Announcing Landowner Election.**  
**i. Sample Ballot & Proxy**

The board discussed adding two residents to the board. Supervisor Campagna will work with staff to send out an email blast notifying the residents. Seats 1,2 & 5 are up for landowners' election in November.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Campagna
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**4. CONSENT AGENDA**  
**A. Consideration of Minutes of the Regular Meeting March 10, 2022,**  
**B. Consideration of Operation and Maintenance Expenditures February 2022**  
**C. Consideration of Operation and Maintenance Expenditures March 2022**

The Board reviewed the Consent Agenda items.

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

**5. REVIEW OF FINANCIAL STATEMENTS MONTH ENDING March 31, 2022**

The Board reviewed the financial statements.

**6. VENDOR/STAFF REPORTS**  
**A. District Counsel**

District Counsel Babbar stated he is working on conveying Phase 3 to the district and it should be completed soon.

**B. District Engineer**

There were no additional reports from the Engineer.

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**C. District Manager**  
**i. Community Inspection Report**

District Manager Lamb discussed the Budget for 2023 and recommended money be added for Reserves. He recommended staff hold an educational workshop for the resident’s explaining the budget process.

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

There were no supervisor requests or comments.

**8. PUBLIC COMMENTS**

There were no public comments.

**9. ADJOURNMENT**

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

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*\*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 8/30/2022.

Gene Roberts  
Signature

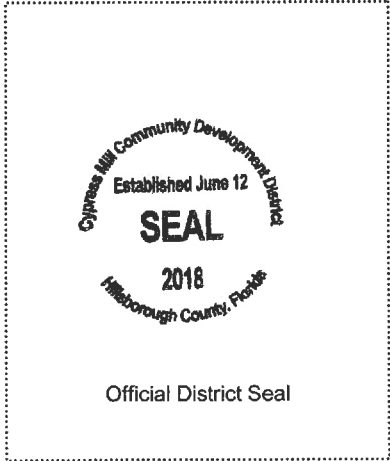
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Signature

Gene Roberts  
Printed Name

Kelly Evans  
Printed Name

Title:  
 Secretary  
 Assistant Secretary

Title:  
 Chairman  
 Vice Chairman



Recorded by Records Administrator

[Signature]  
Signature

9/1/2022  
Date