

**CYPRESS MILL  
COMMUNITY DEVELOPMENT DISTRICT**

**May 11, 2023, 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 11, 2023, at 9:30 a.m.** at the Offices of Inframark 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 11, 2023, at 9:30 a.m.**

**Board Members Present and Constituting a Quorum:**

Kelly Evans	Chair
Anthony Seabrook	Vice- Chair
Lori Campagna	Supervisor
Jason Robare	Supervisor
Elissa Martin	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark	
Gene Roberts	District Manager, Inframark	
Vivek Babbar	District Counsel, Straley Robin Vericker	
Todd Amaden	District Engineer	
Jessica Mahoney	Mahoney Law Group	(via zoom call)
Megan Ellis	Mahoney Law Group	(via zoom call)

There was no resident's audience member in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of No Fishing Policy and Natural Areas Policy**

Mr. Babbar briefly discussed with the Board regarding the no fishing policy he had prepared.

MOTION TO:	Accept the No Fishing policy.
MADE BY:	Supervisor Seabrook
SECONDED BY:	Supervisor Robare
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

**B. Consideration of Form of Purchase Sale Agreement**

Jessica Mahoney explained the purchase agreement process for the amenity center stating that there will be a 60-day due diligence process. Site inspections and ADA compliance inspections will need to be completed. Supervisor Seabrook stated he had several questions and Jessica welcomed him to call her.

Mr. Babbar will distribute any updates to the Board.

MOTION TO:	Approve the Purchase Sale Agreement in substantial form.
MADE BY:	Supervisor Seabrook
SECONDED BY:	Supervisor Robare
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED
	3/2 - Motion Passed; Supervisor Evans and Supervisor Campagna abstained.

**C. Consideration of District Engineer's Report for Recreational Assessments 2023**

Mr. Amaden summarized the engineers' report prepared by Landmark.

MOTION TO:	Accept District Engineer's Report for Recreational Assessments 2023.
MADE BY:	Supervisor Seabrook
SECONDED BY:	Supervisor Martin
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED
	3/2 - Motion Passed; Supervisor Evans and Supervisor Campagna abstained.

**D. Consideration of Special Assessment Methodology Report**

Mr. Lamb summarized the methodology report and explained how the bond debt will be shared equally among the 883 units.

MOTION TO: Approve the Special Assessment Methodology Report.  
MADE BY: Supervisor Seabrook  
SECONDED BY: Supervisor Robare  
DISCUSSION: None further  
RESULT: Called to a Vote: Motion PASSED  
3/2 - Motion Passed; Supervisor Evans and Supervisor Campagna abstained.

**E. Consideration of Resolution 2023-04: Preliminary Special Assessments for Recreational Project**

Mr. Babbar explained that the resolution and authorizes staff to proceed with the amenity center purchase.

MOTION TO: Approve Resolution 2023-04 as stated.  
MADE BY: Supervisor Robare  
SECONDED BY: Supervisor Martin  
DISCUSSION: None further  
RESULT: Called to a Vote: Motion PASSED  
3/2 - Motion Passed; Supervisor Evans and Supervisor Campagna abstained.

**F. Consideration of Resolution 2023-05; Setting a Public Hearing on Special Assessments for Recreational Project**

The Board set the public hearing for July 13, 2023, at 6:00 p.m. They also scheduled a Workshop for June 29, 2023, at 6:00 p.m.

MOTION TO: Approve Resolution 2023-05 as stated.  
MADE BY: Supervisor Martin  
SECONDED BY: Supervisor Seabrook  
DISCUSSION: None further  
RESULT: Called to a Vote: Motion PASSED  
3/2 - Motion Passed; Supervisor Evans and Supervisor Campagna abstained.

**G. Consideration of Resolution 2023-06 Approving the Proposed Fiscal Year 2024 Budget & Setting Public Hearing**

Mr. Lamb summarized the proposed budget and stated most of the increases are due to the planned amenity purchase.

MOTION TO:	Approve Resolution 2023-06 as stated.
MADE BY:	Supervisor Seabrook
SECONDED BY:	Supervisor Robare
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**H. Annual Notice of Qualified Electors**

There are a total of 1318 qualified electors in the Cypress Mill Community Development District.

**I. General Matters of the District**

There was no general matter of the District currently.

**4. CONSENT AGENDA**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting April 13, 2023**

**B. Consideration of Operation and Maintenance Expenditures March 2023**

**C. Review of Financial Statements Month Ending March 31, 2023,**

The Board reviewed the consent agenda items stated above.

MOTION TO:	Approve the Consent Agenda Items A through C as stated.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Robare
DISCUSSION:	None further
RESULT:	Called to a Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**5. VENDOR/STAFF REPORTS**

**A. District Counsel**

Mr. Babbar stated that the recent legislation passed two Bills affecting CDD's. Starting Jan 1, 2024, all Supervisors will be required to take a 4-hour ethics course and the fine for ethics violations rises from \$10,000 to \$20,000.

**B. District Manager**

**i. Community Inspection Report**

The Board reviewed the community inspection report and had no questions.

**C. District Engineer**

There were no reports on behalf of the District Engineer.

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

Supervisor Seabrook asked that no fishing signs be located at each entrance and the front four ponds.

**7. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Campagna
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - 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 6/8/2023.



Signature

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary



Signature

Printed Name

Title:

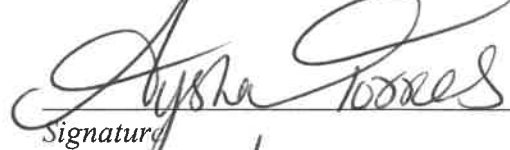
☒ Chairman

☐ Vice Chairman



Official District Seal

Recorded by Records Administrator



Signature

6/12/2023

Date