

**CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

September 13, 2018 Minutes of Continued Meeting, Public Hearing & Regular Meeting

Minutes of the Continued Meeting, Public Hearing & Regular Meeting

The Continued Meeting, Public Hearing & Regular Meeting of the Board of Supervisors for the Cypress Mill Community Development District was held on **Wednesday, September 13, 2018 at 9:30 a.m.** at The Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, 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 **Wednesday, September 13, 2018 at 9:30 a.m.**

Board Members Present and Constituting a Quorum:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Ben Gainer	Supervisor
Craig Wiggins	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Tricia Victory	Meritus	
Vivek Babbar	District Counsel	<i>via conference call</i>
Steve Sanford	Bond Counsel	<i>via conference call</i>

There were no members of the general public in attendance.

Mr. Lamb provided an overview of the meeting. Mr. Babbar noted for the record that this was both a regular meeting and a continued meeting from July 23, 2018.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARINGS

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

47 **4. CONTINUED PUBLIC HEARING ON IMPOSING SPECIAL ASSESMENTS**

48 **A. Open the Continued Public Hearing on Imposing Special Assessments**

49
50 The Continued Public Hearing was opened.

51
52 **B. Staff Presentations**

53
54 Mr. Babbar went over the resolution on imposing special assessments.

55
56 **C. Public Comments**

57
58 There were no public comments.

59
60 **D. Consideration of Resolution 2018-27; Imposing Special Assessments**

61
62 The Board reviewed the resolution.

63
64 MOTION TO: Approve Resolution 2018-27.
65 MADE BY: Supervisor Coffey
66 SECONDED BY: Supervisor Gainer
67 DISCUSSION: None further
68 RESULT: Called to Vote: Motion PASSED
69 4/0 - Motion Passed Unanimously

70
71 **E. Close the Continued Public Hearing on Imposing Special Assessments**

72
73 MOTION TO: Close the continued the public hearing.
74 MADE BY: Supervisor Gainer
75 SECONDED BY: Supervisor Evans
76 DISCUSSION: None further
77 RESULT: Called to Vote: Motion PASSED
78 4/0 - Motion Passed Unanimously

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80
81

82 **5. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**
83 **A. Open the Public Hearing on Adopting Uniform Method of Collection**
84

85	MOTION TO:	Open the public hearing.
86	MADE BY:	Supervisor Coffey
87	SECONDED BY:	Supervisor Gainer
88	DISCUSSION:	None further
89	RESULT:	Called to Vote: Motion PASSED
90		4/0 - Motion Passed Unanimously

91
92 **B. Staff Presentations**
93

94 Mr. Babbar went over the resolution on adopting the uniform method of collection.
95

96 **C. Public Comments**
97

98 There were no public comments.
99

100 **D. Consideration of Resolution 2018-28; Adopting Uniform Method of Collection**
101

102 The Board reviewed the resolution.
103

104	MOTION TO:	Approve Resolution 2018-28.
105	MADE BY:	Supervisor Coffey
106	SECONDED BY:	Supervisor Gainer
107	DISCUSSION:	None further
108	RESULT:	Called to Vote: Motion PASSED
109		4/0 - Motion Passed Unanimously

110
111 **E. Close the Public Hearing on Adopting Uniform Method of Collection**
112

113	MOTION TO:	Close the public hearing.
114	MADE BY:	Supervisor Evans
115	SECONDED BY:	Supervisor Coffey
116	DISCUSSION:	None further
117	RESULT:	Called to Vote: Motion PASSED
118		4/0 - Motion Passed Unanimously

119
120

121 **6. CONTINUED PUBLIC HEARING ON PROPOSED FISCAL YEAR 2017/2018 &**
122 **2018/2019 BUDGET**

123 **A. Open the Public Hearing on Proposed Fiscal Year 2017/2018 & 2018/2019**
124 **Budget**
125

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

132
133 **B. Staff Presentations**
134

135 Mr. Lamb went over the resolutions and budgets with the Board. Supervisor Coffey asked some
136 questions about the assessments and timeline, and Mr. Lamb and Mr. Sanford answered.
137

138 **C. Public Comments**
139

140 There were no public comments.
141

142 **D. Consideration of Resolution 2018-29; Adopting Fiscal Year 2017/2018 Budget**

143 **E. Consideration of Resolution 2018-30; Adopting Fiscal Year 2018/2019 Budget**
144

145 The Board reviewed the resolutions.
146

MOTION TO:	Approve Resolution 2018-29 and 2018-30.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

153
154

155 **F. Close the Public Hearing on Proposed Fiscal Year 2017/2018 & 2018/2019**
156 **Budget**
157

158 MOTION TO: Close the public hearing.
159 MADE BY: Supervisor Coffey
160 SECONDED BY: Supervisor Evans
161 DISCUSSION: None further
162 RESULT: Called to Vote: Motion PASSED
163 4/0 - Motion Passed Unanimously

164
165
166 **7. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**
167 **A. Open the Public Hearing on Adopting Uniform Rules of Procedure**
168

169 MOTION TO: Open the public hearing.
170 MADE BY: Supervisor Coffey
171 SECONDED BY: Supervisor Evans
172 DISCUSSION: None further
173 RESULT: Called to Vote: Motion PASSED
174 4/0 - Motion Passed Unanimously

175
176 **B. Staff Presentations**
177

178 Mr. Babbar went over the resolution on adopting uniform rules of procedure.
179

180 **C. Public Comments**
181

182 There were no public comments.
183

184 **D. Consideration of Resolution 2018-31; Adopting Uniform Rules of Procedure**
185

186 The Board reviewed the resolution.
187

188 MOTION TO: Approve Resolution 2018-31.
189 MADE BY: Supervisor Coffey
190 SECONDED BY: Supervisor Gainer
191 DISCUSSION: None further
192 RESULT: Called to Vote: Motion PASSED
193 4/0 - Motion Passed Unanimously
194

195 **E. Close the Public Hearing on Adopting Uniform Rules of Procedure**
196

197	MOTION TO:	Close the public hearing.
198	MADE BY:	Supervisor Coffey
199	SECONDED BY:	Supervisor Gainer
200	DISCUSSION:	None further
201	RESULT:	Called to Vote: Motion PASSED
202		4/0 - Motion Passed Unanimously

203
204 **8. RETURN AND PROCEED TO REGULAR MEETING**
205

206 Mr. Lamb directed the Board to return and proceed to the regular meeting.
207

208
209 **9. BUSINESS ITEMS**

210 **A. Consideration of Resolution 2018-32; Delegated Bond Award**

- 211 **i. Bond Purchase Contract**
- 212 **ii. Preliminary Limited Offering Memorandum**
- 213 **iii. Continuing Disclosure Contract**

214
215 Mr. Sanford went over the delegation resolution and related documents with the Board. He noted
216 that some of the documents are in draft form.

217
218 *The full discussion is available on audio recording.*
219

220	MOTION TO:	Approve Resolution 2018-32.
221	MADE BY:	Supervisor Coffey
222	SECONDED BY:	Supervisor Evans
223	DISCUSSION:	None further
224	RESULT:	Called to Vote: Motion PASSED
225		4/0 - Motion Passed Unanimously

226
227 **B. General Matters of the District**
228
229

230 **10. VENDOR/STAFF REPORTS**

- 231 **A. District Counsel**
- 232 **B. District Engineer**
- 233 **C. District Manager**

234
235 Mr. Lamb and Supervisor Coffey went over the timeline for the PLOM and bond issuance. Mr.
236 Lamb recommended continuing the meeting to August 27, 2018 at 9:00 a.m. with a mandatory
237 adjournment at 10:00 a.m. if there are no business items up for discussion.
238

239 **11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

240

241 There were no supervisor requests or comments.

242

243

244 **12. PUBLIC COMMENTS**

245

246 There were no public comments.

247

248

249 **13. ADJOURNMENT**

250

251

MOTION TO: Continue the meeting to August 27, 2018 at 9:00 a.m.
with a mandatory adjournment at 10:00 a.m., at the
same location.

252

253

254

MADE BY: Supervisor Coffey

255

SECONDED BY: Supervisor Evans

256

DISCUSSION: None further

257

RESULT: Called to Vote: Motion PASSED

258

4/0 - Motion Passed Unanimously

259

260

261 *These minutes were done in summary format.

262
263 *Each person who decides to appeal any decision made by the Board with respect to any matter
264 considered at the meeting is advised that person may need to ensure that a verbatim record of
265 the proceedings is made, including the testimony and evidence upon which such appeal is to be
266 based.

267
268 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
269 noticed meeting held on 01-10-19.

270
271
272
273 Signature

274 Brian Lamb
275
276 Printed Name

277
278 Title:
279 Secretary
280 Assistant Secretary

281
282
283
284
285
286
287
288
289
290
291
292

Ulvan
Signature

Kelly Evans
Printed Name

Title:
 Chairman
 Vice Chairman

Recorded by Records Administrator

[Signature]
Signature

01-18-19
Date

