

**MINUTES OF MEETING
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Cypress Bluff Community Development District was held on April 18, 2023 at 10:00 a.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221 (Conference Room) Clermont, Florida 34711.

Present at the meeting were:

Stephen McConn	Chair
Tony Iorio	Vice Chair
Paul Thomas	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Ernesto Torres	Wrathell, Hunt and Associates, LLC (WHA)
Jennifer Kilinski	District Counsel
Dave Kelly	Interim District Engineer
Jorge Miranda	Empire Management
George Smith	George A. Smith PLLC
Sete Zare	MBS Capital Markets, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:00 a.m. Mr. Stephen McConn, Mr. Tony Iorio and Mr. Paul Thomas, named in the Petition to Establish the District as Initial Board Supervisors, were present. Mr. Doug Beasley and Mr. Stephen Fecia, also named in the Petition to Establish the District as Initial Board Supervisors, were not present.

▪ **Administration of Oath of Office to Initial Board of Supervisors**

This item, previously the Third Order of Business, was presented out of order.

Mr. Wrathell, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Mc Conn, Mr. Iorio and Mr. Thomas.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

GENERAL DISTRICT ITEMS

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Initial Board of Supervisors (the following will be provided in a separate package)

The Oath of Office was administered during the First Order of Business.

Mr. Wrathell provided and explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-01, Designating and Appointing Certain Officers of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-01. Mr. Iorio nominated Mr. Mc Conn as Chair.

Mr. McConn nominated Mr. Iorio as Vice Chair, along with the remainder of slate as follows:

Chair	Stephen McConn
Vice Chair	Tony Iorio
Secretary	Craig Wrathell
Assistant Secretary	Paul Thomas
Assistant Secretary	Doug Beasley
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-01, Designating and Appointing Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Designating a Date, Time, and Location for Landowners' Meeting of the District, and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-02.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-02, Designating a Date, Time, and Location of May 19, 2023 at 10:00 a.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221 (Conference Room) Clermont, Florida 34711, for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

ORGANIZATIONAL ITEMS**SIXTH ORDER OF BUSINESS**

Consideration of the Following Organizational Items:

- A. Resolution 2023-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
- Agreement for District Management Services: Wrathell, Hunt and Associates, LLC**

Mr. Wrathell presented Resolution 2022-03 and the Fee Schedule and Management Agreement. The Management Fee will be reduced to \$2,000 per month until bonds are issued.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.

- B. Resolution 2023-04, Appointing Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date**
- Fee Agreement: Kilinski|Van Wyk, PLLC**

Mr. Wrathell presented Resolution 2023-04 and the Kilinski|Van Wyk, PLLC Fee Agreement.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-04, Appointing Kilinski|Van Wyk, PLLC as Legal Counsel for the District, Authorizing Compensation and Providing for an Effective Date, was adopted.

C. Resolution 2023-05, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-05.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District and Providing for an Effective Date, was adopted.

D. Resolution 2023-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date

- **Interim Engineering Services Agreement: Poulos & Bennett, LLC**

Mr. Wrathell presented Resolution 2023-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-06, Appointing and Fixing the Compensation of the Interim District Engineer and Providing an Effective Date, was adopted, and the Interim Engineering Services Agreement and accompanying Exhibits, were approved.

E. Authorization of Request for Qualifications (RFQ) for Engineering Services

Mr. Wrathell presented the RFQ for Engineering Services and Competitive Selection Criteria.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, the Request for Qualifications for Engineering Services and Competitive Selection Criteria and authorizing Staff to advertise, were approved.

F. Board Member Compensation: 190.006 (8), F.S.

The Board Members declined compensation.

G. Resolution 2023-07 Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

H. Resolution 2023-08, Designating the Primary Administrative Office and Principal Headquarters of the District and Providing an Effective Date

This item was deferred.

I. Resolution 2023-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Mr. Wrathell presented Resolution 2023-09.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-09, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, authorizing Staff to obtain General Liability and Public Officers' Insurance, was approved.

J. Resolution 2023-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date

Mr. Wrathell presented Resolution 2023-10.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-10, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.

K. Memorandum: Public Records Retention

- **Option 1: Resolution 2023-11, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**
- **Option 2: Resolution 2023-11, Providing for the Appointment of a Record Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer: Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Mr. Wrathell presented the Options 1 and 2 versions of Resolution 2023-11. The Board selected Option 2 to keep all records.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-11, Option 2, Providing for the Appointment of a Record Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer: Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.

L. Resolution 2023-12, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-12. This Resolution grants the Chair and Vice Chair and other officers in the Chair's absence, the authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-12, Granting the Chairperson and Vice Chairperson the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

M. Resolution 2023-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-13.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-13, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District and Providing for an Effective Date, was adopted.

N. Authorization of Request for Proposals (RFP) for Annual Audit Services

Mr. Wrathell presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise the RFP and designating the Board of Supervisors as the Audit Committee, was approved.

O. Strange Zone, Inc., Quotation #M23-1011 for District Website Design, Maintenance and Domain Web-Site Design Agreement

Mr. Wrathell presented the Strange Zone, Inc. (SZI) proposal.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Strange Zone, Inc., Quotation #M23-1011 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.

P. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

Mr. Wrathell presented the ADA Site Compliance proposal.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the annual amount of \$210, was approved.

Q. Resolution 2023-14, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

I. Rules of Procedure

II. Notices [Rule Development and Rulemaking]

These items were included for informational purposes.

Mr. Wrathell presented Resolution 2023-14.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-14, to Designate Date, Time and Place of June 20, 2023 at 1:00 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221 (Conference Room) Clermont, Florida 34711, for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

R. Resolution 2023-15, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

This item was deferred.

S. Resolution 2023-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-16.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-16, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

T. Stormwater Management Needs Analysis Reporting Requirements

Mr. Wrathell stated CDDs are required to prepare a Stormwater Management Needs Analysis Report every five years. As the due date for the initial Report has passed and there is no interim reporting requirement, a Report will be prepared when necessary.

U. Resolution 2023-17, Directing the Chairperson and District Staff to File a Petition With the City Commission of the City of Groveland, Florida, Requesting the Adoption of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date

Ms. Kilinski presented Resolution 2023-16.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-17, Directing the Chairperson and District Staff to File a Petition With the City Commission of the City of Groveland, Florida, Requesting the Adoption of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.

V. Boundary Amendment Funding Agreement

Mr. Wrathell presented the Boundary Amendment Funding Agreement.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, the Boundary Amendment Funding Agreement, was approved.

BANKING ITEMS

SEVENTH ORDER OF BUSINESS

Consideration of the Following Banking Items:

A. Resolution 2023-18, Designating a Public Depository for Funds of the District and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-18.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-18, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.

B. Resolution 2023-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-19.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-19, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.

C. Resolution 2023-20, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-20.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-20, Authorizing the District Manager or Treasurer to Execute the Public Depositors Report; Authorizing the Execution of Any Other Financial Reports as Required by Law; Providing for an Effective Date, was adopted.

BUDGETARY ITEMS

EIGHTH ORDER OF BUSINESS

Consideration of the Following Budgetary Items:

A. Resolution 2023-21, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-21 and the proposed budgets. Operation & Maintenance (O&M) expenditures will be added when supplied by Empire Management.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-21, Approving Proposed Budgets for Fiscal Year 2022/2023 and Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law on June 20, 2023 at 1:00 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221 (Conference Room) Clermont, Florida 34711; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

B. Fiscal Year 2022/2023 and 2023/2024 Budget Funding Agreement

Mr. Wrathell presented the Fiscal Year 2022/2023 and 2023/2024 Budget Funding Agreement.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, the Fiscal Year 2022/2023 and 2023/2024 Budget Funding Agreement, in substantial form, was approved.

C. Resolution 2023-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes

Mr. Wrathell presented Resolution 2023-22.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-22, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.

D. Resolution 2023-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date

Mr. Wrathell presented Resolution 2023-23. Funding requests will be submitted to Mr. McConn.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-23, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.

- E. Resolution 2023-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Mr. Wrathell presented Resolution 2023-24.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-24, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.

- F. Resolution 2023-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-25.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-25, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.

- G. Resolution 2023-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Mr. Wrathell presented Resolution 2023-26.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-26, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

H. Consideration of E-Verify Memo with MOU

Mr. Wrathell presented E-Verify information related to the requirement for all employers to verify employment eligibility utilizing the E-Verify System and for the CDD to enroll with E-Verify and execute a Memorandum of Understanding (MOU) with E-Verify.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, acknowledging the E-Verify Memo requirements, as set forth in the Memorandum of Understanding, and authorizing enrollment and utilization of the E-Verify program, was approved.

BOND FINANCING ITEMS

NINTH ORDER OF BUSINESS

Consideration of the Following Bond Financing Related Items:

A. Bond Financing Team Funding Agreement

Mr. Wrathell presented the Bond Financing Team Funding Agreement.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, the Bond Financing Team Funding Agreement, in substantial form, was approved.

B. Engagement of Bond Financing Professionals

I. Resolution 2023-27, Appointing an Investment Banker in Contemplation of the Issuance of Cypress Bluff Community Development District Special Assessment Revenue Bonds [MBS Capital Markets, LLC]

Mr. Wrathell presented Resolution 2023-27 and the accompanying Exhibits.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-27, Appointing MBS Capital Markets, LLC, as Investment Banker in Contemplation of the Issuance of Cypress Bluff Community Development District Special Assessment Revenue Bonds, was adopted.

II. Resolution 2023-28, Appointing Bond Counsel in Contemplation of the Issuance of Cypress Bluff Community Development District Special Assessment Revenue Bonds [George A. Smith PLLC]

Mr. Wrathell presented Resolution 2023-28 and the accompanying Exhibits. George A. Smith PLLC and Kilinski|VanWyk PLLC will serve as co-Bond Counsel.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-28, Appointing George A. Smith PLLC and Kilinski|VanWyk PLLC as co-Bond Counsel in Contemplation of the Issuance of Cypress Bluff Community Development District Special Assessment Revenue Bonds, was adopted.

III. Resolution 2023-29, Appointing Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Cypress Bluff Community Development District Bonds [U.S. Bank Trust Company, N.A.].

Mr. Wrathell presented Resolution 2023-29 and the accompanying Exhibits.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-29, Appointing U.S. Bank Trust Company, N.A. as Trustee, Paying Agent and Registrar in Contemplation of the Issuance of Cypress Bluff Community Development District Bonds, was adopted.

C. Resolution 2023-30, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Wrathell presented Resolution 2023-30.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-30, Designating a Date, Time, and Location of June 20, 2023 at 1:00 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221 (Conference Room) Clermont, Florida 34711, for a Public Hearing Regarding the

District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

D. Presentation of Engineer's Report

Mr. Kelly presented the Engineer's Report dated April 18, 2023. The Report is in final draft form, pending receipt of Boundary Amendment information. The CDD will construct all on-site infrastructure but some elements will be owned and maintained by others.

Mr. Wrathell asked if the Probable Capital Improvement Costs Table amounts total \$20,270,573.50. Mr. Kelly replied affirmatively.

E. Presentation of Master Special Assessment Methodology Report

Mr. Wrathell presented the Master Special Assessment Methodology Report dated April 18, 2023. He reviewed the pertinent information and discussed the Development Program, Capital Improvement Plan (CIP), Financing Program, Assessment Methodology, lienability tests, True-up Mechanism and the Appendix Tables.

Mr. Wrathell noted the following:

- The land within the CDD consists of approximately 156.36 acres.
- The Boundary Amendment has been authorized to remove commercial property.
- The proposed financing plan for the CDD provides for issuance of bonds in the approximate principal amount of \$28,070,000 to finance approximately \$20,270,573.50 in CIP costs, as reflected in the District Engineer's Report.

F. Resolution 2023-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2023-31 and read the title.

On MOTION by Mr. McConn and seconded by Mr. Iorio, with all in favor, Resolution 2023-31, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for June 20, 2023 at 1:00 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221 (Conference Room) Clermont, Florida 34711; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.

- G. Resolution 2023-32, Authorizing the Issuance of Not to Exceed \$28,070,000 Aggregate Principal Amount of Cypress Bluff Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Master Stormwater Management System, Onsite Roadway Improvements, Offsite Roadway Improvements, Potable Water Distribution System, Sanitary Sewer System Including Lift Station, Reclaimed Water Distribution System, Landscaping, Walls, Monuments, Site Amenities, Contingency, and Professional Costs and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Cypress Bluff Community Development District, City of Groveland, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed And Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; And Providing For Other Related Matters**

Mr. Smith presented Resolution 2023-32, which accomplishes the following:

- Authorizes issuance of not to exceed \$28,070,000 aggregate principal amount of bonds.
- Authorizes and approves execution and delivery of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company N.A. as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to file for validation.

On MOTION by Mr. Iorio and seconded by Mr. McConn, with all in favor, Resolution 2023-32, Authorizing the Issuance of Not to Exceed \$28,070,000 Aggregate Principal Amount of Cypress Bluff Community Development District Special Assessment Revenue Bonds, in One or More Series to Pay All or a Portion of the Costs of the Planning, Financing, Construction and/or Acquisition of Public Infrastructure Improvements Including, But Not Limited to Master Stormwater Management System, Onsite Roadway Improvements, Offsite Roadway Improvements, Potable Water Distribution System, Sanitary Sewer System Including Lift Station, Reclaimed Water Distribution System, Landscaping, Walls, Monuments, Site Amenities, Contingency, and Professional Costs and Incidental Costs Related Thereto Pursuant to Chapter 190, Florida Statutes, as Amended; Appointing a Trustee; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture; Providing That Such Bonds Shall Not Constitute a Debt, Liability or Obligation of Cypress Bluff Community Development District, City of Groveland, Florida, or the State of Florida or of Any Political Subdivision Thereof, But Shall Be Payable From Special Assessments Assessed And Levied on the Property Within the District Benefited by the Improvements and Subject to Assessment; Providing for the Judicial Validation of Such Bonds; And Providing For Other Related Matters, was adopted.

TENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kilinski | Van Wyk, PLLC
- B. District Engineer (Interim): Poulos & Bennett LLC
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no Staff Reports.

ELEVENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Thomas and seconded by Mr. Iorio, with all in favor, the meeting adjourned at 10:54 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair