

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

The Cypress Bluff Community Development District held a Landowners' Meeting on May 19, 2023 at 10:00 a.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221 (Conference Room) Clermont, Florida 34711.

**DUE TO AUDIO DIFFICULTIES, THE MINUTES  
WERE TRANSCRIBED FROM THE MEETING NOTES**

**Present were:**

Ernesto Torres  
Stephen McConn

District Manager  
Proxy Holder

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Torres called the meeting to order at 10:04 a.m.

**SECOND ORDER OF BUSINESS**

**Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**THIRD ORDER OF BUSINESS**

**Election of Chair to Conduct Landowners'  
Meeting**

Mr. Torres served as Chair to conduct the Landowners' Meeting.

Mr. McConn is an authorized officer of KB Home Orlando LLC, which owns parcels totaling 156.36 acres. Mr. McConn is eligible to cast up to 157 votes per seat.

**FOURTH ORDER OF BUSINESS**

**Election of Supervisor [All Seats]**

**A. Nominations**

Mr. McConn nominated the following:

Seat 1            Steve McConn

Seat 2            Doug Beasley

Seat 3            Tony Iorio

Seat 4            Paul Thomas

Seat 5            Casey Dare

No other nominations were made.

**B. Casting of Ballots**

- **Determine Number of Voting Units Represented**

A total of 157 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

No voting units were assigned by proxy.

Mr. McConn cast the following votes:

Seat 1            Stephen McConn            157 votes

Seat 2            Doug Beasley            155 votes

Seat 3            Tony Iorio            155 votes

Seat 4            Paul Thomas            155 votes

Seat 5            Casey Dare            157 votes

**C. Ballot Tabulation and Results**

Mr. Torres reported the following ballot tabulation, results and term lengths.

Seat 1            Stephen McConn            157 votes            4-year Term

Seat 2            Doug Beasley            155 votes            2-year Term

Seat 3            Tony Iorio            155 votes            2-year Term

Seat 4            Paul Thomas            155 votes            2-year Term

Seat 5            Casey Dare            157 votes            4-year Term

**FIFTH ORDER OF BUSINESS**

**Landowners' Questions/Comments**

There were no Landowners' questions or comments.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 10:07 a.m.

  
Secretary/Assistant Secretary

  
Chair/Vice Chair