

CYPRESS BLUFF

**COMMUNITY DEVELOPMENT
DISTRICT**

November 19, 2024

BOARD OF SUPERVISORS

**REGULAR
MEETING AGENDA**

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Cypress Bluff Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

Novemr 12, 2024

Board of Supervisors
Cypress Bluff Community Development District

Dear Board Members:

The Board of Supervisors of the Cypress Bluff Community Development District will hold a Regular Meeting on November 19, 2024 at 1:30 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221, Clermont, Florida 34711. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Doug Beasley [Seat 2]; *Term Expires November 2026*
4. Consider Appointment to Fill Unexpired Term of Seat 2
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided under separate cover*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Sample Form 1: Statement of Financial Interests/Instructions
 - D. Form 8B – Memorandum of Voting Conflict
5. Acceptance of Resignation of Tony Iorio [Seat 3]; *Term Expires November 2026*
6. Consider Appointment to Fill Unexpired Term of Seat 3
 - Administration of Oath of Office to Newly Appointed Supervisor
7. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
8. Consideration of Boundary Amendment Related Items

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- A. Resolution 2025-02, Consenting to the Petition Filed by KB Home Orlando LLC with the City Council 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
9. Acceptance of Unaudited Financial Statements as of September 30, 2024
10. Approval of August 20, 2024 Public Hearing and Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk, PLLC*
 - B. District Engineer (Interim): *Poulos & Bennett LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: December 17, 2024 at 1:30 PM
 - QUORUM CHECK
12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

SEAT 1	STEPHEN McCONN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PAUL THOMAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CASEY DARE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

If you should have any questions or concerns, please do not hesitate to contact me directly at t (904) 295-5714.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 782 134 6157

CYPRESS BLUFF

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Cypress Bluff Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Doug Beasley

Printed Name

Date: October 9, 2024

Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Cypress Bluff Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly notice meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☐ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.

Doug Beasley

Digitally signed by Doug Beasley
DN: C=US, E=DBeasley@hcpland.com,
OU=Hanover Land Company, CN=Doug
Beasley
Reason: I am approving this document
Date: 2024.10.09 08:59:01-04'00'

Signature

CYPRESS BLUFF

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Cypress Bluff Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Anthony Iorio
Printed Name

Date: 10/8/24
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Cypress Bluff Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly notice meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☒ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.

Tony Iorio
Signature

CYPRESS BLUFF

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cypress Bluff Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is elected as Officer of the District effective November 19, 2024:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary

SECTION 2. The following Officer shall be removed as Officer effective November 19, 2024:

<u>Doug Beasley</u>	Assistant Secretary
<u>Tony Iorio</u>	Assistant Secretary

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell Secretary

Ernesto Torres Assistant Secretary

Craig Wrathell Treasurer

Jeff Pinder Assistant Treasurer

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2024.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

8A

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT CONSENTING TO THE PETITION FILED BY KB HOME ORLANDO LLC WITH THE CITY COUNCIL 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.

WHEREAS, the Cypress Bluff Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("Act"), as established by Ordinance No. 2023-4 ("Ordinance"), adopted by the City Council of the City of Groveland, Florida ("City"), on February 21, 2023, and being situated entirely within the City; and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, operate and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 156.36 acres of land, more or less, as more fully described in the Ordinance; and

WHEREAS, KB Home Orlando LLC, the developer and owner of certain lands within the District ("Developer"), has approached the District and requested the District consent to its petition to amend the District's boundaries to remove the property identified in the attached **Exhibit A** (the "Contraction Parcels"); and

WHEREAS, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

WHEREAS, removal of the Contraction Parcels in **Exhibit A** from the District is not inconsistent with either the State or local comprehensive plans; and

WHEREAS, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in support of the Developer's boundary amendment petition pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not

limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“Board”); and

WHEREAS, the District desires to consent to the Developer’s petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to the City, and such other actions as are necessary in furtherance of the boundary amendment process.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby consents to the Developer’s petition to amend the District’s boundaries to remove the lands described in **Exhibit A** pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the Developer’s petition to the City to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of November 2024.

ATTEST:

**CYPRESS BLUFF COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Contraction Parcels

EXHIBIT A

Tract 1-A and Tract 2-A, as depicted on the Plat titled "Cypress Bluff – Phase 1," recorded at Plat Book 84, Page 39 et seq. of the Public Records of Lake County, Florida.

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2024**

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 72,265	\$ -	\$ -	\$ 72,265
Due from Landowner	13,829	-	609	14,438
Prepaid expense	5,200	-	-	5,200
Total assets	<u>91,294</u>	<u>-</u>	<u>609</u>	<u>91,903</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 13,739	\$ -	\$ 609	\$ 14,348
Due to Landowner	-	22,025	609	22,634
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>19,739</u>	<u>22,025</u>	<u>1,218</u>	<u>42,982</u>
DEFERRED INFLOWS OF RESOURCES				
Unearned revenue	5,200	-	-	5,200
Total deferred inflows of resources	<u>5,200</u>	<u>-</u>	<u>-</u>	<u>5,200</u>
Fund balances:				
Restricted for:				
Debt service	-	(22,025)	-	(22,025)
Capital projects	-	-	(609)	(609)
Unassigned	66,355	-	-	66,355
Total fund balances	<u>66,355</u>	<u>(22,025)</u>	<u>(609)</u>	<u>43,721</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 91,294</u>	<u>\$ -</u>	<u>\$ 609</u>	<u>\$ 91,903</u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 8,629	\$ 188,834	\$ 515,635	37%
Total revenues	8,629	188,834	515,635	37%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	2,000	24,000	48,000	50%
Legal	2,176	11,097	25,000	44%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	200	200	100%
Postage	58	203	500	41%
Printing & binding	42	500	500	100%
Legal advertising	-	906	1,750	52%
Annual special district fee	-	-	175	0%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	89	1,184	750	158%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total professional & administrative	4,382	44,770	97,790	46%
Operations and Maintenance				
Management & administration				
Contingency	-	-	668	0%
Licenses/taxes/permits	-	-	500	0%
O&M accounting - DM	-	-	4,500	0%
Property insurance	-	-	5,000	0%
Management services	4,246	16,984	17,844	95%
Postage	-	-	800	0%
Office supplies/printing binding	-	-	2,500	0%
General administrative	-	-	2,000	0%
Total management & administration	4,246	16,984	33,812	
Grounds/building maintenance				
General maintenance	-	-	6,500	0%
Irrigation repairs	-	-	3,500	0%
Landscape contract	-	-	120,000	0%
Landscaping extras - replacement & annuals	-	-	3,500	0%
Tree trimming	-	-	1,500	0%
Pressure washing	-	-	4,000	0%
Holiday decorations	-	-	2,500	0%
Walkway maintenance & repair	-	-	2,000	0%
Retaining wall & handrail repairs & maintenance	-	-	4,000	0%

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Fence & handrail repairs maintenance	-	-	1,500	0%
Total grounds building maintenance	-	-	149,000	
Recreational - amenity				
Insurance amenity	-	-	3,500	0%
Pool maintenance contract	-	-	18,000	0%
Pool/cabana janitorial contract	-	-	10,200	0%
Pool/equipment repairs & maintenance	-	-	2,500	0%
Pool/cabana general maintenance	-	-	3,000	0%
Terminte bond/pest control	-	-	1,400	0%
Playground equipment/maintenance/mulch (2 locations)	-	-	4,000	0%
Access control systems/camera	-	-	2,800	0%
Pressure washing	-	-	2,500	0%
Electric - amenity	-	-	9,600	0%
Domestic water/sewer - amenity	-	-	3,000	0%
Irrigation amenity	-	-	4,000	0%
Telephone/cable internet - amenity	-	-	2,400	0%
Pool permits & license	-	-	500	0%
Trash debris removal	-	-	2,400	0%
Landscape maintenance	-	-	12,000	0%
Landscape seasonal (annuals & mulch)	-	-	3,600	0%
Maintenance reserves	-	-	2,000	0%
Total recreational expenses	-	-	87,400	
Utilities				
Electric - common areas/irrigatoin meters	-	-	4,200	0%
Electric - street lights	-	25,000	45,000	56%
Irrigation - common areas	-	-	32,000	0%
Total utilities	-	25,000	81,200	31%
Total field operations	4,246	25,000	351,412	7%
Total expenditures	8,628	86,754	449,202	19%
Excess/(deficiency) of revenues over/(under) expenditures	1	102,080	66,433	
Fund balances - beginning	66,354	(35,725)	-	
Fund balances - ending	\$ 66,355	\$ 66,355	\$ 66,433	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Debt service		
Cost of issuance	<u>-</u>	<u>8,351</u>
Total debt service	<u>-</u>	<u>8,351</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(8,351)
Net change in fund balances	-	(8,351)
Fund balances - beginning	<u>(22,025)</u>	<u>(13,674)</u>
Fund balances - ending	<u><u>\$ (22,025)</u></u>	<u><u>\$ (22,025)</u></u>

**CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Capital outlay	<u>609</u>	<u>609</u>
Total expenditures	<u>609</u>	<u>609</u>
Excess/(deficiency) of revenues over/(under) expenditures	(609)	(609)
Net change in fund balances	(609)	(609)
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u><u>\$ (609)</u></u>	<u><u>\$ (609)</u></u>

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Cypress Bluff Community Development District held a Public Hearing and Regular Meeting on August 20, 2024 at 1:30 p.m., at the Cooper Memorial Library, 2525 Oakley Seaver Dr., Room 221, Clermont, Florida 34711.

Present were:

Stephen McConn	Chair
Doug Beasley	Assistant Secretary
Paul Thomas	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Grace Kobitter	District Counsel
Jorge Miranda (via telephone)	Empire Management Group, Inc. (Empire)
Rachell Kirkley (via telephone)	Empire

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:33 p.m.

Supervisors McConn, Thomas and Beasley were present. Supervisors Dare and Iorio were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Amenity
Policies, Rates, Fees and Charges**

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2024-09, Adopting Amenity Policies and Rates Including Suspension and Termination Policies; Providing a Severability Clause; and Providing an Effective Date

Mr. Torres presented Resolution 2024-09 and explained the Rules of Procedure and rates and what is covered.

The following changes were made to Exhibit A:

Annual User Fee: Insert “– \$4,000.00” after “\$2,500.00”

Replacement Access Card: Insert “– \$50.00” after “\$30.00”

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, the Public Hearing was closed.

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, Resolution 2024-09, Adopting Amenity Policies and Rates Including Suspension and Termination Policies, as amended; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Mr. Torres presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the

Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

The following change was made:

Goal 1.1, Minimum Number of Meetings: Change “eight” to “two”

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, as amended, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Torres presented Resolution 2024-04. The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATES: Insert October 15, 2024; November 19, 2024; December 17, 2024; January 21, 2025; March 18, 2025; April 15, 2025; May 20, 2025; June 17, 2025; July 15, 2025; August 19, 2025 and September 18, 2025

TIME: Insert “1:30 PM”

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.

▪ Consideration of Duke Energy Lighting Proposal Project #24019DE1F

This item was an addition to the agenda.

Mr. Torres presented the Duke Energy Lighting Proposal for Phases 1 and 2, in the amount of \$6,847 per month.

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, Duke Energy Lighting Proposal Project #24019DE1F for Phases 1 and 2, in the amount of \$6,847 per month, was approved.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of June 18, 2024 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, the June 18, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kilinski|Van Wyk, PLLC**

Ms. Kobitter asked if the Board will be prepared to commence the bond process in September 2024. Mr. McConn stated that it can wait until October 2025.

B. District Engineer (Interim): Poulos & Bennett LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- NEXT MEETING DATE: TBD**

The next meeting will be held on October 15, 2024 at 1:30 p.m., unless cancelled.

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

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS**Public Comments**

143 No members of the public spoke.

144

145 **ELEVENTH ORDER OF BUSINESS**

Adjournment

146

147 **On MOTION by Mr. McConn and seconded by Mr. Beasley, with all in favor, the**
148 **meeting adjourned at 1:44 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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158

Secretary/Assistant Secretary

Chair/Vice Chair

CYPRESS BLUFF
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2024 CANCELED	Regular Meeting	1:30 PM
November 19, 2024	Regular Meeting	1:30 PM
December 17, 2024	Regular Meeting	1:30 PM
January 21, 2025	Regular Meeting	1:30 PM
March 18, 2025	Regular Meeting	1:30 PM
April 15, 2025	Regular Meeting	1:30 PM
May 20, 2025	Regular Meeting	1:30 PM
June 17, 2025	Regular Meeting	1:30 PM
July 15, 2025	Regular Meeting	1:30 PM
August 19, 2025	Regular Meeting	1:30 PM
September 16, 2025	Regular Meeting	1:30 PM