

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

The Board of Supervisors of the Cypress Bluff Community Development District held 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.

Present were:

Stephen McConn
Casey Dare
Paul Thomas

Chair
Vice Chair
Assistant Secretary

Also present:

Ernesto Torres
Jennifer Kilinski (via telephone)
Jorge Miranda
Vanessa DeAngelis (via telephone)

District Manager
District Counsel
Empire Management Group, Inc. (Empire)
Empire

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 1:39 p.m.

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

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation of Doug Beasley
[Seat 2]; Term Expires November 2026**

Mr. Torres presented Mr. Doug Beasley's resignation from Seat 2.

On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the resignation of Mr. Doug Beasley from Seat 2, was accepted.

FOURTH ORDER OF BUSINESS

**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 Employee**
 - B. Membership, Obligations and Responsibilities**
 - C. Sample Form 1: Statement of Financial Interests/Instructions**
 - D. Form 8B – Memorandum of Voting Conflict**

This Order of Business was presented following Item 11A.

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Tony Iorio
[Seat 3]; Term Expires November 2026**

Mr. Torres presented Mr. Tony Iorio's resignation from Seat 3.

On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the resignation of Mr. Tony Iorio from Seat 3, was accepted.

SIXTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 2**

- **Administration of Oath of Office to Newly Appointed Supervisor**

This item was deferred.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Torres presented Resolution 2025-01.

Mr. McConn nominated the following slate:

Stephen McConn	Chair
Casey Dare	Vice Chair
Paul Thomas	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Doug Beasley	Assistant Secretary
Tony Iorio	Assistant Secretary

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

<p>On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.</p>
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EIGHTH ORDER OF BUSINESS

Consideration of Boundary Amendment Related Items

- 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**

Mr. Torres presented Resolution 2025-02. This is for the Developer to have the two commercial parcels removed from the CDD boundaries.

<p>On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, 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</p>
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Other Actions as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2024

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

TENTH ORDER OF BUSINESS

Approval of August 20, 2024 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the August 20, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk, PLLC

There was no report.

▪ Consider Appointment to Fill Unexpired Term of Seat 2

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

Mr. McConn nominated Ms. Yesenia Velez to fill Seat 2.

No other nominations were made.

On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the appointment of Ms. Yesenia Velez to fill Seat 2, was approved.

• Administration of Oath of Office to Newly Appointed Supervisor (the following to be provided under separate cover)

The Oath of Office will be administered to Ms. Yesenia Velez at or before the next meeting.

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

There was no report.

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

- **NEXT MEETING DATE: December 17, 2024 at 1:30 PM**

On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, cancelling the December 17, 2024 meeting, was approved.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. McConn and seconded by Mr. Dare, with all in favor, the meeting adjourned at 1:48 p.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair