

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

July 11, 2017 Minutes of the Landowners Election, Public Hearings and Regular Meeting

Minutes of the Landowners Election, Public Hearings and Regular Meeting

The Landowners Election, Public Hearings and Regular Meeting of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, July 11, 2017 at 2:30 p.m.** at The Land O' Lakes Branch Library, located at 2818 Collier Parkway, Land O' Lakes, FL 34639.

1. CALL TO ORDER/ROLL CALL

Debby Hukill called the Landowners Election of the Cypress Preserve Community Development District to order on Tuesday, July 11, 2017 at approximately 2:30 p.m.

Staff Members Present:

Debby Hukill Meritus

Penny Clark

There were no members of the general public present.

2. APPOINTMENT OF MEETING CHAIRMAN

Debby Hukill from Meritus stated that she will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Ms. Chamberlain announced that there are five seats open for election because it is a new election.

Ms. Hukill stated that Penny Clark is the proxy holder and that Cypress Preserve 841, LLC has 454 shares.

4. ELECTION OF SUPERVISORS

Ms. Hukill announced that Brian Howell received 454 votes, Eric Davidson received 454 votes, and Debby Hukill received 453 votes. Brian Howell and Eric Davidson will serve a 4 year-term, and Debby Hukill were serve a 2-year term.

5. OWNERS REQUEST

There were no requests from owners.

6. ADJOURNMENT

Ms. Hukill adjourned the meeting.

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50 **1. CALL TO ORDER/ROLL CALL**
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52 Debby Hukill called the Public Hearings and Regular Meeting of the Board of Supervisors of the
53 Cypress Preserve Community Development District to order on **Wednesday, July 11, 2017 at**
54 **2:30 p.m.**
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57 **2. OATH OF OFFICE**
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59 Ms. Wolfe swore in Supervisors Howell, Davidson, and Hukill, and the Supervisors signed their
60 Oath of Office.
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63 **1. CALL TO ORDER/ROLL CALL (CONT.)**
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65 **Board Members Present and Constituting a Quorum:**

66 Brian Howell Supervisor
67 Eric Davidson Supervisor
68 Debby Hukill Supervisor
69

70 **Staff Members Present:**

71 Debby Hukill Meritus
72 Alexandra Wolfe Meritus
73 Vivek Babbar District Counsel *via conference call at about 2:40 p.m.*
74

75 Penny Clark
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77 There were no members of the general public in attendance.
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80 **3. PUBLIC COMMENT ON AGENDA ITEMS**
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82 There were no public comments on agenda items.
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85 **4. BUSINESS ITEMS**

86 **A. Consideration of Resolution 2017-25; Canvassing and Certifying the Results of**
87 **the Landowners Elections**
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89 Ms. Hukill went over the resolution. She stated that Seat 1 will be Brian Howell, Seat 2 will be
90 Eric Davidson, and Seat 3 will be Debby Hukill. Brian Howell had 454 and a four-year term,
91 Eric Davidson had 454 and a four-year term, and Debby Hukill had 453 and a two-year term.
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93

MOTION TO: Approve Resolution 2017-25.
MADE BY: Supervisor Davidson
SECONDED BY: Supervisor Howell
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Consideration of Resolution 2017-26; Re-Designating Officers

The Board discussed the resolution. The Chair will be Brian Howell, the Vice Chair will be Debby Hukill, the Secretary will be Brian Lamb, and the Treasurer will be Eric Davidson.

MOTION TO: Approve Resolution 2017-26.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE

A. Open the Public Hearing on Adopting Uniform Rules of Procedure

MOTION TO: Open the Public Hearing.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

B. Staff Presentation

Ms. Hukill briefly went over the Rules of Procedure.

C. Public Comment

Ms. Hukill stated that there were no members of the general public present.

D. Close the Public Hearing on Adopting Uniform Rules of Procedure

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

E. Consideration of Resolution 2017-27; Adopting Uniform Rules of Procedure

The Board discussed the resolution.

MOTION TO:	Approve Resolution 2017-27.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

6. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION

A. Open the Public Hearing on Adopting Uniform Method of Collection

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentation

The Board reviewed the Uniform Method of Collection documents. Ms. Clark went over a mistake in one of the tax records.

C. Public Comment

There were no members of the general public in attendance.

D. Close the Public Hearing on Adopting Uniform Method of Collection

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

E. Consideration of Resolution 2017-28; Adopting Uniform Method of Collection

MOTION TO:	Approve Resolution 2017-28.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

7. STAFF REPORTS

A. District Counsel

Mr. Babbar wanted to make sure to have a resolution to authorize staff to correct the date listed in Resolution 2017-12.

MOTION TO:	Authorize staff to correct the date listed in Resolution 2017-12.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

Mr. Babbar discussed the capital improvement and infrastructure projects with regards to having the Board authorize staff to prepare any necessary documents and for the District to engage in the projects as discussed at the previous meeting and in the reports.

MOTION TO: Authorize staff to prepare the necessary documents
and authorize the District to engage in the discussed
projects with capital improvement and infrastructure.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

Mr. Babbar went over some items regarding the Plat.

MOTION TO: Authorize staff, District Engineer, District Counsel,
and District Manager to review and authorize it, and
if needed, the Chair and Vice Chair of the Board can
execute the Plat if it's necessary after review of staff.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: Ms. Clark clarified that the Plat that is being
submitted is Plat 1A.
RESULT: Called to Vote: Motion PASSED
3/0 - Motion Passed Unanimously

Mr. Babbar stated that the Validation Hearing is set for next Monday 7/17 at 2:00 p.m. He said
that the State Attorney has already reviewed the documents and did not have any questions. Ms.
Clark said that Mr. Appleyard is planning on attending.

B. District Manager

C. District Engineer

8. SUPERVISOR COMMENTS

There were no Supervisor comments.

9. PUBLIC COMMENTS

There were no public comments.

10. ADJOURNMENT

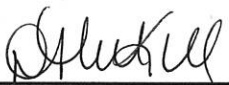
MOTION TO:	Adjourn.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

*Please note the entire meeting is available on disc.

*These minutes were done in summary format.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 08-01-2017.



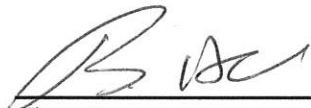
Signature

Debby Hukill

Printed Name

Title:

☐ Secretary
☒ Assistant Secretary



Signature

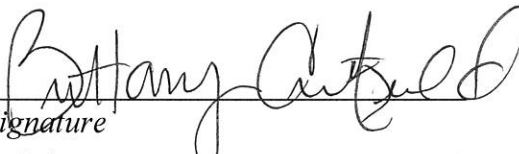
Brian Henry

Printed Name

Title:

☒ Chairman
☐ Vice Chairman

Recorded by Records Administrator



Signature

08-08-2017

Date

Official District Seal