

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

The regular meeting of the Board of Supervisors of the Cypress Ridge Community Development District was held **Thursday, April 10, 2025** at 1:50 p.m. at the Fairfield Inn & Suites, Lakeland Plant City, 4307 Sterling Commerce Drive, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade
Garret Parkinson
Brian Walsh
Kareyann Ellison *via Zoom*
Brent Elliott

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Katie O'Rourke
Lauren Gentry
Patrick Collins

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:50 p.m. and called the roll. Five Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting and none joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of David S. Adams (Seat #3)

Ms. Burns asked for the acceptance of resignation of David Adams.

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On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Acceptance of Resignation of David S. Adams (Seat #5), was approved.

B. Appointment to Fill Vacant Board Seat #5

Ms. Burns asked for a nomination for seat #5. Mr. Walsh nominated Brent Elliott.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Appointment of Brent Elliott to Seat #5, was approved.

**Ms. Ellison joined the meeting at this time.*

C. Administration of Oath to newly Appointed Supervisor

Ms. Burns administered the oath to Brent Elliott.

D. Consideration of Resolution 2025-02 Appointing an Assistant Secretary

Ms. Burns stated this would appoint Brent Elliott as an Assistant Secretary.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2025-02 Appointing Brent Elliott as an Assistant Secretary, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the January 9,
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the January 9, 2025 Board of Supervisors meeting. She asked for any questions, comments, or corrections.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the January 9, 2025 Board of Supervisors Meeting, were approved.

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FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-03
Approving the Proposed Fiscal Year
2025/2026 Budget (Suggested Date: July
10, 2025) Declaring Special Assessments,
and Setting the Public Hearings on the
Adoption of the Fiscal Year 2025/2026
Budget and the Imposition of Operations
and Maintenance Assessments**

Ms. Burns stated this is set for July 10, 2025 at 1:45 p.m. at this location. This will be a first time O&M levy for the District. For the current year, they are developer funded so they will do an assessment hearing on the first O&M levy. This budget is more of a build out budget to use for notice purposes. There are larger contingencies and \$100,000 capital reserve transfer. The intent is that all of those items will be backed out when getting to the final budget. This contemplates almost a full year of amenity operations. There are 1,056 units.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 10, 2025) Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments, was approved.

Ms. Burns asked for a motion to set a public hearing on amenity rules and rates for July 10, 2025 at 1:45 p.m. at this location.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Setting the Public Hearing on Amenity Rules and Rates for July 10, 2025 at 1:45 p.m., was approved.

SIXTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Report
for Series 2023 AA1 Project Bonds**

Ms. Burns stated under internal revenue code the District has to demonstrate that they do not earn more interest on the bonds than they pay. Page 4 of the report shows a negative arbitrage amount listed.

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On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Arbitrage Rebate Report for Series 2023 AA1 Project Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Fiscal Year 2024 Audit Report

Ms. Burns stated page 30 of the report shows there were no findings or instances of noncompliance. It was a clean audit and has been submitted to the state.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry updated the Board on legislative happenings and ethics training.

B. Engineer

The Engineer is not on the line today.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is in the agenda package for review. She offered to take questions on any of the invoices.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Check Register, was approved.

ii. Balance Sheet & income Statement

Ms. Burns noted financial statements through February are included in the package for review. There is no action necessary from the Board.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

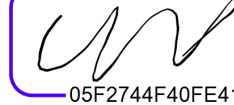
Ms. Burns adjourned the meeting.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:



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Chairman/Vice Chairman