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3 **MINUTES OF MEETING**
4 **CYPRESS CREEK OF HILLSBOROUGH COUNTY**
5 **COMMUNITY DEVELOPMENT DISTRICT**

6 The Regular Meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County
7 Community Development District was held on Tuesday, November 1, 2016 at 10:00 a.m. at the Metro
8 Development, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

9 **FIRST ORDER OF BUSINESS – Roll Call**

10
11 Mr. Cusmano called the meeting to order.

12
13 Present and establishing a quorum were:

14 Mike Lawson	Board Supervisor, Chairman
15 Doug Draper	Board Supervisor, Vice Chairman
16 Lori Price	Board Supervisor, Assistant Secretary

17 Also present were:

18 Paul Cusmano	DPFG District Manager
19 Dan Malloy	District Counsel (<i>via telephone</i>)
20 Tonja Stewart	District Engineering (<i>via telephone</i>)
21 Ted Sanders	Metro Development Group
22 Chloe Crooks	Metro Development Group

23
24 **SECOND ORDER OF BUSINESS – Audience Comments**

25
26 There being none, the next item followed.

27
28 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 29
30 **A. Approval of the Minutes October 4, 2016 Meeting**
31
32 **B. Approval of Minutes October 4, 2016 Audit Committee Meeting**
33
34 **C. Acceptance of the Unaudited September 2016 Financial Statements**
35

36 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
37 approved **Items A, B, & C** for the Cypress Creek of Hillsborough County Community Development
38 District.

39
40 **FOURTH ORDER OF BUSINESS – Business Matters**

- 41
42 **A. Acceptance of Resolution 2017-1 Prompt Payment Policies and Procedures**

43
44 Mr. Cusmano presented Resolution 2017-1 Prompt Payment Policies and Procedures and
45
46 asked for comments or questions.
47

48 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
49 Resolution **2017-1** Prompt Payment Policies and Procedures for the Cypress Creek of Hillsborough
50 County Community Development District.

51
52 **B. Add an Item to Agenda**

53
54 Mr. Cusmano requested a motion to add 'Consideration and Approval of Resolution
55
56 2017-2 Amending the FY 2016/2017 General Fund Budget and Providing for An Effective
57
58 Date' to the Agenda.
59

60 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
61 approved adding Resolution 2017-2 Amending the FY 2016-2017 General Fund Budget and Providing
62 for An Effective Date to the agenda for the Cypress Creek of Hillsborough County Community
63 Development District.

64
65 **C. Consideration and Approval of Resolution 2017-2 Amending the FY 2016-2017**
66 **General Fund Budget and Providing for An Effective Date**

67
68 Mr. Cusmano presented Resolution 2017-2 Amending the FY 2016-2017 General Fund
69
70 Budget and Providing for An Effective Date and asked for comments or questions.
71

72 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
73 Resolution **2017-2** Amending the FY 2016-2017 General Fund Budget and Providing for An Effective
74 Date for the Cypress Creek of Hillsborough County Community Development District.

75
76 **D. Additional Business Matters**

77
78 **1. Alamo Security**

79
80 Mr. Sanders gave an overview of the problems existing at the Cypress Creek Amenity Center
81
82 including:

- 83
84 ➤ Theft during community construction
85 ➤ Trespassing
86 ➤ Theft of furniture
87 ➤ Damage to walls
88 ➤ Gates are constantly broken
89 ➤ Homeless individuals living in restrooms
90 ➤ Residents don't feel safe

91
92 Ms. Crooks commented that she has received several calls about drug activity.

93
94 Mr. Lawson presented a proposal from Alamo Security and asked for comments or questions.

95
96 Discussion ensued.
97

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board authorized the Chairman to work with the developer and the security company and if an agreement can be reached that meets the District's goals and financial means, the Chairman can execute and bring back for ratification for the Cypress Creek of Hillsborough County Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. Manager

There being none, the next item followed.

B. Attorney

There being none, the next item followed.

C. Engineer

There being none, the next item followed.

SIXTH ORDER OF BUSINESS – Public Comments

There being none, next item followed.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

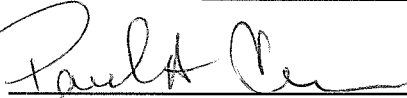
There being none, next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adjourned the meeting for the Cypress Creek of Hillsborough County Community Development District.

**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 1-3-17.



Signature

Paul A Cusumano

Printed Name

Title: Secretary Assistant Secretary



Signature

Michael Lawson

Printed Name

Title: Chairman Vice Chairman

**Cypress Creek of Hillsborough County Community Development District
Board of Supervisors
Oath of Office**

I, Shawna A Winters, a resident of the State of Florida and citizen of the United States of America, and being a Supervisor employed by and/or an officer of the Cypress Creek of Hillsborough County Community Development District and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the Cypress Creek of Hillsborough County Community Development District, Hillsborough County, Florida.

Shawna A Winters
Print Name

Sh A Win
Signature

01-03-2017
Date

Acknowledgment of Oath Being Taken

State of Florida
County of Hillsborough

The foregoing oath was administered before me this 3rd day of January, 2017 by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisor of Cypress Creek of Hillsborough County Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

[NOTARY SEAL]

Notary Public State of Florida

Print Name

Commission No.: _____

Expires: _____