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**MINUTES OF MEETING
CYPRESS CREEK OF HILLSBOROUGH COUNTY
COMMUNITY DEVELOPMENT DISTRICT**

9 The Regular Meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County
10 Community Development District was held on Tuesday, January 3, 2017 at 10:00 a.m. at the Metro
11 Development, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

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FIRST ORDER OF BUSINESS – Roll Call

16 Mr. Cusmano called the meeting to order.

17 Present and establishing a quorum were:

18 Mike Lawson Board Supervisor, Chairman
19 Doug Draper Board Supervisor, Vice Chairman
20 Lori Price Board Supervisor, Assistant Secretary
21 Shawna Winters (after Oath) Board Supervisor, Assistant Secretary

22 Also present were:

23 Paul Cusmano DPFG District Manager
24 Dan Malloy District Counsel (*via telephone*)
25 Mark Straley District Counsel (*via telephone*)
26 Tonja Stewart District Engineering (*via telephone*)

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SECOND ORDER OF BUSINESS – Audience Comments

31 Micah Gregus expressed concerns about criminal activity and tenant activity. Mr. Lawson
32 explained the security that is now in place and that tenant activity is HOA related.

33 Jessica Mynatt commented that things have gotten better around the basketball court since the
34 benches were removed, they noticed the parking lot isn't as full, and it has gotten quieter since the
35 security patrol is in effect.

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THIRD ORDER OF BUSINESS – Organizational Matters

A. Oath of Office of Newly Elected Supervisors

Mr. Cusmano presented the Oath of Office to the Newly Elected Officer, Shawna Winters, and
asked her to read and sign.

B. Review of Supervisors Responsibilities & Sunshine Law

Mr. Cusmano gave a review of the Supervisor Responsibilities & the Sunshine Law.

C. Compensation

Mr. Cusmano advised the new supervisor that she was entitled to up to \$200 per meeting and
asked if she accepted or waived.

Ms. Winters accepted compensation.

D. Approval of Resolution 2017-02 Officers

Mr. Cusmano presented Resolution 2017-02 Officers and asked for comments or questions.

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39 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
40 approved Resolution 2017-02 Officers with Mike Lawson as Chairman, Doug Drapers as Vice Chairman,
41 Paul Cusmano as Secretary, Patricia Comings-Thibault as Treasurer, Maik Aagaard as Assistant
42 Secretary, Carolyn Stewart and Janet Johns as Assistant Secretaries and Lori Price, Ted Sanders and
43 Shawna Winters as Assistant Secretaries for the Cypress Creek of Hillsborough County Community
44 Development District.

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46 **FOURTH ORDER OF BUSINESS – Consent Agenda**

- 47 **A. Approval of the Minutes November 1, 2016 Meeting**
48 **B. Acceptance of the October 2016 Financial Statement**
49 **C. Acceptance of the November 2016 Financial Statement**

50 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
51 **Items A, B, & C** for the Cypress Creek of Hillsborough County Community Development District.

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53 **FIFTH ORDER OF BUSINESS – Business Matters**

54 **A. Ratification of Alamo Guard Agreement**

55 Mr. Cusmano presented the Alamo Guard Agreement for ratification and
56 asked for comments or questions.

57 On a MOTION by Mr. Draper, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board ratified
58 the Alamo Guard Agreement for the Cypress Creek of Hillsborough County Community Development
59 District.

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61 **B. Ratification for Sharing Certain Security Cost**

62 Mr. Cusmano presented the Sharing Certain Security Cost for ratification and asked for
63 comments or questions.

64 Mr. Lawson explained that the HOA has some surplus funds that will be used toward the security.

65 On a MOTION by Mr. Lawson, SECONDED by Ms. Winters, WITH ALL IN FAVOR, the Board
66 ratified the Sharing Certain Security Cost for the Cypress Creek of Hillsborough County Community
67 Development District.

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69 **C. Discussion of Upland Preservation Area**

70 Mr. Cusmano presented Discussion of Upland Preservation Area and asked Mr. Draper to give
71 the Board an overview of the situation.

72 Mr. Draper explained that the developer has sold the balance of the Phase 4 lands to a builder and
73 in the far bottom left hand corner there is an existing barbed wire fence in middle of the upland
74 preservation area. The builder wants to plat the lots and will deed the upland area to the CDD. The
75 builder had requested the fence be removed, but after looking at it, the fence is in the middle of a heavily
76 treed area and would do damage if removed. Builder will accept the fence in that location providing the

77 CDD will acknowledge that when it comes time to deed property to the district, the district accepts with
78 the fence in place. It was Mr. Draper's recommendation that the District accepts the fence rather than
79 damage the area.

80 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
81 sending a letter to the builder stating the District accepts the fence for the Cypress Creek of Hillsborough
82 County Community Development District.

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84 **SIXTH ORDER OF BUSINESS – Staff Reports**

85 **A. Manager**

86 There being none, the next item followed.

87 **B. Attorney**

88 There being none, the next item followed.

89 **C. Engineer**

90 There being none, the next item followed.

91 **SEVENTH ORDER OF BUSINESS – Public Comments**

92 Nicholas Huffman expressed his concerns about the crime in the area. Mr. Lawson explained that
93 security is now in place. Mr. Huffman also mentioned there were certain areas in the playground that
94 needed to be repaired.

95 **EIGHTH ORDER OF BUSINESS – Supervisor Requests**

96 **➤ Food Truck Rally**

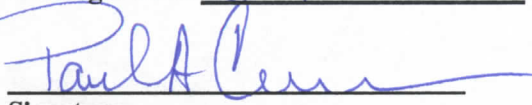
97 Ms. Winters mentioned having a Food Truck Rally between now and April. Mr. Cusmano will
98 work with Ms. Winters and Ms. Crooks to get it coordinated.

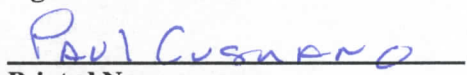
99 **NINTH ORDER OF BUSINESS – Adjournment**

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

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


107 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
108 **meeting held on 3-7-17.**

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111 _____
112 **Signature**

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115 **Printed Name**

116 **Title:** Secretary Assistant Secretary

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112 **Signature**

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115 **Printed Name**

116 **Title:** Chairman Vice Chairman