

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

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The Regular Meeting of the Board of Supervisors of the Cypress Creek of Hillsborough County Community Development District was held on Tuesday, April 7, 2015 at 10:00 a.m. at the Metro Development Group, 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

FIRST ORDER OF BUSINESS – Roll Call

Mr. St. Denis called the meeting to order.

Present and establishing a quorum were:

Mike Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price	Board Supervisor, Assistant Secretary
Tony Brannan	Board Supervisor, Assistant Secretary

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	District Treasurer (via telephone)
Dan Molloy	District Counsel
Tonja Stewart	District Engineer

SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS - Administrative Matters

A. Approval of Minutes of March 3, 2015 Meeting

Mr. St. Denis presented the Minutes of the March 3, 2015 Meeting and asked for comments and questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the March 3, 2015 meeting minutes of the Board of Supervisors' for the Cypress Creek of Hillsborough County Community Development District.

B. Acceptance of the Unaudited Financial Statement

Ms. Comings-Thibault presented the Unaudited Financial Statement and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board accepted the Unaudited Financial Statement as of February 28, 2015 for the Cypress Creek of Hillsborough County Community Development District.

FOURTH ORDER OF BUSINESS- Business Matters:

A. Ratification of DPFG Field Services Agreement.

Mr. St. Denis presented the Ratification of DPFG Field Services Agreement and asked for comments.

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board ratified the DPFG Field Services Agreement for the Cypress Creek of Hillsborough County Community Development District.

1 **B. Resolution 2015-4, Approving Bank United as Public Depository**

2 Mr. St. Denis presented Resolution 2015-4, approving Bank United as Public Depository and
3 asked for comments and questions.

4 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
5 **Resolution 2015-4**, approving Bank United as Public Depository for the Cypress Creek of Hillsborough
6 County Community Development District.

7
8 **FIFTH ORDER OF BUSINESS- Staff Reports**

9 **A. Manager**

10 Ms. Stewart presented the Public Facilities Report and stated that she completed a draft and will
11 have it sent to Mr. Molloy for review, and Ms. Carolyn Stewart to add this Report to the agenda.

12 Mr. Lawson presented an update on the Project Status Report and asked for any comments and
13 questions.

14 Ms. Stewart asked the status of the landscaping on the County Right-of-Way, and asked if he had
15 a formal agreement for the maintenance of it with Hillsborough County.

16 Mr. Lawson stated he is modifying what is in the right of way and will check to see if there was a
17 previous agreement but, does not recall there being one.

18 Ms. Stewart stated she will verify with Mr. Molloy to see if the Board will need an agreement on
19 record for the terms in maintaining the facilities within the County Right-of-Way.

20 Ms. Stewart asked if there were any changes as far as the density, build out, and unit count.

21 Mr. Lawson stated that there were no changes.

22 She asked if there were any plans for near future developments.

23 Mr. Lawson stated that, as far as the townhomes, they do not have any plans for future
24 developments but, the Board plans on developing 40 foot wide lots for Lennar in the Phase Four area,
25 commencing within 30 days.

26 Ms. Stewart asked if there will be a reduction in the ultimate unit count.

27 Mr. Lawson stated he did not know at this time, and waiting for the Developer to evaluate.

28 Ms. Stewart asked if Mr. Lawson was looking for an increase in density.

29 Mr. Lawson stated they have met Land Use provisions.

30 **B. Attorney**

31 There being none, the next item followed.

32 **C. Engineer**

33 There being none, the next item followed.

34 **SIXTH ORDER OF BUSINESS-Public Comments**

35 There being none, the next item followed.

36 **SEVENTH ORDER OF BUSINESS- Supervisors Requests**

37 There being none, the next item followed.

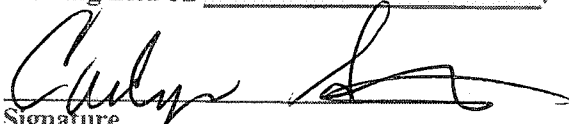
1 **EIGHTH ORDER OF BUSINESS- Adjournment**

2 There being none, the next item followed.

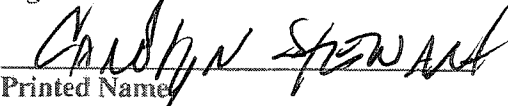
3 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
4 adjourned the meeting for the Cypress Creek of Hillsborough County Community Development District.
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6 **Each person who decides to appeal any decision made by the Board with respect to any matter
7 considered at the meeting is advised that person may need to ensure that a verbatim record of the
8 proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
9

10 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
11 meeting held on _____.

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15 Signature

16 

17
18 Printed Name

19 

20 Signature



Printed Name

Title: Secretary Assistant Secretary Title: Chairman Vice Chairman