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

The Regular Meeting of the Board of Supervisors of the Cypress Creek Community Development District was held on Tuesday, October 7, 2014 at 10:00 a.m. at Metro Development Group, 2502 North Rocky Point Drive, Suite 1050, Tampa Florida.

FIRST ORDER OF BUSINESS – Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

Doug Draper	Vice Chairman
Tony Brannan	Supervisor
Ted Sanders	Supervisor

Also present were:

Bruce St. Denis	District Manager
Patricia Comings-Thibault	District Accountant (via telephone)
Dan Malloy	District Counsel
Tonya Stewart	District Engineer
Bob Meadows	Metro Development Group

Mr. St. Denis established a quorum of the Board was present.

SECOND ORDER OF BUSINESS – Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS – Administrative Matters

A. Acknowledgement of Oath of Office of Ms. Lori Price

On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board acknowledged the Oath of Office of Ms. Lori Price.

B. Approval and Ratification of Actions Taken at August 5, 2014 Meeting

On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board approved and ratified the actions taken at the August 5, Meeting.

C. Approval of Minutes of August 5, 2014 Meeting

Mr. St. Denis presented the minutes of the August 5, 2014 meeting, and requested any corrections.

There not being any,

On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board approved the minutes of the August 5, 2014 meeting.

D. Acceptance of July 2014 Financial Statements

Ms. Comings-Thibault presented the July 2014 Financial Statements. There was an unassigned fund balance of \$318,455. Overall, the District is trending favorably as to its expenditures. The debt service payments were made in May 2014. All expenditures were recurring, totaling \$18, 263, except the audit payment for \$1,500.

On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board accepted the July Financial Statements.

FOURTH ORDER OF BUSINESS – Business Matters

A. Award of Contracts for Main Entry Area

Mr. Meadows recommended that the Board award the contract for the main entry area to Grandview Botanicals. The cost is estimated at \$116,567. There would be a demolition of the existing walls on the east and west sides, the addition of a center monument, and the removal and replacement of landscape. The other bid was from Certis Builders, but due to their workload at Union Park and Waterleaf, it was decided that it would be in the best interest of the district to select Grandview Botanicals. There was a \$38 difference between the two bids. Mr. Meadows distributed evaluation forms and a company profile on Grandview. Both companies proposed 65-75 days to complete the work.

Mr. St. Denis read the Board responses:

	Certis Builders	Grandview Botanicals
Mr. Draper	91	97
Mr. Brannan	90	100
Mr. Sanders	98	100
Total	279	297

On MOTION by Mr. Draper, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board awarded the contract for the main entry area to Grandview Botanical.

B. Updates:

➤ **Construction**

There being none, the next item followed.

➤ **Landscape Enhancement Program**

There being none, the next item followed.

C. Additional Matters

Mr. Brannan read an email from Mr. Carlson at LMP. The company was requesting a 4% increase for 2015. Mr. Brannan stated that the contract was \$81,000 of the budget. The increase would be an additional \$3,240 for the year.

The Board gave direction for Ms. Comings-Thibault to review the Budget and Mr. Malloy to review the LMP contract. This item was tabled to the next meeting.

1 **FIFTH ORDER OF BUSINESS – Staff Reports**

2 **A. Manager**

3 There being none, the next item followed.

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5 **B. Attorney**

6 There being none, the next item followed.

7
8 **C. Engineer**

9 There being none, the next item followed.

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11 **SIXTH ORDER OF BUSINESS – Supervisor Requests**

12 There being none, the next item followed.

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14 **SEVENTH ORDER OF BUSINESS – Audience Comments**

15 There being none, the next item followed.

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17 **EIGHTH ORDER OF BUSINESS – Adjournment**


18 There being no further business,

19
20 On MOTION by Mr. Draper, SECONDED by Mr. Sanders, WITH ALL IN FAVOR, the Board
21 adjourned the meeting.

22
23 **These minutes were prepared in summary format.*

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

27 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
28 meeting held on FEB 3 2015.

29
30 

31 Signature

30 

Signature

32
33 BRUCE ST. DENIS

34 Printed Name

32
33 Michael Stancu

Printed Name

35 Title:

36 Secretary

37 Assistant Secretary

Title:

36 Chairman

37 Vice Chairman

38
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