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

10 The Regular Meeting of the Board of Supervisors of the Cypress Creek Community Development
11 District was held on Tuesday, May 5, 2015 at 10:00 a.m. at the Offices of Metro Development Group,
12 2502 N. Rocky Point Drive, Suite 1050, Tampa, Florida.

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FIRST ORDER OF BUSINESS - Roll Call

Mr. St. Denis called the meeting to order.

Present and constituting a quorum were:

11	Mike Lawson	Board Supervisor, Chairman
12	Doug Draper	Board Supervisor, Vice Chairman
13	Lori Price	Board Supervisor, Assistant Secretary
14	Anthony Brannan	Board Supervisor, Assistant Secretary

Also present were:

16	Bruce St. Denis	District Manager
17	Dan Malloy	District Counsel (via telephone)
18	Patricia Comings-Thibault	District Accountant (via telephone)
19	Tonja Stewart	District Engineer (via telephone)
20	Jon Kessler	FMSBonds
21	Mike Aagaard	District Counsel , (via telephone)

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SECOND ORDER OF BUSINESS - Audience Comments on Agenda Items

There being none, the next item followed.

THIRD ORDER OF BUSINESS - Administrative Items:

A. Approval of Minutes of April 7, 2015 Meeting

Mr. St. Denis presented the April 7, 2015 Regular Meeting minutes and asked for comments or questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the April 7, 2015 minutes of the Board of Supervisors' meeting for the Cypress Creek Community Development District.

B. Acceptance of Financial Statements

Ms. Comings-Thibault presented the Financial Statements 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 Statements as of March 31, 2015 for the Cypress Creek Community Development District.

FOURTH ORDER OF BUSINESS-Business Matters

A. Review of Arbitrage Report for Series 2006 Bonds

Mr. St. Denis presented the Arbitrage Report and asked for comments and questions.

On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board accepted the Arbitrage Report for Series 2006 Bonds for the Cypress Creek Community Development District.

Mr. Malloy gave a summary of how a recreational facility may be funded for Cypress Creek.

1 After discussion, the Board directed Mr. Malloy to proceed with the declaration and draft up a
2 resolution for the improvements to Cypress Creek.

3 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
4 authorized the Chairman to negotiate and set a value and price for the improvements and to work directly
5 with District Counsel to finalize the Agreement between the District and the Developer for the Cypress
6 Creek Community Development District.

7
8 **B. Consideration of Assessments Consultant Agreement**

9 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
10 authorized the Chairman to negotiate the Assessments Consultant Agreement subject to ratification by the
11 Board at next meeting for the Cypress Creek Community Development District.

12
13 **C. Consideration of Bond Counsel Agreement**

14 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
15 authorized the Chairman to negotiate the Bond Counsel Agreement subject to ratification by the Board at
16 next meeting for the Cypress Creek Community Development District.

17
18 **D. Consideration of Trustee Agreement**

19 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board
20 authorized the Chairman to negotiate the Trustee Agreement subject to ratification by the Board at next
21 meeting for the Cypress Creek Community Development District.

22
23 **E. Consideration of FMS Bonds Agreement for Underwriter Services**

24 Mr. St. Denis presented the FMS Bonds Agreement for Underwriter Services and asked for
25 comments or questions.

26 Discussion ensued.

27 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
28 the FMS Bonds Agreement for Underwriter Services for the Cypress Creek Community Development
29 District.

30
31 **F. Consideration of US Bank Agreement**

32 Mr. St. Denis presented the US Bank Agreement for Underwriter Services and asked for
33 comments or questions.

34 Discussion ensued.

35 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
36 accepted the US Bank Agreement for the Cypress Creek Community Development District.

37
38 **G. Consideration of District Counsel Engagement for Bond Services**

39 On a MOTION by Mr. Lawson, SECONDED by Ms. Draper, WITH ALL IN FAVOR, the Board
40 authorized the Chairman to finalize the District Counsel Engagement for Bond Services subject to
41 ratification by the Board at a subsequent meeting for the Cypress Creek Community Development
42 District.

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2 **H. Consideration of Engineer's Agreement for Bond Work**

3 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board approved
4 the Engineer's Agreement for Bond Work subject to upon negotiation and ratification of the Chairman for
5 the Cypress Creek Community Development District.

6
7 **I. Consideration of Engineer's Report**

8 Ms. Stewart gave a summary of the Engineer's Report for April 24, 2015 and asked for comments
9 and questions.

10 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
11 approved the Engineer's Report for April 24, 2015 for the Cypress Creek Community Development
12 District.

13
14 **J. Consideration of Assessment Methodology Report**

15 Mr. Aagaard presented a summary of two Assessment Methodology Reports, asking for
16 comments and questions.

17 Discussion ensued.

18 On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted
19 both Preliminary Assessment Methodology Reports for the Cypress Creek Community Development
20 District.

21
22 **K. Consideration of Resolution 2015-5, Declaring Special Assessments B Bonds & Engineer**

23 **L. Consideration of Resolution 2015-6, Declaring Special Assessments Refunding**

24 Mr. Malloy advised the Board to make two separate Resolutions; Resolution 2015-5, Declaring
25 Special Assessments B Bonds attached to the Engineer and Methodology Reports; and Resolution 2015-6
26 Declaring Special Assessments Refunding with Engineer's Report attached.

27 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
28 **Resolution 2015-05**, Declaring Special Assessments B Bonds for the Cypress Creek Community
29 Development District.

30
31 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board adopted
32 **Resolution 2015-06**, Declaring Special Assessments Refunding, subject to final refinements as may be
33 needed by District Counsel, and to allow the Chairman to work directly with the District Counsel to
34 finalize a resolution, authorizing the Chairman to sign for ratification at a subsequent meeting for the
35 Cypress Creek Community Development District.

36
37 In addition, Mr. Malloy advised the Board to consider adopting two additional resolutions setting
38 the Public Hearings for the B Bonds and Refunding.

39 After discussion, Mr. St. Denis recommended the Board set Public Hearing dates for the B Bonds
40 and the Refunding.

41 Discussion ensued.

42 **M. Consideration of Resolution 2015-7, Setting Public Hearing**
43 **for B Bonds on June 17, 2015**
44

1 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
2 adopted **Resolution 2015-7**, Setting Public Hearing for B Bonds on June 17, 2015 10:00 a.m. at the
3 Panther Trace I Clubhouse, 12515 Bramfield Drive, Riverview, Florida for the Cypress Creek
4 Community Development District.

5
6 **N. Consideration of Resolution 2015-8, Setting Public Hearing**
7 **for Refunding on June 17, 2015**
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9 On a MOTION by Mr. Lawson, SECONDED by Mr. Brannan, WITH ALL IN FAVOR, the Board
10 adopted **Resolution 2015-8**, Setting Public Hearing for the Refunding on June 17, 2015 10:00 a.m. at the
11 Panther Trace I Clubhouse, 12515 Bramfield Drive, Riverview, Florida for the Cypress Creek
12 Community Development District.

13
14 **O. Hillsborough County Supervisor of Elections Registered Voter Count**

15 Mr. St. Denis presented the Hillsborough County Supervisor of Election Report, of which there
16 were 932 numbers of voters for the District.

17 **FIFTH ORDER OF BUSINESS - Staff Reports**

- 18 **A. Manager**
19 There being none, the next item followed.
20 **B. Attorney**
21 There being none, the next item followed.
22 **C. Engineer**
23 There being none, the next item followed.
24

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

26 There being none, the next item followed.

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

28 There being none, the next item followed.

29 **EIGHTH ORDER OF BUSINESS – Adjournment**
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31 On a MOTION by Mr. Lawson, SECONDED by Ms. Price, WITH ALL IN FAVOR, the Board
32 adjourned the meeting for the Cypress Creek Community Development District.
33

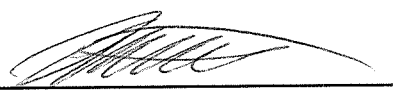
34 **Each person who decides to appeal any decision made by the Board with respect to any matter*
35 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
36 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

37
38 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
39 meeting held on MAY 28, 2015.

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42
43 Bruce St. Denis
44 Signature

45
46 Printed Name
47 Title: Secretary Assistant Secretary
48



49
50 Michael Lawson
51 Signature

52
53 Printed Name
54 Title: Chairman Vice Chairman