

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the **Eagle Pointe Community Development District** will be held on **Thursday, May 4, 2023 at 12:21 p.m.** at the Eagle Pointe Clubhouse, located at 11450 Moonsail Dr., Parrish, FL 34219. The following is the agenda for this meeting:

Present and constituting a quorum:

Candice Smith	Board Supervisor, Chairman
Paul Martin	Board Supervisor, Assistant Secretary
Roger Aman	Board Supervisor, Assistant Secretary

Also present were:

Taylor Nielsen	District Manager, Rizzetta & Co., Inc.
Jere Earlywine	District Counsel; KE Law (via phone)
John Fowler	Landscape Inspection Services; Rizzetta & Co., Inc.
Joe McCallister	Clubhouse Manager, Rizzetta & Company, Inc.
Abigail Jones	Administrative Assistant, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Nielsen called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

The Board heard audience comments regarding the meeting/gathering room, CDD information, umbrellas, pool rules, a fitness center, toddler play equipment, room rentals, a playground fence, dog park improvements including a bench, dog waste stations, bike racks, guest parking, the game room, landscaping, streetlights, and a message board.

THIRD ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 3, 2022

The Board considered the Minutes of the Regular Meeting held on November 3, 2022 and asked if there were any questions, comments, or revisions to the minutes. There were none.

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

May 4, 2023 Minutes of Meeting

Page 2

On a motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on November 3, 2022, for the Eagle Pointe Community Development District.

B. Consideration of Minutes of the 2nd Audit Meeting held on November 3, 2022

The Board considered the Minutes of the 2nd Audit Meeting held on November 3, 2022 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on November 3, 2022, for the Eagle Pointe Community Development District.

C. Consideration of Minutes of the Landowner Meeting held on November 4, 2022

The Board considered the Minutes of the Landowner Meeting held on November 4, 2022 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on November 4, 2022, for the Eagle Pointe Community Development District.

D. Consideration of Minutes of the Special Meeting held on December 7, 2022

The Board considered the Minutes of the Special Meeting held on December 7, 2022 and asked if there were any questions, comments, or revisions to the minutes. There were none.

On a motion by Mr. Martin, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the Minutes of the Regular Meeting held on December 7, 2022, for the Eagle Pointe Community Development District.

E. Consideration of the Operation and Maintenance Expenditures for the Months of January, February & March 2023

Mr. Nielsen presented the Operation and Maintenance Expenditures for January, February & March 2023. He asked if there were any questions regarding any item of Expenditure. There were none.

On a motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for January 2023 (\$12,136.36), February 2023 (\$39,544.81) and March 2023 (\$30,805.59), for the Eagle Pointe Community Development District.

FOURTH ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion on Amenity Facility Rental Rates

The Board approved to adopt interim rental rates for the meeting room facility, of \$150 for 4 hours (minimum duration), and \$50 per additional hour, up to 8 hours maximum. The deposit rate is \$250 and is refundable. The Board will conduct a public hearing to formally adopt rates in the August meeting agenda.

On a motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the Interim Amenity Facility Rental Rates, for the Eagle Pointe Community Development District.

On a motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved to open the clubhouse facility from 9 a.m.-5 p.m. on Tuesday-Saturday, for member use by access fob, for the Eagle Pointe Community Development District.

B. Consideration of Resolution 2023-02, Designating Officers of the District

On a Motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved Resolution 2023-02, Designating Officers of the District, for the Eagle Pointe Community Development District. Supervisor Smith was selected to serve as Chairman, Supervisor Aman as Vice Chairman, and the remaining Board Members as Assistant Secretaries

C. Ratification of Pool Maintenance Contract

On a Motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board of Supervisors Ratified the Pool Maintenance Contract, for the Eagle Pointe Community Development District.

D. Ratification of Janitorial Maintenance Contract

On a Motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board of Supervisors Ratified the Janitorial Maintenance Contract, for the Eagle Pointe Community Development District.

E. Ratification of Eco Logic Midge Fly Proposal

On a Motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board of Supervisors Ratified the Eco Logic Midge Fly Proposal, for the Eagle Pointe Community Development District.

F. Consideration of Resolution 2023-03, Approving the Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget

The Board approved the Proposed Budget for FY 23-24, as presented.

The Board requested we have consideration of aeration for the 2 ponds on Abalone Loop that have been having midge fly issues, on the next agenda.

On a Motion by Mr. Aman, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved Resolution 2023-03, Approving the Fiscal Year 2023/2024 Proposed Budget, and Setting the Public Hearing on the Final Budget, for the Eagle Pointe Community Development District.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. Clubhouse Manager

1. Presentation of Clubhouse Manager Report

The developer confirmed that there will be flooring improvements completed as soon as possible to improve the slip hazards on/around the pool deck.

B. District Counsel

No update.

C. District Engineer

No report, not present.

D. District Manager

The Board approved to move the August meeting up to 8:30a on the same day, August 3, 2023.

Mr. Nielsen announced that the next regular scheduled meeting will be held on Thursday, August 3, 2023 at 8:30 A.M.

1. Review of District Manager Report

Mr. Nielsen presented his report to the Board.

SIXTH ORDER OF BUSINESS

Supervisor Requests

The Board heard from Mr. Fowler regarding the Landscape Inspection Report.

The Board instructed the District Manager to request a new account manager from Juniper Landscape

The Board requested the District Manager to get a mulching proposal from Juniper Landscape.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board of Supervisors adjourned the meeting at 1:50 p.m., for the Eagle Pointe Community Development District.

Secretary /Assistant Secretary



Chairman/Vice Chairman