

**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, August 3, 2023 at 8:30 a.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	<b>Board Supervisor, Chairman</b>
Paul Martin	<b>Board Supervisor, Assistant Secretary</b>
Roger Aman	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Matt O’Nolan	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Michael Eckert	<b>District Counsel; Kutack Rock</b>
Joe McCallister	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
Juan Nova	<b>Landscape Technician, Juniper Landscaping</b>

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

Mr. O’Nolan called the meeting to order and performed roll call.

**SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS**

The Board heard audience comments regarding changing pool hours to dawn to dusk and comments on Holiday lighting.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

A. Clubhouse Manager

1. Operational Manager’s Report

Mr. McCallister presented his report to the Board.

On a motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved to change the Amenity hours to dawn until dusk, for the Eagle Pointe Community Development District.

B. District Counsel

No update.

C. District Engineer

The Board requested District Engineer outline project completion regarding Amenity Center improvements.

D. District Manager

Mr. O’Nolan announced that the next regular scheduled meeting will be held on Thursday, November 2, 2023 at 8:30 A.M.

1. Presentation of District Manager Report

Mr. O’Nolan presented his report to the Board. He noted that the District is \$19,861 under budget as of 6/30/2023.

2. Presentation of Financial Statement

Mr. O’Nolan presented the June financial statement to the Board.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors’ Meeting held on May 4, 2023 and the Revised Budget Meeting held on June 8, 2023 and the Operation and Maintenance Expenditures for the Months of April, May, and June 2023**

On a motion by Mr. Martin, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the of Minutes of the Board of Supervisors’ Meeting held on May 4, 2023 and the Revised Budget Meeting held on June 8, 2023 and the Operation and Maintenance Expenditures for the Months of April (\$48,100.60), May (\$108,990.00), and June (\$58,579.74) 2023, for the Eagle Pointe Community Development District.



**FIFTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2023/2024  
Final Budget**

On a motion by Mr. Martin, seconded by Mr. Aman, the Board unanimously approved to open the Public Hearing on Fiscal Year 2023-2024 Budget, for the Eagle Pointe Community Development District.

On a motion by Mr. Aman, seconded by Mr. Martin, the Board unanimously approved to close the Public Hearing on Fiscal Year 2023-2024 Budget, for the Eagle Pointe Community Development District.

A. Consideration of Resolution 2023-05, Adopting the Final Budget for FY 23-24

On a motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board adopted Resolution 2023-05, Adopting the Final Budget for FY 2023/2024, for the Eagle Pointe Community Development District.

**SIXTH ORDER OF BUSINESS**

**Public Hearing on Fiscal Year 2023/2024  
Assessments**

On a motion by Mr. Aman, seconded by Mr. Martin, the Board unanimously approved to open the Public Hearing on Fiscal Year 2023-2024 Assessments, for the Eagle Pointe Community Development District.

On a motion by Mr. Aman, seconded by Mr. Martin, the Board unanimously approved to close the Public Hearing on Fiscal Year 2023-2024 Assessments, for the Eagle Pointe Community Development District.

B. Consideration of Resolution 2023- 06, Levying O&M Assessment for FY 23-24

On a motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board adopted Resolution 2023- 06, Levying O&M Assessment for FY 23-24, for the Eagle Pointe Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07,  
Setting Meeting Schedule for FY 23-24**

On a motion by Mrs. Smith, seconded by Mr. Martin, with all in favor, the Board adopted Resolution 2023-07 setting meeting schedule for FY 23-24 with the following adjustments, keep November, February, remove May, add April and June and keep August, for the Eagle Pointe Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Ratification of the Acquisition and  
Turnover of the Phase III Utilities  
Improvements**

On a motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board of Supervisors ratified the Acquisition and Turnover of the Phase III Utilities Improvements, for the Eagle Pointe Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Playground Proposals**

Last meeting, the Board requested pricing for toddler equipment. The Board heard project pricing and requested this project be postponed for future consideration. The Board requested to follow up with Mr. Aman on the fencing project.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-08,  
Contribution of Infrastructure**

On a motion by Ms. Smith, seconded by Mr. Martin, with all in favor, the Board of Supervisors adopted Resolution 2023-08, Contribution of Infrastructure, for the Eagle Pointe Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of the MIT report**

The Board requested a timeframe on completion for Eco-Logic in reference to the MIT report.

**TWELFTH ORDER OF BUSINESS**

**Ratification of Amenity Center  
Improvements**

On a motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board of Supervisors ratified the Amenity Center Improvements, for the Eagle Pointe Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Pond Proposals**

On a motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved the chemical treatment for midge flies on pond 19 for 8 events per year at \$300 per event totaling \$2400, for the Eagle Pointe Community Development District.

The Board requested additional estimates regarding aeration electrical installation for Ponds 21 & 22



**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Landscape Proposals**

On a motion by Mr. Aman, seconded by Mr. Martin, with all in favor, the Board of Supervisors approved Juniper proposal #219278, to replace shrubs, in the amount of \$6,528.88, for the Eagle Pointe Community Development District.

On a motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved Juniper proposal #219810, to mulch the community, in the amount of \$26,000, , for the Eagle Pointe Community Development District.

On a motion by Ms. Smith, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved Juniper proposal #228072, for the installation of annual flowers, in the amount of \$3,000, for the Eagle Pointe Community Development District.

The board requested Juniper to coordinate annual flowers installation with the DW Bayview.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Turf Installation Proposal**

The Board requested further estimates on artificial turf installation at the fire truck turnaround.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Holiday Lighting Proposal**

On a motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board of Supervisors approved a NTE \$10,000 for Holiday lighting to be approved by Chair with Illuminations Holiday Lighting with agreement to be drafted by District Counsel, for the Eagle Pointe Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

On a motion by Mr. Aman, seconded by Ms. Smith, with all in favor, the Board of Supervisors accepted the resignation of Greg Meath and appointed John Blakely to vacant seat 1, for the Eagle Pointe Community Development District.

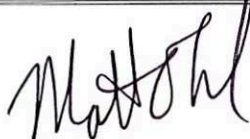
On a motion by Mr. Martin, seconded by Mr. Aman, with all in favor, the Board of Supervisors accepted the resignation of Troy Simpson in seat 3, for the Eagle Pointe Community Development District.

The Board requested the seat be declared vacant and District Staff is to accept resumes and send out eblast to residents regarding vacant seat.

**EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Smith, seconded by Mr. Martin, with all in favor, the Board of Supervisors adjourned the meeting at 10:00 a.m., for the Eagle Pointe Community Development District.



Secretary /Assistant Secretary



Chairman/Vice Chairman

**SUPERVISOR PAY REQUEST**