

**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, November 2, 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 Bain	<b>Board Supervisor, Chairman</b>
William Hathaway	<b>Board Supervisor, Vice Chairman</b>
John Leinaweaver	<b>Board Supervisor, Assistant Secretary</b>
Cathy Corelli	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matt O’Nolan	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Jere Earlywine	<b>District Counsel; Kutak Rock</b>
Joe McCallister	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>

**FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

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

**SECOND ORDER OF BUSINESS**

**PUBLIC COMMENT**

The Board heard audience comments regarding car noise, the amenities, and District expenses.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

A. Landscaping Proposals

The Board requested that proposal 240857 be verified by the Landscape Inspector whether this is within the scope of the existing contract.

On a motion by Ms. Bain, seconded by Mr. Leinaweaver, with all in favor, the Board of Supervisors approved Juniper Proposal #240845, in the amount of \$3,536.89, for the Eagle Pointe Community Development District.
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46 Proposal 240623 is to be sent to the developer to pay.  
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On a motion by Ms. Bain, seconded by Mr. Leinaweaver, with all in favor, the Board of Supervisors approved Juniper Proposal #240804, in the amount of \$2,286.60, for the Eagle Pointe Community Development District.

48 On a motion by Mr. Leinaweaver, seconded by Ms. Bain, with all in favor, the Board of Supervisors approved Juniper Proposal #240938, and requested the proposal updated to include the appropriate plant types, with a NTE of \$6,796.40, for the Eagle Pointe Community Development District.

49 The Board requested the Landscape Inspector to ensure that Juniper maintains  
50 added landscape in the updated maintenance map.  
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On a motion by Mr. Leinaweaver, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors ratified Juniper Proposal #237641, in the amount of \$4,151.43, for the Eagle Pointe Community Development District.

53 The Board decided to table proposal #240866, in the amount of \$26,467.31, until further  
54 into the fiscal year  
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56 B. Clubhouse Manager

57 1. Operational Manager's Report

58 Mr. McCallister presented his report to the Board. He reported the ac had been  
59 fixed.  
60

61 The Board requested Amenity Manager seek out community feedback regarding  
62 what type of lifestyle events would be wanted.  
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65 C. District Counsel

66 1. Project Completion Items

67 a. Discussion of Transfer of Water Management District Permit Transfer /  
68 Open Items

69 Mr. Earlywine led a discussion.  
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71 b. Consideration of Corrective Quit Claim Deed  
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On a motion by Mr. Hathaway, seconded by Mr. Leinaweaver, with all in favor, the Board of Supervisors approved the Corrective Quit Claim Deed, for the Eagle Pointe Community Development District.

79 c. Consideration of Requisition 2024-01 for Prior Amenity Center Costs  
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On a motion by Ms. Corelli, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors ratified Requisition 2024-01 for Prior Amenity Center Costs, for the Eagle Pointe Community Development District.

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82 d. Consideration of Resolution 2024-02 Declaring Project Completion  
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On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board of Supervisors adopted Resolution 2024-02, Declaring Project Completion, for the Eagle Pointe Community Development District.

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87 2. Presentation of Maintenance Map  
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89 Mr. Earlywine is to review the maintenance map.  
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91 Mr. Fowler is to ensure that Juniper maintains the added landscape.  
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93 3. Cost Share Agreement for Holiday Lighting  
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95 Mr. O’Nolan is to get updated timeframe and colors.  
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98 D. District Engineer  
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100 Not present. No report  
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102 E. District Manager  
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104 Mr. O’Nolan announced that the next regular scheduled meeting will be held on Thursday,  
105 February 1, 2024 at 8:30 A.M.  
106

107 1. Presentation of District Manager Report  
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109 Mr. O’Nolan presented his report to the Board. He noted that the District is \$10,335 over  
110 budget and that an amended budget is needed.  
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112 2. Presentation of Financial Statement  
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114 Mr. O’Nolan presented the financial statement to the Board. There were no questions or  
115 comments.  
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119 **FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**  
120 **Supervisors' Meeting held on August 3,**  
121 **2023 and the Special Meeting held on**  
122 **September 14, 2023**  
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On a motion by Mr. Leinaweaver, seconded by Ms. Bain, with all in favor, the Board of Supervisors approved the of Minutes of the Board of Supervisors' Meeting held on August 3, 2023 and the Special Meeting held on September 14, 2023, for the Eagle Pointe Community Development District.

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127 **FIFTH ORDER OF BUSINESS** **Consideration of the Operation and**  
128 **Maintenance Expenditures for the**  
129 **Months of July, August, and September**  
130 **2023**  
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On a motion by Mr. Leinaweaver, seconded by Ms. Bain, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for the Months of July (\$41,330.10), August (\$49,874.08), and September 2023 (\$38,836.81), for the Eagle Pointe Community Development District.

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134 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2024-01,**  
135 **Amending FY 22-23 Budget**  
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137 The FY 22-23 budget was amended to cover the Landscape Maintenance overage.  
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On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board adopted Resolution 2024-01, Amending FY 22-23 Budget, for the Eagle Pointe Community Development District.

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141 **SEVENTH ORDER OF BUSINESS** **Presentation of FY21-22 Final Audit**  
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On a motion by Ms. Bain, seconded by Mr. Leinaweaver, with all in favor, the Board approved the FY 21-22 Final Audit, with no adverse findings, for the Eagle Pointe Community Development District.

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145 **EIGHTH ORDER OF BUSINESS** **Presentation of FY23-24 Annual Budget**  
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147 The Board reviewed the FY 23-24 Annual Budget for reference.  
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