MINUTES OF MEETING 1 2 Each person who decides to appeal any decision made by the Board with respect to any matter 3 considered at the meeting is advised that the person may need to ensure that a verbatim record 4 of the proceedings is made, including the testimony and evidence upon which such appeal is 5 to be based. 6 **EAGLE POINTE** 7 COMMUNITY DEVELOPMENT DISTRICT 8 9 The regular meeting of the Board of Supervisors of the Eagle Pointe Community 10 Development District will be held on Thursday, November 2, 2023 at 8:30 a.m. at the Eagle 11 Pointe Clubhouse, located at 11450 Moonsail Dr., Parrish, FL 34219. The following is the agenda 12 for this meeting: 13 14 Present and constituting a quorum: 15 16 Candice Bain **Board Supervisor, Chairman** 17 William Hathaway **Board Supervisor, Vice Chairman** 18 John Leinaweaver **Board Supervisor, Assistant Secretary** 19 Cathy Corelli **Board Supervisor, Assistant Secretary** 20 21 Also present were: 22 23 District Manager, Rizzetta & Co., Inc. Matt O'Nolan 24 District Counsel; Kutak Rock Jere Earlywine 25 Joe McCallister Clubhouse Manager, Rizzetta & Company, Inc. 26 27 28 FIRST ORDER OF BUSINESS **CALL TO ORDER** 29 30 Mr. O'Nolan called the meeting to order and performed roll call. 31 32 SECOND ORDER OF BUSINESS PUBLIC COMMENT 33 34 The Board heard audience comments regarding car noise, the amenities, and District 35 expenses. 36 37 THIRD ORDER OF BUSINESS STAFF REPORTS 38 39

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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EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT Minutes of Meeting

Page 2

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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.

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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.

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The Board requested the Landscape Inspector to ensure that Juniper maintains added landscape in the updated maintenance map.

51 52

> 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.

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The Board decided to table proposal #240866, in the amount of \$26,467.31, until further into the fiscal year

55 56

B. Clubhouse Manager

57 58 59

1. Operational Manager's Report Mr. McCallister presented his report to the Board. He reported the ac had been

60 fixed.

61 62 63

The Board requested Amenity Manager seek out community feedback regarding what type of lifestyle events would be wanted.

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C. **District Counsel**

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1. Project Completion Items

70 71 a. Discussion of Transfer of Water Management District Permit Transfer / Open Items

72 73

Mr. Earlywine led a discussion.

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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.

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EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT Minutes of Meeting Page 3

79 80	c. Consideration of Requisition 2024-01 for Prior Amenity Center Costs	
	Superviso	on by Ms. Corelli, seconded by Mr. Hathaway, with all in favor, the Board of rs ratified Requisition 2024-01 for Prior Amenity Center Costs, for the Eagle Pointe by Development District.
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82		
83		d. Consideration of Resolution 2024-02 Declaring Project Completion
84		an constant of head and a decision grant completion
	Superviso	on by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board of rs adopted Resolution 2024-02, Declaring Project Completion, for the Eagle Pointe by 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.
90		Mr. Fardania ta anno dest train anno interes de la della de la comp
91		Mr. Fowler is to ensure that Juniper maintains the added landscape.
92 93		3. Cost Share Agreement for Holiday Lighting
94		Mr. O'Nolon is to get undated timeframe and colors
95		Mr. O'Nolan is to get updated timeframe and colors.
96 97		
98	D.	District Engineer
99	В.	District Engineer
100	Not present. No report	
101	rtot pi	occini. No report
102	Ε.	District Manager
103		
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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EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT Minutes of Meeting Page 4

FOURTH ORDER OF BUSINESS 119 Consideration of Minutes of the Board of Supervisors' Meeting held on August 3, 120 2023 and the Special Meeting held on 121 September 14, 2023 122 123 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. 124 125 126 FIFTH ORDER OF BUSINESS Consideration of the Operation 127 Maintenance **Expenditures** 128 Months of July, August, and September 129 130 2023 131 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. 132 133 SIXTH ORDER OF BUSINESS Consideration of Resolution 2024-01, 134 Amending FY 22-23 Budget 135 136 The FY 22-23 budget was amended to cover the Landscape Maintenance overage. 137 138 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. 139 140 SEVENTH ORDER OF BUSINESS Presentation of FY21-22 Final Audit 141 142 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. 143 144 **EIGHTH ORDER OF BUSINESS** 145 Presentation of FY23-24 Annual Budget 146 The Board reviewed the FY 23-24 Annual Budget for reference. 147 148 149

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EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT Minutes of Meeting Page 5

NINTH ORDER OF BUSINESS Presentation of 3rd Quarter Website Audit 151 152 153 The Board reviewed the 3rd Quarter Website Audit, which showed 100% compliance. 154 155 **TENTH ORDER OF BUSINESS** Consideration of Bike Rack Installation 156 Quote 157 158 Mr. O'Nolan advised the Board that the bike rack that was already approved and authorized 159 was scheduled to be installed in about two weeks. 160 161 **ELEVENTH ORDER OF BUSINESS Supervisor Requests** 162 163 Supervisor Corelli requested changing out Amenity center light switches to motion sensor 164 activated switches to save electricity. 165 166 The Board requested signs be put up directing construction traffic to the back entrance, 167 specifying Isles of Bayview to differentiate with Del Webb. Signs should be in English and 168 Spanish. 169 170 The Board requested the HOA send out parking rules to residents in an eblast. 171 172 The Board requested a reserve study proposal at the next meeting. 173 174 Supervisor Bain, will ask Inland to move construction trailer that is currently on Plot 162/163. 175 176 177 The Board requested a list of builder contacts to address traffic and trash related items from building. 178 179 The Board requested an eblast to residents seeking applicants interested in joining the Board. 180 181 182 183 184 TWELFTH ORDER OF BUSINESS Adjournment 185 On a motion by Ms. Corelli, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors adjourned the meeting at 10:05 a.m., for the Eagle Pointe Community Development District. 186 187 188 189 Secretary / Assistant Secretary Chairman/Vice Chairman 190 191 192 SUPERVISOR PAY REQUEST 193