

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, February 1, 2024 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	Board Supervisor, Chairman
William Hathaway	Board Supervisor, Vice Chairman
John Leinaweaver	Board Supervisor, Assistant Secretary
Cathy Corelli	Board Supervisor, Assistant Secretary

Also present were:

Matt O’Nolan	District Manager, Rizzetta & Co., Inc.
Jere Earlywine	District Counsel; Kutak Rock
Shari Leiterman	Clubhouse Manager, Rizzetta & Company, Inc.
John Fowler	Landscape Specialist, Rizzetta & Company, Inc.

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 comments regarding the budget, a lack of ownership, transparency, HOA responsiveness to residents, lifestyle director, landscaping, and trucks backing up the Del Webb entrance in the mornings.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. Clubhouse Manager Report

Mr. McCallister presented his Report to the Board. There were no questions or concerns.

Ms. Leiterman introduced herself to the Board.

B. Landscape Inspection Report

Mr. Fowler presented his Report to the Board.

50 The Board directed Juniper to remove stakes from all trees over 1 year old.

51
52 The Board directed Mr. Fowler to keep an eye on the tree count.

53
54
55 C. District Counsel

56
57 1. Discussion of Parking Enforcement

58 Mr. Earlywine led a discussion on the Traffic Enforcement.

59
60 The Board requested Mr. O’Nolan to get towing company proposals.

61
62 a. Consideration of Resolution 2024-03 Authorizing Traffic Enforcement
63 Agreement
64
65
66

On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board of Supervisors approved Resolution 2024-03 Authorizing Traffic Enforcement Agreement, for the Eagle Pointe Community Development District.

67
68
69 D. District Engineer

70 Not present. No report

71
72
73 E. District Manager

74
75 Mr. O’Nolan announced that the next regular scheduled meeting will be held on Thursday,
76 April 4, 2024 at 8:30 A.M.

77
78 1. Presentation of District Manager Report

79
80 Mr. O’Nolan presented his report to the Board. He noted that the District is \$24,414 over
81 budget as of 12/31.

82
83 2. Presentation of Financial Statement

84
85 The Board requested amenity manager provide yearly event calendar and have it posted
86 to the District Website for residents to be able to view and plan.

87
88 The Board would like to revisit Non-Resident rates at the next meeting.
89
90

91
92 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of
Supervisors’ Meeting held on November
2, 2023**

95

On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board of Supervisors approved the of Minutes of the Board of Supervisors' Meeting held on November 2, 2023, for the Eagle Pointe Community Development District.

96

97 **FIFTH ORDER OF BUSINESS** **Consideration of the Operation and**
98 **Maintenance Expenditures for the**
99 **Months of October, November, and**
100 **December 2023**

101

On a motion by Mr. Leinaweaver, seconded by Mr. Hathaway, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for the Months of October (\$78,174.76), November (\$60,412.86), and December 2023 (\$82,497.12), for the Eagle Pointe Community Development District.

102

103

104 **SIXTH ORDER OF BUSINESS** **Consideration of Board Member Resumes**
105 The Board reviewed Resumes for Thomas Dougherty, James Casement, and Ronald
106 Berkowitz.

107

108 The Board requested District Manager to send out announcement of Vacant Board seats to
109 the community to seek applicants.

110

111

112 **SEVENTH ORDER OF BUSINESS** **Consideration of Landscape Inspection**
113 **Services Addendum**

114

On a motion by Mr. Leinaweaver, seconded by Ms. Corelli, with all in favor, the Board approved the Landscape Inspection Services Addendum, for the Eagle Pointe Community Development District.

115

116

117 **EIGHTH ORDER OF BUSINESS** **Consideration of Fire Safety Services**

118

On a motion by Ms. Corelli, seconded by Mr. Leinaweaver, with all in favor, the Board approved for staff to order two Knox Gate Switches, from VSC Fire & Security, Inc. Proposal #3502, for the Eagle Pointe Community Development District.

119

120

121 **NINTH ORDER OF BUSINESS** **Presentation of 4th Quarter Website Audit**

122

123 The Board reviewed the 4th Quarter Website Audit, which showed 100% compliance and no
124 adverse findings.

125

126

