

MINUTES OF MEETING

CEDAR POINTE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING MINUTES

Thursday, October 19, 2023, at 11:15 a.m.

**14785 Old St. Augustine Road, Suite 3,
Jacksonville, FL 32258**

Board Members present at roll call in person via speaker phone:

Kelly White	Chairperson
James Stowers	Vice Chairperson
Robin Brown	Assistant Secretary
Andy Hagan	Assistant Secretary

Also present were:

Vivian Carvalho	District Manager-PFM Group Consulting LLC	
Jorge Jimenez	PFM Group Consulting LLC	(via phone)
Jennifer Glasgow	PFM Group Consulting LLC	(via phone)
Katie Buchanan	District Counsel-Kutak Rock LLP	(via phone)
Mike Veazey	ICI Homes	

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll

The meeting was called to order at 11:17 a.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with meeting. Those in attendance are outlined above.

Public Comment Period

There were no public comments.

SECOND ORDER OF BUSINESS

General Business Matters

Consideration of the Minutes of the July 20, 2023, Board of Supervisors Meeting

Ms. Carvalho noted that Mr. Andy Hagan joined the meeting at 11:18 a.m. The Board reviewed the minutes.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved the Minutes of the July 20, 2023, Board of Supervisors' Meeting.

**Consideration of FY 2023 Audit
Engagement Letter**

Ms. Carvalho presented the Audit Engagement Letter to the Board.

ON MOTION by Ms. White, seconded by Ms. Brown, with all in favor, the Board approved the FY 2023 Audit Engagement Letter.

**Ratification of FY 2024 DM Fee
Agreement**

Ms. Carvalho noted that the increase has been accounted for in the budget.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified the FY 2024 DM Fee Agreement.

**Ratification of Payment
Authorization Nos. 175 – 183**

Ms. Carvalho noted that these have already been approved.

On MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board ratified Payment Authorization Nos. 175 – 183.

**Review of District Financial
Statements**

The Board reviewed the District Financial Statements as of September 30, 2023.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

District Counsel – No report.

District Engineer – Not present.

District Manager – Ms. Carvalho stated that the Board should have received the new FY 2024 schedule. The next meeting is scheduled for January 18, 2024, at 11:15 a.m.

**Audience Comments and
Supervisors Requests**

Ms. Buchanan asked Ms. Glasgow to compile a list of what the contractual obligations of each District are for when homeowners take over the seats on the Board.

FOURTH ORDER OF BUSINESS

Adjournment

There were no additional items to come before the Board, Ms. Carvalho requested a motion to adjourn the meeting.

On MOTION by Ms. White, seconded by Ms. Brown, with all in favor, the Thursday, October 19, 2023, Board of Supervisors' Meeting of the Cedar Pointe Community Development District was adjourned at 11:26 a.m.



Secretary/Assistant Secretary



Chairperson/Vice Chairperson