



Rizzetta & Company

Eagle Pointe Community Development District

Board of Supervisors' Special Meeting

June 29, 2020

**District Office:
9428 Camden Field Parkway Riverview,
Florida 33578**

www.eaglepointecdd.org

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT AGENDA

GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, FL 34212

Board of Supervisors

Brady Lefere
Ray Aponte
Greg Meath
Jim Harvey

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

District Manager

Scott Brizendine

Rizzetta & Company, Inc.

District Counsel

Katie Buchanan

Hopping Green & Sams, P.A.

District Engineer

Trent Stephenson

LevelUp Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting / hearing / workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9428 CAMDEN FIELD PARKWAY • RIVERVIEW, FL 33578

**Board of Supervisors
Eagle Pointe Community
Development District**

July 23, 2020

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Eagle Pointe Community Development District will be held on **Wednesday, July 29, 2020 at 9:00 a.m.** to be conducted via conference call pursuant to Governor DeSantis' Executive Order 20-69 (as extended by Executive Order 20-112) and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Review of Final Supplemental Special Assessment Allocation Report, Series 2020.....Tab 1
 - B.** Consideration of Resolution 2020-14, Approving Final Supplemental Special Assessment (under sperate cover)
 - C.** Consideration of Series 2020 Financing Agreements
 - i.** Acquisition Agreement (under sperate cover)
 - ii.** Collateral Assignment Agreement (under sperate cover)
 - iii.** Completion Agreement (under sperate cover)
 - iv.** True-Up Agreement (under sperate cover)
 - v.** Cost Share Agreement (under sperate cover)
 - D.** Consideration of Disclosure of Public Financing (under sperate cover)
 - E.** Consideration of Assignment of Professional Services Agreements and Acquisition of Work Product (under sperate cover)
 - F.** Consideration of Resolution 2020-15, Landowner Election.....Tab 2
 - G.** Consideration of Resolution 2020-16, Approving FY 2020-2021 Meeting Schedule.....Tab 3
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** District Manager
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Regular meeting held On May 28, 2020.....Tab 4
 - B.** Consideration of Minutes of the Special Meeting held On June 29, 2020.....Tab 5
 - C.** Consideration of O&M Expenditures for May and June 2020.....Tab 6

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 933-5571.

Sincerely,

Matthew Huber

Matthew Huber
District Manager

Tab 1



Rizzetta & Company

Eagle Pointe Community Development District

Final Supplemental Special
Assessment Allocation Report

Special Assessment Bonds, Series 2020
(2020 Project Assessment Area)

July 14, 2020

12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

rizzetta.com

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
II. DEFINED TERMS.....	1
III. DISTRICT INFORMATION.....	2
IV. 2020 PROJECT.....	2
V. SERIES 2020 BONDS AND ASSESSMENTS.....	2
VI. SERIES 2020 ASSESSMENT ALLOCATION.....	3
VII. PREPAYMENT AND TRUE UP - SERIES 2020 ASSESSMENTS.....	5
VIII. ADDITIONAL STIPULATIONS.....	6
EXB "A" FINAL ALLOCATION METHODOLOGY.....	7

INDEX OF TABLES

<u>Table</u>	<u>Description</u>	<u>Page</u>
1	CURRENT DEVELOPMENT PLAN – 2020 PROJECT ASSESSMENT AREA.....	A-1
2	TOTAL 2020 PROJECT ASSESSMENT AREA COST DETAIL.....	A-2
3	FINAL FINANCING INFORMATION – SERIES 2020 BONDS.....	A-3
4	FINAL FINANCING INFORMATION – SERIES 2020 ASSESSMENTS.....	A-3
5	FINAL ASSESSMENT ALLOCATION – SERIES 2020 ASSESSMENTS.....	A-4
6	CONTRIBUTION CALCULATION – SERIES 2020 ASSESSMENTS	A-5
	SERIES 2020 FINAL ASSESSMENT ROLL.....	A-6
	ASSESSMENT AREA ONE LEGAL DESCRIPTION.....	Exhibit A



I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds to finance a capital infrastructure project within the 2020 Project Assessment Area by the Eagle Pointe Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Incorporated has been retained to prepare a methodology for allocating the special assessments related to the District's 2020 Project Assessment Area. This report will detail the final financing and assessment allocation of the Series 2020 Bonds expected to fund a portion of the District's 2020 Project.

II. DEFINED TERMS

"Developer" – KL Eagle Point LLC, a Delaware limited liability company.

"District" – Eagle Pointe Community Development District.

"Engineer's Report" – Refers to the First Supplemental Engineer's Report (2020 Project) dated February 14, 2020.

"End User" - The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.

"Equivalent Assessment Unit" – (or EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District's CIP on a particular land use, relative to other land uses.

"Indentures" – Collectively, the Master Trust Indenture dated as of July 1, 2020 and the First Supplemental Trust Indenture dated as of July 1, 2020, each by and between the District and Regions Bank, as trustee.

"Master Report" – The Master Assessment Methodology Report – 2020 Project, dated February 14, 2020.

"Platted Units" – Lands configured into their intended end-use and subject to a recorded plat.

"Series 2020 Assessments" – The Series 2020 special assessments, as contemplated by Chapter 190 and Chapter 170, Florida Statutes, that are levied to secure repayment of the District's Series 2020 Bonds.

"Series 2020 Bonds" – The \$7,855,000 Special Assessment Bonds, Series 2020 (2020 Project Assessment Area).



Rizzetta & Company

“2020 Project Assessment Area” – An Assessment Area within the District comprised of approximately 180 +/- acres which is expected to contain 396 platted units.

“2020 Project” – A portion of the original Capital Improvement Program identified in the Engineer’s Report, and specifically that portion relating to the 2020 Project Assessment Area. The total cost for the 2020 Project is estimated to be \$15,581,079, as identified in the Engineer’s Report.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The Eagle Pointe Community Development District was established on November 2, 2006, which became effective on November 13, 2006, pursuant to Manatee County Ordinance No. 06-81. On February 14, 2020, the District approved the Master Report, which specifies the allocation methodology to be used for the District’s bond assessments. This report will follow the methodology described in the Master Report for purposes of allocating the Series 2020 Assessments securing the District’s Series 2020 Bonds.

The 2020 Project Assessment Area is approximately 180 acres and will comprise the 2020 Project Assessment Area. It is expected that 396 single family residential units will be developed within this area. **Table 1** illustrates the Developer’s current development plan for the 2020 Project Assessment Area.

IV. 2020 PROJECT

The District’s 2020 Project is estimated to cost a total of \$15,581,079 and is expected to be partially funded by Series 2020 Bonds. The portion of the 2020 Project to be funded with Series 2020 Bonds is estimated be \$6,970,004, with the balance of the 2020 Project to be funded by the Developer or other funding sources. For more detailed information regarding the 2020 Project, see Table 2 and the Engineer’s Report dated February 14, 2020.

V. SERIES 2020 BONDS AND ASSESSMENTS

In order to provide for a portion of the funding necessary for the 2020 Project, as described in Section IV above, the District is expected to issue the Series 2020 Bonds. The Series 2020 Bonds will be issued and will be secured by Series 2020 Assessments.



Rizzetta & Company

A) The Series 2020 Bonds

The Series 2020 Bonds will be issued in the estimated principal amount of \$7,855,000. The Series 2020 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest, not including any capitalized interest. Interest payment dates shall occur every May 1 and November 1 until final maturity on May 1, 2051. The first scheduled payment of coupon interest will be due on November 1, 2020, although interest will be capitalized through May 1, 2021, with the first installment of principal due on May 1, 2022. The annual principal payment will be due each May 1 thereafter until final maturity. The maximum annual debt service (MADS) is to be \$455,946.88.

The Series 2020 Assessment installments assigned to Platted Units will be collected via the Manatee County property tax bill process (Uniform Method) ¹. Accordingly, the Series 2020 Assessments have been adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 7.0%, but this may fluctuate as provided by law.

The Series 2020 Bonds will be secured by the pledged revenues from the Series 2020 Assessments. The Series 2020 Assessments will initially be levied in an estimated like principal amount of \$7,855,000 and shall be structured in the same manner as the Series 2020 Bonds, so that revenues from the Series 2020 Assessments are sufficient to fulfill the debt service requirements for the Series 2020 Bonds.

The final general financing terms of the Series 2020 Bonds are summarized on Table 3.

VI. ASSESSMENT ALLOCATION – SERIES 2020 ASSESSMENTS

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments of the 2020 Project Assessment Area (as defined in the Master Report) for the 2020 Project. As stated therein, the maximum cost per unit and Maximum Assessment Assessments (as defined in the Master) were allocated pursuant to an EAU-based methodology.

The Series 2020 Bonds will fund a portion of the 2020 Project, and it is expected that the improvements funded by the Series 2020 Bonds will confer benefit on the assessable lands within 2020 Project Assessment Area in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper after platting to

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the indentures, Florida law, assessment resolutions, and/or other applicable agreements.



impose Series 2020 Assessments on the units within 2020 Project Assessment Area and as specified in Table 1, as well as the District's Series 2020 Final Assessment Roll.

A. The Series 2020 Assessments

Table 5 reflects the Series 2020 Assessments per Platted Unit. The Series 2020 Assessments will initially be levied on all of the gross acres in the 2020 Project Assessment Area on an equal assessment per acre basis, but as land is either sold in bulk to third parties, or as land is platted or otherwise subdivided into platted units, the Series 2020 Assessments will be assigned to the gross acres as described in the Master Report if not platted or assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted – first assessed basis, thereby reducing the Series 2020 Assessments encumbering the Unplatted Parcels by a corresponding amount. The Series 2020 Bonds and Series 2020 Assessments are expected to be assigned to the 396 residential units (384.20 EAU's) as identified in Table 5. This Series 2020 Assessment assignment will precede any future bond debt or assessments on land within the District. Pursuant to an agreement with the Developer, there will be a recognized contribution of infrastructure, work product, or land (at appraised value) for the difference between the target assessment levels of the Series 2020 Assessments and the baseline EAU calculation, in the estimated amount of \$186,755. See Table 6 for the contribution calculation.

As allocated, the Series 2020 Assessments fall within the cost/benefit thresholds, as well as the Maximum 2020 Project Assessment Area Special Assessment levels, established by the Master Report, and are fairly and reasonably allocated among the different product types, including the debt assessments levied and imposed in connection with the District's Series 2020 Bonds.

The Final Series 2020 Assessment Roll is located on page A-6.

In the event an Unplatted Parcel is sold to a party not affiliated with the Developer, Series 2020 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately actually platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).



VII. PREPAYMENT AND TRUE UP OF SERIES 2020 ASSESSMENTS

The Series 2020 Assessments encumbering a parcel may be prepaid in full at any time, or partially up to two times, without penalty, together with interest at the rate on the Series 2020 Bonds to the Interest Payment Date (as defined in the Indentures) that is not less than forty-five (45) days next succeeding the date of prepayment or the next interest payment date if the prepayment occurs less than forty-five (45) days prior to the upcoming Interest Payment Date. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2020 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in a net decrease in the overall principal amount of Series 2020 Assessments able to be assigned to the units described in Table 1, and located within the 180 acres of lands described in Exhibit A, then a true-up, or principal reduction payment, will be required to cure the deficiency.¹ As determined by the District's Assessment Consultant, a true-up may require cash, work product, or land (at appraised value) contributions sufficient to support debt service on the Series 2020 Bonds and maintain the target level assessments set forth herein. The District shall perform a review of the development plan for true-up calculation purposes upon the presentation of each plat, but only after a plat is presented that intends to plat the lesser of (i) at least 50% of the acres within the 2020 Project Assessment Area, or (ii) at least 50% of the planned units for the 2020 Project Assessment Area. As part of the District's review, a landowner may provide for the District's consideration the following information: a) proof of the amount of entitlements remaining on the undeveloped lands within the 2020 Project Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development within the 2020 Project Assessment Area, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Series 2020 Assessments to pay debt service on the Series 2020 Bonds and the District will conduct new proceedings under Chapter 170 F.S. upon the advice of District Counsel. For further detail on the true-up process, please refer to the True-Up Agreement to be entered into between the District and the Developer and applicable assessment resolution(s).

¹.As a point of clarification, and with respect to the true-up analysis, the Developer's obligation hereunder is to develop sufficient residential units (i.e., presently planned for 396 residential units, or 384.20 EAUs) that would absorb the full allocation of Series 2020 Assessments securing the Series 2020 Bonds, where such Series 2020 Assessments are based on the assessment levels for each residential product type established in the Master Special Assessment Report – 2020 Project, dated February 14, 2020, and this report.



In the event the 2020 Project is not completed, required contributions are not made, or other circumstances occur, the District may reallocate the Series 2020 Assessments, and the District expressly reserves the right to do so, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Incorporated makes no representations regarding said information beyond restatement of the factual information necessary for compilation of this report. If there is anything contained in the Master Report that is inconsistent with the provisions of this report, the provisions of this report shall govern. For additional information on the Series 2020 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.

Rizzetta & Company, Incorporated, does not represent the Eagle Pointe Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated, registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated, does not provide the Eagle Pointe Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

FINAL ALLOCATION METHODOLOGY



Rizzetta & Company

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(2020 PROJECT ASSESSMENT AREA)**

**TABLE 1: CURRENT DEVELOPMENT PLAN
2020 PROJECT ASSESSMENT AREA**

PRODUCT	EAU	Total ⁽¹⁾
Single Family 40'	0.80	115
Single Family 50'	1.00	225
Single Family 60'	1.20	56
		396

(1) Product totals are shown for illustrative purposes and not fixed per product type. Development plan is subject to change with land platting.

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(2020 PROJECT ASSESSMENT AREA)**

TABLE 2: TOTAL 2020 PROJECT ASSESSMENT AREA COST DETAIL

Description	TOTAL ESTIMATED COSTS (2020 PROJECT)
Roadways	\$2,175,000
Stormwater Management	\$1,545,000
Utilities (Water, Sewer, Reclaimed)	\$2,900,000
Hardscape/Landscape/Irrigation	\$1,100,000
Undergrounding of Conduit	\$250,000
Recreational Facilities	\$2,100,000
Environmental Conservation/Mitigation	\$43,448
Professional Services	\$1,641,000
Off-Site Master Improvements	\$3,478,755
Contingency	\$347,876
Total 2020 Project Assessment Area Construction Costs	\$15,581,079
2020 Project Assessment Area Costs Funded by Series 2020 Bonds	\$6,970,004
Contribution of Infrastructure to Achieve Target Assessment Levels	\$186,755 (1)
Remaining 2020 Project Assessment Area costs funded by the Developer or by	\$8,424,320
Total 2020 Project Assessment Area Costs	\$15,581,079

NOTE: Infrastructure cost estimates provided by District Engineer.
(1) See Table 6 for calculation.

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(2020 PROJECT ASSESSMENT AREA)**

TABLE 3: FINAL FINANCING INFORMATION - SERIES 2020 BONDS

Issue Date	July 29, 2020
Final Maturity	May 1, 2051
Average Coupon Rate	4.080%
Maximum Annual Debt Service (MADS)	\$455,946.88

SOURCES:

PRINCIPAL AMOUNT	\$7,855,000.00
Original Issue Discount	(\$94,311.90)
Total Sources	<u>\$7,760,688.10</u>

USES:

Construction Fund	(\$750,000.00)
DSRF (50% of MADS)	(\$227,973.44)
Capitalized Interest (through 5/1/2021)	(\$235,610.56)
Cost of Issuance	(\$170,000.00)
Underwriter's Discount (2%)	(\$157,100.00)
Construction Fund (Escrow)	(\$6,220,004.10)
Total Uses	<u>(\$7,760,688.10)</u>

Source: District Underwriter

TABLE 4: FINAL FINANCING INFORMATION - SERIES 2020 ASSESSMENTS

Average Coupon Rate		4.080%
Initial Principal Amount		\$7,855,000.00
Aggregate Annual Installment		\$455,946.88
Collection Costs	3.00%	\$14,707.96 (1)
Early Payment Discount	4.00%	<u>\$19,610.62 (1)</u>
Total Annual Installment		\$490,265.46

(1) May vary as provided by law.

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(2020 PROJECT ASSESSMENT AREA)**

TABLE 5: FINAL ASSESSMENT ALLOCATION - SERIES 2020 ASSESSMENTS ⁽¹⁾

Product	UNITS ⁽⁴⁾	PER UNIT EAU	TOTAL EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT TOTAL PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾
Single Family 40'	115	0.80	92.00	\$1,931,345.60	\$16,794.31	\$120,564.52	\$1,048.39
Single Family 50'	225	1.00	225.00	\$4,573,219.67	\$20,325.42	\$285,483.87	\$1,268.82
Single Family 60'	56	1.20	67.20	\$1,350,434.73	\$24,114.91	\$84,301.08	\$1,505.38
	396		384.20	\$7,855,000.00		\$490,349.46	

(1) Allocation of Series 2020 Assessments based on target assessment levels. See Table 6 for contribution calculation.

(2) Product total shown for illustrative purposes only and are not fixed per product type.

(3) Includes estimated Manatee County collection costs/payment discounts, which may fluctuate.

(4) Assessments will be assigned on a first platted-first assessed basis. Although the Series 2020 Assessments will be levied over all the Unplatted Parcels within the 2020 Project Assessment Area, it is anticipated that the 396 units (384.20 EAU's) will absorb these assessments.

**EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2020
(2020 PROJECT ASSESSMENT AREA)**

TABLE 6: CONTRIBUTION CALCULATION - SERIES 2020 ASSESSMENTS(1)

PRODUCT	UNITS	TOTAL BOND FUNDED COSTS	BOND FUNDED COSTS PER UNIT	COSTS PER UNIT BY EAU	CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION
Single Family 40'	115	\$1,713,747.51	\$14,902	\$14,902	\$0	\$0
Single Family 50'	225	\$4,057,970.70	\$18,035	\$18,628	\$592	\$133,260
Single Family 60'	56	\$1,198,285.89	\$21,398	\$22,353	\$955	\$53,495
	396	\$6,970,004				\$186,755

(1) All numbers are based on construction costs and thus are net of financing costs.

(2) Total Series 2020 Project costs funded with the Series 2020 Bonds. See Table 2.

(3) Total contribution of infrastructure due to the difference between the target and the EAU allocation. See Table 2 for the application for the contribution.

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 PFINAL ASSESSMENT ROLL**

Folio	Product Type	Series 2020 Principal	Series 2020 Annual ⁽¹⁾
*See attached legal description	Unplatted	\$7,855,000	\$490,349
Totals:		\$7,855,000	\$490,349

(1) Includes estimated Manatee County collection costs/payment discounts, which may fluctuate.

*Legal description only includes 2020 Project Assessment Area.

Description Sketch

(Not A Survey)

EAGLE POINTE - TRADITIONAL PARCEL

DESCRIPTION: A parcel of land lying in Sections 10, 11, 14, and 15, Township 33 South, Range 18, East, Manatee County, Florida, and being more particularly described as follows:

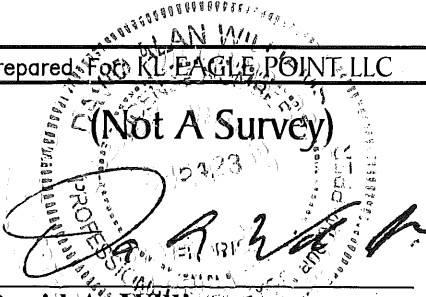
COMMENCE at the Northeast corner of said Section 15, run thence along the North boundary of said Section 15, N.89°37'48"W., a distance of 45.96 feet to a point on the Easterly right of way line of CARTER ROAD, according to Official Records Book 2343, Page 2537, of the Public Records of Manatee County, Florida, said point also being the **POINT OF BEGINNING**; thence along said Easterly right of way line of CARTER ROAD, the following five (5) courses: 1) N.00°14'18"W., a distance of 454.41 feet to a point of curvature; 2) Northeasterly, 445.20 feet along the arc of a tangent curve to the right having a radius of 500.00 feet and a central angle of 51°00'59" (chord bearing N.25°16'11"E., 430.64 feet) to a point of reverse curvature; 3) Northeasterly, 1732.80 feet along the arc of a reverse curve to the left having a radius of 7889.44 feet and a central angle of 12°35'03" (chord bearing N.44°29'09"E., 1729.32 feet) to a point of tangency; 4) N.38°11'38"E., a distance of 284.21 feet to a point of curvature; 5) Northeasterly, 69.66 feet along the arc of a tangent curve to the right having a radius of 503.11 feet and a central angle of 07°56'01" (chord bearing N.42°09'38"E., 69.61 feet) to the North boundary of a 50-foot wide Gulf Stream Natural Gas Permanent Easement, according to Official Records Book 1694, Page 6751, of the Public Records of Manatee County, Florida, also being the South right of way line of BUCKEYE ROAD, according to Official Records Book 2561, Page 4049, of the Public Records of Manatee County, Florida; thence along said North boundary of a 50-foot wide Gulf Stream Natural Gas Permanent Easement, also being said South right of way line of BUCKEYE ROAD, S.89°30'44"E., a distance of 2110.50 feet; thence S.00°29'22"W., a distance of 739.14 feet to a point of curvature; thence Southwesterly, 395.75 feet along the arc of a tangent curve to the right having a radius of 355.00 feet and a central angle of 63°52'22" (chord bearing S.32°25'32"W., 375.57 feet) to a point of tangency; thence S.64°21'43"W., a distance of 1475.54 feet; thence S.20°07'50"W., a distance of 194.51 feet; thence S.02°56'32"W., a distance of 744.67 feet to a point of non-tangent curvature; thence Southerly, 336.36 feet along the arc of a non-tangent curve to the left having a radius of 555.00 feet and a central angle of 34°43'29" (chord bearing S.22°48'26"W., 331.24 feet) to a point of tangency; thence S.05°26'41"W., a distance of 88.77 feet; thence S.71°52'09"W., a distance of 718.88 feet; thence S.43°17'58"W., a distance of 360.36 feet; thence S.09°28'32"W., a distance of 25.00 feet; thence Westerly, 4.78 feet along the arc of a non-tangent curve to the left having a radius of 592.00 feet and a central angle of 0°27'44" (chord bearing N.80°45'20"W., 4.78 feet) to a point of reverse curvature; thence Northwesterly, 22.25 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 50°59'40" (chord bearing N.55°29'22"W., 21.52 feet); thence N.85°38'05"W., a distance of 58.72 feet to a point of non-tangent curvature; thence Southwesterly, 22.25 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 50°59'40" (chord bearing S.64°13'11"W., 21.52 feet) to a point of reverse curvature; thence Westerly, 224.61 feet along the arc of a reverse curve to the left having a radius of 592.00 feet and a central angle of 21°44'19" (chord bearing S.78°50'52"W., 223.27 feet) to a point of tangency; thence S.67°58'42"W., a distance of 314.85 feet to a point of curvature; thence Westerly, 175.71 feet along the arc of a tangent curve to the right having a radius of 458.00 feet and a central angle of 21°58'53" (chord bearing S.78°58'09"W., 174.63 feet) to a point of tangency; thence S.89°57'35"W., a distance of 198.77 feet; thence N.45°08'22"W., a distance of 35.42 feet to a point on aforesaid Easterly right of way line of CARTER ROAD; thence along said Easterly right of way line, N.00°14'18"W., a distance of 1352.41 feet to the **POINT OF BEGINNING**.

Containing 180.046 acres, more or less.

NOTES:

- 1) Bearings shown hereon are based on the South right of way line of BUCKEYE ROAD, according to Official Records Book 2561, Page 4049, of the Public Records of Manatee County, Florida, having a Surveyed Grid bearing of S.89°30'44"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

See Sheet 2 for Sketch
See Sheet 3 for Line/Curve Tables

PROJECT: Eagle Pointe			Prepared For: EAGLE POINT, LLC		
PHASE: Traditional Parcel					
DRAWN: JCM DATE: 02/03/20 CHECKED BY: DAW					
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
FILE PATH: P:\EAGLE POINTE\DESCRIPTION\EAGLE-POINT-TRADITIONAL-DS.DWG			LAST SAVED BY: JORDANM		

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Tab 2

RESOLUTION 2020-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Eagle Pointe Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Manatee County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Michael Piendel	2022
2	Jim Harvey	2022
3	Greg Meath	2020
4	Ray Aponte	2020
5	Brady Lefere	2020

This year, Seat 3, currently held by Greg Meath, Seat 4, currently held by Ray Aponte, and Seat 5, currently held by Brady Lefere, are subject to election by landowners in November 2020. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the _____ day of November, 2020, at _____ a/p.m., and located at _____.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its _____, 2020 meeting. A

sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, Rizzetta & Company, Inc., located at 9428 Camden Field Parkway, Riverview, FL 33578.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 29th DAY OF JULY 2020.

**EAGLE POINTE COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Eagle Pointe Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 679.3 acres, located on Carter Road, east of Interstate I-75, South of Buckeye Road and North of Moccasin Wallow Road, in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, FL 33578, Ph: (813)533-2950 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Scott Brizendine
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2020

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING – [DATE]**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Eagle Pointe Community Development District to be held at _____, on _____, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2020

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Eagle Pointe Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Tab 3

RESOLUTION 2020-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAGLE
POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING
DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE
BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, Eagle Pointe Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Manatee County, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Manatee County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 29TH day of July 2020.

ATTEST:

**EAGLE POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
EAGLE POINTE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021

September 24, 2020
October 22, 2020
November 19, 2020
December 17, 2020
January 28, 2021
February 25, 2021
March 25, 2021
April 22, 2021
May 27, 2021
June 24, 2021
July 22, 2021
August 26, 2021
September 23, 2021

All meetings will convene at 10:00 a.m. at* The GreyHawk Landing Clubhouse, located at 12350 Mulberry Avenue, Bradenton, Florida 34212

**Please note that because of the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such meetings may be held telephonically, virtually, or at another location in the event the above location is not available. Please check the District’s website for the latest information: <https://www.eaglepointecdd.org/>*

Tab 4

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 was held on **Thursday, May 28th 2020, at 10:00 a.m.** conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Brady Lefere
Ray Aponte
Greg Meath

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine
Katie Buchanan

District Manager, Rizzetta & Co., Inc.
District Counsel; Hopping Green & Sams

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Regular Meeting held on
March 25, 2020**

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular Meeting held on March 25, 2020, for the Eagle Pointe Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Special Meeting held on
May 6, 2020**

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Special Meeting held on May 6, 2020, for the Eagle Pointe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operations &
Maintenance Expenditures for March &
April 2020**

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board of Supervisors ratified the Operation & Maintenance expenditures for March (\$3,425.86) & April (\$12,902.98), for the Eagle Pointe Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of Fiscal Year 2020-2021
Proposed Budget**

Mr. Brizendine presented the Fiscal Year 2020-2021 proposed budget to the Board totaling \$99,932. Mr. Brizendine informed the Board that based on discussions with the developer, they would be entering into a funding agreement in lieu of levying assessments. Board discussion ensued and no changes were made to the budget.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2020-11,
Approving Proposed Fiscal Year 2020-2021
Budget & Set Public Hearing for August 27,
2020**

Mr. Brizendine presented Resolution 2020-11 to the Board, Approving Proposed Fiscal Year 2020-2021 Budget and Set Public Hearing for August 27, 2020 to the Board.

On a Motion by Mr. Meath, seconded by Mr. Aponte, with all in favor, the Board of Supervisors adopted Resolution 2020-11, Approving Proposed Fiscal Year 2020-2021 Budget & Set Public Hearing for August 27, 2020, for the Eagle Pointe Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Voter Registration Letter

Mr. Brizendine presented the registered voter statistics - 0 register voters reside within the boundaries of the District as of April 15, 2020. Mr. Brizendine reminded the Board why the District is required to present the statistics each year (250 registered voters to qualify for a general election.) No Board action is necessary.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan updated the Board on the status of the District's boundary amendment. She is waiting for Pasco County to provide the date for the public hearing. She will notify the Board once a date is set.

B. District Engineer

No report.

C. District Manager

Mr. Brizendine announced that the next regularly scheduled meeting will be held on Thursday, August 27th, 2020 at 10:00 AM. Discussion ensued about the possibility of holding a Special Meeting once bonds are issued to adopt the Final Assessment Resolution. An update will be provided accordingly.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board adjourned the meeting at 10:10 a.m. for the Eagle Pointe Community Development District.
--

Secretary /Assistant Secretary

Chairman/Vice Chairman

Tab 5

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 was held on **Monday June 29, 2020, at 10:03 a.m.** conducted by means of communications media technology telephone pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020 and March 20, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

Present and constituting a quorum:

Brady Lefere	Board Supervisor, Chairman
Ray Aponte	Board Supervisor, Vice Chairman
Greg Meath	Board Supervisor, Assistant Secretary
Jim Harvey	Board Supervisor, Assistant Secretary

Also present were:

Matthew Huber	District Manager, Rizzetta & Co., Inc.
Katie Buchanan	District Counsel; Hopping Green & Sams
Jeff Deason	Pulte Homes

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and performed roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2020-12, Direct
Purchase Authorization Agreement**

On a Motion by Mr. Lefere, seconded by Mr. Meath, with all in favor, the Board of Supervisors approved Resolution 2020-12, Direct Purchase Authorization Agreement for the Eagle Pointe Community Development District.

FOURTH ORDER OF BUSINESS

**Assignment of RIPA's Construction
Contract for Phase 1A**

On a Motion by Mr. Lefere, seconded by Mr. Meath, with all in favor, the Board of Supervisors approved Assignment of RIPA's Construction Contract for Phase 1A for the Eagle Pointe Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-13,
Designating Assistant Secretary**

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board of Supervisors approve Resolution 2020-13, Designating Matthew Huber as Assistant Secretary for the Eagle Pointe Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No present

B. District Engineer

No report.

C. District Manager

Mr. Huber announced that the next regularly scheduled meeting will be held on Thursday, August 27th, 2020 at 10:00 AM.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

A brief discussion ensued regarding issuance of the bonds. Mr. Harvey requested they be issued by the end of July.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lefere, seconded by Mr. Aponte, with all in favor, the Board adjourned the meeting at 10:10 a.m. for the Eagle Pointe Community Development District.

Secretary /Assistant Secretary

Chairman/Vice Chairman

Tab 6

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

District Office · 9428 Camden Field Parkway · Riverview, FL 33578

Operation and Maintenance Expenditures May 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2020 through May 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,935.59**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Eagle Pointe Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2020 Through May 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradenton Herald	000449	0004622035	Legal Advertising 04/20	\$ 155.61
Bradenton Herald	000449	0004625005	Legal Advertising 04/20	\$ 184.86
Hopping Green & Sams	000450	114350	General/Monthly Legal Services 03/20	\$ 1,763.12
Hopping Green & Sams	000450	114351	Legal Services 03/20	\$ 1,882.00
Rizzetta & Company, Inc.	000451	INV0000048238	Boundary Amendment SERC 04/20	\$ 5,000.00
Rizzetta & Company, Inc.	000451	INV0000049220	District Management Fees 05/20	\$ 3,850.00
Rizzetta Technology Services, LLC	000452	INV0000005757	Website Hosting Services 05/20	<u>\$ 100.00</u>
Report Total				<u>\$ 12,935.59</u>

BRADENTON HERALD

Bradenton.com

*** MEMO INVOICE ***

Fed ID# 59-1487839

SALES REP		24	ADVERTISER INFORMATION			
Advertising Dept		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7
			04/14/2020		662960	662960
						EAGLE POINT CDD

23	TOTAL AMOUNT DUE
	\$155.61

EAGLE POINT CDD
attn ACCTS PAYABLE
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

MAKE CHECKS PAYABLE TO

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

Billing: Contact Sales Rep. Credit: Email
ssccreditandcollections@mcclatchy.com

Payment is due upon receipt.



10	11	12	14	13	15	16	17	18	19
START	STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
04/14	04/14	0004622035	Notice of Virtual Meetings of the Board of St	Bradenton Herald	1 x 133 L	133	1	\$1.17	\$155.61
04/14	04/14	0004622035	Notice of Virtual Meetings of the Board of St	Bradenton Herald.com	1 x 133 L	133	1	\$0.00	\$0.00
Invoice Total									\$155.61

RECEIVED

Date Rec'd Rizzetta & Co., Inc. APR 29 2020

D/M approval SB Date 05-01-2020

Date entered 4/29/20

Fund 001 GL 51300 OC 4801

Check # _____

THIS IS A MEMO INVOICE AND MAY OR MAY NOT REFLECT ALL CHARGES OR CHANGES THAT OCCUR ON THE FINAL INVOICE.

BRADENTON
HERALD
Bradenton.com

Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	04/14/2020		EAGLE POINT CDD
23	TOTAL AMOUNT DUE	3	TERMS OF PAYMENT
	\$155.61		Upon Receipt

*** MEMO INVOICE ***

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

4	PAGE #	5	BILLING DATE
	1		04/14/2020
11	NEWSPAPER REFERENCE		
	0004622035		
6	BILLED ACCOUNT NUMBER		
	662960		
7	ADVERTISER/CLIENT NUMBER		
	662960		

BRADENTON HERALD

Bradenton.com

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
662960	0004622035	Notice of Virtual Meetings of the Board of Supervisors		\$155.61	1	13.30 In

Attention:

EAGLE POINT CDD
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

Notice of Virtual Meetings of the Board of Supervisors of the Copperstone Community De- velopment District

Held During Public Health Emergency Due to COVID-19

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Copperstone Community Development District (the "District") to be held on the dates and times listed below will now be conducted by virtual/telephonic technology and not at the physical location previously noticed:

April 21, 2020 at 6:30 p.m.
May 19, 2020 at 6:30 p.m.
June 16, 2020 at 6:30 p.m.
July 21, 2020 at 6:30 p.m.
August 18, 2020 at 6:30 p.m.
September 15, 2020 at 6:30 p.m.

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled virtual/telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, www.copperstonecdd.org, of any such changes as soon as possible.

The Board deems it necessary to hold the above-referenced meetings utilizing communications media technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its meetings in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of a meeting may do so by dialing 1-(929)-205-6099 and entering the following code 424 856 3677.

Pursuant to applicable requirements and guidance relating to COVID-19, the District will not provide any locations where communications media technology facilities will be available. To best facilitate public com-

THE STATE OF TEXAS

COUNTY OF DALLAS

Before the undersigned authority personally appeared VICTORIA RODELA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Public Notice**, was published in said newspaper in the issue(s) of:

1 Insertion(s)

Published On:

April 14, 2020

THE STATE OF FLORIDA

COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

V Rodela

(Signature of Affiant)

Sown to and subscribed before me this
14th day of April in the year of 2020



SEAL & Notary Public

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

means, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email: amontagna@rizzetta.com. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at mrodriguez@rizzetta.com. The District Manager's office can be reached telephonically at (813) 533-2950.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. A meeting may be continued in progress without additional notice to a date, time, and place (either physical or telephonic/virtual) to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at a meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Michael Rodriguez
District Manager

BRADENTON HERALD

Bradenton.com

*** MEMO INVOICE ***

Fed ID# 59-1487839

SALES REP		24	ADVERTISER INFORMATION						
Advertising Dept		1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
			04/20/2020		662960		662960		EAGLE POINT CDD

23	TOTAL AMOUNT DUE
	\$184.86

EAGLE POINT CDD
attn ACCTS PAYABLE
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

MAKE CHECKS PAYABLE TO

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

Billing: Contact Sales Rep. Credit: Email
ssccreditandcollections@mcclatchy.com

Payment is due upon receipt.



10	11	12	14	13	15	16	17	18	19
START	STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
04/20	04/20	0004625005	Notice of Telephonic Meetings of the Board	Bradenton Herald	1 x 158 L	158	1	\$1.17	\$184.86
04/20	04/20	0004625005	Notice of Telephonic Meetings of the Board	Bradenton Herald.com	1 x 158 L	158	1	\$0.00	\$0.00
Invoice Total									\$184.86

RECEIVED

APR 23 2020

Date Rec'd Plazella & Co., Inc.

D/M approval SB Date 05-01-2020

Date entered 4/29/20

Fund 001 GL 51300 OC 4801

Check # _____

THIS IS A MEMO INVOICE AND MAY OR MAY NOT REFLECT ALL CHARGES OR CHANGES THAT OCCUR ON THE FINAL INVOICE.

BRADENTON
HERALD
Bradenton.com

Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME
	04/20/2020		EAGLE POINT CDD
23	TOTAL AMOUNT DUE	3	TERMS OF PAYMENT
	\$184.86		Upon Receipt

*** MEMO INVOICE ***

Bradenton Herald
Bradenton Herald-Advertising
PO Box 51129
Livonia, MI 48151

4	PAGE #	5	BILLING DATE
	1		04/20/2020
11	NEWSPAPER REFERENCE		
	0004625005		
6	BILLED ACCOUNT NUMBER		
	662960		
7	ADVERTISER/CLIENT NUMBER		
	662960		

AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
662960	0004625005	Notice of Telephonic Meetings of the Board of Sup		\$184.86	1	15.80 In

Attention:

EAGLE POINT CDD
9428 CAMDEN FIELD PARKWAY
RIVERVIEW, FL 33578

Notice of Telephonic Meetings of the Board of Supervisors of the Eagle Pointe Community Development District

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, all regular meetings, workshops, and public hearings of the Board of Supervisors (the "Board") of the Eagle Pointe Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephone only:

May 6, 2020 – 12:00 p.m.
May 28, 2020 – 10:00 a.m.
August 27, 2020 – 10:00 a.m.

The Board deems it necessary to hold the above-referenced meetings by telephone to conduct all necessary business properly coming before it in a safe and orderly manner. These telephonic meetings are open to the public and the District fully encourages public participation in its telephonic meetings. Anyone wishing to listen or to participate in the meeting may do so by dialing 1-(929) 205-6099 and entering the following code 917 387 9722. As always, public participation and comments will only be heard during the designated audience comments portion of the meeting, unless otherwise permitted by the Board in its sole discretion.

Pursuant to applicable requirements and guidance relating to COVID-19, the foregoing meetings will not be conducted in person and the District will not provide any locations where communications media technology facilities will be available. Persons wishing to listen or participate in the meeting must call in to the number set forth above and should not go to the previously scheduled physical location.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager prior to the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the records will be available on the

THE STATE OF TEXAS

COUNTY OF DALLAS

Before the undersigned authority personally appeared VICTORIA RODELA, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Public Notice**, was published in said newspaper in the issue(s) of:

1 Insertion(s)

Published On:
April 20, 2020

THE STATE OF FLORIDA COUNTY OF MANATEE

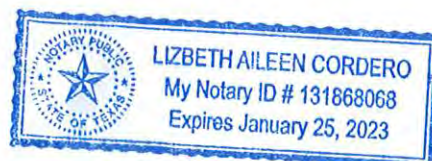
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

V Rodela
(Signature of Affiant)

Sown to and subscribed before me this
20th day of April in the year of 2020

[Signature]
SEAL & Notary Public

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



agenda will be available on the District's website or by emailing the District Manager at sbrizendine@rizzetta.com. The District Manager can also be reached by phone at (813) 933-5571.

Meeting participants are expected to use proper meeting etiquette during all meetings of the Eagle Pointe CDD, whether in-person or virtual. During virtual meetings, participants should mute their audio to eliminate background noise and turn video off. Please notify the host if you would like to make a comment. Comments will only be permitted during the audience comments section of the agenda. Please be advised that anyone who improperly joins or attempts to join or disrupt a meeting of the Eagle Pointe CDD or who posts any improper comments or images will be immediately removed from the meeting and reported to law enforcement.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as either may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

In the event Executive Order 20-69 is rescinded or expires, the District may revert to having the meeting at the date, time, and physical location previously noticed. Telephonic participation will still be permitted. The District will provide updates on its website, www.eaglepointecdd.org of any such changes as soon as possible.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Scott Brizendine
District Manager

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

April 29, 2020

Eagle Pointe Community Development District
c/o District Manager
9428 Camden Field Pkwy
Riverview, FL 33578

Bill Number 114350
Billed through 03/31/2020

Date Rec'd Rizzetta & Co., Inc. MAY 01 2020

Mgr Approval Scott Brizandine Date 05/11/2020

501 G/L # 51400-310 Date Entered 050620

Check # _____ Date Paid _____

General Counsel/Monthly Meeting
EPOCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

03/03/20	JLE	Follow-up on special powers petition; conference call with Engineer and Surveyor regarding legal descriptions; review and revise interlocal agreement; email regarding the same.	2.30 hrs
03/03/20	KEM	Research status of petition for special powers.	0.40 hrs
03/09/20	JLE	Follow-up on status of petitions; confer with Simpson regarding special powers petition.	0.20 hrs
03/09/20	KEM	Research status of petition for special powers.	0.10 hrs
03/16/20	JLE	Conferences with District Staff and Developer regarding upcoming Board meeting.	0.20 hrs
03/18/20	SSW	Research questions regarding public meeting, sunshine law, and notice requirements and exemptions related to COVID-19 public health emergency.	0.20 hrs
03/20/20	JLE	Email regarding special meeting and executive order.	0.30 hrs
03/25/20	JLE	Prepare for, travel to and from, and attend Board meeting.	1.40 hrs
Total fees for this matter			\$1,489.00

DISBURSEMENTS

Travel	274.12
Total disbursements for this matter	\$274.12

MATTER SUMMARY

Earlywine, Jere L.	4.40 hrs	310 /hr	\$1,364.00
Ibarra, Katherine E. - Paralegal	0.50 hrs	140 /hr	\$70.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES	\$1,489.00
TOTAL DISBURSEMENTS	\$274.12

TOTAL CHARGES FOR THIS MATTER **\$1,763.12**

BILLING SUMMARY

Earlywine, Jere L.	4.40 hrs	310 /hr	\$1,364.00
Ibarra, Katherine E. - Paralegal	0.50 hrs	140 /hr	\$70.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES	\$1,489.00
TOTAL DISBURSEMENTS	\$274.12

TOTAL CHARGES FOR THIS BILL	\$1,763.12
------------------------------------	-------------------

Please include the bill number with your payment.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

April 29, 2020

Eagle Pointe Community Development District
c/o District Manager
9428 Camden Field Pkwy
Riverview, FL 33578

Bill Number 114351
Billed through 03/31/2020

MAY 01 2020

Date Rec'd Rizzetta & Co., Inc.

Mgr Approval Scott Brizendine Date 05/11/2020

Pulte Boundary Amendment & Establishment
EPOCDD 00105 JLE

001 G/L # 51400-3107 Date Entered 05/06/20

Check # _____ Date Paid _____

FOR PROFESSIONAL SERVICES RENDERED

03/03/20	KEM	Prepare petition to establish district; review cost estimates and facilities.	0.20 hrs
03/09/20	KEM	Prepare petition to amend boundaries; prepare petition to establish district.	2.20 hrs
03/17/20	KEM	Confer with engineer regarding status of exhibits.	0.10 hrs
03/18/20	KEM	Prepare petition to establish district.	1.50 hrs
03/19/20	JLE	Review and revise petition documents; confer with Stephenson regarding development status sections; confer with Brizendine regarding SERCs; follow-up.	1.50 hrs
03/19/20	KEM	Prepare petition to amend boundaries; prepare petition to establish district.	0.90 hrs
03/23/20	JLE	Follow-up email on boundary amendment / establishment petitions; follow-up with County on the same.	0.30 hrs
03/23/20	KEM	Prepare petitions to amend boundaries and establish district.	0.20 hrs
03/25/20	JLE	Conference call regarding CDD petition.	0.50 hrs
03/26/20	JLE	Revise construction charts for establishment petition.	0.70 hrs
03/27/20	KEM	Prepare petition to establish with revised exhibits.	0.70 hrs
03/28/20	KEM	Prepare petition to establish district.	0.30 hrs
03/30/20	KEM	Prepare petition to establish district; review status of boundary amendment petition.	0.70 hrs

Total fees for this matter \$1,882.00

MATTER SUMMARY

Earlywine, Jere L.	3.00 hrs	310 /hr	\$930.00
Ibarra, Katherine E. - Paralegal	6.80 hrs	140 /hr	\$952.00

TOTAL FEES \$1,882.00

=====

TOTAL CHARGES FOR THIS MATTER**\$1,882.00****BILLING SUMMARY**

Earlywine, Jere L.	3.00 hrs	310 /hr	\$930.00
Ibarra, Katherine E. - Paralegal	6.80 hrs	140 /hr	\$952.00

TOTAL FEES

\$1,882.00

TOTAL CHARGES FOR THIS BILL**\$1,882.00****Please include the bill number with your payment.**

Received: 04/13/2020

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/13/2020	INV0000048238

Bill To:

EAGLE POINTE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00206

Description	Qty	Rate	Amount
Boundary Amendment SERC	1.00	\$5,000.00	\$5,000.00
<p>Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Scott Brizendine</u> Date <u>04-20-2020</u> Date entered <u>04/16/2020</u> Fund <u>001</u> GL <u>51300</u> OC <u>4903</u> Check # _____</p>			
Subtotal			\$5,000.00
Total			\$5,000.00

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2020	INV0000049220

Bill To:

EAGLE POINTE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
May		Upon Receipt	00206
Description	Qty	Rate	Amount
District Management Services	1.00	\$1,675.00	\$1,675.00
Administrative Services	1.00	\$375.00	\$375.00
Accounting Services	1.00	\$1,500.00	\$1,500.00
Financial & Revenue Collections	1.00	\$300.00	\$300.00
APR 24 2020			
Date Rec'd Rizzetta & Co., Inc. _____			
D/M approval <u>SB</u> Date 05-01-2020			
Date entered <u>4/29/20</u>			
Fund <u>001</u> GL <u>51300</u> OC <u>3101</u>			
Check # <u>3100</u>			
<u>3201</u>			
<u>3111</u>			
Subtotal			\$3,850.00
Total			\$3,850.00

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
5/1/2020	INV0000005757

Bill To:

EAGLE POINTE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of		Terms	Client Number
May			00206
Description	Qty	Rate	Amount
EMail Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
APR 24 2020			
Date Rec'd Rizzetta & Co., Inc. _____			
D/M approval <u>SB</u> Date <u>05-01-2020</u>			
Date entered <u>4/29/20</u>			
Fund <u>001</u> GL <u>51300</u> OC <u>5103</u>			
Check # _____			
Subtotal			\$100.00
Total			\$100.00

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

District Office · 9428 Camden Field Parkway · Riverview, FL 33578

Operation and Maintenance Expenditures June 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2020 through June 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$2,199.79**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Eagle Pointe Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2020 Through June 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	000455	113450	Pulte Boundary Amendment 02/20	\$ 325.00
Hopping Green & Sams	000453	114933	General/Monthly Legal Services 04/20	\$ 911.79
Hopping Green & Sams	000453	114934	Legal Services 04/20	\$ 863.00
Rizzetta Technology Services, LLC	000454	INV0000005858	Website Hosting Services 06/20	<u>\$ 100.00</u>
Report Total				<u>\$ 2,199.79</u>

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

March 23, 2020

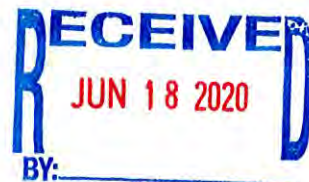
Eagle Pointe Community Development District
c/o District Manager
9428 Camden Field Pkwy
Riverview, FL 33578

Bill Number 113450
Billed through 02/29/2020

Pulte Boundary Amendment & Establishment EPOCDD 00105 JLE

FOR PROFESSIONAL SERVICES RENDERED

02/04/20	KEM	Prepare petition to establish district.	0.80 hrs
02/18/20	KEM	Prepare petition to establish district.	0.60 hrs
02/25/20	KEM	Prepare petition to establish district.	0.60 hrs
02/26/20	KEM	Prepare petition to establish district.	0.20 hrs
02/27/20	KEM	Prepare petition to establish district.	0.30 hrs
Total fees for this matter			\$325.00



Date Rec'd Rizzetta & Co., Inc. _____
D/M approval SB Date 06-19-2020
Date entered JUN 19 REC'D
Fund 001 GL 13106 OC _____
Check# _____

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	2.50 hrs	130 /hr	\$325.00
TOTAL FEES			\$325.00
TOTAL CHARGES FOR THIS MATTER			<u>\$325.00</u>

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	2.50 hrs	130 /hr	\$325.00
TOTAL FEES			\$325.00
TOTAL CHARGES FOR THIS BILL			<u>\$325.00</u>

Please include the bill number with your payment.

WIRE/ACH Information

Synovus Bank

Hopping Green & Sams, P.A.

Acct. #: 3270103901

ABA #: 061100606

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

May 29, 2020

Eagle Pointe Community Development District
c/o District Manager
9428 Camden Field Pkwy
Riverview, FL 33578

Bill Number 114933
Billed through 04/30/2020

General Counsel/Monthly Meeting

EPOCDD 00001 JLE

FOR PROFESSIONAL SERVICES RENDERED

04/01/20	JJ	Follow up on preparation of protocol for conducting and noticing virtual meetings; review and edit materials regarding same.	0.10 hrs
04/01/20	KSB	Confer with district manager regarding RFQ for engineering services.	0.20 hrs
04/01/20	SSW	Research and attend various city and county commission virtual meetings; prepare and circulate correspondence regarding procedures for conducting virtual meetings and providing opportunity for public participation.	0.20 hrs
04/01/20	KEM	Prepare notices of intent to award engineering services agreement.	0.50 hrs
04/06/20	KSB	Review correspondence with district manager.	0.30 hrs
04/06/20	KEM	Confer with county regarding status of special powers petition.	0.10 hrs
04/13/20	KSB	Confer with district manager.	0.30 hrs
04/13/20	KEM	Confer with county regarding status of special powers petition.	0.20 hrs
04/14/20	KSB	Confer with district manager.	0.30 hrs
04/25/20	KSB	Review Manatee filing fee requirements.	0.20 hrs
04/28/20	KSB	Confer with district manager regarding agenda package.	0.50 hrs
04/30/20	KSB	Review tentative agenda and confer with Brizendine.	0.30 hrs

Total fees for this matter \$849.00

DISBURSEMENTS

Conference Calls 62.79

Total disbursements for this matter \$62.79

MATTER SUMMARY

Johnson, Jonathan T.	0.10 hrs	310 /hr	\$31.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	140 /hr	\$112.00
Brizendine, Katie S.	0.10 hrs	310 /hr	\$31.00

TOTAL FEES \$849.00
TOTAL DISBURSEMENTS \$62.79

TOTAL CHARGES FOR THIS MATTER \$911.79

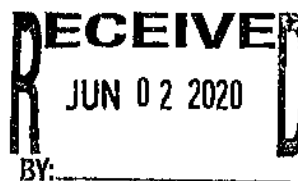
BILLING SUMMARY

Johnson, Jonathan T.	0.10 hrs	310 /hr	\$31.00
Ibarra, Katherine E. - Paralegal	0.80 hrs	140 /hr	\$112.00
Buchanan, Katie S.	2.10 hrs	310 /hr	\$651.00
Warren, Sarah S.	0.20 hrs	275 /hr	\$55.00

TOTAL FEES \$849.00
TOTAL DISBURSEMENTS \$62.79

TOTAL CHARGES FOR THIS BILL \$911.79

Please include the bill number with your payment.



Date Rec'd Rizzetta & Co., Inc. _____
D/M approval SB Date 06-05-20
Date entered JUN 05 REC'D
Fund 001 GL 5140000 3107
Check# _____

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

May 29, 2020

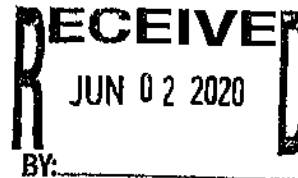
Eagle Pointe Community Development District
c/o District Manager
9428 Camden Field Pkwy
Riverview, FL 33578

Bill Number 114934
Billed through 04/30/2020

Pulte Boundary Amendment & Establishment EPOCDD 00105 JLE

FOR PROFESSIONAL SERVICES RENDERED

04/01/20	TFM	Review correspondence regarding filing of Petitions.	0.30 hrs
04/06/20	KEM	File petitions to amend boundaries of existing district and establish new district.	1.90 hrs
04/07/20	TFM	Review correspondence from Buchanan; confer regarding boundary amendment and establishment petition status.	0.50 hrs
04/07/20	KEM	Research county petition assignments.	0.30 hrs
04/08/20	TFM	Confer with Trahan regarding Petitions.	0.30 hrs
04/13/20	TFM	Confer with Trahan.	0.20 hrs
04/20/20	TFM	Confer with Ibarra; confer with Trahan.	0.40 hrs
04/20/20	KEM	Research status of petitions.	0.20 hrs



Total fees for this matter

Date Rec'd Rizzetta & Co., Inc. _____ 0.20 hrs

D/M approval SB Date 06-05-20 \$863.00

Date entered JUN 05 2020

Fund 001 GL 13106 OC _____

Check# _____

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	2.40 hrs	140 /hr	\$336.00
Mackie, A.Tucker Frazee	1.70 hrs	310 /hr	\$527.00

TOTAL FEES \$863.00

TOTAL CHARGES FOR THIS MATTER \$863.00

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	2.40 hrs	140 /hr	\$336.00
Mackie, A.Tucker Frazee	1.70 hrs	310 /hr	\$527.00

TOTAL FEES \$863.00

TOTAL CHARGES FOR THIS BILL \$863.00

Rizzetta Technology Services

3434 Colwell Avenue

Suite 200

Tampa FL 33614

Invoice

Date	Invoice #
6/1/2020	INV0000005858

Bill To:

EAGLE POINTE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June		00206

Description	Qty	Rate	Amount
Email Accounts, Admin & Maintenance	0	\$15.00	\$0.00
Website Hosting, Backup and Content Updating	1	\$100.00	\$100.00
<div data-bbox="467 892 771 1071">RECEIVED JUN 02 2020 BY: _____</div> <div data-bbox="228 1119 734 1356">Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>SB</u> Date <u>06-05-20</u> Date entered <u>JUN 03 REC'D</u> Fund <u>001</u> GL <u>5130000 5103</u> Check# _____</div>			
Subtotal			\$100.00
Total			\$100.00