



Rizzetta & Company

# Eagle Pointe Community Development District

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**Board of Supervisors'  
Regular Meeting  
February 4, 2021**

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

[www.eaglepointecdd.org](http://www.eaglepointecdd.org)

# **EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

**Board of Supervisors**

Jim Harvey  
Dave Truxton  
Candice Smith  
Michael Piendel

Chairman  
Vice Chairman  
Assistant Secretary  
Assistant Secretary

**District Manager**

Taylor Nielsen

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**

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

January 27, 2021

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Eagle Pointe Community Development District will be held on **Thursday, February 4, 2021 at 10:15 a.m. at the Trevesta Clubhouse**, located at 6210 Trevesta Place, Palmetto, FL 34221. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes for the Regular meeting held On November 5, 2020 .....Tab 1
  - B. Consideration of Minutes for the Landowner meeting held on November 5, 2020.....Tab 2
  - C. Consideration of O&M Expenditures for October 2020, November 2020 and December 2020.....Tab 3
- 3. BUSINESS ITEMS**
  - A. Ratification of Change Order No. #4, #5, #6 and #7.....Tab 4
  - B. Ratification of Mortenson Engineering Contract and Addendum.....Tab 5
  - C. Ratification of CR 14-30.....Tab 6
  - D. Consideration of Dissemination Agreement.....Tab 7
  - E. Ratification of Assignment of Professional Services Agreement & Acquisitions of Work Product (Clearview)...USC
  - F. Ratification of Assignment of Professional Services Agreement & Acquisitions of Work Product (Bonnett).....USC
  - G. Ratification of Acquisition of Work Product.....USC
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Presentation of Current Financial Statements.....Tab 8
- 5. SUPERVISOR REQUESTS**
- 6. CONSIDERATION OF RESIGNATION OF SEAT #4- DAVID TRUXTON**
  - A. Review of Resignation Letter.....Tab 9
- 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,  
*Taylor Nielsen*  
Taylor Nielsen  
District Manager

**MINUTES OF MEETING**

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

**EAGLE POINTE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the **Eagle Pointe Community Development District** will be held on **Thursday, November 5, 2020 at 12:01 p.m.** at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, Florida 34221. The following is the agenda for this meeting:

Present and constituting a quorum:

Brady Lefere	<b>Board Supervisor, Chairman</b>
Dave Truxton	<b>Board Supervisor, Vice Chairman</b>
Candice Smith	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Jere Earlywine	<b>District Counsel; Hopping, Green &amp; Sams</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Nielsen 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**

**Administration of Oath of Office to Newly Elected Supervisors**

Mr. Nielsen administered the Oath of Office to the Newly Elected Supervisors.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01, Canvassing & Certifying Election Results**

Mr. Nielsen presented Resolution 2021-01, Canvassing & Certifying Election Results to the Board of Supervisors.

On a Motion by Ms. Smith, seconded by Mr. Lefere, with all in favor, the Board of Supervisors adopted Resolution 2021-01, Canvassing & Certifying Election Results, for Eagle Pointe Community Development District.
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48 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02,  
Designating Officers for the District**

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Mr. Nielsen presented Resolution 2021-02, Designating Officers for the District to the Board of Supervisors.

On a Motion by Mr. Truxton, seconded by Mr. Lefere, with all in favor, the Board of Supervisors adopted Resolution 2021-02, Designating Officers for the District with Jim Harvey as the Chairman and Dave Truxton as the Vice Chairman, for Eagle Pointe Community Development District.

54 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03,  
Accepting Stormwater Management**

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Mr. Nielsen presented the Resolution 2021-03, Accepting Stormwater Management to the Board of Supervisors.

On a Motion by Mr. Truxton, seconded by Ms. Smith, with all in favor, the Board of Supervisors adopted Resolution 2021-03, Accepting Stormwater Management, for Eagle Pointe Community Development District.

61 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04,  
Budget Amendment**

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Mr. Nielsen presented Resolution 2021-04, Budget Amendment to the Board of Supervisors.

On a Motion by Ms. Smith, seconded by Mr. Lefere with all in favor, the Board of Supervisors adopted Resolution 2021-04, Budget Amendment, for Eagle Pointe Community Development District.

68 **EIGHTH ORDER OF BUSINESS**

**Consideration of Second Addendum to  
Professional District Service Agreement**

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Mr. Nielsen presented the Second Addendum to Professional District Service Agreement to the Board of Supervisors.

On a Motion by Ms. Smith, seconded by Mr. Truxton, with all in favor, the Board of Supervisors approved the Second Addendum to Professional District Service Agreement, for Eagle Pointe Community Development District.

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80 **NINTH ORDER OF BUSINESS** **Consideration of Acquisition of Work**  
81 **Product**

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83 Mr. Nielsen presented the Acquisition of Work Product to the Board of Supervisors.  
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On a Motion by Ms. Smith, seconded by Mr. Truxton, with all in favor, the Board of Supervisors approved the Acquisition of Work Product, for Eagle Pointe Community Development District.

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87 **TENTH ORDER OF BUSINESS** **Consideration of Professional Service**  
88 **Agreement for Masterpiece Design,**  
89 **Mortensen Engineering & Kimes**  
90 **Engineering**

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92 Mr. Nielsen presented the Professional Service Agreement for Masterpiece Design,  
93 Mortensen Engineering and Kimes Engineering to the Board of Supervisors.  
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On a Motion by Ms. Smith, seconded by Mr. Lefere, with all in favor, the Board of Supervisors approved the Professional Service Agreement for Masterpiece Design, Mortensen Engineering and Kimes Engineering, for Eagle Pointe Community Development District.

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96 **ELEVENTH ORDER OF BUSINESS** **Consideration of Letter to Trustee -**  
97 **Release of Escrow**

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99 Mr. Nielsen presented the Letter to Trustee - Release of Escrow to the Board of  
100 Supervisors.  
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On a Motion by Mr. Truxton, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the Letter to Trustee - Release of Escrow, for Eagle Pointe Community Development District.

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103 **TWELFTH ORDER OF BUSINESS** **Consideration of Kolter Clubhouse**  
104 **Contract**

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106 Mr. Nielsen presented the Kolter Clubhouse Contract to the Board of Supervisors.  
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On a Motion by Ms. Smith, seconded by Mr. Truxton, with all in favor, the Board of Supervisors approved the Kolter Clubhouse Contract, for Eagle Pointe Community Development District.

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110 **THIRTEETH ORDER OF BUSINESS** **Staff Reports**

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112 **A. District Counsel**  
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**B. District Engineer**

No report, not present.

**C. District Manager**

Mr. Nielsen announced that the next regular scheduled meeting will be held on Thursday, February 4, 2021 at 10:15 A.M.

**FOURTEETH ORDER OF BUSINESS**                      **Consideration of Minutes of the Regular Meeting held on August 27, 2020**

On a Motion by Mr. Truxton, seconded by Mr. Lefere, with all in favor, the Board of Supervisors approved the Minutes from the Regular Meeting held on August 27, 2020 for the Eagle Pointe Community Development District.

**FIFTEENTH ORDER OF BUSINESS**                      **Consideration of Operation & Maintenance Expenditures for August and September 2020**

On a Motion by Mr. Lefere, seconded by Ms. Smith, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for August 2020 (\$6,911.18), and September 2020 (\$17,224.90), for the Eagle Pointe Community Development District.

**SIXTEENTH ORDER OF BUSINESS**                      **Supervisor Requests**

Discussion ensued regarding the RIPA change order.

On a Motion by Ms. Smith, seconded by Mr. Truxton, with all in favor, the Board of Supervisors approved the RIPA change order, for the Eagle Pointe Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**                      **Adjournment**

Mr. Lefere resigned from the Board. The meeting ended at 12:36 p.m., due to lack of quorum.

\_\_\_\_\_  
Secretary /Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

**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 landowners' meeting of the Eagle Pointe Community Development District was held on **Thursday, November 5, 2020 at 11:45 a.m.** at the Trevesta Clubhouse, located at 6210 Trevesta Place, Palmetto, FL 34221. The following Agenda is for this meeting:

Present:

Jim Harvey **Proxy Holder, KL Eagle Pointe, LLC**

Also present were:

Taylor Nielsen **District Manager, Rizzetta & Co.**

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Nielsen called the meeting to order. He stated that the purpose of the landowners' meeting was to hold a landowner election for five landowner seats on the Board of Supervisors. Mr. Nielsen stated that this process in accordance with Chapter 190 of the Florida Statutes. He also noted that the landowners' meeting was duly advertised in a newspaper of local circulation on October 14, 2020 and October 21, 2020.

**SECOND ORDER OF BUSINESS**

**Appointment of Chairperson and Secretary for Purpose of Conducting Landowner Election**

Mr. Nielsen asked Mr. Harvey to appoint Mr. Nielsen to Chair the meeting.

**THIRD ORDER OF BUSINESS**

**Determination of Number of Voting Units Represented**

Mr. Nielsen stated for the record that it was determined that KL Eagle Pointe, LLC has 181 voting units represented at the meeting.





# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures October 2020 For Board Approval

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

The total items being presented: **\$3,462.30**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Eagle Pointe Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	000476	117383	General/Monthly Legal Services 08/20	\$ 2,397.92
Hopping Green & Sams	000476	117384	Pulte Boundary Amendment 08/20	\$ 680.00
Innersync Studio, Ltd.	000477	18889	Website & Compliance Servoces - Q1 FY20/21	<u>\$ 384.38</u>
<b>Report Total</b>				<b><u>\$ 3,462.30</u></b>

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

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## Operation and Maintenance Expenditures November 2020 For Board Approval

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

The total items being presented: **\$23,287.78**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Eagle Pointe Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradenton Herald	000479	0004761154	Legal Advertising Acct #662960 10/20	\$ 242.42
		10/21/20		
Department of Economic Opportunity	000481	83253	Special District Fee FY 20/21	\$ 175.00
Hopping Green & Sams	000482	118141	General/Monthly Legal Services 09/20	\$ 2,327.23
Hopping Green & Sams	000484	118142	Pulte Boundary Amendment 09/20	\$ 2,643.13
Rizzetta & Company, Inc.	000480	INV0000048240	Dist Estab Services	\$ 5,000.00
Rizzetta & Company, Inc.	000483	INV0000053308	District Management Fees 10/20	\$ 3,850.00
Rizzetta & Company, Inc.	000483	INV0000053554	Assessment Roll FY 20/21	\$ 5,000.00
Rizzetta & Company, Inc.	000483	INV0000054177	District Management Fees 11/20	\$ 3,850.00
Rizzetta Technology Services, LLC	000478	INV0000006362	Website Hosting Services 10/20	\$ 100.00
Rizzetta Technology Services, LLC	000478	INV0000006467	Website Hosting Services 11/20	\$ <u>100.00</u>
<b>Report Total</b>				<b>\$ <u>23,287.78</u></b>

# EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures December 2020 For Board Approval

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

The total items being presented: **\$8,342.00**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Eagle Pointe Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	000485	118504	General/Monthly Legal Services 10/20	\$ 4,392.00
Rizzetta & Company, Inc.	000486	INV0000054655	District Management Fees 12/20	\$ 3,850.00
Rizzetta Technology Services, LLC	000487	INV0000006570	Website Hosting Services 12/20	<u>\$ 100.00</u>
<b>Report Total</b>				<b><u>\$ 8,342.00</u></b>