

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

May 27, 2022, Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meetings of the Board of Supervisors for the Hilltop Point Community Development District was held on **Friday, May 27, 2022, at 10:15 a.m.** at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

1. CALL TO ORDER

Brian Lamb called the Continued Meetings of the Board of Supervisors of the Hilltop Point Community Development District to order on **Friday, May 27, 2022, at 10:01 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Supervisor
Keith Malcuit	Supervisor
Lee Thompson	Supervisor
John Blakley	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	(via conference call)
Bryan Radcliff	District Manager, Inframark	(via conference call)
Erin McCormick	District Counsel, Erin McCormick Law	(via conference call)
Misty Taylor	Bond Counsel, Bryant Miller Olive	(via conference call)
Tonja Stewart	District Engineer	

There were no members of the general public present.

2. AUDIENCE QUESTIONS OR COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

There were no staff reports at this time.

4. BUSINESS ITEMS

48 **A. Supplemental Assessment Methodology Report and Supplemental Assessment**
49 **Resolutions**

50 **i. Presentation of the Supplemental Assessment Methodology Report**

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52 There was no discussion on the Supplemental Assessment Methodology Report.
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54 **ii. Consideration of Resolution 2022-37; Supplemental Assessment**
55 **Resolution for Series 2022-1 (Assessment Area One) Bonds**

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57 The Board reviewed the resolutions.
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59	MOTION TO:	Approve the Resolution 2022-37; Supplemental
60		Assessment Resolution for Series 2022-1
61		(Assessment Area One) Bonds.
62	MADE BY:	Supervisor Valenti
63	SECONDED BY:	Supervisor Thompson
64	DISCUSSION:	None further
65	RESULT:	Called to Vote: Motion PASSED
66		4/0 - Motion Passed Unanimously

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68 **iii. Consideration of Resolution 2022- 38; Supplemental Assessment**
69 **Resolution for Series 2022-2 (Assessment Area Two) Bonds**

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71 The Board reviewed the resolutions.
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73	MOTION TO:	Approve the Resolution 2022- 38; Supplemental
74		Assessment Resolution for Series 2022-2
75		(Assessment Area Two) Bonds.
76	MADE BY:	Supervisor Valenti
77	SECONDED BY:	Supervisor Thompson
78	DISCUSSION:	None further
79	RESULT:	Called to Vote: Motion PASSED
80		4/0 --Motion Passed Unanimously

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82 **iv. Consideration of Resolution 2022-39: Bond Ratification Resolution**

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84 The Board reviewed the resolution.
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86	MOTION TO:	Approve the Resolution 2022-39.
87	MADE BY:	Supervisor Valenti
88	SECONDED BY:	Supervisor Thompson
89	DISCUSSION:	None further

90 RESULT: Called to Vote: Motion PASSED
91 4/0 - Motion Passed Unanimously

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95 **B. Consideration of Forms of Issuer's Counsel Documents:**
96 **i. Collateral Assignment and Assumption of Development and Contract**
97 **Rights Relating to the Hilltop Point Project**
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99 The Board reviewed the counsel documents.
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101 MOTION TO: Approve the Collateral Assignment and Assumption
102 of Development and Contract Rights Relating to the
103 Hilltop Point Project.
104 MADE BY: Supervisor Valenti
105 SECONDED BY: Supervisor Malcuit
106 DISCUSSION: None further
107 RESULT: Called to Vote: Motion PASSED
108 4/0 - Motion Passed Unanimously

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110 **ii. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC**
111 **Regarding the Acquisition, Construction and Funding of Certain Work**
112 **Product and Improvements**
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114 The Board reviewed the agreement.
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116 MOTION TO: Approve the Agreement between Hilltop Point CDD
117 and M/I Homes of Tampa, LLC Regarding the
118 Acquisition, Construction and Funding of Certain
119 Work Product and Improvements.
120 MADE BY: Supervisor Thompson
121 SECONDED BY: Supervisor Valenti
122 DISCUSSION: None further
123 RESULT: Called to Vote: Motion PASSED
124 4/0 - Motion Passed Unanimously

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126 **iii. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC**
127 **Regarding the Completion of Certain Improvements**
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129 The Board reviewed the agreement.
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MOTION TO:	Approve the Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the Completion of Certain Improvements.
MADE BY:	Supervisor Malcuit
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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iv. Declaration of Consent

149 The Board reviewed the declaration.
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MOTION TO:	Approve the Declaration of Consent.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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v. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the True-Up Payment of the Series 2022-1 and Series 2022-2 Assessments

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MOTION TO:	Approve the Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the True-Up Payment of the Series 2022-1 and Series 2022-2 Assessments usiness items i - vi.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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vi. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hilltop Point CDD

The Board reviewed the disclosure.

MOTION TO:	Approve the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hilltop Point CDD.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

vii. Notice of Special Assessments/Government Lien of Record

The Board reviewed the notices.

MOTION TO:	Approve the Notice of Special Assessments and Government Lien of Record
MADE BY:	Supervisor Malcuit
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Documents Related to Construction Requisition No. 1

- i. First Amendment to Agreement between the Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements**
- ii. Table reflecting the Acquisition Costs to be Paid from Construction Requisition No. 1**
- iii. Certificate of District Engineer for Construction Requisition No. 1**
- iv. Developer Certification Regarding Costs Paid**
- v. Bill of Sale for Construction Requisition No. 1**
- vi. Deed for Construction Requisition No. 1**

216 **The Board reviewed the above business items.**

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221	MOTION TO:	Approve the business items i - vi.
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223	SECONDED BY:	Supervisor Malcuit
224	DISCUSSION:	None further
225	RESULT:	Called to Vote: Motion PASSED
226		4/0 - Motion Passed Unanimously

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D. Discussion of Selection Process for Construction of Amenity Center; Possible Authorization of Prequalification Process for Contractors and/or Commencement of Competitive Selection Process for Construction of Amenity Center Project

Possible authorization of pre-qualification process for contractors and/or commencement of competitive selection process for construction of amenity center project.

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235	MOTION TO:	Approve designate Keith Malcuit to meet with staff to generate a public notice to start the pre-qualification process.
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238	MADE BY:	Supervisor Valenti
239	SECONDED BY:	Supervisor Thompson
240	DISCUSSION:	None further
241	RESULT:	Called to Vote: Motion PASSED
242		4/0 - Motion Passed Unanimously

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E. General Matters Related to the District and Any Other Items related to Issuance of the Series 2022-1 Bonds and Series 2022-2 Bonds

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There was no discussion on general matters of the district as well as the series of bonds.

5. BOARD MEMBERS' COMMENTS

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There were no comments from the Board.

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6. PUBLIC COMMENTS

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There were no public comments.

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7. ADJOURNMENT

MOTION TO:	Adjourn at 10:53 P.M.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- Secretary
- Assistant Secretary

Betty Valenti

Signature

BETTY VALENTI

Printed Name

Title:

- Chairman
- Vice Chairman

Hilltop Point Community Development District

SEAL

Established January 11, 2022
Pasco County, Florida

Official District Seal

Recorded by Records Administrator

Tiffy Healy

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Signature

9/15/2022

Date