

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

June 03, 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, June 03, 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

Bryan Radcliff called the Continued Meetings of the Board of Supervisors of the Hilltop Point Community Development District to order on **Friday, June 03, 2022, at 10:01 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Supervisor
Keith Malcuit	Supervisor
Lee Thompson	Supervisor

Staff Members Present:

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

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

A. Supplemental Assessment Methodology Report and Supplemental Assessment Resolutions

- i. Presentation of the Supplemental Assessment Methodology Report**
- ii. Consideration of Resolution 2022-37; Supplemental Assessment Resolution for Series 2022-1 (Assessment Area One) Bonds**

The Board reviewed the resolution and motioned to approve.

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MOTION TO:	Approve Resolution 2022-37. (Assessment Area One)
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

The Board reviewed the resolution and motioned to approve.

MOTION TO:	Approve Resolution 2022-38. (Assessment Area Two)
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

The Board reviewed the resolution and motioned to approve.

MOTION TO:	Approve Resolution 2022-39.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**B. Consideration of Forms of Issuer’s Counsel Documents:
i. Collateral Assignment and Assumption of Development and Contract Rights Relating to the Hilltop Point Project**

The Board reviewed the assignment and motioned to approve.

90 MOTION TO: Approve the Collateral Assignment and Assumption
91 Development and Contract Rights.
92 MADE BY: Supervisor Valenti
93 SECONDED BY: Supervisor Malcuit
94 DISCUSSION: None further
95 RESULT: Called to Vote: Motion PASSED
96 3/0 - Motion Passed Unanimously

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98 **ii. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC**
99 **Regarding the Acquisition, Construction and Funding of Certain Work**
100 **Product and Improvements**
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102 The Board reviewed the agreement and motioned to approve.
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104 MOTION TO: Approve the agreement between Hilltop Point CDD
105 and M/I Homes of Tampa, LLC for Construction and
106 Funding of Certain Work Product Improvements.
107 MADE BY: Supervisor Thompson
108 SECONDED BY: Supervisor Valenti
109 DISCUSSION: None further
110 RESULT: Called to Vote: Motion PASSED
111 3/0 - Motion Passed Unanimously

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113 **iii. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC**
114 **Regarding the Completion of Certain Improvements**
115

116 The Board reviewed the agreement and motioned to approve.
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118 MOTION TO: Approve the agreement between Hilltop Point CDD
119 and M/I Homes of Tampa, LLC for Completion of
120 Certain Improvements.
121 MADE BY: Supervisor Malcuit
122 SECONDED BY: Supervisor Valenti
123 DISCUSSION: None further
124 RESULT: Called to Vote: Motion PASSED
125 3/0 - Motion Passed Unanimously

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127 **iv. Declaration of Consent**
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129 The Board reviewed the declaration and motioned to approve.
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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 3/0 - Motion Passed Unanimously

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

The Board reviewed the agreement and motioned to approve.

MOTION TO:	Approve the agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC for True-Up Payment of the Series 2022-1, and Series 2022-2 Assessments.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

The Board reviewed the disclosure and motioned to approve.

MOTION TO:	Approve the 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 3/0 - Motion Passed Unanimously

172 **vii. Notice of Special Assessments/Government Lien of Record**

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174 The Board reviewed the notice and motioned to approve.
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176 MOTION TO:	Approve the Notice of Special Assessments and
177	Government Lien of Record.
178 MADE BY:	Supervisor Malcuit
179 SECONDED BY:	Supervisor Thompson
180 DISCUSSION:	None further
181 RESULT:	Called to Vote: Motion PASSED
182	3/0 - Motion Passed Unanimously

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184 **C. Documents Related to Construction Requisition No. 1**

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

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195 The Board reviewed and discussed business items (i-vi) and motioned to approve.
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197 MOTION TO:	Approve Business Items I through VI.
198 MADE BY:	Supervisor Valenti
199 SECONDED BY:	Supervisor Malcuit
200 DISCUSSION:	None further
201 RESULT:	Called to Vote: Motion PASSED
202	3/0 - Motion Passed Unanimously

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204 **D. Discussion of Selection Process for Construction of Amenity Center; Possible**
205 **Authorization of Prequalification Process for Contractors and/or Commencement of**
206 **Competitive Selection Process for Construction of Amenity Center Project**
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208 The Board Approved motion to designate Keith Malcuit to meet with staff to generate a public
209 notice to start the pre-qualification process
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MOTION TO:	Approve to designate Keith Malcuit to meet with staff to generate a public notice to start the pre-qualification process.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

There were no general matters to discuss related to the district at this time.

5. BOARD MEMBERS' COMMENTS

There were no comments from the Board.

6. PUBLIC COMMENTS

There were no public comments.

7. ADJOURNMENT


MOTION TO:	Adjourn at 10:43 A.M.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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258 *Please note the entire meeting is available on disc.
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260 *These minutes were done in summary format.
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262 *Each person who decides to appeal any decision made by the Board with respect to any matter
263 considered at the meeting is advised that person may need to ensure that a verbatim record of
264 the proceedings is made, including the testimony and evidence upon which such appeal is to be
265 based.
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267 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
268 noticed meeting held on 7-22-22.

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273 **Signature**

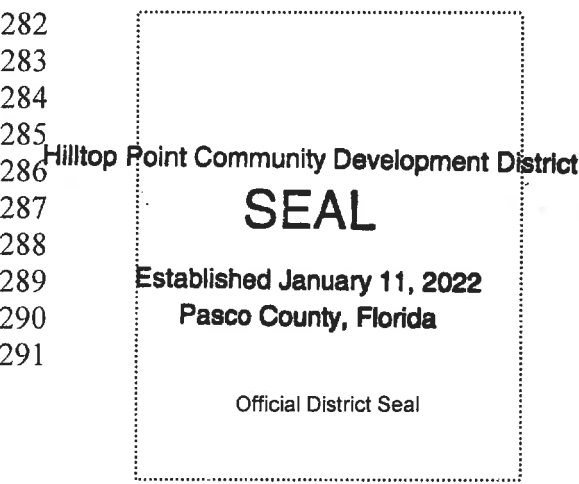

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275 **Signature**

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276 **Printed Name**



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278 **Printed Name**


277 **Title:**
278 Secretary
279 Assistant Secretary

Title:
 Chairman
 Vice Chairman



Recorded by Records Administrator


292 _____
293 **Signature**


294 _____
295 **Date**