

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

June 24, 2022, Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Hilltop Point Community Development District was held on **Friday, June 24, 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 Regular Meeting of the Board of Supervisors of the Hilltop Point Community Development District to order on **Friday, June 24, 2022, at 10:15 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair	
Keith Malcuit	Vice-Chair	
Lee Thompson	Supervisor	<i>(via conference call)</i>
John Blakley	Supervisor	
Brian Saldano	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	

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. Discussion on Pump Station Maintenance Proposal

The Board Approved a maintenance proposal from Lift Station Services for the District.

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MOTION TO:	Approved the proposal by Lift Station Services.
MADE BY:	Supervisor Saldano
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Ratification of final Bill of Sale for Phase 1 Work Product, Facilities and Improvements and Phase 2 Work Product; Ratification of acceptance of final Special Warranty Deed for Phase 1 Tracts and Easements; and representations made by Developer in connection with conveyances (Notices of Commencement, Transfer of ERP Permit for Stormwater and Declaration of Easements and Covenants to Country Air Estates HOA)

The Board Ratified the Final Bill of Sale for Phase 1 Work Product, Facilities and Improvements and Phase 2 Work Product; Acceptance of Final Special Warranty Deed for Phase 1 Tracts and Easements, Representations made by Developer in connection with conveyances.

MOTION TO:	Ratified the Final Bill of Sale for Phase 1 Work Product, Facilities and Improvements and Phase 2 Work Product; Acceptance of Final Special Warranty Deed for Phase 1 Tracts and Easements, Representations made by Developer in connection with conveyances.
MADE BY:	Supervisor Malcuit
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Discussion and Authorization of Soliciting Qualifications (RFQ) for Amenity Building and Swimming Pool

Mr. Malcuit presented the RFQ for Amenity Building and Swimming Pool construction to the Board. A conversation ensued regarding the structure of the RFQ. The Board Approved the criteria of the RFQ for Amenity Construction and agreed to present a finalized version at the next meeting.

90 MOTION TO: Approved the criteria of the RFQ for Amenity
91 Construction and agreed to present a finalized version
92 at the next meeting.
93 MADE BY: Supervisor Malcuit
94 SECONDED BY: Supervisor Valenti
95 DISCUSSION: None further
96 RESULT: Called to Vote: Motion PASSED
97 5/0 - Motion Passed Unanimously

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99 **D. General Matters of the District**

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101 The Board Appointed Brian Saldano to the Board of Supervisors of Hilltop Point CDD. Mr.
102 Saldano declined compensation.
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104 MOTION TO: Appoint Brian Saldano to the Board of Supervisors of
105 Hilltop Point CDD.
106 MADE BY: Supervisor Valenti
107 SECONDED BY: Supervisor Malcuit
108 DISCUSSION: None further
109 RESULT: Called to Vote: Motion PASSED
110 5/0 - Motion Passed Unanimously

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112 **5. CONSENT AGENDA ITEM**

113 **A. Consideration of Board of Supervisors Regular Meeting Minutes May 27, 2022**

114 **B. Consideration of Operations and Maintenance Expenditures May 2022**

115 **C. Review of Financial Statements for Month Ending May 31, 2022**
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117 MOTION TO: Approve the Consent Agenda Item A-C.
118 MADE BY: Supervisor Valenti
119 SECONDED BY: Supervisor Malcuit
120 DISCUSSION: None further
121 RESULT: Called to Vote: Motion PASSED
122 5/0 - Motion Passed Unanimously

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124 **6. BOARD MEMBERS' COMMENTS**

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126 There were no comments from the Board.
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128 **7. PUBLIC COMMENTS**

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130 There were no public comments.

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8. 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

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178 **Please note the entire meeting is available on disc.*
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180 **These minutes were done in summary format.*
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182 **Each person who decides to appeal any decision made by the Board with respect to any matter*
183 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
184 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
185 *based.*
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187 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
188 noticed meeting held on 7-20-22.

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192 [Signature]
Signature

Betty Valenti
Signature

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194 John L. Lab
Printed Name

BETTY VALENTI
Printed Name

197 Title:
198 Secretary
199 Assistant Secretary

Title:
 Chairman
 Vice Chairman

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204 Recorded by Records Administrator

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208 [Signature]
Signature

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210 8/26/22
Date
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Hilltop Point Community Development District

SEAL

Established January 11, 2022
Pasco County, Florida

Official District Seal