

**HILLTOP POINT
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 18, 2023

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Hilltop Point Community Development District

Board of Supervisors

Tatiana Pagan, Chairman
Stephen Bennett, Vice Chairperson
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Betty Valenti, Assistant Secretary

District Staff

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

Monday, December 18, 2023, at 10:15 A.M.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS**1. CALL TO ORDER/ROLL CALL****2. BUSINESS ITEMS**

A. Consideration of Conveyance of Lots 67, 68 and 69 from MI Homes to Hilltop Point CDD

3. CONSENT AGENDA**4. STAFF REPORTS**

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

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**6. ADJOURNMENT**

*Next regularly scheduled meeting is January 26, 2024 at 10:15 A.M.

Second Order of Business

2A.

BILL OF SALE

Hilltop Point Replat, Lots 67, 68 and 69 - Work Product, Facilities and Improvements

KNOW ALL MEN BY THESE PRESENTS, that **M/I Homes of Tampa, LLC**, a Florida limited liability company, whose address for purposes hereof is 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 ("Grantor"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, to it paid by the **Hilltop Point Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("District") whose address is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, this 6th day of December, 2023, all right, title and interest of the Grantor, in and to the facilities, improvements and other property interests as described in the attached Exhibit "A" (the "**Property**"), to have and to hold for District's own use and benefit forever.

AND the Seller does hereby covenant to and with the District, its successors and assigns:


1. (i) Grantor is the lawful owners of the Property; (ii) the Property is free and clear of any liens and encumbrances and Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.
2. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.
3. Nothing herein shall be construed as a waiver of District's limitations of liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[Signature pages follow]


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered in its name on the date first set forth above.

Witnesses:

M/I Homes of Tampa, LLC,
a Florida limited liability company,



Name: Aaron Spinks
(Print or Type Name)

By: 
Name: R. Scott Griffith
Title: VP of Land


Name: STEPHEN BENNETT
(Print or Type Name)

**STATE OF FLORIDA
COUNTY OF PASCO**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1st day of December, 2023, by R. Scott Griffith as VP of Land of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He/she is personally known to me or ☐ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.


Signature of Notary

Name: Nicole M Hall
(Print/Type Name)




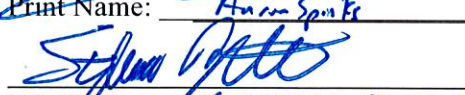
Notary Public, State of Florida
My Commission Expires: 11/08/2025

[AFFIX NOTARY SEAL OR STAMP]

[Additional Signatures on Following Page]

[Grantee's Signature Page to Bill of Sale]

Signed, sealed and delivered
in the presence of:


Print Name: Aaron Sparks

Print Name: STEPHEN BENNETT

ACCEPTED BY GRANTEE:

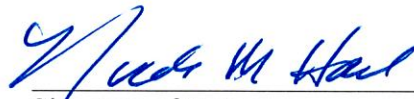
**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT,**
a local unit of special purpose government,
organized and existing under Chapter 190,
Florida Statutes

By: 
Tatiana Pagan, Chairman
of the Board of Supervisors

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of [☒] physical presence
or [☐] online notarization, this 1st day of December, 2023, by Tatiana Pagan, as Chair
of the Board of Supervisors of Hilltop Point Community Development District, a local unit of special
purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said
entity, who is personally known to me.


Signature of Notary
Print or Stamp Name: Nicole M Hall
My Commission Expires: 11/08/2025

NOTARY SEAL:



EXHIBIT "A"**Description of Improvements and Work Product and Additional Rights**

All Water Management and Control facilities, Landscape/Hardscape/Irrigation facilities, and other improvements, located on, under, over and in Lots 67, 68, and 69 of HILLTOP POINT REPLAT, according to the Plat thereof, as recorded in Plat Book 88, Page(s) 99 through 106 of the Public Records of Pasco County, Florida, as depicted on the following plans:

Construction Plans for Hilltop Estates, Dade City, Florida, dated July 24, 2023.

Notwithstanding the above, Improvements include (but are not limited to) to the following:

Stormwater – All pond/stormwater management facilities together with the master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins and related stormwater facilities in and for the development of Hilltop Point Replat including, but not limited to all facilities located on portions of the real property described as Lots 67, 68 and 69, as set forth in the Hilltop Point Replat, recorded at Plat Book 88, Pages 99 through 106 of the Official Records of Pasco County, Florida.

Additional Rights: All of the right, title, interest and benefit of the Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product, improvements and facilities.

Consideration: \$10.00
 Documentary Stamps: \$.70

Prepared by and when
 recorded return to:

Erin McCormick, Esq.
 ERIN McCORMICK LAW, P.A.
 3314 Henderson Boulevard
 Suite 100D
 Tampa, Florida 33609

SPECIAL WARRANTY DEED
 (Hilltop Point Replat – Lots 67, 68, and 59)

THIS SPECIAL WARRANTY DEED (“Deed”) is made this 6th day of December, 2023, by **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company (“Grantor”), whose address is: 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634, in favor of **HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“Grantee”), whose mailing address is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property situate, lying and being in Pasco County, Florida described in Exhibit “A” attached hereto and made a part hereof (the “Property”).

TOGETHER with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.



TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to: (a) taxes for the year 2023 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation), the Plat, and the rights and interests reserved to Grantor as “Owner” on said Plat.


Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above written.

WITNESSES:


 Printed Name: Anna Sparks

 Printed Name: STEPHEN BENNETT

M/I HOMES OF TAMPA, LLC,
 a Florida limited liability company

By: 
 Printed Name: R. Scott Griffith
 Title: Vice President
 "Grantor"

[CORPORATE SEAL]

STATE OF FLORIDA)
 COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of December, 2023, by R. Scott Griffith as VP of Land of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He/She is personally known to me or ☐ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.

[AFFIX NOTARIAL SEAL]





 NOTARY PUBLIC, STATE OF FLORIDA

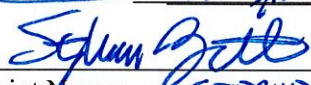
Print Name: Nicole M Hall

[Signatures continued on following page]

[Grantee's Signature Page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:


Print Name: Aaron Sparks


Print Name: STEPHEN BENNETT

ACCEPTED BY GRANTEE:


**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT,**
a local unit of special purpose government,
organized and existing under Chapter 190,
Florida Statutes

By: 
Tatiana Pagan, Chairman
of the Board of Supervisors

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of [☒] physical presence
or [☐] online notarization, this 6th day of December, 2023, by Tatiana Pagan, as Chair
of the Board of Supervisors of Hilltop Point Community Development District, a local unit of special
purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of said
entity, who is personally known to me.


Signature of Notary
Print or Stamp Name: Nicole M Hall
My Commission Expires: 11/08/2025

NOTARY SEAL:



EXHIBIT A

Legal Description

Lots 67, 68, and 69 of HILLTOP POINT REPLAT, according to the Plat thereof as recorded in Plat Book 88, Page(s) 99 through 106, of the Public Records of Pasco County, Florida.