

**MINUTES OF MEETING
HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Wednesday, March 26, 2025 and called to order at 11:36 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Jared Rossi	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Gary Schwartz	Field Services
Chris Wallen	Steadfast
Yovani Cordero	Steadfast

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Conveyance of Two Lift Stations from District to the City

i. Special Warranty Deed for LS-1, Hilltop Point Replat – Hilltop Point CDD to the

City of Dade City

ii. Special Warranty Deed for LS-2, Hilltop Point Plat – Hilltop Point CDD to the City of Dade City

On MOTION by Mr. Spinks seconded by Mr. Rossi, with all in favor, Special Warranty Deeds for conveyance of Lift Station LS-1 and LS-2, Hilltop Point Replat from the District to the City of Dade City, were approved. 5-0

B. Approval of TECO Lighting Services Proposal

The Board reviewed the *TECO* lighting services proposal with a cost of \$0.00 to the District.

C. Discussion of Fence Repair Completion

The Board reviewed the completed fence repairs within the community.

D. Completion of the Pond Bank and Storm Inlet Repair

The Board reviewed the completed Pond Bank and Storm Inlet/Rebar repair and requested the Mr. Waag review as well to confirm satisfactory completion.

E. Amendment to Advanced Funding Agreement by and Between the District and M/I Homes of Tampa, LLC

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Amended Funding Agreement by and between the District and *M/I Homes*, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes, February 26, 2025 - Regular Meeting
- B. Acceptance of Financials February 2025
- C. Acceptance of the Check Register for February 2025
- D. Consideration of Operations and Maintenance Invoices February 2025

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Consent Agenda was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
- B. District Engineer

There being no reports, the next item followed.

C. District Manager

Mr. Radcliff announced that the Proposed Budget Meeting will be held on May 28, 2025 and the Public Hearing to Adopt the Budget will be held on July 30, 2025.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

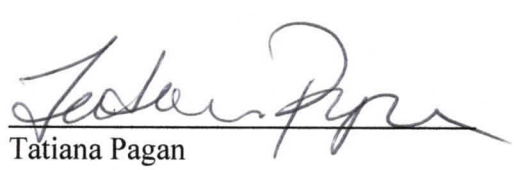
Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor,
the meeting was adjourned at 12:08 p.m. 5-0



Bryan Radcliff
District Manager



Tatiana Pagan
Chairperson