

**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, May 28, 2025 and called to order at 11:09 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
Paul Young	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 Comment Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of the Hilltop Point FY2026 Proposed Budget

Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board. The Board requested the pool maintenance line item be adjusted to reflect increased cost of the new pool maintenance vendor while still keeping assessments flat.

B. Consideration of Resolution 2025-02; Approving Proposed FY2026 Budget and Setting Public Hearing

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2025-02; Approving Proposed FY2026 Budget and Setting Public Hearing for Wednesday July 30, 2025 at 10:15 am at the Springhill Suites in Land O Lakes, Florida, was adopted. 5-0

B. Consideration of Registered Voter Count

Mr. Radcliff announced to the Board that as of April 15, 2025 the District had one hundred and sixty-two (162) registered voters.

D. Proposals for Pool Maintenance

- 1. Alchemy Commercial Pool Service**
- 2. BA Bunch Aquatics Pool Service**
- 3. Cooper Pools Service**

The Board approved the proposal from *Cooper Pools* with *Bunch Aquatics* ranking second. The Board instructed Mr. Radcliff negotiate on a price reduction and authorized Ms. Pagan to make the final decision.

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the *Cooper Pools* Services and Maintenance proposal, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes (*April 30, 2025 Regular Meeting Minutes*)**
- B. Acceptance of Financials (*April 2025 Financials*)**
- C. Acceptance of the Check Registers (*April 2025 Check Register*)**
- D. Consideration of Operations and Maintenance Report (*April 2025 O&M Report*)**

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

i. Field Inspections Report

Mr. Young was introduced as the new Field Services Manager and presented his report, a copy of which was included in the agenda package. It was noted that there are some fences down from the recent storm to repair.

SIXTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

Ms. Pagan, requested follow up on a bulletin board for the amenity area, a broken gate and pressure washing needed at a lift station and follow up on a higher-than-normal *TECO* bill.

SEVENTH ORDER OF BUSINESS

Adjournment

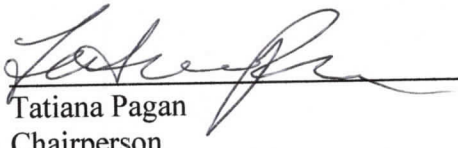
There being no further business,

May 28, 2025

HILLTOP POINT CDD

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor,
the meeting was adjourned at 11:08 p.m. 5-0



Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson