

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

The Public Hearing and regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Wednesday, July 30, 2025 and called to order at 11:07 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>
Paul Young	Field Services
Yovani Cordero	Steadfast Landscaping
Jason Combee	Steadfast Landscaping

*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**                      **Recess to Public Hearing**  
Mr. Radcliff requested the Board recess to Public Hearing.

**FOURTH ORDER OF BUSINESS**                      **Public Hearing on Adopting FY 2026  
Proposed Operations Budget**  
**A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget**

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, the Public Hearing on Adopting FY2026 Proposed Operations Budget, was opened. 5-0
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**B. Staff Presentations**

Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board.

**C. Public Comment**

There being no members of the public present and no comments from the Board, the next item followed.

**D. Consideration of Resolution 2025-03; Adopting the FY2026 Budget**

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Resolution 2025-03; Adopting the FY2026 Budget, was adopted. 5-0

**E. Close Public Hearing on Adopting FY2026 Proposed Budget**

On MOTION by Ms. Pagan seconded by Mr. Rossi, with all in favor, the Public Hearing on Adopting FY2026 Proposed Operations Budget, was closed. 5-0

**F. Consideration of Resolution 2025-04; Assessment Resolution****G. Consideration of Budget Funding Agreement Between M/I Homes of Tampa, LLC and Hilltop Point CDD**

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Resolution 2025-04; Assessment Resolution, was adopted along with the Budget Funding Agreement between *MI Homes of Tampa* and Cobblestone CDD, which as discussed, was approved. 5-0

**FIFTH ORDER OF BUSINESS****Recess and Return to Regular Meeting**

Mr. Radcliff requested the Board recess and return to Regular Meeting.

**SIXTH ORDER OF BUSINESS****Business Items****A. Consideration of Resolution 2025-05; Adoption of FY2026 Meeting Schedule**

The Fiscal Year 2026 CDD Meeting Schedule is as follows:

- |                     |          |
|---------------------|----------|
| • October 22, 2025  | 10:15 am |
| • November 20, 2025 | 10:15 am |
| • December 18, 2025 | 10:15 am |
| • January 28, 2026  | 10:15 am |
| • February 25, 2026 | 10:15 am |
| • March 25, 2026    | 10:15 am |

- 80 • April 22, 2026 10:15 am
- 81 • May 27, 2026 10:15 am
- 82 • June 24, 2026 10:15 am
- 83 • July 22, 2026 10:15 am
- 84 • August 26, 2026 10:15 am
- 85 • September 23, 2026 10:15 am

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87 On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor,  
88 Resolution 2025-05; Adoption of Fiscal Year 2026 Meeting Schedule with  
89 the following changes: 11/26/25 meeting will be moved to 11/20/25 and  
90 the 12/24/25 meeting will be moved to 12/18/25, the times remain at  
91 10:15am at the Spring Hill Suites in Land O Lakes, FL, as detailed above,  
92 was adopted. 5-0

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- 94 **B. Approval Letter from City of Dade City for 2 Year Maintenance Period**
- 95 **C. As-Built Certification & Request for Conversion to Operation Phase Rule 62-**
- 96 **330.310 (executed)**
- 97 **D. Coastal Engineering Associates Hilltop Point II Engineer's Request Final**
- 98 **Subdivision Inspection**
- 99 **E. Letter of Transmittal - Hilltop Point Phase 1 Warranty Bond for Final Plant**
- 100 **F. Phase 1 Roadway Clinton**
- 101 **G. Request for Transfer of Environmental Resource Permit to the Perpetual Operation**
- 102 **Entity Rule 62-330.310 (executed)**
  - 103 • Items B through G were **TABLED** by the Board until further notice.

#### 104 **H. Acceptance of Fiscal Year 2024 Audit**

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106  
107 On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the  
108 Fiscal Year 2024 Audit, was accepted. 5-0

#### 109 **I. Flock Safety**

- 110 **1.1 Live-Video Camera Quote (1x)**
- 111 **2.1 LPR + Live-Video Camera Quote**
- 112 **3.1 LPR + Video Bundle Overview**

- 113 • The Board reviewed two (2) proposals from *Flock Safety* regarding remote cameras.
- 114 • The Board agreed to **TABLE** these proposals indefinitely and/or until further notice.

#### 115 **J. Consideration of Drain Outlet Repairs**

- 116 **1. CLS, Inc. Estimate #373 MES Repair Pond D-3 near Lot 90**
- 117 **2. CLS, Inc. Estimate #374 MES Repair Pond D-3**
- 118



**3. Crosscreek Environmental, Inc. Estimate #13666****4. Finn Outdoor, LLC Estimate #2366 MES Maintenance**

- Mr. Waag presented the four (4) proposals for drain outlet repairs to the Board.

On MOTION by Mr. Blakley seconded by Ms. Spinks, with all in favor, the CLS proposal (Estimate #374) in the amount of \$8,249.62, was approved. 5-0

**SEVENTH ORDER OF BUSINESS****Consent Agenda****A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)****B. Acceptance of Financials****1. May 2025****2. June 2025****C. Acceptance of the Check Registers****1. May 2025****2. June 2025****D. Consideration of Operations and Maintenance Reports****1. May 2025****2. June 2025**

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

**EIGHTH ORDER OF BUSINESS****Staff Reports****A. District Counsel****B. District Engineer**

There being no reports, the next item followed.

**C. District Manager**

Mr. Radcliff presented his District Managers' Report to the Board. The Board agreed to have their financials emailed to them on the 20<sup>th</sup>. of every month in addition to having them included in the agenda packages.

**i. Field Inspections Report (July)****ii. Discussion of Access Company**

The Field Inspections report was presented, a copy of which was included in the agenda package. Access company was not discussed.

**NINTH ORDER OF BUSINESS****Other Business, Updates, and Supervisor Comments**

There being none, the next order of business followed.

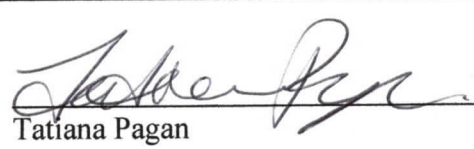
**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 12:10 p.m. 5-0

  
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Bryan Radcliff  
District Manager

  
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Tatiana Pagan  
Chairperson