

**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 August 27, 2025 and called to order at 10:35 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
Aaron Spinks
Lee Thompson
John Blakley
Jared Rossi

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Bryan Radcliff
Erin McCormick
Tyson Waag
Paul Young
Jason Combee

District Manager
District Counsel
District Engineer (via phone)
Field Services
Steadfast Landscaping

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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. FY2026 Goals and Objectives

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Fiscal Year 2024 Audit, were approved. 5-0
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B. Grau & Associates Audit Engagement Letter

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Grau & Associates Audit Engagement Letter, was accepted. 5-0
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C. First Addendum Landscape Maintenance Contract Phase 2 & 3

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the First Addendum Landscape Maintenance Contract Phase 2 & 3, was approved. 5-0

D. Ratification of MES Drain Repairs 1 & 2

1. CLS Estimate 383 – Pond D-MES Washout Repair
2. CLS Estimate 385 – MES Repair-Pond D-3 Rock Change
3. CLS Invoice 233 – MES Repair-Pond D
4. CLS Invoice 234 – MES Repair-Pond D
5. Image 647
6. Image 671
7. Image 673

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the proposals from CLS for MES drain repairs: (1) Pond D washout repair (\$5499.41), Rip rap upgrade cost (\$1650.00) and Pond D additional repair (\$8249.62). Erin McCormick to draft an agreement with all warranty items listed, as discussed, was ratified. 5-0

E. Consideration of Conveyance of Certain Tracts Within Hilltop Point, Phases I, II and III, and Approval of Acceptance of Bill of Sale for Improvements within Hilltop Point Phases 1, 2 and 3, and Any Other Related Matters

1. Special Warranty Deed from M/I Homes to HTP CDD Phase 1
2. Special Warranty Deed from M/I Homes to HTP CDD Phase 2 & Phase 3

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Warranty Deeds for Phase 1 and Phases 2,3 along with the acceptance of the Bill of Sale for improvements within the District in substantial form, pending additional review by District staff, was accepted. 5-0

F. Discussion Regarding Change of October & November Meeting Dates

The Board moved the following meeting dates due to conflicts with the meeting room availability: October 22, 2025 to October 29, 2025 and November 20, 2025 to November 12, 2025.

FOURTH ORDER OF BUSINESS

Consent Agenda
A. Approval of Meeting Minutes (July 30, 2025 Public Hearing & Regular Meeting Minutes)

- B. Acceptance of Financials (July 2025)
- C. Acceptance of the Check Registers (July 2025)
- D. Consideration of Operations and Maintenance Report (July 2025)

On MOTION by Mr. Blakley seconded by Ms. Pagan, 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 updated the Board on recent requests by residents for "no soliciting" signs at the entrances and the current status of street parking.

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

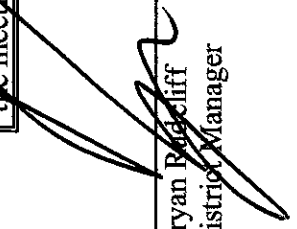
There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On ~~MOTION~~ by Mr. Thompson seconded by Mr. Spinks, with all in favor,
the meeting was adjourned at 11:12 p.m. 5-0


Bryan Radcliff
District Manager


Tatiana Pagan
Chairperson