

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

August 4, 2020 Minutes of the Regular Meeting & Public Hearings

Minutes of the Regular Meeting & Public Hearings

The Regular Meeting & Public Hearings of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, August 4, 2020 at 2:30 p.m.** at The Land O' Lakes Heritage Park, located at 5401 Land O' Lakes Blvd, Land O' Lakes, FL 34639.

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting & Public Hearings of the Cypress Preserve Community Development District to order on **Tuesday, August 4, 2020 at approximately 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor
Kathleen Swanson	Supervisor

Staff Members Present:

Vivek Babbar	District Counsel	<i>via conference call</i>
Penny Clark	RIPA	<i>via conference call</i>

There were some residents in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on the agenda items.

3. RECESS TO PUBLIC HEARINGS

Mr. Howell directed the Board to recess to the public hearings.

39 **4. PUBLIC HEARINGS ON ADOPTING PROPOSED FISCAL YEAR 2021**
40 **BUDGET AND LEVYING O&M ASSESSMENTS**
41 **A. Open the Public Hearings on Adopting Proposed Fiscal Year 2021 Budget and**
42 **Levying O&M Assessments**
43

MOTION TO:	Open the public hearings.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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51 **B. Staff Presentations**
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53 Supervisor Howell went over the budget line items. The overall budget will remain the same for
54 FY 2021 as it was in FY 2020. Assessments will also remain the same.
55

56 **C. Public Comments**
57

58 A resident asked if there would be enough money to do other District projects that residents may
59 want. Mr. Howell said there is money for capital improvements and miscellaneous maintenance
60 items and they can discuss specific improvements later.
61

62 **D. Close the Public Hearings on Proposed Fiscal Year 2021 Budget and Levying**
63 **O&M Assessments**
64

MOTION TO:	Close the public hearings.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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E. Consideration of Resolution 2020-07; Adopting Fiscal Year 2021 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-07.
MADE BY:	Supervisor Swanson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

F. Consideration of Resolution 2020-08; Levying O&M Assessments

Mr. Howell went over the resolution with the Board.

MOTION TO:	Approve Resolution 2020-08.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

5. RETURN AND PROCEED TO REGULAR MEETING

Mr. Howell directed the Board to return and proceed to the regular meeting.

6. BUSINESS ITEMS

A. Consideration of Resolution 2020-09; Setting Fiscal Year 2021 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2020-09.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

114 **B. Consideration of Resolution 2020-10; Setting Landowners Election and Meeting**

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116 Mr. Babbar went over the resolution with the Board. Because the Landowners Election will
117 coincide with the 2020 election date in November, the regular meeting venue is unavailable. The
118 location for the Landowners Election will be the Longleaf Town Hall.
119

120 MOTION TO: Approve Resolution 2020-10.
121 MADE BY: Supervisor Swanson
122 SECONDED BY: Supervisor Nussel
123 DISCUSSION: None further
124 RESULT: Called to Vote: Motion PASSED
125 4/0 - Motion Passed Unanimously

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127 **C. Acceptance of Financial Report for FY Ended September 30, 2019**

128
129 The Board reviewed the audit.
130

131 MOTION TO: Accept the Financial Report for Fiscal Year Ended
132 September 30, 2019.
133 MADE BY: Supervisor Davidson
134 SECONDED BY: Supervisor Swanson
135 DISCUSSION: None further
136 RESULT: Called to Vote: Motion PASSED
137 4/0 - Motion Passed Unanimously

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139 **D. Discussion on Masonry Fence Additional Columns Proposal**

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141 Ms. Clark went over the masonry fence additional columns proposal for \$28,757 with the Board.
142 She also went over that she just got a proposal from Danielle Fence to continue the same look
143 along the boulevard with the columns and privacy fencing and the \$75,500 and \$16,900 for the
144 three rails to be constructed.
145

146 MOTION TO: Approve the construction requests.
147 MADE BY: Supervisor Nussel
148 SECONDED BY: Supervisor Swanson
149 DISCUSSION: None further
150 RESULT: Called to Vote: Motion PASSED
151 4/0 - Motion Passed Unanimously

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154 **E. Discussion and Authorization of Request for Proposals for Portion of Phase 3**
155 **Landscaping and Irrigation Improvements**
156

157 Mr. Howell and Mr. Babbar went over the RFP documents for the portion of Phase 3 landscaping
158 and irrigation improvements.
159

160	MOTION TO:	Authorize the RFP pursuant to the documents
161		presented by staff.
162	MADE BY:	Supervisor Davidson
163	SECONDED BY:	Supervisor Swanson
164	DISCUSSION:	None further
165	RESULT:	Called to Vote: Motion PASSED
166		4/0 - Motion Passed Unanimously

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168 **F. Discussion on Aquatics Fitness Classes**
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170 This item was already resolved; the District will now have aquatics fitness classes.
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173 **7. VENDOR/STAFF REPORTS**

- 174 **A. District Counsel**
- 175 **B. District Engineer**

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177 There were no updates from Counsel or the Engineer at this time.
178

179 **C. District Manager**
180

181 Mr. Howell went over that he gave the landscapers a punch list and that next month the Board
182 will review proposals for landscape improvements. Mr. Howell also went over that there are
183 some residents who are not following the pool rules. The District can suspend amenity privileges
184 for 30 days up to a year for people who are not following rules. The Board also does not want to
185 see a few people ruin it for everyone and end up having the pool shut down because the
186 coronavirus rules are not being followed. Mr. Howell then went over a resident request for “child
187 at play” signs. Ms. Clark said the Engineer would need to do a plan for the signs and go through
188 the County to see if the signs are allowed in their right of way. Mr. Howell said he can reach out
189 to Mr. Skidmore and ask if he can call the County to see if they are receptive before moving
190 forward with costs and then finding out the County will not allow the project.
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- 194 **8. CONSENT AGENDA**
- 195 **A. Consideration of Board of Supervisors Regular Meeting Minutes May 5, 2020**
- 196 **B. Consideration of Operations and Maintenance Expenditures April 2020**
- 197 **C. Consideration of Operations and Maintenance Expenditures May 2020**
- 198 **D. Consideration of Operations and Maintenance Expenditures June 2020**
- 199 **E. Review of Financial Statements Month Ending June 30, 2020**

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201 The Board reviewed the Consent Agenda items.
202

MOTION TO:	Approve the Consent Agenda items 9A-E.
MADE BY:	Supervisor Swanson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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210 *Mr. Babbar exited the conference call.*

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213 **9. SUPERVISOR REQUESTS**
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215 Supervisor Swanson requested having motion lights installed in the restrooms. She also
216 mentioned that the doors to the restrooms are being left open; she asked to get self-closures on
217 the doors.

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220 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**
221

222 A resident asked about having a lost and found; she also asked about the speed limit at the
223 entrances. Another resident mentioned that a neighbor went to the pool on Saturday morning and
224 found a lot of trash and the gates had been propped open with chairs the night before. She asked
225 if the cameras could be checked. There was a question about how many homes were currently
226 built and what the total would be after the buildout. Mr. Howell said he would need to check on
227 the current number, but the total would be approximately 832. A resident asked about stop signs
228 and if some of the construction signs over near the villas can be relocated because of line-of-
229 sight issues. There was a question about extra cleaning at the pool. Mr. Howell said that they
230 come every day. A resident said that part of the fence is broken; Mr. Howell said they were
231 aware of it and it will be fixed. The resident also mentioned that some signs are down; the
232 resident said she will send Mr. Howell an email of the locations. There was a question about a
233 second pool. Ms. Clark went over that the community will have the one pool and amenity center,
234 a couple of dog parks, and the trail. Residents also commented about kids being in the pool
235 during storms and people at the pool after hours; staff can look at the pool cameras when they are
236 made known about an incident and can get the sheriff involved if necessary. There were some
237 questions about the pool and capacity vs. the number of residents, the pool cleaning times, and
238 one of the pool pump motors being repaired.

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11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 10/16/2020.

Kathleen Casey Swanson

Signature

Kathleen Casey Swanson

Printed Name

Title:

Secretary

Assistant Secretary

R. Hunt

Signature

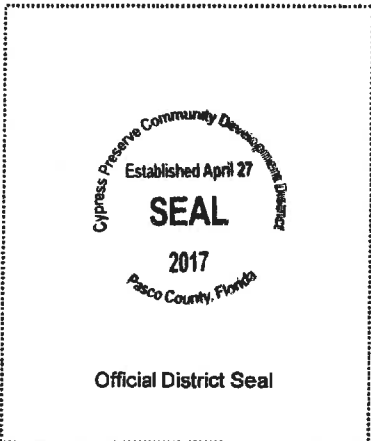
Brian Hunt

Printed Name

Title:

Chairman

Vice Chairman



Recorded by Records Administrator

MAD

Signature

10/14/2020

Date