

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

November 3, 2020 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, November 3, 2020 at 2:30 p.m. at the Longleaf Town Hall located at 3141 Deland St., New Port Richey, FL 34655.**

1. CALL TO ORDER/ROLL CALL

Brian Howell called the Regular Meeting of the Cypress Preserve Community Development District to order on **Tuesday, November 3, 2020 at 3:05 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair
Eric Davidson	Supervisor
Stephanie Boretski	Supervisor
Kathleen Swanson	Supervisor
Eugenia Lynch	Supervisor

Staff Members Present:

Brian Howell	District Manager, Meritus
Vivek Babbar	District Counsel, Straley Robin Vericker
Penny Clark	Developer Representative, RIPA

There were many residents in attendance.

Mr. Howell led Stephanie Boretski, Kathleen Swanson, and Eugenia Lynch in reciting their Oaths of Office.

Mr. Babbar briefly went over Form 1, Sunshine Laws, and the Code of Ethics with the new Board members. He said that if they have any questions, they can contact the District Manager or District Counsel.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no questions and comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Resignation from the Board of Supervisors – Debby Nussel

Mr. Howell reviewed Debby Nussel’s resignation with the Board.

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MOTION TO: Accept Debby Nussel’s resignation.
MADE BY: Supervisor Davidson
SECONDED BY: Supervisor Swanson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2021-01; Canvassing & Certifying the Results of the Landowners Election

Mr. Howell went over the resolution with the Board.

MOTION TO: Approve Resolution 2021-01.
MADE BY: Supervisor Lynch
SECONDED BY: Supervisor Swanson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

C. Consideration of Resolution 2021-02; Designating Officers

The Board reviewed the resolution.

MOTION TO: Approve Resolution 2021-02 keeping the officers the same as before with Supervisor Howell as Chair, Supervisor Davidson as Vice Chair, and the remaining Board members as Assistant Secretaries.
MADE BY: Supervisor Howell
SECONDED BY: Supervisor Davidson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

4. VENDOR/STAFF REPORTS
A. District Counsel

Mr. Babbar said he is coordinating with Sunrise for the landscaping and hardscaping project for Phase 3 to make sure they stay on task and on target for completion.

89 **B. District Engineer**

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91 There was nothing to report from the District Engineer.

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93 **C. District Manager**

94 **i. American Ecosystems Aquatic Report**

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96 The Board reviewed the aquatics and inspection reports. Mr. Howell said there is a dead palm in
97 the median at the front entrance that is in the process of being replaced. The Board approved a
98 bunch of landscape improvements along the pool, parking lot, and perimeter beds, and they
99 already started working on it. However, Mr. Howell did not like how some of it looked, so they
100 will be revamping the project and finishing in about two weeks. The landscape beds also will be
101 mulched before the holidays.

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104 **5. CONSENT AGENDA**

105 **A. Consideration of Board of Supervisors Regular Meeting Minutes Oct. 6, 2020**

106 **B. Consideration of Operations and Maintenance Expenditures September 2020**

107 **C. Review of Financial Statements Month Ending September 30, 2020**

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109 The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda Items A-C.
MADE BY:	Supervisor Swanson
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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119 **6. SUPERVISOR REQUESTS**

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121 Supervisor Swanson mentioned that the resident who was approved to build the community
122 library and lost and found is moving. There is still a need for these to be built, and Supervisor
123 Swanson is working on finding neighbors who would be willing to build them for the same price.
124 Supervisor Swanson asked about getting bike racks at the bus stop. She also mentioned that
125 closures still need to be put in at the bathroom doors. Supervisor Swanson asked about getting
126 pavers at the bench at the Villas Park. She also asked about putting a shed or other similar
127 structure up and getting two pieces of PVC piping that are each about 30 feet long to put
128 extension cords in for the tree.

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132 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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134 Residents commented about being thankful that the CDD increased the holiday decorations
135 budget, if there are any plans to put up more trees in the Villas Park, if they could get offsite
136 storage for Christmas decorations, when the road connection will be finished, speeding in the
137 community, getting permission for having an event in the park, street parking, and needing a
138 longer chain on the shower at the pool.

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141 **8. ADJOURNMENT**

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143	MOTION TO:	Adjourn.
144	MADE BY:	Supervisor Davidson
145	SECONDED BY:	Supervisor Swanson
146	DISCUSSION:	None further
147	RESULT:	Called to Vote: Motion PASSED
148		5/0 - Motion Passed Unanimously

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

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153 *These minutes were done in summary format.

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

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160 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
161 noticed meeting held on 11/5/2021.

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163 Kathleen Casey Swanson

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165 **Signature**

166 Kathleen Casey Swanson

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168 **Printed Name**

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170 **Title:**

171 Secretary

172 Assistant Secretary

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[Handwritten Signature]

Signature

Ben Hertz

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

[Handwritten Signature]

Signature

11/5/2021

Date

