

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

January 4, 2022 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, January 4, 2022 at 1:30 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 of the Cypress Preserve Community Development District to order on **Tuesday, January 4, 2022 at 1:30 p.m.**

Board Members Present and Constituting a Quorum:

Penny Clark	Chair	
Stephanie Boretski	Supervisor	<i>via conference call</i>
Kathleen Swanson	Supervisor	
Eugenia Lynch	Supervisor	

Staff Members Present:

Brian Howell	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Heather Dilley	HOA Manager, Meritus	

There were a few audiences' member in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no questions or comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

There was nothing to report from Counsel.

B. District Engineer

Mr. Howell let the Board know that Mr. Skidmore passed away. The Board discussed and decided to continue with the same engineering firm.

Mr. Babbar exited the conference call.

Mr. Howell provided an update on the bids for the drainage work. Two of the three companies responded. Site Masters was the low bid at \$7,800, but they did not include any type of landscape work. Yellowstone came in at \$9,500, but theirs is all-inclusive with the landscaping. Mr. Skidmore had recommended going with Yellowstone because it will be less expensive overall. Yellowstone will be starting in the next ten days, and they anticipate it will be able to be completed in a few days to a week.

C. District Manager

i. Action Item Report

ii. American Ecosystems Aquatic Report

Mr. Howell went over the management reports with the Board. He updated the Board on the ponds, fence repairs, and timeline for the gate work.

4. BUSINESS ITEMS

A. General Matters of the District

There were no general matters to discuss.

5. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes Nov. 2, 2021

B. Consideration of Operations and Maintenance Expenditures October 2021

C. Consideration of Operations and Maintenance Expenditures November 2021

C. Review of Financial Statements Month Ending November 30, 2021

The Board reviewed the Consent Agenda items. Mr. Howell noted that the November 2021 O&Ms will be included in the next meeting book. There was a question about the Neptune invoice. Mr. Howell explained that they are coming out to pick up the trash in the ponds and construction debris on an as-needed basis.

MOTION TO:	Approve Consent Agenda items 5A, B, and D.
MADE BY:	Supervisor Clark
SECONDED BY:	Supervisor Swanson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

89 **6. SUPERVISOR REQUESTS**

90
91 Supervisor Lynch wanted to follow up on the officer patrols from December. Mr. Howell went
92 over that they only picked up two of the shifts. Mr. Howell will add Supervisor Lynch to the
93 email list for the patrol shifts.
94

95 Supervisor Swanson asked about Spectrum and if Verizon would be less expensive. She also
96 mentioned that the sidewalks in front of the homes need to be pressure washed. Mr. Howell
97 noted that the County maintains them and do not come out to pressure wash, but other Districts
98 some time do a maintenance agreement with the County to have the District pressure wash them.
99 Supervisor Swanson noted that the signs need to be cleaned. Mr. Howell will follow up with
100 Spareem. Supervisor Swanson asked about advertising the meetings in the newspapers; Mr.
101 Howell explained about what needs to be advertised. She also asked about doing the survey of
102 what residents want. Mr. Howell said they can use Survey Monkey and the Board will need to
103 come up with a list of questions they want to ask the community. Supervisor Swanson was
104 concerned that some of the landscaping at the front entrance is looking rough. Mr. Howell will
105 contact Yellowstone and ask recommendations on what to use instead of the roses.
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107

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

109
110 An audience member noted a line-of-sight issue for drivers because of the landscaping.
111

112 The Board briefly discussed green spaces and potential amenity areas in the District. There was
113 also a short discussion on road extensions.
114
115

116 **8. ADJOURNMENT**

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

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*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 March 1, 2022.


Signature

R. Hauer
Printed Name

Title:

☐ Secretary
☒ Assistant Secretary

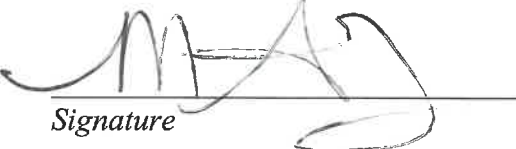

Signature

Penny Clark
Printed Name

Title:

☒ Chairman
☐ Vice Chairman

Recorded by Records Administrator


Signature

March 7, 2022
Date

