

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

June 14, 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, June 14, 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, June 14, 2022, at 1:30 p.m.**

Board Members Present and Constituting a Quorum:

Penny Clark	Chair	
Stephanie Boretski	Supervisor	(via conference call)
Kathleen Swanson	Supervisor	
Eugenia Lynch	Supervisor	

Staff Members Present:

Brian Howell	District Manager, Inframark
Angie Grunwald	Property Manager, Inframark
Heather Dilley	District Manager, Inframark

There were twenty-eight (28) audience members 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 were no reports on behalf of the District Counsel.

B. District Engineer

i. Discussion on RFQ for District Engineer

Mr. Howell stated there was nothing to report from counsel and that the current engineer was going to resign, and the Board needed to go out to RFQ for a new CDD engineer. Board will review submittals at the August meeting and choose a new engineer.

MOTION TO: Approve the RFQ for a new CDD engineer.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Lynch
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

C. District Manager

i. American Ecosystem Aquatic Report

ii. Cypress Preserve Amenity Survey Summary 2022

4. BUSINESS ITEMS

A. Consideration of Resolution 2022-01; Re-Designating Officers

The Board reviewed the resolution and motioned to approve.

MOTION TO: Approve Resolution 2022-01.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Swanson
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2022-02; Approving Fiscal Year 2023 Proposed Budget & Setting Public Hearing

The Board reviewed the resolution. Mr. Howell went over the proposed 2022 budget and noted that once the community was built out the Budget would allow the district to maintain items at a high level and provide good services to the residents. BH went over current cash flow and developer funding. There were many comments from the audience on the pool and problems with vandalism, nonmembers using the pool, fights between people at the pool, pool being used after hours and a host of other issues. Mr. Howell and Supervisor Clark advised the HOA had some surplus funds and those funds would be used to engage off duty sheriff and a part time pool monitor to help curb these issues. The CDD will look to have the sheriff and pool monitor engaged by the end of the month (*entire discussion on tape*).

MOTION TO: Approve Resolution 2022-02 Budget with no increase
in fees for 2023.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Boretski
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

C. Annual Notice of Qualified Electors

D. Consideration of Resolution 2022-03; Announcing Landowner Election. Sample Ballot & Proxy

Mr. Howell went over landowner election process and a motioned to approve Resolution 2022-03.

MOTION TO: Approve Resolution 2022-03
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Lynch
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. Discussion on Mossy Timber Entrance Median Revamp Proposal 06

The Board reviewed the proposal and approved the landscape proposal to enhance front entrance. Staff and Chairman will work with contractor to verify plant sizes and use plants with some color.

MOTION TO: Approve Resolution 2022-03
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Lynch
DISCUSSION: None further.
RESULT: Called to Vote: Motion PASSED
3/1 – Motion Passed; Supervisor Lynch opposed.

F. Discussion on Amenity Center Security

The amenity concerns were discussed during Budget discussion.

F. General Matters of the District

There were no general matters to be discussed at this time.

5. CONSENT AGENDA

A. Consideration of Board of Supervisor Regular Meeting Minutes March 1, 2022,

B. Consideration of Board of Supervisor Regular Meeting Minutes May 3, 2022,

C. Consideration of Operations and Maintenance Expenditures February – May 2022

D. Review of Financial Statements through May 31, 2022

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

6. SUPERVISOR REQUESTS

The Board discussed on Grand Live Oak entrance and work on Highway 41. Mr. Howell to get sponsors for books for the library. New library cabinet will be installed early July. The Board is working on events for the coming year. Also, to add light at mailbox kiosk on turning leaf. Add dog waste station on Grand Live Oak. Supervisor Clark will work on 41, and Supervisor Swanson commented on the pipe that had not been done by CDD landscaper yet.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION

The audience expressed concern on pool security, landscape maintenance, rats, builder trash, website, meeting schedule and potential evening meetings and speeding on the roads.

8. ADJOURNMENT

MOTION TO: Adjourn at 3:05 p.m.
MADE BY: Supervisor Clark
SECONDED BY: Supervisor Lynch
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 8/16/2022.

Signature

Printed Name

Title:

☐ Secretary
☐ Assistant Secretary

Signature

Printed Name

Title:

☒ Chairman
☐ Vice Chairman

Recorded by Records Administrator

Signature

Date

8/18/2022



Official District Seal