

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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**October 04, 2022, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meetings of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, October 04, 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**

Heather Dilley called the Regular Meetings of the Cypress Preserve Community Development District to order on **Tuesday, October 04, 2022, at 1:31 p.m.**

**Board Members Present and Constituting a Quorum:**

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

**Staff Members Present:**

Heather Dilley	District Manager, Inframark
Phil Chang	District Engineer, Johnson Engineer

There were four (4) audience members in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**3. VENDOR/STAFF REPORTS**

**A. District Counsel**

There were no reports on behalf of District counsel other than Ms. Dilley stating he is still in the process of communication with the Bond Counsel regarding the amount of non-resident membership capping it at 15 members only.

**B. District Engineer**

Ms. Dilley welcomed Phil Chang to the CDD. Mr. Chang investigated the concerns resident expressed at the prior meeting and discussed the feedback by the Sheriff's office and they stated since it not maintained by the county, they can't really do any enforcement. A conversation ensued between Board members and Mr. Chang. Ms. Clark suggested if the counsel could write a letter to the Sheriff's department to help proceed the situation regarding sidewalk parking, driveway parking and speeding.

Mr. Chang and Ms. Dilley suggested if we share the phase maps with the Sheriff patrol could be a start of having the patrol officer those who speed and parking on sidewalks.

Ms. Clark request to get a service agreement by Mr. Chang.

### **C. District Manager**

#### **i. American Ecosystem Aquatic Report**

#### **ii. Deputy Reports**

Ms. Dilley stated Sperum installed the bulletin board today. The larger library box will be finished up in about two weeks. A discussion ensued between the Board and Ms. Dilley regarding the books never being returned to the box. The Board suggested to put on the agenda for residents who attend the meeting to bring books and post it on the bulletin board/CDD page. Ms. Dilley stated that we can post it on all revenues and on the agenda for November's Meeting.

Ms. Dilley reported that the security pool monitor has not had no vandalism. Ms. Lynch suggested coordinating around the dates where events occur on the holidays to have extra sets of eyes. Ms. Dilley stated whenever Ms. Lynch is ready, she can set up with Liberty for the extra monitoring.

Ms. Dilley noted that the repairs from Ian are completed but there were just a few stops signs down and James will have it reinstalled by next week. The fence is repaired and minimal damage with trees in which Yellowstone will take care of.

Ms. Dilley stated she will have Clay Wright attend the next meeting as he is the new field manager and will do inspection.

Ms. Dilley will speak to Yellowstone regarding the plants at the entrance due to discoloration.

The Board reviewed the Aquatic report and had no questions.

Ms. Lynch expressed her thoughts on the Deputy Reports and notice the Deputy is informing the residents regarding the parking on the streets along with verbal warning. She is pleased with that aspect.

Ms. Lynch will resend the report for Octobers report.

### **4. BUSINESS ITEMS**

#### **A. Acceptance of District Engineering Services Agreement- Johnson's Engineering**

The Board reviewed and discussed the engineers service agreement. Ms. Lynch stated if the additional language can be added on the agreement stating if something is being done incorrectly that Mr. Chang can act and come to term to stop it. A conversation ensued between the Board, Mr. Chang and Ms. Dilley regarding the agreement.

MOTION TO: Ratify the District Engineering Services Agreement  
and welcome Phil Chang as District Engineer.  
MADE BY: Supervisor Clark  
SECONDED BY: Supervisor Lynch  
DISCUSSION: None further.  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

*Mr. Chang dismissed himself from the meeting.*

**B. Consideration of Resolution 2023-01; Authorization of Spending Limits**

The Board reviewed Resolution 2023-01 authorizing the DEM to go ahead and get the reoccurring expenses paid and non-occurring spending for instance, holiday lighting.

MOTION TO: Approve Resolution 2023-01.  
MADE BY: Supervisor Clark  
SECONDED BY: Supervisor Swanson  
DISCUSSION: None further.  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**C. 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 Public Hearing and Regular Meeting Minutes for August 16, 2022**

**B. Consideration of Operations and Maintenance Expenditures August 2022**

**C. Review of Financial Statements through August 31, 2022**

The Board reviewed the consent agenda items and had no questions.

MOTION TO: Approve Consent Agenda A through C.  
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**

Supervisor Swanson mentioned if the holiday lighting deposit has been disbursed. Ms. Dilley stated that yes it has been disbursed. Ms. Swanson also stated she Spoke to Tim, and he recommend the palms to be trimmed. Ms. Dilley said yes that the first or second week of November it should be done if not she will get with Yellowstone on that regard.

Supervisor Swanson stated she had a request by a resident regarding pond #11 off Red Tail Hall that is not getting mowed. Ms. Dilley state she had a few residents who expressed concern with the pond as well and Yellowstone offered to bush hog it. Ms. Dilley stated as far as maintain it, is very difficult for them to get in there but thus far they are trying their best to maintain it now.

Supervisor Lynch asked if all the new upcoming meetings for 2023 going to be posted on the website. Ms. Dilley stated yes it will be as Monica is working on it.

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

There was discussion with a resident on drainage issue between villa units. Ms. Clark said this is not something the CDD would be involved with or need to address. The villas have limited maintenance under the Homeowner's Association and if appropriate, they would need to contact the HOA

**8. ADJOURNMENT**

MOTION TO:	Adjourn the Regular Meeting.
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 11/1/2022.

Signature

Printed Name

Title:

☐ Secretary

☒ Assistant Secretary

Signature

Printed Name

Title:

☒ Chairman

☐ Vice Chairman

Recorded by Records Administrator

Signature

Date



Official District Seal