

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
DECEMBER 12, 2017**

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Tuesday, December 12, 2017

2:30 P.M.

The Land O' Lakes Branch Library

Located at 2818 Collier Parkway Land O' lakes, FL 34639

District Board of Supervisors	Chair Assistant Secretary Vice-Chair	Brian Howell Eric Davidson Debby Hukill Vacant Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	Vivek K. Babbar
District Engineer	Florida Design Consultants	Paul Skidmore

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **2:30 p.m.** The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Agendas can be reviewed online at: <http://cypresspreserveccd.com/blog/> or by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Each individual is limited to **three (3) minutes** for public comments. The Board of Supervisors or Staff is not obligated to provide a response at the meeting and may need additional time to research issues or concerns brought up at the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. No motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

December 12, 2017
Board of Supervisors
Cypress Preserve Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Cypress Preserve Community Development District will be held on **December 12, 2017 at 2:30 p.m.** at the Land O' Lakes Branch Library located at 2818 Collier Parkway Land O' Lakes, FL 34639. The following is the Agenda for the Meeting:

Call-In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS**
 - A. Open the Public Hearing on Levying Special Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Close the Public Hearing on Levying Special Assessments
 - E. Consideration of Resolution 2018-04; Levying Special Assessments.....Tab 01
- 4. BUSINESS ITEMS**
 - A. Consideration of the Main Entry and Amenity Signage..... Tab 02
 - B. Consideration of the Ancillary Documents..... Tab 03
 - i. Declaration of Consent..... Page 55
 - ii. Agreement to Convey or Dedicate Page 58
 - iii. Collateral Assignment Page 62
 - iv. Funding and Completion Agreement Page 69
 - v. True Up Agreement..... Page 73
 - vi. Notice of Lien..... Page 81
 - vii. Declaration of Consent for NVR Model Lots Page 84
 - C. Discussion of Landscaping and Irrigation Improvements Proposals
 - D. Discussion on Chemical Treatment Proposal – Ecological Consultants, Inc. Tab 04
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Board Meeting November 7, 2017 Tab 05
 - B. Consideration of Minutes of the Special Board Meeting November 28, 2017 Tab 06
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 7. SUPERVISORS REQUEST AND COMMENTS**
- 8. PUBLIC COMMENTS**
- 9. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

