

160 \*Please note the entire meeting is available on disc.

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162 \*These minutes were done in summary format.

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

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169 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
170 noticed meeting held on \_\_\_\_\_.

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Signature

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Printed Name

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Title:

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Secretary

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Assistant Secretary

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Signature

Printed Name

Title:

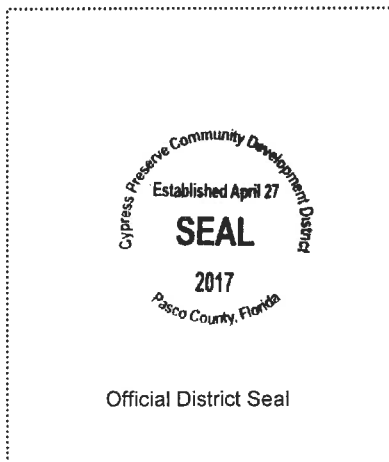
Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date



**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**March 8, 2019 Minutes of the Regular Meeting and Public Hearing**

**Minutes of the Regular Meeting and Public Hearing**

The Regular Meeting and Public Hearing of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Friday, March 8, 2019 at 2:30 p.m.** at The Land O' Lakes Branch Library, located at 2818 Collier Parkway, Land O' Lakes, FL 34639.

**1. CALL TO ORDER/ROLL CALL**

Debby Nussel called the Regular Meeting and Public Hearing of the Cypress Preserve Community Development District to order on **Friday, March 8, 2019 at approximately 2:30 p.m.**

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

Brian Howell	Supervisor
Eric Davidson	Supervisor
Debby Nussel	Supervisor

**Staff Members Present:**

Vivek Babbar	Straley Robin Vericker	<i>via conference call</i>
Penny Clark	Ripa & Associates	

There were several residents in attendance.

**2. RECESS TO PUBLIC HEARING**

Supervisor Nussel directed the Board to recess to the public hearing.

**3. PUBLIC HEARING ON PROPOSED USER FEES FOR NON-RESIDENTS USE OF DISTRICT RECREATIONAL FACILITIES**

**A. Open the Public Hearing on Proposed User Fees for Non-Residents Use of District Recreational Facilities**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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**B. Staff Presentations**

Mr. Babbar went over the non-resident fees, recreational rules, and resolution.

**C. Public Comments**

A resident asked about the access gates being locked and key fobs.

**D. Close the Public Hearing for Proposed User Fees for Non-Residents Use of District Recreational Facilities**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**E. Consideration of Resolution 2019-01; Adopting User Fees for Non-Residents Use of District Recreational Facilities**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

The Board reviewed the recreational rules.

MOTION TO:	Approve the policies, rules, and procedures for the amenities in substantial form, subject to review by the Chair and developers.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**4. RETURN AND PROCEED TO REGULAR MEETING**

Supervisor Nussel directed the Board to return and proceed to the regular meeting.

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

There were no public comments on agenda items.

**6. VENDOR/STAFF REPORTS**

**A. District Counsel**

Mr. Babbar stated that they are monitoring legislative cycle. He will provide updates to the Board as necessary.

**B. District Engineer**

Supervisor Howell stated that the new District Engineer did not have anything to report at this time.

**7. BUSINESS ITEMS**

**A. General Matters of the District**

**8. CONSENT AGENDA**

**A. Consideration of the Board of Supervisor Regular Meeting Minutes January 11, 2019**

**B. Consideration of Operations and Maintenance Expenditures December 2018**

**C. Consideration of Operations and Maintenance Expenditures January 2019**

**D. Review of Financial Statements Month Ending January 31, 2018**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

132        **9. SUPERVISOR COMMENTS**

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134        There were no supervisor comments.  
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137        **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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139        Residents noted that kids are jumping the fence and the playground area is dark. Ms. Clark noted  
140        that the hours for all the amenities are dawn to dusk. Supervisor Nussel that there are “no  
141        trespassing” signs, and Supervisor Howell noted that a no trespassing agreement has been  
142        dropped off to Pasco County. A resident asked to get signs for the neighborhood watch; she also  
143        asked when the boulevard will be opened. Ms. Clark provided an update. There was also a  
144        resident question about when the pool will be opened and pool maintenance. Residents asked  
145        about the event lawn, guest parking, the walking trails, landscape maintenance in the backyards  
146        of the Villas, how trespassing at the pool will be handled, and the procedure for how access cards  
147        will be assigned and handed out to residents. The Board and Ms. Clark answered their questions.  
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150        **11. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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