

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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**June 12, 2019 Minutes of the Regular Meeting & Public Hearing**

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

The Regular Meeting & Public Hearing of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Wednesday, June 12, 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**

Brian Howell called the Regular Meeting & Public Hearing of the Cypress Preserve Community Development District to order on **Wednesday, June 12, 2019 at approximately 2:30 p.m.**

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

|               |            |
|---------------|------------|
| Brian Howell  | Chair      |
| Debby Nussel  | Vice Chair |
| Eric Davidson | Supervisor |

**Staff Members Present:**

|              |                            |                            |
|--------------|----------------------------|----------------------------|
| Gene Roberts | Meritus                    |                            |
| Vivek Babbar | Straley Robin Vericker     | <i>via conference call</i> |
| Al Belluccia | Florida Design Consultants |                            |

Penny Clark

There were some residents in attendance.

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

There were no audience questions or comments on the agenda items.

**3. RECESS TO PUBLIC HEARING**

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

41 **4. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS**

42 **A. Open the Public Hearing on Levying Special Assessments**

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44 MOTION TO: Open the public hearing.  
45 MADE BY: Supervisor Davidson  
46 SECONDED BY: Supervisor Nussel  
47 DISCUSSION: None further  
48 RESULT: Called to Vote: Motion PASSED  
49 3/0 - Motion Passed Unanimously

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51 **B. Staff Presentations**

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53 Mr. Babbar went over the resolution with the Board. The resolution relates to Assessment Area  
54 2. It is all land owned by the developer and is related to the capital improvements. The mailed  
55 notice was sent to the landowner, and it was properly advertised.

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57 **C. Public Comments**

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59 There were no public comments at this time.

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61 **D. Consideration of Resolution 2019-06; Final Special Assessment Resolution for**  
62 **Assessment Area Two (2019 Bonds)**

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64 The Board reviewed the resolution.

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66 MOTION TO: Approve Resolution 2019-06.  
67 MADE BY: Supervisor Howell  
68 SECONDED BY: Supervisor Davidson  
69 DISCUSSION: None further  
70 RESULT: Called to Vote: Motion PASSED  
71 3/0 - Motion Passed Unanimously

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73 **E. Close the Public Hearing on Levying Special Assessments**

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75 The public hearing was closed.

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78 **5. RETURN AND PROCEED TO REGULAR MEETING**

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80 Supervisor Howell directed the Board to return and proceed to the regular meeting.  
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84 **6. VENDOR/STAFF REPORTS**

85 **A. District Counsel**

86 **B. District Engineer**

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88 There were no updates from Counsel or the Engineer at this time.

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90 **C. District Manager**

91 **i. Community Inspection Reports**

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93 Mr. Roberts went over the community inspections. He also mentioned an issue with the County  
94 reclaimed water being off. Mr. Roberts called the County to check, and they verified it was  
95 temporarily shut off. Ms. Clark said she would like to know when that happens.

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98 **7. BUSINESS ITEMS**

99 **A. Consideration of Change Order – Universal Engineering Services**

100 **B. Consideration of Change Order – Ecological Consultants, Inc.**

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102 Ms. Clark went over the change order for Universal Engineering Services and Ecological  
103 Consultants, Inc. with the Board.

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|              |   |
|--------------|---|
| MOTION TO:   | Approve the Change Order for Universal Engineering Services and the Change Order for Ecological Consultants, Inc. |
| MADE BY:     | Supervisor Davidson   |
| SECONDED BY: | Supervisor Nussel   |
| DISCUSSION:  | None further  |
| RESULT:      | Called to Vote: Motion PASSED<br>3/0 - Motion Passed Unanimously  |

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**C. General Matters of the District**

**8. CONSENT AGENDA**

**A. Consideration of Board of Supervisor Regular Meeting Minutes April 2, 2019**

**B. Consideration of Operations and Maintenance Expenditures March 2019**

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

**D. Review of Financial Statements Month Ending April 30, 2019**

The Board reviewed the Consent Agenda items.

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

**9. SUPERVISOR REQUESTS**

There were no supervisor requests.

Ms. Clark went over the email about the speed bumps from the District Engineer. Supervisor Howell said they will look at the savings from the streetlights to see about the speed bumps or off-duty patrols. The residents stated it is mostly rush hour when the speeding is happening.

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

A resident stated that there were incidents of trespassing at the dog park. Another resident asked if the person listed as the contact on the trespass agreement can be reached, and Supervisor Howell confirmed that his cell number should be on the agreement.

Residents asked if the cameras are up and functioning at the pool. Mr. Roberts confirmed that they are working. Residents were concerned about vandalism. There was a question about emailing the HOA about issues at the pool. Supervisor Howell went over what the HOA is responsible for vs. the CDD.

Residents also commented about adding a combination lock to the dog park, changing the timers on the lights, the meeting being rescheduled, getting additional trash cans for the pool, and looking into doing an email blast using the HOA list.

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**11. ADJOURNMENT**

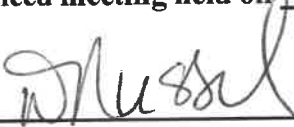
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| MOTION TO:   | Adjourn.   |
| MADE BY:     | Supervisor Davidson  |
| SECONDED BY: | Supervisor Nussel  |
| DISCUSSION:  | None further   |
| RESULT:      | Called to Vote: Motion PASSED<br>3/0 - Motion Passed Unanimously |


*\*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 08-06-19.

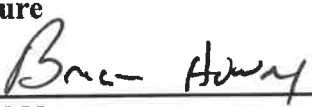
  
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Signature

  
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Printed Name

Title:  
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 Assistant Secretary




  
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Signature

  
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Printed Name

Title:  
 Chairman  
 Vice Chairman

Recorded by Records Administrator

  
\_\_\_\_\_  
Signature

08-06-19  
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Date