

**CYPRESS PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

August 6, 2019 Minutes of the Regular Meeting & Public Hearings

Minutes of the Regular Meeting & Public Hearings

The Regular Meeting & Public Hearings of the Board of Supervisors for the Cypress Preserve Community Development District was held on **Tuesday, August 6, 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

Gene Roberts called the Regular Meeting & Public Hearings of the Cypress Preserve Community Development District to order on **Tuesday, August 6, 2019 at approximately 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Brian Howell	Chair	
Eric Davidson	Vice Chair	
Debby Nussel	Supervisor	
Kathy Swanson	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Gene Roberts	Meritus
Penny Clark	RIPA

There were several residents in attendance.

2. APPOINTMENT OF BOARD SUPERVISOR

The Board discussed appointing a new supervisor to the Board.

MOTION TO:	Appoint Kathleen Casey Swanson to the CDD Board.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

Supervisor Nussel led Supervisor Swanson in reciting the Oath of Office.

44 **3. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

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46 There were no audience questions or comments on the agenda items.
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49 **4. RECESS TO PUBLIC HEARING**

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51 Mr. Roberts directed the Board to recess to the public hearing.
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54 **5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**

55 **A. Open the Public Hearing on Adopting Proposed Fiscal Year 2020 Budget**
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MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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64 **B. Staff Presentations**

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66 Supervisor Howell went over the budget line items. Mr. Roberts stated that there will be no
67 increase in assessments from fiscal year 2019 to fiscal year 2020.
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69 **C. Public Comments**
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71 A resident asked how the CDD is paid. Supervisor Howell explained that it is on the property tax
72 bill. There was also a question regarding what happens if a line item is over budget. Supervisor
73 Howell said it is acceptable as long as the total expenditures are on or under budget. Ms. Clark
74 explained to the audience that because there are not many residents yet, the community is being
75 deficit funded by the developer.
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77 **D. Consideration of Resolution 2019-07; Adopting Fiscal Year 2020 Budget**
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79 The Board reviewed the resolution.
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MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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E. Close the Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Staff Presentations

Mr. Roberts and the Board explained the resolution.

C. Public Comments

There were no public comments at this time.

D. Consideration of Resolution 2019-08; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-08.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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E. Close the Public Hearing on Levying O&M Assessments

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Davidson
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

7. RETURN AND PROCEED TO REGULAR MEETING

Mr. Roberts directed the Board to return and proceed to the regular meeting.

MOTION TO:	Return to the regular meeting.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

8. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**

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

C. District Manager

- i. Community Inspection Reports**

Mr. Roberts went over the community inspections with the Board.

9. BUSINESS ITEMS

- A. Consideration of Developer Funding Agreement between Cypress Preserve CDD and Cypress Preserve 841, LLC**

The Board reviewed the agreement.

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MOTION TO:	Approve the Developer Funding Agreement.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2019-09; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2019-09.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2019-10; Extending the Terms of Office to Coincide with the General Elections

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-10.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Consideration of Resolution 2019-11; Re-Designating Officers.

The Board reviewed the resolution and discussed the officer positions. Supervisor Howell will remain as Chair, and Supervisor Davidson will be Vice Chair. Mr. Roberts and Supervisor Swanson will be added as Assistant Secretaries.

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MOTION TO:	Approve Resolution 2019-11 adding Mr. Roberts and Supervisor Swanson as Assistant Secretaries and keeping everything else the same.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Nussel
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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E. Acceptance of Financial Report for FY Ended September 30, 2018

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The Board reviewed the audit.

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MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2018.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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E. General Matters of the District

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10. CONSENT AGENDA

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A. Consideration of Board of Supervisors Public Hearing & Regular Meeting Minutes June 12, 2019

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The Board reviewed the minutes.

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MOTION TO:	Approve the June 12, 2019 meeting minutes.
MADE BY:	Supervisor Nussel
SECONDED BY:	Supervisor Howell
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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244 **B. Consideration of Operations and Maintenance Expenditures May 2019**

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246 The Board reviewed the May 2019 O&Ms.
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248	MOTION TO:	Approve the May 2019 O&Ms.
249	MADE BY:	Supervisor Howell
250	SECONDED BY:	Supervisor Davidson
251	DISCUSSION:	None further
252	RESULT:	Called to Vote: Motion PASSED
253		4/0 - Motion Passed Unanimously

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255 **C. Consideration of Operations and Maintenance Expenditures June 2019**

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257 The Board reviewed the June 2019 O&Ms.
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259	MOTION TO:	Approve the June 2019 O&Ms.
260	MADE BY:	Supervisor Nussel
261	SECONDED BY:	Supervisor Howell
262	DISCUSSION:	None further
263	RESULT:	Called to Vote: Motion PASSED
264		4/0 - Motion Passed Unanimously

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

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268 The Board reviewed and accepted the financials.
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271 **11. SUPERVISOR REQUESTS**

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273 There were no supervisor requests.
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276 **12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**

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278 A resident wanted to give positive feedback about the success of having weekend security patrols
279 at the pool.
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281 There was a question about Asbel residents being allowed to purchase a pool pass. Supervisor
282 Howell responded that it is a state statute that membership has to be made available because tax
283 dollars are used to fund the District.
284

285 A resident asked how the Board of Supervisors were elected.
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287 There was a resident complaint about flooding in his backyard. Ms. Clark explained the
288 difference between the CDD and HOA and told the resident it would be a builder issue.

289
290 Supervisor Swanson asked about using the pool area to paint rocks, and another resident asked
291 about using the pool for water aerobics. The Board discussed and agreed that it is allowed
292 providing that the water aerobics instructor has proof of insurance.

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294	MOTION TO:	Allow rock painting and water aerobics pending that
295		the instructor submits proof of insurance to the
296		District.
297	MADE BY:	Supervisor Howell
298	SECONDED BY:	Supervisor Nussel
299	DISCUSSION:	None further
300	RESULT:	Called to Vote: Motion PASSED
301		4/0 - Motion Passed Unanimously

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303 A resident asked about having the County install stop signs at Mossy Timber and Heron
304 Hideaway.

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306 Ms. Clark asked for Mr. Roberts to follow up on speed bump installation near the pool
307 clubhouse.

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309 A resident stated that the fans at the pool are not working. Another resident said the mail kiosk
310 needed cleaning. A resident also asked about adding doggie stations near the villas.

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13. ADJOURNMENT

MOTION TO:	Adjourn at 3:14 p.m.
MADE BY:	Supervisor Howell
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

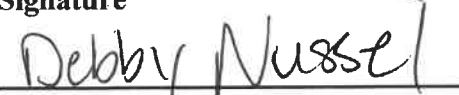
**These minutes were done in summary format.*

**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 10-1-19.




Signature



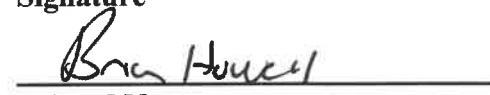
Printed Name

Title:

- Secretary
- Assistant Secretary



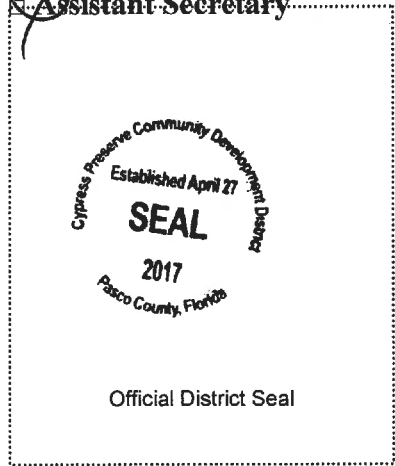
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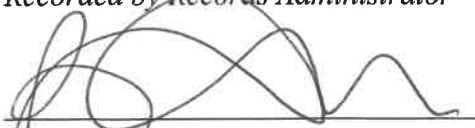
Printed Name

Title:

- Chairman
- Vice Chairman



Recorded by Records Administrator



Signature

10-3-19

Date