

**CYPRESS PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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**October 1, 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 **Tuesday, October 1, 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 Hearing of the Cypress Preserve Community Development District to order on **Tuesday, October 1, 2019 at 2:30 p.m.**

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

Brian Howell	Chair
Eric Davidson	Vice Chair
Debby Nussel	Supervisor
Kathy Swanson	Supervisor

**Staff Members Present:**

Gene Roberts	District Manager, Meritus	
Vivek Babbar	District Counsel, Straley Robin Vericker	<i>via conference call</i>
Penny Clark	RIPA	

There were two 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**

Mr. Roberts directed the Board to recess to the public hearing.

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

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

42  
43 MOTION TO: Open the public hearing.  
44 MADE BY: Supervisor Howell  
45 SECONDED BY: Supervisor Nussel  
46 DISCUSSION: None further  
47 RESULT: Called to Vote: Motion PASSED  
48 4/0 - Motion Passed Unanimously

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50 **B. Staff Presentations**

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52 Mr. Babbar explained the resolution. He stated that the bonds would be used for Parcel AA2  
53 construction.

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55 **C. Public Comments**

56  
57 There were no public comments.

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59 **D. Consideration of Resolution 2020-01; Levying Special Assessments 2019 Bonds**  
60 **(AA2)**

61  
62 The Board reviewed the resolution.

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64 MOTION TO: Approve Resolution 2020-01 in substantial form.  
65 MADE BY: Supervisor Nussel  
66 SECONDED BY: Supervisor Howell  
67 DISCUSSION: None further  
68 RESULT: Called to Vote: Motion PASSED  
69 4/0 - Motion Passed Unanimously

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

72  
73 MOTION TO: Close the public hearing.  
74 MADE BY: Supervisor Davidson  
75 SECONDED BY: Supervisor Howell  
76 DISCUSSION: None further  
77 RESULT: Called to Vote: Motion PASSED  
78 4/0 - Motion Passed Unanimously

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

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

**6. VENDOR/STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**
  - i. Community Inspection Reports**

Mr. Roberts went over the community inspection reports with the Board.

**7. BUSINESS ITEMS**

**A. Ratification of Deed of Conservation Easement - SWFWMD**

Mr. Babbar explained the requirement by SWFWMD to implement a conservation easement.

<b>MOTION TO:</b>	Accept the Deed of Conservation Easement in substantial form.
<b>MADE BY:</b>	Supervisor Howell
<b>SECONDED BY:</b>	Supervisor Davidson
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Discussion on Speed Humps Installation Proposal**

Mr. Roberts explained that there are two proposals for speed hump installation in front of the amenity center: AKCA, Inc. for \$2,200 and Spearem for \$4,000. The Board discussed and decided to approve the estimate from AKCA. The speeds humps will be installed soon.

**C. General Matters of the District**

Supervisor Swanson discussed a list of questions and comments that she had received from residents. She went over that for the community function at the pool, the turf should be sprayed with insecticide for ant control before the event, and the gate between the pool and playground should be unlocked. She said there was a question on the amount of insurance the vendor is providing for the bounce house, and the answer was one million dollars.

124  
125 Supervisor Swanson went over that the CDD will contribute to the purchase of Christmas  
126 decorations, but residents will be responsible for decorating. She said that residents are also  
127 asking for a bench and cover at the current bus stop. Penny Clark will ask the developers if they  
128 will construct a cover, but she recommended asking Pasco County School District to move the  
129 bus stop to the mail kiosk where there is an existing cover and plenty of parking.

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131 Supervisor Swanson said that residents would like a Cypress Preserve sign placed on Bulloch as  
132 cars are entering from Asbel Creek. Penny Clark said she will address this. Supervisor Swanson  
133 was told there is already a marquis at the pool entrance. Mr. Roberts will get her a key so she can  
134 post notices. With regards to the dog park, Mr. Roberts will have combination locks placed on  
135 the four gates at the park, and the code will be distributed to residents.

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138 **8. CONSENT AGENDA**

139 **A. Consideration of Board of Supervisors Public Hearing & Regular Meeting**  
140 **Minutes August 6, 2019**

141 **B. Consideration of Board of Supervisors Public Hearing & Regular Meeting**  
142 **Minutes August 28, 2019**

143 **C. Consideration of Operations and Maintenance Expenditures July 2019**

144 **D. Consideration of Operations and Maintenance Expenditures August 2019**

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146 The Board reviewed Consent Agenda items A-D.

148	MOTION TO:	Approve Consent Agenda items A-D.
149	MADE BY:	Supervisor Howell
150	SECONDED BY:	Supervisor Nussel
151	DISCUSSION:	None further
152	RESULT:	Called to Vote: Motion PASSED
153		4/0 - Motion Passed Unanimously

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155 **E. Review of Financial Statements Month Ending August 31, 2019**

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157 The Board reviewed the accepted the financials.

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160 **9. SUPERVISOR REQUESTS**

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162 There were no supervisor requests.

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

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167 A resident had a question on the location of the new parcel.

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170 **11. ADJOURNMENT**  
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172	MOTION TO:	Adjourn at 2:55 p.m.
173	MADE BY:	Supervisor Howell
174	SECONDED BY:	Supervisor Nussel
175	DISCUSSION:	None further
176	RESULT:	Called to Vote: Motion PASSED
177		4/0 - Motion Passed Unanimously

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

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181 *\*These minutes were done in summary format.*

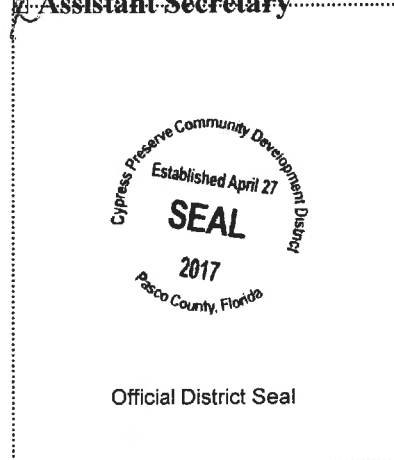
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183 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
184 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
185 *the proceedings is made, including the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

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188 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
189 **noticed meeting held on 11-5-2019.**

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192 \_\_\_\_\_  
193 **Signature**

194 Gene Roberts  
195 \_\_\_\_\_  
196 **Printed Name**

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198 **Title:**  
199  Secretary  
200  ~~Assistant Secretary~~



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192 \_\_\_\_\_  
193 **Signature**

194 Brian Howell  
195 \_\_\_\_\_  
196 **Printed Name**

197  
198 **Title:**  
199  Chairman  
200  Vice Chairman

Recorded by Records Administrator

  
\_\_\_\_\_  
Signature

11-5-2019  
\_\_\_\_\_  
Date