

**CYPRESS SHADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MAY 20, 2020**

**CYPRESS SHADOWS  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
MAY 20, 2020 AT 4:00 p.m.**

Conference Call In Number – 1-866-906-9330  
Participant Access Code – 9074748

|                                      |                                   |                      |
|--------------------------------------|-----------------------------------|----------------------|
| <b>District Board of Supervisors</b> | Chairman                          | Louis Frattarelli    |
|                                      | Vice-Chairman                     | Charlie Bawtinheimer |
|                                      | Supervisor                        | Tony Provinzino      |
|                                      | Supervisor                        | Walt Giesbrecht      |
|                                      | Supervisor                        | Vacant               |
| <b>District Managers</b>             | Meritus                           | Brian Lamb           |
| <b>District Attorney</b>             | Coleman, Yovanovich & Koester, PA | Greg Urbancic        |
| <b>District Engineer</b>             | Banks Engineering Services, LLC   | David Underhill, Jr. |

*This meeting of the Board will be conducted by means of communications media technology, pursuant to Executive Orders 20-52, 20-69 and 20-112 issued by Governor Desantis on March 9, 2020, March 20, 2020 and April 29, 2020, respectively (collectively, the “Executive Orders”), and pursuant to Section 120.54(5)(b)2., Florida Statutes. Consistent with the Executive Orders and except as otherwise provided for herein, there will not be any Supervisors or staff physically present at a specific meeting location for this meeting. While it is necessary to hold the above referenced meeting of the District’s Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at the phone number listed above. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance to facilitate the Board’s consideration of such questions and comments during the meeting.*

The meeting will begin at **4:00 p.m.** with the second section is called **Vendor/Staff Reports**. This section allows the Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The third section is called **Business Items**. 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. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business.

The final sections are called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager’s office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of 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. Typically, 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) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, 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.

**Cypress Shadows Community Development District**

Dear Board Members:

The Regular Meeting of the Board of Supervisors of Cypress Shadows Community Development District will be held on **Wednesday, May 20, 2020 at 4:00 p.m.**, via conference call at the information listed below:

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

**Access Code: 9074748**

- 1. CALL TO ORDER/ROLL CALL**
- 2. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 3. BUSINESS ITEMS**
  - A. Acceptance of Board Resignation – Eric Mauss, Seat 2 ..... Tab 01
  - B. Discussion on Open Board Seat and Resumes ..... Tab 02
  - C. Acceptance of Financial Report for Fiscal Year Ended September 31, 2019 ..... Tab 03
  - D. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing ..... Tab 04
  - E. Annual Disclosure of Qualified Electors ..... Tab 05
  - F. 2020 Election Process ..... Tab 06
  - G. Consideration of Resolution 2020-02; General Elections - November 2020 ..... Tab 07
  - H. Consideration of Resolution 2020-03; Adopting Statutory Alternative Investment Policies..... Tab 08
  - I. Review of District Engineer’s Report..... Tab 09
  - J. Discussion on Lake Bank Plantings Report from HOA ..... Tab 10
  - K. Discussion on HOA Maintenance Agreement ..... Tab 11
  - L. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of the Minutes of the Board of Supervisors Public Hearing & Regular Meeting August 21, 2019..... Tab 12
  - B. Consideration of Operations and Maintenance Expenditures August – September 2019 ..... Tab 13
  - C. Consideration of Operations and Maintenance Expenditures October 2019 – April 2020 ..... Tab 14
  - D. Review of Financial Statements through April 30, 2020 ..... Tab 15
- 5. SUPERVISORS REQUESTS**
- 6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 7. ADJORNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Lamb  
District Manager