

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

August 21, 2019 Minutes of the Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held on **Wednesday, August 21, 2019 at 4:00 p.m.** at The Preserves at Corkscrew Clubhouse located at 20021 Cypress Shadows Blvd., Estero, Florida 33928.

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Public Hearing & Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Wednesday, August 21, 2019 at approximately 4:00 p.m.**

Board Members Present and Constituting a Quorum:

- Louis Frattarelli Chair
- Charlie Bawtinheimer Vice Chair
- Eric Mauss Supervisor
- Tony Provinzino Supervisor

Staff Members Present:

- Brian Lamb Meritus
- Tricia Victory Meritus
- Greg Urbancic Coleman, Yovanovich & Koester

There were several residents in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

A resident commented about lake maintenance and the reserve study. He wanted to stress the importance of maintaining the infrastructure, including the storm water management system. Another resident said that she believes the Board should discuss the effects of the CDD/HOA maintenance agreement on homeowners. She also commented on the condition of the roads.

3. RECESS TO PUBLIC HEARING

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

41 **4. PUBLIC HEARINGS ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
42 **AND LEVYING O&M ASSESSMENTS**

43 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget and Levying O&M**
44 **Assessments**

MOTION TO:	Open the public hearings.
MADE BY:	Supervisor Frattarelli
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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53 **B. Staff Presentations**

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55 Mr. Lamb went over the budget and assessments with the Board. The CDD/HOA maintenance
56 agreement was discussed. The Board wanted to know what the cost would be if the CDD cancels
57 the maintenance agreement. There was also a discussion about restructuring staff. Management
58 will work with the HOA for the cost and impact on the Fiscal Year 2021 budget by the May
59 2020 meeting.

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61 **C. Public Comments**

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63 A resident asked about the amount paid and amount collected. Mr. Lamb explained how it works
64 with getting a pre-payment discount with Lee County and the collection fee from Lee County.

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66 **D. Consideration of Resolution 2019-07; Adopting Fiscal Year 2020 Budget**

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68 Mr. Urbancic went over the resolution with the Board.

MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Mauss
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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79 **E. Consideration of Resolution 2019-08; Levying O&M Assessments**

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81 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-08.
MADE BY:	Supervisor Frattarelli
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

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90 **F. Close Public Hearings on Proposed Fiscal Year 2020 Budget and Levying O&M**
91 **Assessments**

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93 The public hearings were closed.

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96 **6. RETURN TO REGULAR MEETING**

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98 Mr. Lamb directed the Board to return to the regular meeting.

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101 **7. VENDOR/STAFF REPORTS**

- 102 **A. District Counsel**
- 103 **B. District Engineer**
- 104 **C. District Manager**

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106 There were no additional reports from staff at this time.

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109 **8. BUSINESS ITEMS**

110 **A. Consideration of Resolution 2019-09; Setting Fiscal Year 2020 Meeting Schedule**

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112 The Board reviewed the resolution and meeting schedule. The Board wanted to advertise
113 monthly meetings on the third Wednesday at 4:00 p.m. Meetings could then be cancelled if there
114 is no need to hold one that month.

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MOTION TO:	Approve Resolution 2019-09 with Exhibit A modified as stated.
MADE BY:	Supervisor Mauss
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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B. Discussion on Littorals & Lake Maintenance

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The Board discussed the littorals and lake maintenance. They talked about having a third party professional coming in to have oversight over the pond maintenance vendor and permitting requirements for the storm water system.

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C. Discussion on Maintenance Agreement

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The HOA President briefly spoke about the CDD/HOA agreement and paying for maintaining infrastructure and repairs. The CDD, HOA, and staff will work together to look more closely at the agreement and costs.

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D. Discussion on Reserve Study Report

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The Board discussed the reserve study report. There are six months to make any changes.

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The full discussion is available on audio recording.

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E. Discussion on Mitigation Area Ownership

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The Board discussed the mitigation area ownership and agreed to accept ownership if the HOA decides to convey it at their September meeting. Mr. Lamb and Mr. Urbancic answered the Board's questions.

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MOTION TO:	On the condition that the HOA decides to convey the property to the District and deed it over, authorize Counsel to prepare the necessary documents and the Chair to sign so that the transaction can be recorded.
MADE BY:	Supervisor Mauss
SECONDED BY:	Supervisor Provinzino
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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F. General Matters of the District

Mr. Lamb recommended going out for RFQ for engineering services. The Board discussed.

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MOTION TO:	Authorize staff to go out for RFQ for engineering services.
MADE BY:	Supervisor Bawtinheimer
SECONDED BY:	Supervisor Mauss
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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9. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes May 15, 2019**
- B. Consideration of Operations and Maintenance Expenditures April 2019**
- C. Consideration of Operations and Maintenance Expenditures May 2019**
- D. Consideration of Operations and Maintenance Expenditures June 2019**
- E. Consideration of Operations and Maintenance Expenditures July 2019**
- F. Review of Financial Statements through July 31, 2019**

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The Board reviewed the Consent Agenda.

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MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Mauss
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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10. SUPERVISOR REQUESTS

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194 Supervisor Mauss requested for better communication between staff and Board members.

195 Supervisor Bawtinheimer will provide frequent reports on HOA/CDD items before the meetings,

196 and Supervisor Frattarelli will provide updates on wetland transfer between meetings.

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198 Supervisor Frattarelli requested for the HOA to obtain experts to assess the stormwater

199 management system and ponds, landscaping, and road issues.

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11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

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204 Residents asked about assessments, the meeting schedule, and advertising for meetings.

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12. ADJOURNMENT

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MOTION TO:	Adjourn at 5:30 p.m.
MADE BY:	Supervisor Frattarelli
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

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219 **These minutes were done in summary format.*

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

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225 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
226 **meeting held on 05/20/2020.**

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Louis Frattarelli

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Signature

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Louis Frattarelli

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Printed Name

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Title:

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Chairman

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Vice Chairman

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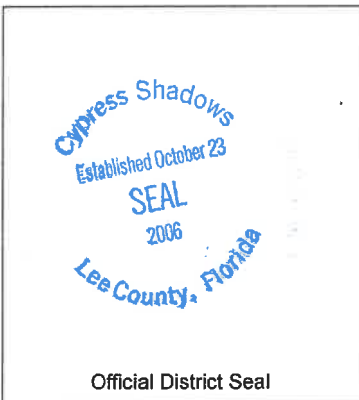
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Brian Lamb

Signature

Brian Lamb

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator

Brittany Crutchfield

Signature

05/22/2020

Date