

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

May 20, 2020 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held on **Wednesday, May 20, 2020 at 4:00 p.m. via conference call at 1-866-906-9330 with participant access code 9074748.**

1. CALL TO ORDER/ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Wednesday, May 20, 2020 at approximately 4:00 p.m.**

Board Members Present and Constituting a Quorum:

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| Louis Frattarelli | Chair |
| Charlie Bawtinheimer | Vice Chair |
| Tony Provinzino | Supervisor |
| Walt Giesbrecht | Supervisor |

Staff Members Present:

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| Brian Lamb | District Manager, Meritus |
| Greg Urbancic | District Counsel, Coleman, Yovanovich & Koester |

There were several residents in attendance.

2. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Urbancic went over that the statutory requirements have changed for what needs to be posted on the District website starting on July 1. The entire meeting book will no longer needs to be posted, just the agenda. There are other changes that Mr. Urbancic can go over in more detail with District Management.

B. District Engineer

C. District Manager

There were no additional reports from staff at this time.

4. BUSINESS ITEMS

A. Acceptance of Board Resignation – Eric Mauss, Seat 2

The Board reviewed Eric Mauss’s Board resignation.

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| MOTION TO: | Accept Eric Mauss’s Board resignation, |
| MADE BY: | Supervisor Frattarelli |
| SECONDED BY: | Supervisor Bawtinheimer |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously |

B. Discussion on Open Board Seat and Resumes

Mr. Lamb went over the process for filling the open seat. The Board asked for the candidates who submitted resumes to introduce themselves.

Don Lozzi introduced himself and went over his resume and qualifications with the Board.

Nick Liberto also introduced himself and went over his background and credentials.

The Board discussed the candidates for the open seat. Mr. Lamb explained that the term of seat is through November 2022 and it is Seat 2 on the Board.

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| MOTION TO: | Appoint Don Lozzi to the vacant seat. |
| MADE BY: | Supervisor Giesbrecht |
| SECONDED BY: | Supervisor Provinzino |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 3/1 – Supervisor Bawtinheimer opposed. |

Mr. Lamb went over that Supervisor Lozzi can participate in discussion during the meeting but because there is not a notary present in person due to the meeting being held via conference call, Supervisor Lozzi will be unable to vote on motions during this meeting. Before the next meeting, he will meet with a notary to get his Oath of Office notarized. Mr. Lamb also went over that the Board can choose to continue the meeting as long as it is before June 15, which is the date when the proposed budget must be passed, and that Supervisor Lozzi can ask Mr. Urbancic or Mr. Lamb any questions in the meantime.

C. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019

Mr. Lamb went over the FY 2019 audit and the independent auditing process with the Board.

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| MOTION TO: | Accept the Financial Report for Fiscal Year Ended September 30, 2019 and authorize the Chair to sign any necessary documents and submit it to the state Auditor General’s Office. |
| MADE BY: | Supervisor Bawtinheimer |
| SECONDED BY: | Supervisor Giesbrecht |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously |

D. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing

Mr. Lamb went over the proposed budget with the Board. He noted that the 10-year protection on the first series of bonds will expire after May 2021, which means they could possibly refinance the 2011 series bonds at a lower interest rate next year. The Board discussed refinancing and budget. Supervisor Frattarelli stated that he would like to defer a larger discussion on the budget to next month. He would like to terminate the HOA Maintenance Agreement, which would have an impact on the budget. He thinks the CDD should manage its own assets given the issues that have come up in the past year. Mr. Lamb said they could move forward with the proposed budget for next year as is, or he would need some time to come up with different options. The Board discussed. Mr. Lamb also said they could get through all of the rest of the meeting agenda but resume the larger discussion of the budget and HOA Maintenance Agreement in a continued meeting in early June.

E. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2020, Cypress Shadows CDD had 777 qualified electors.

F. 2020 Elections Process

Mr. Lamb went over that Seats 1 and 3 will be going through the elections process in November. These are the seats held by Supervisor Bawtinheimer and Supervisor Provinzino. The qualifying period for candidates is noon on June 8th through noon on June 12th.

G. Consideration of Resolution 2020-02; General Elections - November 2020

The Board reviewed the resolution.

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| MOTION TO: | Approve Resolution 2020-02. |
| 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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H. Consideration of Resolution 2020-03; Adopting Statutory Alternative Investment Policies

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Mr. Lamb went over the resolution with the Board.

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| MOTION TO: | Approve Resolution 2020-03. |
| MADE BY: | Supervisor Giesbrecht |
| SECONDED BY: | Supervisor Frattarelli |
| DISCUSSION: | None further |
| RESULT: | Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously |

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I. Review of District Engineer’s Report

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The Board reviewed and discussed the District Engineer’s Report. Supervisor Frattarelli mentioned that part of the mitigation area was supposed to be donated to the District, but it was actually deeded to the HOA. An easement to the CDD was put on the top of it. There is also a Florida Power and Light Easement. Supervisor Frattarelli asked for the HOA Management Agreement to be put in the report as well.

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J. Discussion on Lake Bank Plantings Report from the HOA

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Mr. Lamb mentioned that there has been some growth along the pond banks and littoral shelf that has raised some concerns from residents. A representative from the HOA summarized the report. The Board, Mr. Lamb, and Susan the HOA representative had a lengthy discussion regarding the process of assessing the pond bank maintenance, the cleanup, the aquatics management contract, and the path forward.

The full discussion is available on audio recording.

165 **K. Discussion on HOA Maintenance Agreement**

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167 This item was already discussed earlier in the meeting and will be discussed more along with the
168 proposed budget at the continued meeting in June.

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170 **L. General Matters of the District**

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172 There were no additional general matters of the District to discuss.

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175 **5. CONSENT AGENDA**

176 **A. Consideration of the Minutes of the Board of Supervisors Public Hearing & Regular**
177 **Meeting August 21, 2019**

178 **B. Consideration of Operations and Maintenance Expenditures August 2019 –**
179 **September 2019**

180 **C. Consideration of Operations and Maintenance Expenditures October 2019 – April**
181 **2020**

182 **D. Review of Financial Statements through April 30, 2020**

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184 The Board reviewed the Consent Agenda.

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

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194 **5. SUPERVISOR REQUESTS**

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196 There were no supervisor requests at this time.

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198 Mr. Lamb asked the Board about scheduling the continued meeting to discuss the proposed
199 budget and HOA maintenance agreement. The Board agreed on June 11, 2020 at 4:00 p.m. and
200 will meet via Zoom Meetings.

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203 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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205 There was a resident comment about the HOA Maintenance Agreement. The resident stated that
206 he agreed about the Board needing more information before making a decision.

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209 **7. ADJOURNMENT**
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| 211 | MOTION TO: | Continue the meeting to June 11, 2020 at 4:00 p.m. |
| 212 | | and hold the meeting through Zoom Meetings. |
| 213 | MADE BY: | Supervisor Frattarelli |
| 214 | SECONDED BY: | Supervisor Giesbrecht |
| 215 | DISCUSSION: | None further |
| 216 | RESULT: | Called to Vote: Motion PASSED |
| 217 | | 4/0 - Motion Passed Unanimously |

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

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

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

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227 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
228 **meeting held on 08/26/2020.**

229 Louis Frattarelli
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231 **Signature**

232 Louis Frattarelli
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234 **Printed Name**

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236 **Title:**
237 **Chairman**
238 **Vice Chairman**
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Brian Lamb
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231 **Signature**

Brian Lamb
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233 **Printed Name**

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235 **Title:**
236 **Secretary**
237 **Assistant Secretary**
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240 *Recorded by Records Administrator*

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242 Brittany Crutchfield
243 **Signature**

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245 08/28/2020
246 **Date**
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