

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

November 9, 2015 Minutes of the Regular Meeting

## Minutes of the Regular Meeting of the Board of Supervisors

The Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held on **Monday, November 9, 2015 at 4:00 p.m.** at The Preserves at Corkscrew Clubhouse located at 20021 Cypress Shadows Blvd., Estero, Florida 33928.

### 1. CALL TO ORDER

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Monday, November 9, 2015 at approximately 4:00 p.m.**

### 2. ROLL CALL

Board Members Present and Constituting a Quorum:

Joseph Cameratta	Chairman
George Zalucki	Supervisor
Madelyn Isaacs	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus Districts
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Four (4) audience members

### 3. PUBLIC COMMENT ON AGENDA ITEMS

Supervisor Cameratta stated that the CDD had been using Hopping Green & Sam's as legal counsel. He stated that his company uses another law firm at other properties and that he had an engagement letter from Coleman Yovanovich Koester to start representing Cypress Shadows CDD. The Board discussed and reviewed the engagement letter.

MOTION TO:	Dismiss Hopping Green & Sam's and engage Coleman Yovanovich Koester as new law firm.
MADE BY:	Supervisor Isaacs
SECONDED BY:	Supervisor Zalucki
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

A resident voiced concerns over one of the candidates that is interested in being on the CDD Board that is currently serving on the HOA Board. He stated that if the candidate was selected for the CDD Board he feels the candidate should resign from the HOA Board.

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**4. BUSINESS ITEMS**

**A. Discussion on Open Supervisor Seats**

**i. BOS Seats and Vacancies**

**B. Resumes for Supervisor Seat Openings**

Brian Lamb stated there were two vacant Board seats and that three resumes had been received. Supervisor Cameratta stated he would not be resigning as of yet. He stated he would be resigning sometime after the first of the year and would follow the lead of the other two Supervisors currently on the Board.

Supervisor Isaacs commented that there was not much of a Community involvement as only four people were present at the meeting and that the CDD did not receive many resumes for the vacant seats.

The Board asked the interested candidates that were in attendance to give a brief synopsis of their qualifications and interest of being on the CDD Board. Both interested parties in attendance had the opportunity to speak. Mr. Louis Frattarelli did state that he would not be seeking re-election to the HOA Board in February 2016.

There was much discussion regarding the differences between the CDD and HOA. It was also asked if the CDD could take over some things from the HOA.

Brian Lamb was asked to send a letter to the Community describing the relationship between the HOA and CDD and what the CDD Supervisors duties are, etc.

A resident did ask the Board to table appointing Supervisors.

It was suggested that there should be one meeting a year with both the CDD and the HOA.

It was asked about doing an election for the vacant seats. Supervisor Isaacs stated that she would like to wait until January 2016 to fill the seats. She suggested using Ballot Bin which would send out to each household the ability to vote once. Supervisor Isaacs also stated she was not comfortable with appointing to the vacant seat that expires in November 2018. The Board continued to discuss the pros and cons of appointing Supervisors.

*(Full discussion available on audio)*

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MOTION TO:	Appoint Steven Invidiato to Seat 3 which expires November 2016 and appoint Louis Frattarelli to Seat 4 which expires November 2018.
MADE BY:	Supervisor Zalucki
SECONDED BY:	Supervisor Cameratta
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

Mr. Lamb stated he would swear in the new Board members after the meeting. Supervisor Cameratta stated he would like to pay the current Board members retroactively (\$600.00 each). Supervisor Cameratta stated he felt the Board should be paid the \$200.00 per meeting going forward. He also stated he would still waive his salary.

MOTION TO:	Reinstate payment retroactively and start paying Board salaries going forward.
MADE BY:	Supervisor Cameratta
SECONDED BY:	Supervisor Zalucki
DISCUSSION:	Supervisor Zalucki stated he is not a Board member for the money. Supervisor Cameratta stated salary was initially waived as it was cost effective. Supervisor Isaacs asked if it was in the current budget and it was answered that it was not but could be added in. Supervisor Zalucki stated he would like it voted down for now.
RESULT:	1/3 Motion failed.

**C. Consideration of Resolution 2016-01; Re-Designating Officers**

Mr. Lamb went over this Resolution with the Board and stated Supervisor Cameratta was the Chairman, Mr. Lamb was the Secretary, Brian Howell with Meritus was an Assistant Secretary and Walter Morales was the Treasurer. Mr. Lamb stated there was not a Vice Chair and asked if anyone would be interested in that position and then the remaining Board members would be Assistant Secretaries. Supervisor Isaacs said that she would be interested in serving as Vice Chairman.

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MOTION TO:	Appoint Supervisor Isaacs Vice Chairman and approve Resolution 2016-01 as stated.
MADE BY:	Supervisor Zalucki
SECONDED BY:	Supervisor Cameratta
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

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**D. General Matters of the District**

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**5. CONSENT AGENDA**

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**A. Consideration of Minutes of the Board of Supervisors Meeting August 20, 2015**

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**B. Consideration of Operations and Maintenance Invoices November 2015**

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**C. Review of Financial Statements Month Ending September 30, 2015**

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MOTION TO:	Approve Consent Agenda Items A – C.
MADE BY:	Supervisor Zalucki
SECONDED BY:	Supervisor Isaacs
DISCUSSION:	None further
RESULT:	3/0 Motion passed unanimously

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**6. STAFF REPORTS**

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**A. District Counsel**

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**B. District Engineer**

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**C. District Manager**

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**7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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Post meeting schedule around fitness center and windows of guardhouse.

Do email blast to residents/community to let them know of upcoming meetings.

Link HOA and CDD websites.

Supervisor Isaacs requested not to have meetings on Monday nights.

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150 **8. ADJOURNMENT**  
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152	MOTION TO:	Adjourn.
153	MADE BY:	Supervisor Zalucki
154	SECONDED BY:	Supervisor Isaacs
155	DISCUSSION:	None further
156	RESULT:	3/0 Motion passed unanimously

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159 *\*These minutes were done in summary format.*  
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161 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
162 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
163 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

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165 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
166 **meeting held on June 13, 2016.**

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168 *Klaus E. Frattarelli*  
169 **Signature**

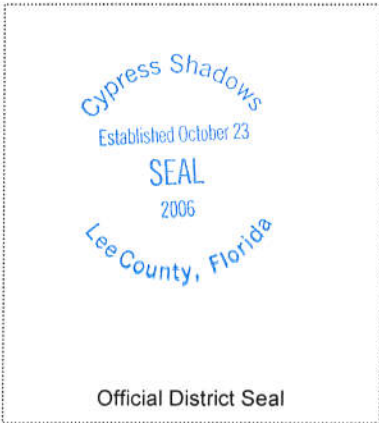
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171 Klaus Frattarelli  
172 **Printed Name**

174 **Title:**  
175  **Chairman**  
176  **Vice Chairman**

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168 *Brian Klamb*  
169 **Signature**

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171 Brian Klamb  
172 **Printed Name**

174 **Title:**  
175  **Secretary**  
176  **Assistant Secretary**



Recorded by Records Administrator

187 *[Signature]*  
188 **Signature**

6-22-2016  
**Date**