

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

June 18, 2015 Minutes of the Continued Regular Meeting

Minutes of the Continued Regular Meeting

The Continued Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held on Thursday, June 18, 2015 at 11:00 a.m. at The Preserves at Corkscrew Clubhouse located at 20021 Cypress Shadows Blvd., Estero, Florida 33928.

1. CALL TO ORDER

A. Overview of Meeting Procedures and Decorum

2. ROLL CALL

Mr. Lamb called the Continued Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on Thursday, June 18, 2015 at approximately 2:00 p.m.

Board Members Present and Constituting a Quorum:

Joe Cameratta	Chairman
Nicholas Cameratta	Vice-Chairman
George Zalucki	Supervisor
Madelyn Isaacs	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus Districts
Jason Walters	District Counsel, Hopping, Green & Sam's (<i>via speakerphone</i>)
Dave Underhill	District Engineer, Banks Engineering

Several Audience Members

3. PUBLIC COMMENT ON AGENDA ITEMS

4. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting May 21, 2015

MOTION TO:	Approve May 21, 2015 Meeting Minutes.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Isaacs
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77

B. Consideration of Operations and Maintenance Expenditures June 2015

MOTION TO:	Approve O&M June 2015.
MADE BY:	Supervisor Zalucki
SECONDED BY:	Supervisor N. Cameratta
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

C. Review of Financial Statements Month Ending April 30, 2015

MOTION TO:	Accept Financials.
MADE BY:	Supervisor Zalucki
SECONDED BY:	Supervisor Isaacs
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

D. Acceptance of Fiscal Year 2014 Audit

MOTION TO:	Accept Fiscal Year 2014 Audit.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor N. Cameratta
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

5. BUSINESS ITEMS

A. HOA Agreement between Cypress Shadows CDD and Preserve at Corkscrew

There were detailed discussions regarding the HOA agreement between the CDD and Preserve at Corkscrew.

The report was gone over item by item and it was noted that the CDD does not pay for this report.

Item #1: Bent and damaged chain link fence. It was fixed in January by the developer. It is not CDD property. The CDD could do one or two things, have it fixed and get the money back from the HOA to maintain it as it is their responsibility per contract. The fence is an ongoing problem as it has been fixed a few different times.

78 Item #2: Roadways. There are seventeen different areas where there is an issue with the roadways.
79 The Engineer pointed out asphalt issues possible related to construction vehicles or construction
80 being performed. Age of asphalt could be an issue or in result of deficiencies in the asphalt mix
81 causing it to be unstable. Samples were submitted and the report came back that the asphalt did
82 meet standard specifications. The Engineer will review all the areas and report back to the Board.

83
84 Item #3: Curb inlet: Cracking occurring by the valley gutter and around the drainage grate. Need
85 to go ahead and get this fixed.

86
87 Item #4: Uneven irrigation covering the sidewalks. The District did not do this as someone else
88 built the sidewalk and didn't completely do it possibly to the standard that is thought to be
89 appropriate. It was stated the District does not own the sidewalk but each resident does. It was
90 discussed if it is each homeowner's responsibility to maintain their own sidewalk. The District
91 Engineer and Legal Counsel will review and report back to the Board.

92
93 Item #5: Crosswalks: There were three (3) crosswalks that were identified that should be installed.
94 One location is at sub lot 116.

95
96 Item #6: Box Culvert: Shouldn't have a maximum allowable 4/1 slope and the slope is 2/1 in
97 certain areas. There is a fall hazard there. Options were discussed.

98
99 Item #7: Fence: Only one in the entire development is not in good condition. Has a minimal
100 amount of silt fence with the wood stake that needs to be removed around that drain.

101
102 Item #8: Gate House: Has some minor settling and cracking in the pavers. Has been looked at,
103 some are in CDD area, some in HOA area. The CDD has had repairs done on it previously.

104
105 Item #9: Localized Erosion: In regard to the lake banks and erosion, the Engineer does point out
106 that the littorals and the plantings were all done per plan. In Florida, one is bound by having to take
107 on the lake maintenance and erosion by a certain method that doesn't always work the best. It was
108 brought up that lake maintenance would be an ongoing issue and would need to be part of the
109 annual budget.

110
111 Item #10: Aerator Lines: There were three (3) aerator lines that were discovered to be broken. The
112 HOA is in the process of replacing/repairing them and expect to be reimbursed by Cameratta
113 Companies. Those are fully repaired and operational. This issue is complete.

114
115 Item #11: Landscaping: Noted some exotic, invasive species were found in a couple of areas
116 primarily between a lake bank and landscape buffer. Have companies/contractors/consultants that
117 deal with these situations periodically. Is just part of routine maintenance.

118
119 The CDD went over all repairs and updates that have been done in the Community, whether or not
120 it was there responsibility or not.

121
122 A representative from the HOA spoke to the Board regarding their concerns, etc.

123 *(The entire discussion is available on audio)*

124

125 **B. Resume for Supervisor Seat Opening – Jonathan Hunt**

126

127 The Board did not want to review any resumes at this time.

128

129 **C. General Matters of the District**

130

131 The Board discussed having another meeting on July 7, 2015 at 11:00 am.

132

133

MOTION TO:	Authorize not to exceed \$5,500.00 at this time.
------------	--

134

MADE BY:	Supervisor Isaacs
----------	-------------------

135

SECONDED BY:	Supervisor Zalucki
--------------	--------------------

136

DISCUSSION:	None further
-------------	--------------

137

RESULT:	4/0 Motion passed unanimously
---------	-------------------------------

138

139 **6. STAFF REPORTS**

140 **A. District Counsel**

141 **B. District Engineer**

142 **C. District Manager**

143

144 **7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

145

146 **8. ADJOURNMENT**

147

148

MOTION TO:	Continue Meeting Until June 24, 2015 at 11:00 am.
------------	---

149

MADE BY:	Supervisor Isaacs
----------	-------------------

150

SECONDED BY:	Supervisor Zalucki
--------------	--------------------

151

DISCUSSION:	None further
-------------	--------------

152

RESULT:	4/0 Motion passed unanimously
---------	-------------------------------

153

154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182

**These minutes were done in summary format.*

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

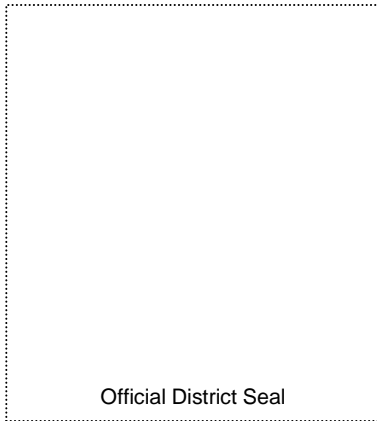
Printed Name

Title:

- Chairman**
- Vice Chairman**

Title:

- Secretary**
- Assistant Secretary**



Recorded by Records Administrator

Signature

Date