

# **CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

**May 21, 2015 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 Thursday, May 21, 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 Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on Thursday, May 21, 2015 at approximately 11:05 a.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> )
Dominic Cameratta	( <i>via speakerphone</i> )

Several Audience Members

### **3. PUBLIC COMMENT ON AGENDA ITEMS**

### **4. BUSINESS ADMINISTRATION**

#### **A. Consideration of Resolution 2015-03; Adopting Fiscal Year 2016 Proposed Budget & Setting Public Hearing**

Mr. Lamb went over the proposed budget & Resolution with the Board and reiterated the Public Hearing would be the third Thursday in August.

Supervisor J. Cameratta stated they were going to remove the Trustee, US Bank, because it is not necessary anymore. That will save money, approximately \$700.00 a year. He wanted to make clear that they want to take action, remove US Bank as Trustee which is a separate payment by the District.

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MOTION TO:	Approve Resolution 2015-03 as is with the removal of US Bank as Trustee.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Isaacs
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

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**B. Consideration of Minutes of the Landowners Election November 20, 2014**

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**C. Consideration of Minutes of the Board of Supervisors Meeting November 20, 2014**

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MOTION TO:	Approve the minutes of the Landowners Election of November 20, 2014 and the Board of Supervisors Meeting Minutes of November 20, 2014.
MADE BY:	Supervisor Zalucki
SECONDED BY:	Supervisor J. Cameratta
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

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**D. Consideration of Operations and Maintenance Invoices May 2015**

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The Board asked Counsel if he had reviewed and if they looked correct and Counsel stated he had reviewed and they were good.

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MOTION TO:	Approve May 2015 Operations & Maintenance Invoices.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor N. Cameratta
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

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**E. Consideration of Construction Requisitions Series 2011 May 2015**

The Board had a question on some of the costs on the Construction Requisitions and deferred to Counsel.

MOTION TO:	Approve the Construction Requisitions Series 2011 May 2015.
MADE BY:	Supervisor N. Cameratta
SECONDED BY:	Supervisor Zalucki
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

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**F. Consideration of Construction Requisitions Series 2012 Phase 2, May 2015**

MOTION TO:	Approve the Construction Requisitions Series 2012 Phase 2 May 2015.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Isaacs
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

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**G. Consideration of Construction Requisitions Series 2012 Phase 3, May 2015**

MOTION TO:	Approve the Construction Requisitions Series 2012 Phase 3 May 2015.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Zalucki
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

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**H. Consideration of Construction Requisitions Series 2012 Phase 4, May 2015**

MOTION TO:	Approve the Construction Requisitions Series 2012 Phase 4 May 2015.
MADE BY:	Supervisor Isaacs
SECONDED BY:	Supervisor J. Cameratta
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

Supervisor Cameratta asked for clarification that the CDD has authorized to pay the final course of asphalt that was put down on the road. Mr. Lamb stated that was correct. It was stated that there was a report floating around that has some concerns with the asphalt from the HOA. Mr. Lamb stated that it was something the District Engineer should take a look at and certify whether it is legitimate or not. Supervisor Cameratta stated they have asked for the copy of the report because it would be a CDD action to pursue the contractor that put in the asphalt if in fact the asphalt is not of standards that are required. He wanted everyone to be aware that this was a CDD action, not a Developer action.

**I. Review of Financial Statements Month End January 31, 2015**

**5. BUSINESS ITEMS**

**A. Annual Disclosure of Qualified Electors**

Mr. Lamb discussed this with the Board and stated there were 542 registered voters at the date the information requested.

**B. General Matters of the District**

**6. STAFF REPORTS**

**A. District Counsel**

Mr. Walters introduced himself to the new Board members.

Supervisor J. Cameratta asked Mr. Walters if they had to release the checks to the asphalt contractor for the final course until they had some resolve as it relates to the report that the HOA has done as it relates to the Engineer's Report that supposedly says there are some insufficiencies in the asphalt. Mr. Walters stated they could hold the check until everything is resolved.

Supervisor J. Cameratta asked if when the CDD Board was a 100% turnover to residents, would there be an accounting function that the auditor would take the role in that or how would the transition be handled from the financial person that currently does it on a routine basis.

148 Mr. Lamb stated that we are required to have an independent auditor review on an annual basis and  
149 stated that this was something that Meritus handles. Mr. Walters confirmed that Meritus does  
150 handle this.

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152 It was also clarified that this was a CDD item and not the Developer.

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154 **B. District Engineer**

155 **C. District Manager**

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157 Mr. Lamb stated that the District assigned through an agreement the responsibility of the  
158 landscaping, amenities, and common areas so to speak to the HOA to operate. The CDD  
159 involvement really is for maintaining compliance of the entity itself by our two or three meetings a  
160 year and managing the payments on the bonds for the next thirty years. The District will exist in  
161 purpose respective of bonds being paid off because of its ownership of those facilities.

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## 163 **7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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165 Are the preserves the CDD responsibility and it was answered that they are a CDD responsibility.

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167 Supervisor J. Cameratta stated his goal would be to get a copy of the Engineer's report and identify what is a  
168 CDD responsibility and what isn't and take that and move that into a whole place to be discussed.

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170 A resident asked about the makeup of the Board and how many people sit on the CDD Board. Mr. Lamb  
171 informed her there are 5 seats on the Board. She asked if they were all homeowners and she was told that  
172 three were homeowner and one developer and one open seat.

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174 A resident asked if he could receive a copy of the proposed budget.

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## 176 **8. ADJOURNMENT**

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MOTION TO:	Adjourn
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor N. Cameratta
DISCUSSION:	None further
RESULT:	4/0 Motion passed unanimously

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*\*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**

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**Signature**

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**Printed Name**

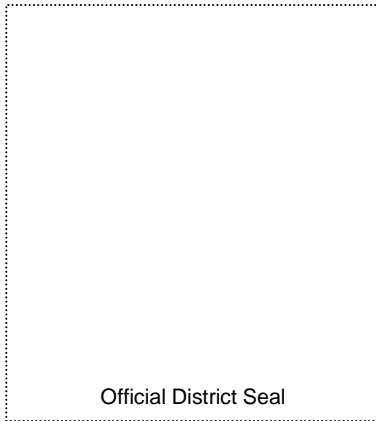
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**Printed Name**

**Title:**

- Chairman**
- Vice Chairman**

**Title:**

- Secretary**
- Assistant Secretary**



*Recorded by Records Administrator*

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*Signature*

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*Date*