

# **CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

## **August 8, 2018 Minutes of the Regular Meeting and Public Hearing**

### **Minutes of the Regular Meeting and Public Hearing**

The Regular Meeting and Public Hearing of the Board of Supervisors of the Cypress Shadows Community Development District was held on **Thursday, August 8, 2018 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 Regular Meeting and Public Hearing of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Thursday, August 8, 2018 at approximately 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Louis Frattarelli	Chairman
Madelyn L. Isaacs	Vice Chairman
George Zalucki	Supervisor
Charlie Bawtinheimer	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Tricia Victory	Meritus
Greg Urbancic	District Counsel

There were several residents in attendance.

Mr. Lamb went over the process and purpose of the meeting with the audience. He also briefly went over the agenda.

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

There were no resident comments on agenda items.

#### **3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2019 BUDGET**

##### **A. Open Public Hearing on Adopting Fiscal Year 2019 Budget**

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

45 B. Staff Presentations

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47 Mr. Lamb went over budget and line items with the Board and audience. It is the same budget as  
48 was presented earlier in the year in May. There is no increase in assessments. Mr. Lamb briefly  
49 went over the time frame for possible refinancing. The Board asked some questions about the  
50 budget and fees, and Mr. Lamb answered.

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52 *The full discussion is available on audio recording.*

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54 C. Public Comments

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56 Audience members asked about bond refinancing,

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58 D. Close Public Hearing on Adopting Fiscal Year 2019 Budget

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

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67 E. Consideration of Resolution 2018-04; Adopting Fiscal Year 2019 Budget

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69 Mr. Lamb reviewed the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-04.
MADE BY:	Supervisor Zalucki
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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79 4. BUSINESS ITEMS

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81 A. Consideration of Resolution 2018-05; Assessment Resolution

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83 Mr. Lamb went over the resolution with the Board.

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MOTION TO:	Approve Resolution 2018-05.
MADE BY:	Supervisor Isaacs
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	The Board noted that the assessments are based on lot size.
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

B. Consideration of Resolution 2018-06; Setting Fiscal Year 2019 Meeting Schedule  
C. Acceptance of Board Resignation Seat 3, Kim Brierley

Mr. Lamb went over the resolution and meeting schedule with the Board. Supervisor Isaacs asked to wait to set the schedule until they are certain who will be on the Board. Mr. Lamb went over the process to fill the open seats and the Landowners Election process for November.

*The full discussion is available on audio recording.*

Mr. Lamb went over Kim Brierley’s Board resignation for Seat 3. Mr. Urbancic continued to go over the process for the open seats. The Board discussed when to meet to do a Landowners Election to fill the open seats. They wanted to meet on November 27, 2018. Mr. Lamb continued to go over the Landowners Election process. Seat 3 will be vacant, as will the seats of Supervisor Isaacs and Supervisor Zalucki. It was noted that Supervisor Isaacs and Supervisor Zalucki will continue to serve until the new Board members to fill their seats are elected. After an audience question, Mr. Lamb briefly went over what the new Board members would need to do in terms of filing paperwork with the County. There was another question about the budget from the audience, and the Board explained the difference between the CDD budget and the HOA budget.

Mr. Lamb then went over the need to amend Resolution 2018-02 to change the date for the Landowners Election from November 14, 2018 to November 27, 2018 at 4:00 p.m. in light of no one qualifying for the two open Board seats in the November general election.

MOTION TO:	Amend Resolution 2018-02 to change the Landowners Election to November 27, 2018 at 4:00 p.m. and allow for notice regarding that change.
MADE BY:	Supervisor Isaacs
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion passed unanimously

126 Mr. Lamb stated that he recommended the inclusion of a regular business meeting on November  
127 27, 2018 at 4:00 p.m. immediately commencing after the Landowners Election.  
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129	MOTION TO:	Approve Resolution 2018-06 with the revision to the
130		annual meeting schedule pursuant to the discussion
131		today to add November 27, 2018 at 4:00 p.m. at the
132		current facilities.
133	MADE BY:	Supervisor Zalucki
134	SECONDED BY:	Supervisor Isaacs
135	DISCUSSION:	None further
136	RESULT:	Called to Vote: Motion PASSED
137		4/0 - Motion passed unanimously

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139 The Board reviewed Kim Brierley's Board resignation.  
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141	MOTION TO:	Accept Kim Brierley's Board resignation.
142	MADE BY:	Supervisor Frattarelli
143	SECONDED BY:	Supervisor Isaacs
144	DISCUSSION:	None further
145	RESULT:	Called to Vote: Motion PASSED
146		4/0 - Motion passed unanimously

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148 Mr. Lamb stated that Seat 3 is now open. The seat does not expire until November 2020. The  
149 Board decided to wait until the November 27, 2018 meeting to fill the seat.  
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151 D. Acceptance of Financial Report for Fiscal Year Ending September 30, 2017  
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153 Mr. Lamb went over the Audit with the Board.  
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155	MOTION TO:	Accept the Financial Report for Fiscal Year Ending
156		September 30, 2017 and allow the Chair to sign any
157		relevant documents.
158	MADE BY:	Supervisor Frattarelli
159	SECONDED BY:	Supervisor Bawtinheimer
160	DISCUSSION:	None further
161	RESULT:	Called to Vote: Motion PASSED
162		4/0 - Motion passed unanimously

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164 E. General Matters of the District  
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166 Mr. Lamb and the Board briefly discussed drainage in the community.

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**5. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Meeting Minutes May 17, 2018**
- B. Consideration of Operations and Maintenance Expenditures May 2018**
- C. Consideration of Operations and Maintenance Expenditures June 2018**
- D. Review of Financial Statements Month Ending July 31, 2018**

The Board reviewed the Consent Agenda.

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

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**6. STAFF REPORTS**

**A. District Counsel**

Mr. Urbancic went over ADA Compliance with websites.

- B. District Engineer**
- C. District Manager**

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**7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests. An audience member asked for more details on the agenda. Mr. Lamb stated that the full meeting book PDF is on the CDD website.

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**8. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Isaacs
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	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 11.27.2018.



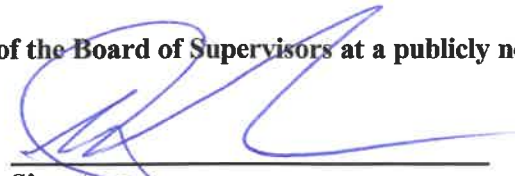
Signature

LOUIS E. FRATTARELLI

Printed Name

Title:

- Chairman
- Vice Chairman



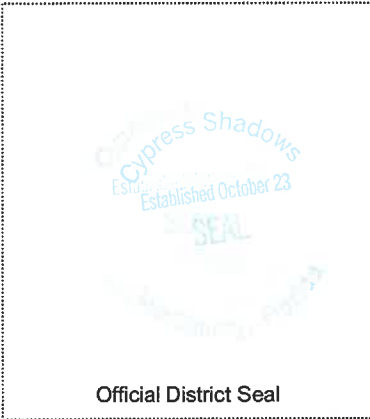
Signature

Brian Lamb

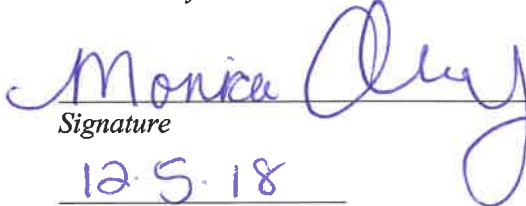
Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator



Signature

12.5.18

Date