

6. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Bawtinheimer
SECONDED BY: Supervisor Giesbrecht
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

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

**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 _____.

Louis Frattarelli
Signature

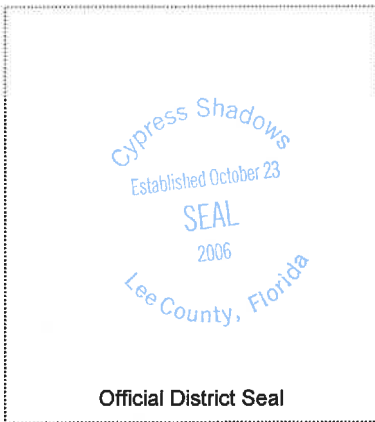
LOUIS FRATTARELLI
Printed Name

Title:
 Chairman
 Vice Chairman

[Signature]
Signature

Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

SuhA
Signature

6-5-19
Date

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

February 5, 2019 Minutes of the Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held on **Thursday, February 5, 2019 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 Special Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Thursday, February 5, 2019 at approximately 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Louis Frattarelli	Chair
Charlie Bawtinheimer	Vice Chair
George Zalucki	Supervisor
Eric Mauss	Supervisor
Walt Giesbrecht	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Greg Urbancic	District Counsel

There were several residents in attendance.

Mr. Lamb went over the agenda and explained why the special meeting was called.

2. PUBLIC COMMENT ON AGENDA ITEMS

Residents commented on the Engineer's Report, developer responsibility for maintenance items, and updating the Reserve Study. Mr. Lamb and the Board addressed resident questions and concerns. The HOA said they have an RFP out for an updated reserve study.

3. BUSINESS ITEMS

A. Discussion on CDD Assets and Maintenance

Mr. Lamb and the Board discussed the CDD assets and maintenance. The Engineer is working on a more detailed map. The Board had some questions about CDD assets and the general public, and Mr. Urbancic and Mr. Lamb answered.

The full discussion is available on audio recording.

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B. Discussion on HOA Agreement between Cypress Shadows CDD and Preserve at Corkscrew

The Board and Mr. Lamb discussed the HOA Agreement between the CDD and Preserve at Corkscrew. There was a question about what to do if the HOA does not follow the maintenance schedule as outlined in the agreement. The Board discussed some examples of maintenance schedule items in the agreement that may or may not need to be amended. Mr. Lamb, Mr. Urbancic, and the Board also went over some possible options for how to restructure the maintenance of assets with regards to what the CDD vs. HOA is responsible for, if the Board decides that a change is needed.

C. Acceptance of Board Resignation
D. Discussion on Open Board Seat and Appointment to Board Seat

Supervisor Zalucki went over possibly resigning from the Board. Mr. Urbancic reviewed the resignation and appointment process with the Board. The Board discussed their options with filling the vacancy. Supervisor Zalucki and Supervisor Frattarelli wanted to appoint someone at the meeting. Supervisor Bawtinheimer, Supervisor Mauss, and Supervisor Giesbrecht wanted to put out notice to the community and then appoint a new Board member at the next meeting after Supervisor Zalucki resigns.

E. General Matters of the District

The Board and an HOA representative discussed the upcoming HOA meeting where the HOA will be choosing a reserve study company. They wanted to know if any of the CDD Board supervisors or the District Manager need to be there. It was discussed that it could be held as a public workshop.

4. SUPERVISOR REQUESTS

Supervisor Bawtinheimer went over a concern about the storm drains. Mr. Lamb, Supervisor Frattarelli, and Supervisor Bawtinheimer discussed the timeline of the study, the work and reports that were done, and the amount spent on the storm drains. Supervisor Bawtinheimer also asked some questions about the bonds and the interest rates, and Mr. Lamb answered.

Supervisor Frattarelli went over an email regarding a problem with a storm grate. Banks Engineering will look at it. Mr. Urbancic went over the possible legal steps and process.

5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

Residents commented about the storm drainage system, getting an independent Engineering study and costs, and the developer possibly being responsible for some of the repair costs.