

**CYPRESS SHADOWS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
SPECIAL MEETING  
MARCH 25, 2021**

**CYPRESS SHADOWS**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**

**MARCH 25, 2021 AT 6:00 p.m.**

**THE PRESERVE AT CORKSCREW CLUBHOUSE LOCATED AT 20021 CYPRESS SHADOWS  
BOULEVARD, ESTERO, FLORIDA 33928**

<b>District Board of Supervisors</b>	Chairman Supervisor Supervisor Supervisor Supervisor	Louis Frattarelli Walt Giesbrecht Nicholas Liberto Don Lozzi Tony Provinzino
<b>District Managers</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Coleman, Yovanovich & Koester, PA	Greg Urbancic
<b>District Engineer</b>	Johnson Engineering Inc.	Andy Tilton

The meeting will begin at **6:00 p.m.** with the third section is called **Vendor/Staff Reports**. This section allows the Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item.

The final sections are called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

**Cypress Shadows Community Development District**

Dear Board Members:

The Special Meeting of the Board of Supervisors of Cypress Shadows Community Development District will be held on **Thursday, March 25, 2021 at 6:00 p.m.**, at the Preserve at Corkscrew Clubhouse located at 20021 Cypress Shadows Boulevard, Estero, Florida 33928. **Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 4. BUSINESS ITEMS**

**CDD/HOA LEADERSHIP DISCUSSION**

- A. Review of HOA/CDD Facilities Operation and Maintenance Agreement..... Tab 01
- B. Reserve Study Discussion ..... Tab 02
- C. Discussion on Civil Engineering Assessment of the Hardscape and Landscape ..... Tab 03
- D. Discussion on HOA owned 160 Acre Mitigation area and historical considerations for transfer to the CDD
- E. Update on CDD Easement on Main Entryway Sign ..... Tab 04
- F. Update on Corkscrew Road Widening Project

**CDD BOARD CONSIDERATIONS**

- A. Consideration of Resolution 2021-01; Establishing Policies and Procedures for the Facilities
- B. Operation and Maintenance Agreement ..... Tab 05
- C. Consideration of Temporary Construction Easement Agreement with Lee County ..... Tab 06
- D. Discussion on Approval for Driveway Widening at 20055 Eagle Stone Drive ..... Tab 07
- E. Memo on Bond Refinancing..... Tab 08
- F. General Matters of the District

**5. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Regular Meeting Minutes October 21, 2020 ..... Tab 09
- B. Consideration of Operations and Maintenance Expenditures October 2020 ..... Tab 10
- C. Consideration of Operations and Maintenance Expenditures November 2020 ..... Tab 11
- D. Consideration of Operations and Maintenance Expenditures December 2020 ..... Tab 12
- E. Consideration of Operations and Maintenance Expenditures January 2021 ..... Tab 13
- F. Consideration of Operations and Maintenance Expenditures February 2021 ..... Tab 14
- G. Review of Financial Statements Month Ending February 28, 2021 ..... Tab 15

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO  
Meritus