

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

October 20, 2021 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 **Wednesday, October 20, 2021 at 4:00 p.m.** at the Preserve at Corkscrew Clubhouse located at 20021 Cypress Shadows Boulevard, Estero, FL 33928.

1. CALL TO ORDER/ROLL CALL

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Wednesday, October 20, 2021 at approximately 4:00 p.m.**

Board Members Present and Constituting a Quorum:

Louis Frattarelli	Chair
Walt Giesbrecht	Supervisor
Nicholas Liberto	Supervisor
Don Lozzi	Supervisor
Tony Provinzino	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Meritus
Greg Urbancic	District Counsel, Coleman Yovanovich & Koester
Jordan Varble	District Engineer, Johnson Engineering

There were some residents in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

Residents commented on the pavement repair contract and the HOA's bidding process. Supervisor Liberto explained the process with regards to the CDD, and the resident was directed to bring up her concerns at the next HOA meeting.

3. BUSINESS ITEMS

A. Discussion on Pavement Repair & Restripe Proposal

The Board and Mr. Varble discussed some of the details of the striping, including broken vs. solid lines, pricing, insurance, references for the contractor, and the scope of the contract.

B. Discussion on Concrete Curbs & Sidewalk Repair Proposal

The Board discussed the proposal, including insurance, the scope, making sure there is a provision in the contract where the price cannot be raised, and the District Engineering fees.

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MOTION TO:	Give the HOA a recommendation to approve the proposal from County Concrete & Asphalt, pending brass tags and detectable warnings with either this vendor or another vendor.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Liberto
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

4. VENDOR/STAFF REPORTS
A. District Engineer

The Board reviewed the hourly rate increase from Johnson Engineering that will take effect on November 1, 2021.

MOTION TO:	Accept Johnson Engineer's rate increase as of November 1, 2021.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Provinzino
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. District Counsel

Mr. Urbancic went over the new legislative requirement for a stormwater needs analysis that must be completed by June 30, 2022. Mr. Radcliff will coordinate with Johnson Engineering to fulfill this requirement.

C. District Manager

There were no additional reports from management at this time.

84 **4. BUSINESS ITEMS (cont.)**

85 **C. Discussion on Pond Maintenance**

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87 The Board reviewed the contract with Solitude. The contracts expire on December 31, 2021. The
88 Board discussed the pond maintenance contracts. Supervisor Frattarelli went over that there will
89 be four bids that the HOA will look at for pond maintenance.

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91 **D. Discussion on Facilities Maintenance Agreement**

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93 The Board discussed the Facilities Maintenance Agreement and the required reports from the
94 HOA. The Board and Mr. Radcliff also briefly discussed refinancing one of the bonds next year.

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

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98 **E. General Matters of the District**

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100 There were no general matters to discuss.

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103 **5. CONSENT AGENDA**

104 **A. Consideration of Board of Supervisors Public Hearing and Regular Meeting**
105 **Minutes August 18, 2021**

106 **B. Consideration of Operations and Maintenance Expenditures August 2021**

107 **C. Consideration of Operations and Maintenance Expenditures September 2021**

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109 The Board reviewed the Consent Agenda items.

111	MOTION TO:	Approve the Consent Agenda items A-C.
112	MADE BY:	Supervisor Liberto
113	SECONDED BY:	Supervisor Giesbrecht
114	DISCUSSION:	None further
115	RESULT:	Called to Vote: Motion PASSED
116		5/0 - Motion Passed Unanimously

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119 **6. SUPERVISOR REQUESTS**

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121 There were no additional supervisor requests.

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124 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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126 There were no audience questions or comments.

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8. ADJOURNMENT

MOTION TO:	Adjourn at 5:01 p.m.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Liberto
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 11/17/21.

Louis Frattarelli

Signature

LOUIS FRATTARELLI

Printed Name

Title:

- Chairman
- Vice Chairman

Brian Lamb

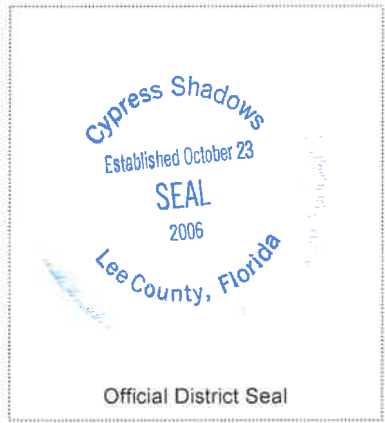
Signature

Brian Lamb

Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

[Signature]

Signature

11/22/21

Date