

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

November 17, 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, November 17, 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, November 17, 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. AUDIENCE COMMENTS ON AGENDA ITEMS

There were no audience comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Urbancic had no updates for the Board but stated that he would have input on upcoming agenda items.

B. District Engineer

Mr. Varble briefly described the Stormwater Needs Analysis proposal to the Board.

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MOTION TO:	Approve the Stormwater Needs Analysis Proposal from JEI.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Giesbrecht
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. District Manager

There were no additional reports from management at this time.

4. BUSINESS ITEMS

A. Discussion on Road Striping

The Board reviewed the road striping concerns for the District.

MOTION TO:	Approve having a solid yellow line used from the guard shack to the second intersection at Black Tree and Cypress Shadows.
MADE BY:	Supervisor Lozzi
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Discussion on Revised Lake Maintenance Plan

The Board reviewed the updated final draft of the Lake Maintenance Plan. The Board, staff, and residents discussed the plan.

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MOTION TO:	Approve the Lake Maintenance Plan in substantial form.
MADE BY:	Supervisor Lozzi
SECONDED BY:	Supervisor Giesbrecht
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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C. Review of Lake Maintenance Vendors

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The Board reviewed a summary of proposals for maintenance of the lakes, fountains, and aeration system within the District. The Board, staff, and residents discussed the maintenance vendors and proposals.

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MOTION TO:	Approve the proposal from Community Environmental Services and have the HOA issue a letter of termination to Solitude and enter into an agreement with CES.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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D. Discussion on Return of the Hardscape Maintenance and Replacement to the HOA

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The Board reviewed a recent recommendation from the HOA to have the maintenance and replacement of the hardscapes handled by the HOA. The Board, staff, and residents discussed how to proceed.

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MOTION TO:	Have the CDD accept responsibility for the replacement of the hardscapes and enter in to negotiations to accept responsibility of the maintenance of the hardscapes along with transferring ownership of the 2 parcels currently deeded to the HOA but owned by the CDD.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Liberto
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. Discussion on Modification of the Facilities Maintenance Agreement

The Board reviewed the current Facilities Maintenance Agreement and agreed to have it modified to reflect the changes to the hardscape replacement responsibility.

F. Review of the Bonds Process

Mr. Radcliff and Mr. Urbancic provided an overview of the current bond status for the District, the process to refinance a bond, and the process to issue a bond. The Board requested for District management provide a timeline as to when they can expect to start the process of refinancing the current Series 2011 and 2012 Bonds.

G. Discussion on Pump Station Maintenance Proposal

The Board reviewed a proposal for Pump Maintenance provided and already approved from Hoover Pumping Systems.

MOTION TO:	Ratify the Pump Station Maintenance proposal.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Giesbrecht
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

148 **H. General Matters of the District**

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150 There were no general matters of the District to discuss.
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153 **5. CONSENT AGENDA**

154 **A. Consideration of Board of Supervisors Regular Meeting Minutes Oct. 20, 2021**

155 **B. Consideration of Operations and Maintenance Expenditures October 2021**

156 **C. Review of Financial Statements for Month Ending October 31, 2021**

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158 The Board reviewed the Consent Agenda items.
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160	MOTION TO:	Approve the October 20, 2021 minutes, the October
161		2021 O&Ms, and the financial statements ending
162		October 31, 2021.
163	MADE BY:	Supervisor Liberto
164	SECONDED BY:	Supervisor Provinzino
165	DISCUSSION:	None further
166	RESULT:	Called to Vote: Motion PASSED
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170 **6. SUPERVISOR REQUESTS**

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172 Supervisor Giesbrecht commented that the contract with Comcast that was incorrectly signed by
173 the HOA. Mr. Urbancic advised that no action is needed at this time but the District will continue
174 to monitor.
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177 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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179 There were no audience questions or comments.
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183 **8. ADJOURNMENT**
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MOTION TO:	Adjourn at 6:18 p.m.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Provinzino
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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192 **Please note the entire meeting is available on disc.*
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194 **These minutes were done in summary format.*
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196 **Each person who decides to appeal any decision made by the Board with respect to any matter*
197 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
198 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

199 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
200 meeting held on 1-20-22.

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202 *Louis Frattarelli*
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204 Signature

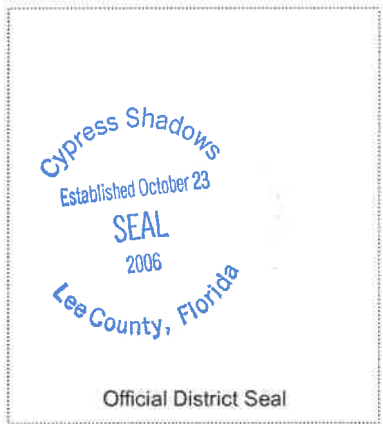
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206 LOUIS FRATTARELLI
207 Printed Name

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209 Title:
210 Chairman
211 Vice Chairman

Brian Lamb

Signature
Brian Lamb
Printed Name

Title:
 Secretary
 Assistant Secretary



Recorded by Records Administrator

[Signature]
Signature

1-25-22
Date