

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

January 20, 2022 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 **Thursday, January 20, 2022 at 4:30 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 **Thursday, January 20, 2022 at approximately 4:30 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

There were some residents in attendance.

2. AUDIENCE COMMENTS ON AGENDA ITEMS

Daniel Isakov presented his quarterly HOA Facilities Operation and Maintenance Report to the Board. A conversation ensued between the Board and residents.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Urbancic had no specific report to comment on and confirmed he would be available for input on the upcoming agenda items.

B. District Engineer

There were no updates from the Engineer.

46 **C. District Manager**

47
48 Mr. Radcliff updated the Board on the status of the recently approved Stormwater Needs Analysis
49 report and the refinancing of the series 2011 Bonds.

50
51
52 **4. BUSINESS ITEMS**

53 **A. Status of Facilities and Maintenance Agreement with HOA**

54
55 Mr. Radcliff presented the existing Facilities Operations & Maintenance Report to the Board for
56 review. The Board reviewed the possibility of having the HOA transfer of the Maintenance of
57 the roads + \$125,000 from the HOA to the CDD. It was also discussed that due to the ongoing
58 issues with the two parcels of land to be deeded back to the CDD, they would be held out of any
59 negotiation at this time.

61	MOTION TO:	Request that the HOA amend the existing Facilities
62		Operations & Maintenance Report provided that
63		Maintenance of the roads be returned to the CDD
64		along with \$125,000 from the HOA reserves. In
65		addition, if the offer is declined by the HOA, the
66		HOA reserves must be amended to properly fund the
67		maintenance.
68	MADE BY:	Supervisor Liberto
69	SECONDED BY:	Supervisor Giesbrecht
70	DISCUSSION:	None further
71	RESULT:	Called to Vote: Motion PASSED
72		5/0 - Motion Passed Unanimously

73
74 **B. Discussion on Revised Lake Maintenance Plan**

75
76 The Board went over the updated the Lake Maintenance Plan status and tabled this item pending
77 review by the HOA once it is submitted.

78
79 **C. Discussion on Cordgrass Replacement**

80
81 The Board reviewed the existing proposals for the removal of the cordgrass and exotics. It was
82 determined that the scope and size of the cordgrass and exotics is bigger than initially thought.

83

84

85

86

87

88

89

90

91

92

MOTION TO:	Request that the HOA formally review and reassess the status of the cordgrass and exotics and report back to the CDD within 30 days.
MADE BY:	Supervisor Frattarelli
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

93

94

D. Discussion on Gate House Modifications

95

96

97

98

99

The Board reviewed the gate house modifications. It was determined by Counsel that the proposal from the HOA of an attendant-free gate house would possibly violate public access laws dictated by CDD rules. The Board advised the HOA to continue to review and report back.

100

E. Verification of Street Light Ownership

101

102

103

104

105

106

The Board reviewed the street light ownership. HOA President Scott Faden commented on the issue and confirmed that he has verified that the street lights are leased through FP&L and maintenance is the responsibility of the HOA. The Board requested verification of the lease and which entity the lease is assigned to.

107

F. Discussion on Termination of Comcast Contract

108

109

110

111

112

The Board reviewed the existing contract with Comcast to determine its legality and improper granting of an easement. The Board agreed to request for Counsel to further review the contract and report back.

113

G. Proposal from Passarella for 3-Year Contract

114

115

116

The Board reviewed a proposal from Passarella for a three-year contract.

117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155

MOTION TO:	Approve the proposal from Passarella for a three-year contract.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

H. General Matters of the District

There were no general matters of the District to discuss.

5. CONSENT AGENDA

- A. Consideration of Board of Supervisors Regular Meeting Minutes November 17, 2021**
- B. Consideration of Operations and Maintenance Expenditures November/December 2021**
- C. Review of Financial Statements for Month Ending November 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the November 17, 2021 meeting minutes, the November and December 2021 O&Ms, and the financial statements for month ending November 30, 2021.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

6. SUPERVISOR REQUESTS

There were no additional supervisor requests.

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

157

158 A resident commented on a recent report provided by Supervisor Lozzi that the resident felt was
159 inappropriate. A conversation ensued between the resident, the Board, and residents. The Board
160 agreed to have the District Manager contribute to the role of CDD/HOA Liaison going forward.

161

162

163 **8. ADJOURNMENT**

164

165

MOTION TO:	Adjourn at 6:41 p.m.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Liberto
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

166

167

168

169

170

171

172

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

174

175 **These minutes were done in summary format.*

176

177 **Each person who decides to appeal any decision made by the Board with respect to any matter*
178 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
179 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

180

181 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
182 meeting held on 02/16/2022.

183

184 *Louis Frattarelli*
185 Signature

186

187 LOUIS FRATTARELLI
188 Printed Name

189

190 Title:

- 191 Chairman
192 Vice Chairman

193

194

195

196

197

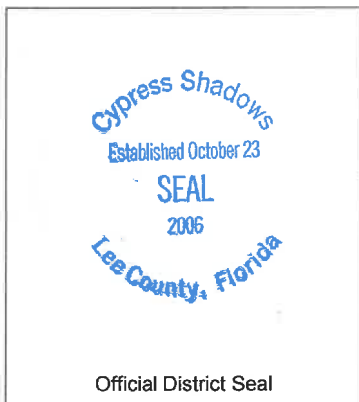
198

199

200

201

202



Signature

Printed Name

Title:

- Secretary
 Assistant Secretary

Recorded by Records Administrator

Signature

Date

02/18/2022 *[Signature]*

02/18/2022