

# **CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

**April 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 **Wednesday, April 20, 2022, 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, April 20, 2022, 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 L. Varble	District Engineer

There were some residents in attendance.

### **2. AUDIENCE COMMENTS ON AGENDA ITEMS**

There were no comments from the audience on agenda items.

### **3. VENDOR/STAFF REPORTS**

#### **A. District Counsel**

District Counsel – Mr. Urbancic updated the Board on various bills being debated at the state level affecting CDDs.

#### **B. District Engineer**

District Engineer – Mr. Varble updated the Board on the Stormwater Needs Analysis report.

44 **C. District Manager**

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46 Mr. Radcliff updated the Board on the Bond Refinance presentation dates and the status of the  
47 budget planning.

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49 **4. BUSINESS ITEMS**

50 **A. Discussion on a Plan to Return the Operation, Maintenance, Repair, and**  
51 **Replacement of the CDD Assets back to the district**

52 **B. Consideration of Amendment to the Facilities & Maintenance Agreement**

53 **C. Discussion on Responses to Additional Deficiencies on CDD/HOA**  
54 **Maintenance Agreement Execution**

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56 Mr. Nick Liberto presented a power point presentation outlining the Facilities & Maintenance  
57 Agreement. A conversation ensued with the Board and residents regarding the future path/status  
58 of the Agreement. Mr. Frattarelli presented his responses to the presentation from Mr. Liberto.  
59 A conversation ensued between the Board and the residents.

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61 The Board Opposed a Motion to Terminate the Facilities & Maintenance Agreement.

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63	MOTION TO:	Terminate the Facilities & Maintenance Agreement.
64	MADE BY:	Supervisor Liberto
65	SECONDED BY:	Supervisor Giesbrecht
66	DISCUSSION:	None further
67	RESULT:	Called to Vote: Motion Failed
68		2/3 - Motion Failed. Supervisor Frattarelli, Lozzi and
69		Provinzino

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71 The Board Approved a motion to Amend the Facilities & Maintenance Agreement.

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73	MOTION TO:	Approve a motion to Amend the Facilities &
74		Maintenance Agreement.
75	MADE BY:	Supervisor Liberto
76	SECONDED BY:	Supervisor Giesbrecht
77	DISCUSSION:	None further
78	RESULT:	Called to Vote: Motion Failed
79		2/3 - Motion Failed. Supervisor Frattarelli, Lozzi and
80		Provinzino

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82 **D. Discussion on Hoover Pumping Proposal Pricing Policy**

83 Supervisor Frattarelli discussed the Hoover Pumping proposal that was sent via email by one of the  
84 Hoover Pumping representatives.

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**E. 2021-2022 HOA Maintenance of CDD Assets Report**

The Board reviewed and discussed the 2021-2022 HOA Maintenance of CDD assets report.

**F. Consideration of Proposals for Cord Grass Replacement**

**G. Discussion of Outfall Clean Up**

**H. Discussion of CDD Stance on Roadway Cul De Sacs and Lake Outflow Structures**

The Board reviewed the status of the proposals for Cord Grass replacement, the outfall cleanup, and lake outflow structures.

The Board reviewed a video taken of residents fishing/playing in and around a pond grate. The Board requested District Manager Brian Radcliff to send a letter to residents informing them to cease and desist.

**I. General Matters of the District**

There were no general matters to be discussed at this time.

**5. CONSENT AGENDA**

**A. Consideration of the Board of Supervisors Regular Meeting Minutes March 16, 2022**

**B. Consideration of Operations and Maintenance Expenditures February 2022**

**C. Consideration of Operations and Maintenance Expenditures March 2022**

**D. Review of Financial Statements for Month Ending March 31, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve Consent Agenda A-C.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Giesbrecht
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

**6. SUPERVISOR REQUESTS**

There were no additional supervisor requests.

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

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131 A resident expressed the appreciation to The CDD Board for conducting the meeting at the  
132 clubhouse and allowing the residents to participate.

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134 **8. ADJOURNMENT**

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MOTION TO:	Adjourn at 5:58 P.M.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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

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146 *\*These minutes were done in summary format.*

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

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152 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
153 meeting held on 7/20/22

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155 Louis E. Frattarelli  
156 Signature

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158 LOUIS E FRATTARELLI  
159 Printed Name

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161 Title:  
162  Chairman  
163  Vice Chairman

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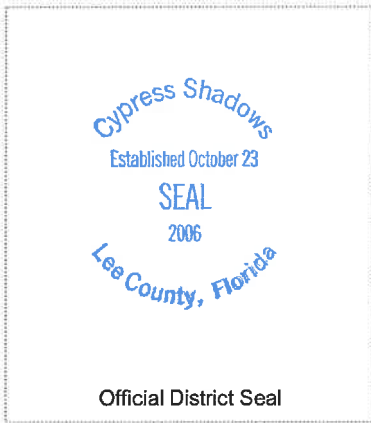
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[Signature]  
Signature

BRYAN RAYLOR  
Printed Name

Title:  
 Secretary  
 Assistant Secretary



Recorded by Records Administrator

[Signature]  
Signature

7/22/22

Date