

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

May 26, 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, May 26, 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

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Wednesday, May 26, 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:

Brian Lamb	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Greg Urbancic	District Counsel, Coleman Yovanovich & Koester <i>via conference call</i>
Jordan Varble	District Engineer, Johnson Engineering

There were many residents in attendance, including representatives from the HOA Board.

2. PUBLIC COMMENT ON AGENDA ITEMS

Residents commented on the driveway expansion applications and proposal from Johnson Engineering.

3. VENDOR/STAFF REPORTS

A. District Counsel

There was no additional updates from Counsel.

43 **B. District Engineer**

44 **i. Consideration of Johnson Engineering – Work Authorization #2**

45
46 Mr. Lamb and Mr. Varble went over the background of the proposal from Johnson Engineering
47 to provide a review for the driveway expansions. The Board discussed and asked some questions
48 about the proposal. Mr. Varble explained how having more impervious areas would impact the
49 drainage and lakes in the District. The proposal is to find out the impact. The Board continued to
50 discuss the proposal.
51

52	MOTION TO:	Approve Resolution 2021-01, subject to the revisions
53		to Exhibit A.
54	MADE BY:	Supervisor Frattarelli
55	SECONDED BY:	Supervisor Giesbrecht
56	DISCUSSION:	None further
57	RESULT:	Called to Vote: Motion PASSED
58		5/0 - Motion Passed Unanimously

59
60 **C. District Manager**

61
62 There were no additional reports from management at this time.
63
64

65 **4. BUSINESS ITEMS**

66 **A. Consideration of Resolution 2021-02; Approving Proposed FY 2022 Budget &**
67 **Setting Public Hearing**
68

69 Mr. Lamb went over the resolution and proposed budget for FY 2022 with the Board. The Board
70 asked some questions about the budget line items and expectations for the upcoming year; Mr.
71 Lamb and Mr. Urbancic answered. Supervisor Frattarelli mentioned getting a reserve update.
72 The Board and Mr. Lamb talked at length regarding maintenance of the District assets and the
73 reserve study. The public hearing will be held on August 18, 2021 at 4:00 p.m. at the same
74 location.
75

76	MOTION TO:	Approve Resolution 2021-01.
77	MADE BY:	Supervisor Lozzi
78	SECONDED BY:	Supervisor Giesbrecht
79	DISCUSSION:	None further
80	RESULT:	Called to Vote: Motion PASSED
81		5/0 - Motion Passed Unanimously

82
83
84

85 **B. Announcement of Qualified Electors**

86
87 Mr. Lamb announced that as of April 15, 2021, Cypress Shadows CDD had 786 qualified
88 electors.

89
90 **C. Discussion on Florida Wildlife Federation Request**

91
92 The Board discussed the proposal for the installation of cameras within the District by the
93 Florida Wildlife Foundation. Mr. Urbancic mentioned potential liability for people going onto
94 the property. He noted that they could put in some language in the consent letter to make sure the
95 District is covered from a liability standpoint.

97	MOTION TO:	Approve the installation of the cameras subject to the
98		appropriate documentation from Counsel.
99	MADE BY:	Supervisor Liberto
100	SECONDED BY:	Supervisor Lozzi
101	DISCUSSION:	None further
102	RESULT:	Called to Vote: Motion PASSED
103		5/0 - Motion Passed Unanimously

104
105 **D. Reserve Study Discussion, Updates, and Roadway Paving Impact**

106
107 This item was covered during the budget discussion earlier in the meeting.

108
109 **E. General Matters of the District**

110
111 There were no additional general matters to discuss.

112
113
114 **5. CONSENT AGENDA**

115 **A. Consideration of Board of Supervisors Regular Meeting Minutes March 25, 2021**

116 **B. Consideration of Operations and Maintenance Expenditures March 2021**

117 **C. Consideration of Operations and Maintenance Expenditures April 2021**

118 **D. Review of Financial Statements Month Ending April 30, 2021**

119
120 The Board reviewed the Consent Agenda items.

121

122
123
124
125
126
127
128

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

129
130

6. SUPERVISOR REQUESTS

131
132
133
134
135

Supervisor Frattarelli discussed the possibility of designating Supervisor Lozzi as a liaison to provide weekly landscape updates in addition to the quarterly updates already provided by the maintenance agreement.

136
137

Supervisor Frattarelli provided an update on the cleanout inspection.

138
139

Supervisor Giesbrecht commented on the driveway expansion review.

140
141
142

Supervisor Lozzi asked about enforcement and policies regarding overnight parking. Mr. Urbancic and Mr. Lamb answered.

143
144

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

145
146
147
148
149

An audience member asked for the timeline for asking people to wait before expanding their driveways. Mr. Lamb went over the timeline and briefly recapped the history. There was also an audience question about the size of the trees that were put in and a comment regarding policies on overnight parking and other community rules.

150
151
152
153

154 **8. ADJOURNMENT**
155

156	MOTION TO:	Adjourn at 5:36 p.m.
157	MADE BY:	Supervisor Frattarelli
158	SECONDED BY:	Supervisor Liberto
159	DISCUSSION:	None further
160	RESULT:	Called to Vote: Motion PASSED
161		5/0 - Motion Passed Unanimously

162
163 **Please note the entire meeting is available on disc.*

164
165 **These minutes were done in summary format.*

166
167 **Each person who decides to appeal any decision made by the Board with respect to any matter*
168 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
169 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

170
171 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
172 **meeting held on 8/18/21.**

173
174 *Louis E Frattarelli*
175 **Signature**

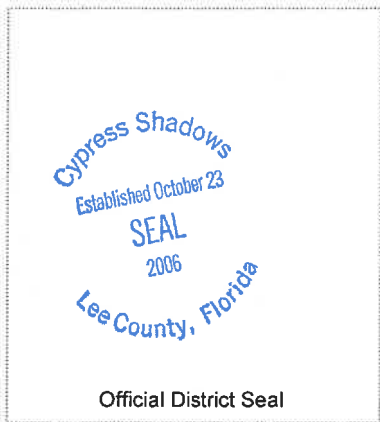
176
177 LOUIS E FRATTARELLI
178 **Printed Name**

179
180 **Title:**
181 **Chairman**
182 **Vice Chairman**

173
174 *Brian Lamb*
175 **Signature**

176
177 Brian Lamb
178 **Printed Name**

179
180 **Title:**
181 **Secretary**
182 **Assistant Secretary**



Recorded by Records Administrator

183
184
185
186
187
188
189
190
191
192

[Signature]
Signature

8/18/21
Date