

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

August 18, 2021 Minutes of the Public Hearing & Regular Meeting

Minutes of the Public Hearing & Regular Meeting

The Public Hearing & Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held on **Wednesday, August 18, 2021 at 4:00 p.m.** at the Preserve at Corkscrew Clubhouse located at 20021 Cypress Shadows Blvd., Estero, FL 33928.

1. CALL TO ORDER/ROLL CALL

Mr. Radcliff called the Public Hearing & Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on **Wednesday, August 18, 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

There were some residents in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were on public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Radcliff directed the Board to recess to the public hearing.

39 **4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**
40 **AND LEVYING O&M ASSESSMENTS**

41 **A. Open Public Hearing on Proposed Fiscal Year 2022 Budget and Levying O&M**
42 **Assessments**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Giesbrecht
SECONDED BY:	Supervisor Liberto
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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51 **B. Staff Presentations**

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53 Mr. Radcliff went over the budget and assessments with the Board. There was a question about
54 the auditor's report regarding going over the budget for Engineer's and legal fees in FY 2020.
55 Mr. Lamb explained that it was from a request from the HOA that was not budgeted for and it was
56 transferred from the reserve. Now the HOA has taken over those assets. Mr. Lamb recommended
57 putting in \$2,790 to the Engineer line item from the District Counsel line item.

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59 **C. Public Comments**

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61 A resident asked about refinancing the bonds and how it would affect the budget. Mr. Lamb went
62 over the difference between the operations and maintenance budget and the debt service.

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64 **D. Consideration of Resolution 2021-03; Adopting Fiscal Year 2022 Budget**

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66 The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-03 stipulated that \$2,790 is to be taken from the District Counsel line item and placed in the District Engineer line item.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion passed unanimously

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77 **E. Consideration of Resolution 2021-04; Levying O&M Assessments**

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79 The Board reviewed the resolution.

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MOTION TO:	Approve Resolution 2021-04.
MADE BY:	Supervisor Frattarelli
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

F. Close Public Hearing on Proposed Fiscal Year 2022 Budget and Levying O&M Assessments

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Lozzi
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion passed unanimously

5. RETURN TO REGULAR MEETING

Mr. Lamb directed the Board to return to the regular meeting.

6. VENDOR/STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

Mr. Radcliff updated the Board that the driveway expansion document has been finalized.

7. BUSINESS ITEMS

A. Consideration of Resolution 2021-05; Setting Fiscal Year 2022 Meeting Schedule

Mr. Radcliff went over the resolution and meeting schedule with the Board. The Board requested for a disclaimer to be posted on the schedule and the website stating that the CDD will be meeting in at least May and August and other meetings are optional based on business items.

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MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Acceptance of Financial Review for Fiscal Year Ended September 30, 2020

Mr. Radcliff went over the yearly audit with the Board.

MOTION TO:	Accept the Financial Review for Fiscal Year Ended September 30, 2020.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

8. CONSENT AGENDA

A. Consideration of Board of Supervisors Regular Meeting Minutes May 26, 2021

The Board reviewed the meeting minutes. There was a question about the designation of Supervisor Lozzi as a liaison on the landscape updates. Mr. Lamb answered and clarified that the reporting is informational only. Supervisor Lozzi confirmed.

MOTION TO:	Approve the May 26, 2021 meeting minutes.
MADE BY:	Supervisor Liberto
SECONDED BY:	Supervisor Giesbrecht
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

- 156 **B. Consideration of Operations and Maintenance Expenditures May 2021**
- 157 **C. Consideration of Operations and Maintenance Expenditures June 2021**
- 158 **D. Consideration of Operations and Maintenance Expenditures July 2021**
- 159 **E. Review of Financial Statements through July 31, 2021**

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161 The Board reviewed the O&Ms and financials.
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163	MOTION TO:	Approve Consent Agenda items B-E.
164	MADE BY:	Supervisor Liberto
165	SECONDED BY:	Supervisor Giesbrecht
166	DISCUSSION:	None further
167	RESULT:	Called to Vote: Motion PASSED
168		5/0 - Motion Passed Unanimously

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171 **9. SUPERVISOR REQUESTS**
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173 There were no supervisor requests.
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176 **10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
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178 Residents asked how to get a copy of the Johnson Engineering report.
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181 **11. CONTINUE MEETING TO AUGUST 18, 2021 at 6:30 P.M.**
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183 Mr. Lamb stated that the meeting will be recessed until the CDD/HOA workshop opens at 6:30 p.m.
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185	MOTION TO:	Recess the meeting at 4:38 p.m. to be reopened at
186		6:30 p.m. for a joint CDD/HOA workshop.
187	MADE BY:	Supervisor Liberto
188	SECONDED BY:	Supervisor Frattarelli
189	DISCUSSION:	None further
190	RESULT:	Called to Vote: Motion PASSED
191		5/0 - Motion Passed Unanimously

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196 **12. RECONVENE TO REGULAR MEETING**

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198 The meeting was reopened at 6:30 p.m. at the CDD/HOA workshop with HOA leadership also in
199 attendance.

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202 **13. CDD/HOA LEADERSHIP DISCUSSION**

203 **A. Discussion on Future Year Funding of Hardscape Maintenance and Replacement**

204 **B. Discussion of Johnson Engineering Lake Analysis**

205 **C. General Matters of the District**

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207 Items were discussed as it pertains to the lakes and other matters.

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209 No motions were made by the Board.

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212 **14. ADJOURNMENT**

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214 The meeting was adjourned.

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

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

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

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226 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
227 meeting held on 10-20-21.

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229 Louis E. Frattarello

230 Signature

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232 LOUIS E. FRATTARELLI

233 Printed Name

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235 Title:

236 Chairman

237 Vice Chairman

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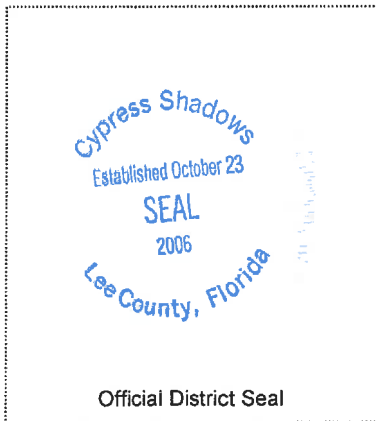
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Brian Lamb
Signature

Brian Lamb
Printed Name

235 Title:

236 Secretary

237 Assistant Secretary

Recorded by Records Administrator

[Signature]
Signature

10/22/21
Date