

**CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT**

**October 19, 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, October 19, 2022, at 6:30 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 **Wednesday, October 19, 2022, at approximately 6:30 p.m.**

**Board Members Present and Constituting a Quorum:**

Louis Frattarelli	Chair	
Nicholas Liberto	Supervisor	<i>(via conference call)</i>
Walt Giesbrecht	Supervisor	
Don Lozzi	Supervisor	
Tony Provinzino	Supervisor	<i>(via conference call)</i>

**Staff Members Present:**

Bryan Radcliff	District Manager, Inframark
Greg Urbancic	District Counsel, Coleman Yovanovich & Koester <i>(via conference call)</i>

There were several residents' members in attendance.

**2. AUDIENCE COMMENTS ON AGENDA ITEMS**

There were no comments from the audience on agenda items currently.

**3. STAFF REPORTS**

**A. District Counsel**

There was no report on behalf of District Counsel.

**B. District Engineer**

**i. Discussion of Fee Modification Letter**

The Board Approved a fee modification to the existing contract for District Engineering services with GRG.

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MOTION TO: Approve the fee modification to the existing contract for District Engineering Services with GRG.  
MADE BY: Supervisor Giesbrecht  
SECONDED BY: Supervisor Liberto  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

**C. District Manager**

There were no reports on behalf of the District Manager.

**4. BUSINESS ITEMS**

**A. Discussion of 2023 Budget**

The Board reviewed and discussed the most recent version of the Fiscal Year 2023 Budget. The Board Approved the Fiscal Year 2023 Budget.

MOTION TO: Approve the Fiscal Year 2023 Budget.  
MADE BY: Supervisor Giesbrecht  
SECONDED BY: Supervisor Frattarelli  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/1 - Motion Passed: Supervisor Liberto opposed.

**B. Discussion of Accounting Firm Engagement Letter**

The Board reviewed the third-party accounting firm engagement letter along with the District’s request for modifications. The Board Approved the accounting firm engagement letter pending implementation of the modifications.

MOTION TO: Approve the accounting firm engagement letter pending implementation of the modifications.  
MADE BY: Supervisor Frattarelli  
SECONDED BY: Supervisor Lozzi  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

85 **C. Discussion of District Street Lights**

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87 Mr. Lozzi presented his report on the streetlights within the District. There is a total of 14  
88 streetlights that need maintenance. The HOA will be handling the repairs via FPL as soon as  
89 possible.

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91 **5. CONSENT AGENDA**

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93 **A. Consideration of the Board of Supervisors Regular Meeting Minutes September 17,**  
94 **2022**

95 **B. Consideration of Operations and Maintenance Expenditures September 2022**

96 **C. Review of Financial Statements for Month Ending September 30, 2022**

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98 The Board reviewed and approved the Consent Agenda Items (Minutes from the meeting held on  
99 09/17/2022, Operations & Maintenance Expenditures for September 2022 and the financials for  
100 the month ending 09/30/2022).

102	MOTION TO:	Approve the Consent Agenda items A through C.
103	MADE BY:	Supervisor Giesbrecht
104	SECONDED BY:	Supervisor Liberto
105	DISCUSSION:	None further
106	RESULT:	Called to Vote: Motion PASSED
107		5/0 - Motion Passed Unanimously

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109 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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111 A resident commented on the fact that the meeting book was not on the website. Also stated that all  
112 meeting times had been changed to a start time of 6:30pm. Mr. Radcliff confirmed that the meeting  
113 times going forward are still at 4:00pm.

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115 Mr. Lozzi commented on the comments by the ARC in the master documents stating that the HOA  
116 encourages the CDD to consult with them prior to any modification or improvement of common  
117 areas.

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128 **7. ADJOURNMENT**  
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MOTION TO: Adjourn at 7:24 P.M.  
MADE BY: Supervisor Giesbrecht  
SECONDED BY: Supervisor Frattarelli  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

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

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

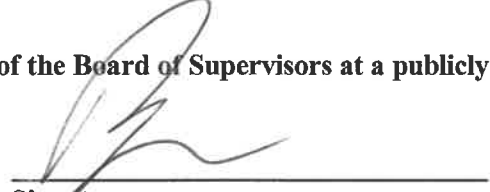
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141 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
142 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
143 *proceedings is made, including the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

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145 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
146 meeting held on 11/16/2022

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149 **Signature**

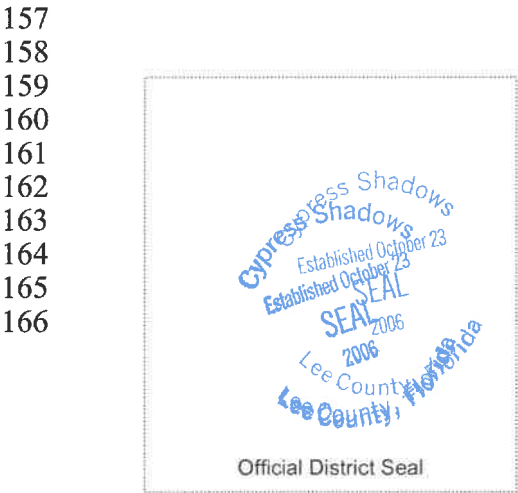
150 LOUIS E. FRATTARELLI  
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152 **Printed Name**

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154 **Title:**  
155  **Chairman**  
156  **Vice Chairman**

  
**Signature**

BYRAN RADCLIFF  
**Printed Name**

**Title:**  
 **Secretary**  
 **Assistant Secretary**



Recorded by Records Administrator

  
**Signature**

12/05/2022  
**Date**