

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

December 14, 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, December 14, 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, December 14, 2022, at approximately 4:00 p.m.**

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

Nick Liberto	Supervisor
Don Lozzi	Supervisor
Tony Provinzino	Supervisor
Craig Schneider	Supervisor
Timothy McElmury	Supervisor

#### Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Greg Urbancic	District Counsel, Coleman Yovanovich & Koester

There were no residents' members in attendance.

### 2. AUDIENCE COMMENTS ON AGENDA ITEMS

There were no audience comments at this time.

### 3. STAFF REPORTS

#### A. District Counsel

#### B. District Engineer

There was no report on behalf of District Counsel and Engineer.

#### C. District Manager

Mr. Radcliff administered the Oath of Office to the following three supervisors: Timothy McElmury, Craig Schneider, and Don Lozzi. Mr. McElmury and Mr. Schneider declined compensation. Mr. Lozzi accepted compensation. Mr. Urbancic briefed all new supervisors on Sunshine Laws.

46 **A. Discussion on Resolution 2023-03; Designating Officers**  
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48 The Board Adopted Resolution 2023-03 designating Don Lozzi as Chairman and Craig Schneider  
49 as Vice Chairman.  
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51	MOTION TO:	Approve Resolution 2023-03.
52	MADE BY:	Supervisor Provinzino
53	SECONDED BY:	Supervisor McElmury
54	DISCUSSION:	None further
55	RESULT:	Called to Vote: Motion PASSED
56		5/0 - Motion Passed Unanimously

57 **B. Discussion of Reserve Study**  
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60 The Board agreed to table the Resolution to set a public hearing for a tow policy to the December  
61 meeting pending a new draft of the tow policy to be reviewed and approved.  
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63 **C. Discussion of HOA/CDD Transition of Maintenance of CDD Assets**  
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65 Mr. Lou Frattarelli addressed the Board and residents regarding the on-going transition of asset  
66 maintenance from the HOA to the CDD. Specific topics discussed included the reserve study  
67 results, CDD/HOA budgets and the termination agreement. A conversation ensued between the  
68 Board and the residents. The Board agreed to Continue this discussion to a meeting on  
69 12/21/2022 at 4pm.  
70

71 **D. Discussion of Easement Encroachment Protocols for ARC Applications**  
72

73 The Board reviewed the status of easement encroachments and how the process involved both  
74 the HOA and CDD. The Board agreed to table this discussion to our January meeting pending  
75 submission of a policy from District Counsel.  
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77 **E. Discussion of CDD Towing Policy**  
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79 The Board reviewed the documents provided by District Counsel regarding a tow policy for the  
80 District. The Board agreed to table this discussion to our meeting in January to provide feedback  
81 to District Manager for a more catered document.  
82

83 **F. Discussion of Allied Proposed Wage Increase**  
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85 The Board reviewed the recently submitted wage increase from Allied Security Services. The  
86 Board requested a revised proposal from Allied in addition to other proposals for review. This  
87 discussion will be tabled to the meeting in January.  
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89 **5. CONSENT AGENDA**

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91 **A. Consideration of the Board of Supervisors Regular Meeting Minutes November 16,**  
92 **2022**

93 **B. Consideration of Operations and Maintenance Expenditures October 2022**

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96 The Board reviewed the minutes from the meeting held on 11/16/2022, the Operations &  
97 Maintenance Expenditures for the month of October and the Financials for the month ending  
98 10/31/2022. The Board Approved all consent agenda items.

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MOTION TO: Approve the Consent Agenda items A through B.

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MADE BY: Supervisor Liberto

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SECONDED BY: Supervisor Lozzi

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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

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109 There were no audience comments.

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111 Supervisor McElmury commented on changing the time for the monthly meetings from 4pm to  
112 6pm.

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114 Supervisor Lozzi requested information on how other communities handle golf cart usage within  
115 their communities.

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117 **7. ADJOURNMENT**

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MOTION TO: The Board Approved a motion to CONTINUE the  
meeting at 5:56pm to 12/21/2022 at 4pm.

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MADE BY: Supervisor Provinzino

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SECONDED BY: Supervisor Lozzi

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 - Motion Passed Unanimously

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

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

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 11/18/2023.

  
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Signature

Donald Lozzi

Printed Name

  
\_\_\_\_\_

Signature

Bryan Radzoff

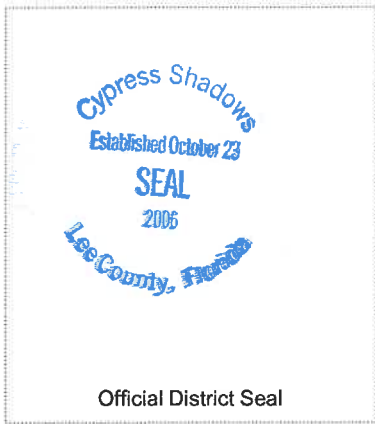
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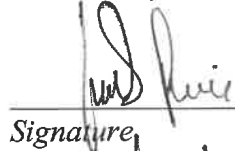
- Chairman
- Vice Chairman

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

  
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Signature

11/19/2023

Date