

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

April 19, 2023, 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 19, 2023, at 3:00 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 on **Wednesday, April 19, 2023, at approximately 3:02 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 <i>(via conference call)</i>
Mike Radford	MRI

Jordan Varble, Jeff Key, Justin Faircloth, and Jacob Whitlock

There were no resident comments currently.

### 2. BUSINESS ITEMS

#### A. Discussion with Jeff Key from Community Environmental Services

##### i. Lake Plantings/Replanting/Aerator proposals

Mr. Jeff Key from Community Environmental Services presented his lake plantings, replanting's and aerator installation proposals to the Board. A conversation ensued between Mr. Key, the Board, and staff. The Board agreed to table the proposals for Cordgrass Replacement and Firebush Install. The Board approved the following:

The Board Approved proposal # TPACPL2304 for the installation of littoral pond plantings within the community at a cost of \$32,400.

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MOTION TO: Approve proposal #TPACPL2304 for the installation of littoral pond plantings within the community at a cost of \$32,400.  
MADE BY: Supervisor Lozzi  
SECONDED BY: Supervisor Schneider  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

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The Board Approved proposal # TPACAE2304 for the purchase and installation of two aerators for ponds 8 and 10 at a cost of \$9,732.

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MOTION TO: Approve proposal #TPACAE2304 for the purchase and installation of two aerators for ponds 8 and 10 at a cost of \$9,732.  
MADE BY: Supervisor Lozzi  
SECONDED BY: Supervisor Schneider  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

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**B. Discussion of Lee County Sheriff's Routing Patrol**

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The Board discussed the requirements and impact of a traffic control agreement with the Lee County Sheriff's Office. The Board agreed to Table this discussion until further notice.

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**C. Discussion of Golf Cart Policy**

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The Board discussed the application of a Golf Cart Policy by the CDD. The Board agreed to Table this discussion until the HOA completes their discussion and ruling on the matter.

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**D. Discussion of Parking Policy Final Draft**

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The Board reviewed the recently approved parking policy. A conversation ensued regarding modifications to the policy. The Board agreed to submit any additional changes to District Management for review at the next meeting.

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The Board Adopted Resolution 2023-02, Setting the Public Hearing for adoption of parking rules and parking enforcement. The date and time will be June 21, 2023.

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MOTION TO:	Adopt Resolution 2023-02, Setting the Public Hearing for adoption of parking rules and parking enforcement. The date and time will be on June 21, 2023.
MADE BY:	Supervisor McElmury
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/1 - Motion Passed; Supervisor Liberto opposed.

**E. Discussion of Proposal for Pest Control at the Gatehouse**

The Board agreed to Table the proposal for pest control at the gatehouse and requested a proposal be obtained from Massey Services.

**F. Discussion of Reserve Study Proposal**

The Board Approved the proposal from Reserve Advisors for a reserve study for the District.

MOTION TO:	Approve the proposal from Reserve Advisors for a reserve study for the District.
MADE BY:	Supervisor McElmury
SECONDED BY:	Supervisor Lozzi
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously.

**G. Discussion on Hammerheads Signage Proposal**

The Board agreed to Table the proposal for sign installs at the Hammerheads pending an updated proposal for review at the next meeting.

**H. Discussion on Proposal for Annual Maintenance for Gatehouse AC**

The Board Approved a proposal from RDS Airconditioning for annual maintenance for the gatehouse air conditioning.

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MOTION TO:	Approve a proposal from RDS Airconditioning for annual maintenance for the gatehouse air conditioning.
MADE BY:	Supervisor Lozzi
SECONDED BY:	Supervisor Liberto
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

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**J. Discussion of FY 23/24 Budget – First Draft**

The Board agreed to Table the discussion of the FY 23/24 budget to next month’s meeting.

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**F. General Matters of the District**

There were no general matters of the District.

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**3. CONSENT AGENDA**

The Board reviewed the minutes from the meeting held on 03/15/2023, the Operations & Maintenance Expenditures for February and March 2023 and the Financials for the month ending 03/31/2023. The Board Approved all consent agenda items pending updated amended minutes.

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

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**4. VENDOR/STAFF REPORTS**

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

There were no District Manager or Engineer report currently.

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**C. District Manager**

Mr. Radcliff introduced Justin Faircloth and Jacob Whitlock to the Board and residents. Mr. Faircloth will be transitioning to District Manager for Cypress Shadows with an expected start date

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168 of June. District Management requested the Board submit alternate dates for meetings to work with  
169 Mr. Faircloth's schedule.

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171 **5. SUPERVISOR REQUESTS AND COMMENTS**

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173 Supervisor McElmury commented on further education for supervisors and residents regarding the  
174 CDD and what the CDD does.

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176 Supervisor Lozzi requested follow up on the AVID accounting software.

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178 Supervisor Lozzi commented on Allied Invoices and excessive overtime charges.

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181 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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183 A resident Ms. Chene Thompson, an attorney from the law firm Pavese Law, addressed the Board  
184 and stated that she is representing Mr. Cameretta regarding the pending parking and golf cart  
185 policies.

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187 **7. ADJOURNMENT**

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MOTION TO: Adjourn the Regular meeting at 5:01 P.M.

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MADE BY: Supervisor Liberto

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SECONDED BY: Supervisor Schneider

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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 5/17/2023.

Signature

Donald Lozzi

Printed Name

Title:

- Chairman
- Vice Chairman

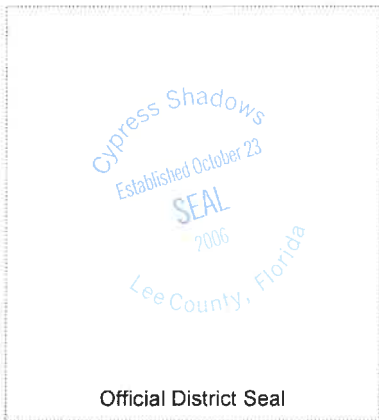
Signature

BRYAN RADLITZ

Printed Name

Title:

- Secretary
- Assistant Secretary



Recorded by Records Administrator

Aysha Torres

Signature

5/24/23

Date