

# CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

November 20, 2014 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 Thursday, November 20, 2014 at 11:00 a.m. at The Preserves at Corkscrew Clubhouse located at 20021 Cypress Shadows Blvd., Estero, Florida 33928.

### 1. CALL TO ORDER

A. Overview of Meeting Procedures and Decorum

### 2. ROLL CALL

Mr. Lamb called the Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District to order on Thursday, November 20, 2014 following the Landowner's Election.

Board Members Present and Constituting a Quorum:

|                    |   |
|--------------------|---|
| Joe Cameratta      | Chairman                                  |
| Nicholas Cameratta | Vice-Chairman ( <i>via speakerphone</i> ) |
| Cheryl Yano        | Supervisor                                |
| Anthony Cameratta  | Supervisor                                |
| Laura Youmans      | Supervisor                                |

Staff Members Present:

|                          |  |
|--------------------------|--|
| Brian Lamb               | District Manager, Meritus Districts                                  |
| Jason Walters            | District Counsel, Hopping, Green & Sam's ( <i>via speakerphone</i> ) |
| Steven Invidiato         | ( <i>via speakerphone</i> )  |
| Several Audience Members |  |

### 3. PUBLIC COMMENT ON AGENDA ITEMS

### 4. BUSINESS ADMINISTRATION

A. Consideration of the Minutes of the Board of Supervisors Meeting September 9, 2014

|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Approve Minutes               |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor Yano               |
| DISCUSSION:  | None further                  |
| RESULT:      | 5/0 Motion passed unanimously |

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**B. Consideration of Operations and Maintenance Invoices, November 2014**

|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Approve O&M as it stands      |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor Yano               |
| DISCUSSION:  | None further                  |
| RESULT:      | 5/0 Motion passed unanimously |

**C. Consideration of Construction Requisitions Series 2011 November 2014**

|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Approve this Requisition      |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor A. Cameratta       |
| DISCUSSION:  | None further                  |
| RESULT:      | 5/0 Motion passed unanimously |

**D. Consideration of Construction Requisitions Series 2012 Phase 2, November 2014**

|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Approve this Requisition      |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor Yano               |
| DISCUSSION:  | None further                  |
| RESULT:      | 5/0 Motion passed unanimously |

**E. Consideration of Construction Requisitions Series 2012 Phase 3, November 2014**

|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Approve this Requisition      |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor Yano               |
| DISCUSSION:  | None further                  |
| RESULT:      | 5/0 Motion passed unanimously |

75 **F. Consideration of Construction Requisitions Series 2012 Phase 4, November 2014**  
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|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Approve this Requisition      |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor Youmans            |
| DISCUSSION:  | None further                  |
| RESULT:      | 5/0 Motion passed unanimously |

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83 **G. Review of Financial Statements Month End September 30, 2014**  
84

85 Mr. Lamb reviewed the Financial Statements with the Board.  
86

87 **5. BUSINESS ITEMS**

88 **A. Matters Related to Supervisor Seats**  
89

90 Mr. Lamb went over what he discussed with the Board earlier. Counsel went over the  
91 Resolution with the Board as well. Mr. Lamb and District Counsel answered all questions the  
92 Board had.  
93

94 **B. Consideration of Resolution 2015-01; Declaring Board Vacancies**  
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|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Accept Resolution 2015-01     |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor A. Cameratta       |
| DISCUSSION:  | None further                  |
| RESULT:      | 5/0 Motion passed unanimously |

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

103 **1. Resumes for Supervisor Seat Openings**  
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105 The Board reviewed the resumes received for the Supervisor seats and the candidates present  
106 and still interested in the position gave a brief synopsis to the Board. The Board discussed the  
107 resumes.  
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109 Laura Youmans stated she was resigning effective immediately.  
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| MOTION TO:   | Accept Laura Youmans Resignation and Appoint George Zalucki to the Board. |
| MADE BY:     | Supervisor J. Cameratta   |
| SECONDED BY: | Supervisor A. Cameratta   |
| DISCUSSION:  | None further  |
| RESULT:      | 4/0 Motion passed unanimously   |

Mr. Lamb administered the Oath of Office to George Zalucki and welcomed him to the Board.

Anthony Cameratta stated that he wished to resign from the Board.

|              |  |
|--------------|--|
| MOTION TO:   | Accept Anthony Cameratta's Resignation |
| MADE BY:     | Supervisor J. Cameratta                |
| SECONDED BY: | Supervisor N. Cameratta                |
| DISCUSSION:  | None further                           |
| RESULT:      | 4/0 Motion passed unanimously          |

Mr. Lamb stated that for the record, Anthony Cameratta was in Seat #5 with a four year term.

|              |                                   |
|--------------|-----------------------------------|
| MOTION TO:   | Appoint Madelyn Issacs to Seat #5 |
| MADE BY:     | Supervisor J. Cameratta           |
| SECONDED BY: | Supervisor Yano                   |
| DISCUSSION:  | None further                      |
| RESULT:      | 4/0 Motion passed unanimously     |

Madelyn Isaacs was not in attendance and Mr. Lamb and Counsel will reach out to her to go over the process with her.

The Board decided to keep one seat open at this time and not fill it. That is Seat #4 that Supervisor Yano was in and that seat expires November 2014.

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**D. Consideration of Resolution 2015-02; Re-Designation of District Officers**

Mr. Lamb went over this Resolution with the Board.

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|--------------|---|
| MOTION TO:   | Approve Resolution 2015-02 with Joseph Cameratta as Chair, Nicholas Cameratta as Vice Chairman, Brian Lamb as Secretary, Robert Rios as Treasurer, Brian Howell as Assistant Secretary and the balance of the Board as Assistant Secretaries. |
| MADE BY:     | Supervisor J. Cameratta   |
| SECONDED BY: | Supervisor Zalucki  |
| DISCUSSION:  | None further  |
| RESULT:      | 4/0 Motion passed unanimously   |

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**6. STAFF REPORTS**

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

**7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

A resident asked Supervisor Zalucki if he was currently working.

**8. ADJOURNMENT**

|              |                               |
|--------------|-------------------------------|
| MOTION TO:   | Adjourn                       |
| MADE BY:     | Supervisor J. Cameratta       |
| SECONDED BY: | Supervisor Zalucki            |
| DISCUSSION:  | None further                  |
| RESULT:      | 4/0 Motion passed unanimously |

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*\*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 \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- Chairman**
- Vice Chairman**

**Title:**

- Secretary**
- Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal