

168 **8. ADJOURNMENT**
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170	MOTION TO:	Adjourn.
171	MADE BY:	Supervisor Zalucki
172	SECONDED BY:	Supervisor Bawtinheimer
173	DISCUSSION:	None further
174	RESULT:	Called to Vote: Motion PASSED
175		5/0 - Motion Passed Unanimously

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177 **These minutes were done in summary format.*
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179 **Each person who decides to appeal any decision made by the Board with respect to any matter*
180 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
181 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

182
183 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed
184 meeting held on _____.

185 Louis Frattarelli
186
187 Signature

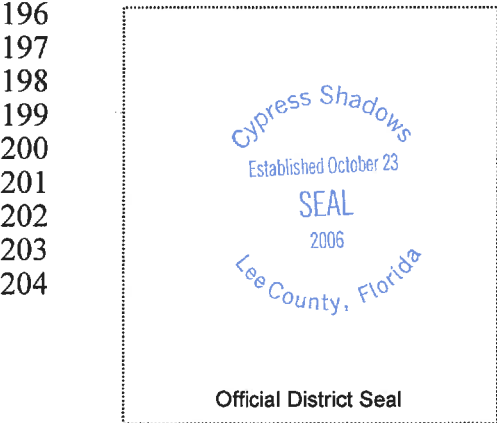
188
189 LOUIS FRATTARELLI
190 Printed Name

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192 Title:
193 Chairman
194 Vice Chairman

[Signature]
Signature

Printed Name

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196 Title:
197 Secretary
198 Assistant Secretary



Recorded by Records Administrator

S. Zalucki
Signature

6-5-19
Date

CYPRESS SHADOWS COMMUNITY DEVELOPMENT DISTRICT

November 27, 2018 Minutes of the Regular Meeting

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting of the Board of Supervisors of the Cypress Shadows Community Development District was held on **Thursday, November 27, 2018 at 4:00 p.m.** at The Preserves at Corkscrew Clubhouse located at 20021 Cypress Shadows Blvd., Estero, Florida 33928.

1. CALL TO ORDER/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 27, 2018 at approximately 4:23 p.m.**

Board Members Present and Constituting a Quorum:

Louis Frattarelli	Supervisor	
George Zalucki	Supervisor	
Charlie Bawtinheimer	Supervisor	
Eric Mauss	Supervisor	<i>appointed during the meeting</i>
Walt Giesbrecht	Supervisor	<i>appointed during the meeting</i>

Staff Members Present:

Brian Lamb	Meritus
Tricia Victory	Meritus
Greg Urbancic	District Counsel

There were several residents in attendance.

Supervisor Frattarelli recited the Oath of Office. Mr. Lamb explained that Supervisor Frattarelli has Seat 4, which runs through 2022.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no resident comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2019-01; Canvassing & Certifying the Results of the Landowners Election

Mr. Lamb went over the resolution with the Board. Lou Frattarelli was the winner of the Landowner's Election with 56 votes. He holds Seat 4, which has a four-year term.

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MOTION TO:	Approve Resolution 2019-01.
MADE BY:	Supervisor Bawtinheimer
SECONDED BY:	Supervisor Frattarelli
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Acceptance of Resolution 2019-03; Declaring Vacancy

Mr. Urbancic went over the resolution with the Board. The vacancy is for Seats 2 and 5. These are the two seats that no one qualified for in the general election.

MOTION TO:	Approve Resolution 2019-03.
MADE BY:	Supervisor Frattarelli
SECONDED BY:	Supervisor Bawtinheimer
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. Acceptance of Resolution 2019-04; Filling Vacancy

Mr. Urbancic stated that the Board has 90 days to fill the vacancies for Seat 2 and 5. Mr. Lamb also noted that Seat 3 still needs to be filled. The Board discussed their options.

MOTION TO:	Approve Resolution 2019-04, appointing Eric Mauss to Seat 2 and Walt Giesbrecht to Seat 5.
MADE BY:	Supervisor Frattarelli
SECONDED BY:	Supervisor Zalucki
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Mr. Lamb led Eric Mauss and Walt Giesbrecht in reciting their Oaths of Office. Mr. Urbancic briefly went over the Sunshine Laws and Code of Ethics, Public Records, and Form 1 with the Supervisors. Mr. Urbancic stated that he can answer any further questions after the meeting.

Mr. Lamb stated that there is another seat still open, Seat 3, which is the seat that Kim Brierley previously occupied and resigned. The term for Seat 3 expires in 2020. George Zalucki stated that he can fill the seat.

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85 MOTION TO: Appoint George Zalucki to Seat 3.
86 MADE BY: Supervisor Frattarelli
87 SECONDED BY: Supervisor Bawtinheimer
88 DISCUSSION: None further
89 RESULT: Called to Vote: Motion PASSED
90 4/0 - Motion passed unanimously

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92 Mr. Lamb led Supervisor Zalucki in reciting the Oath of Office.

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94 All Board members individually chose to waive the compensation.

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96 **D. Consideration of Resolution 2019-02; Designating Officers**

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98 Mr. Lamb went over the resolution with the Board. Mr. Lamb will serve as Secretary, Eric
99 Davidson with Meritus will serve as Treasurer, and Brian Howell with Meritus will serve as an
100 Assistant Secretary. Mr. Lamb stated that the Board would need to choose a Chair and Vice
101 Chair, and the remaining Board members would serve as additional Assistant Secretaries. The
102 Board discussed the officer positions.

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104 MOTION TO: Approve Resolution 2019-02 with Supervisor
105 Frattarelli as Chair and Supervisor Bawtinheimer as
106 Vice Chair, with the remaining Board members as
107 Assistant Secretaries.
108 MADE BY: Supervisor Zalucki
109 SECONDED BY: Supervisor Giesbrecht
110 DISCUSSION: None further
111 RESULT: Called to Vote: Motion PASSED
112 5/0 - Motion passed unanimously

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114 **E. General Matters of the District**

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117 **4. CONSENT AGENDA**

- 118 **A. Consideration of Board of Supervisors Meeting Minutes August 8, 2018**
- 119 **B. Consideration of Operations and Maintenance Expenditures August 2018**
- 120 **C. Consideration of Operations and Maintenance Expenditures September 2018**
- 121 **D. Consideration of Operations and Maintenance Expenditures October 2018**
- 122 **E. Review of Financial Statements Month Ending October 31, 2018**

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124 Mr. Lamb went over the Consent Agenda. He also reviewed the year-end financial statements
125 and operations with the Board. Mr. Lamb noted that the annual operating budget is \$63,424. The
126 Board discussed that the HOA is doing a reserve study. Supervisor Frattarelli wanted to see if the

127 HOA could do a presentation on what they are planning to reserve for the CDD's assets. The
128 Board agreed.

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130 *The full discussion is available on audio recording.*

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132 The Board reviewed the Consent Agenda items.

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MOTION TO: Approve the Consent Agenda.

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MADE BY: Supervisor Mauss

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SECONDED BY: Supervisor Giesbrecht

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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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142 **5. STAFF REPORTS**

143 **A. District Counsel**

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145 Mr. Urbancic answered a Supervisor question about having a separate email account for the
146 CDD.

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148 **B. District Engineer**

149 **C. District Manager**

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152 **6. SUPERVISOR REQUESTS**

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154 There were no supervisor requests.

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157 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

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159 An audience member commented on the drainage and cleaning out the pipes. He wanted to know
160 if the developer would be responsible for any deficiencies regarding the infrastructure. The
161 resident also asked if the HOA could pay off the CDD loan. Another audience member asked if
162 the drains were inspected by the County. A resident also asked about the drains not being raised
163 prior to the second layer of asphalt going in. The Board directed Mr. Lamb to look into the
164 warranty period and to work with the HOA on the drains and their reserve study.

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