

**MINUTES OF MEETING
CYPRESS RIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cypress Ridge Community Development District was held Thursday, **September 9, 2021** at 10:30 a.m. at the Holiday Inn Express & Suites 2102 N. Park Rd., Lakeland, Florida.

Present and constituting a quorum:

Brian Walsh	Chairman
Jeff Shenefield	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk <i>via Zoom</i>	District Counsel
Heather Wertz <i>via Zoom</i>	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present at the meeting.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Ms. Burns swore in the newly elected officers. Mr. Adams and Mr. Andrade will be sworn in at a future meeting.

B. Consideration of Resolution 2021-07 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated that Mr. Adams and Mr. Walsh received 400 votes and will serve four-year terms and Mr. Andrade, Mr. Parkinson and Mr. Shenefield received 200 votes and will serve two-year terms.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2021-07 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Consideration of Resolution 2021-08 Electing Officers

Ms. Burns stated that previously Mr. Walsh was the Chairman. The Board elected to keep officers the same.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2021-08 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the July 28, 2021
Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes of the July 28, 2021 Board of Supervisors meeting. She asked if there were any questions, and hearing none asked for a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Minutes of the July 28, 2021 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Special Assessment Matters

A. Presentation of Engineer's Report

Ms. Burns asked Ms. Wertz to go over her report. Ms. Wertz reviewed the report and elaborated on the 3 phases of construction including information about the 1,056 total family lots on 481.5 acres. Ms. Wertz described the costs in detail, and highlighted that the total cost was \$38,536,750. Ms. Wertz explained that she will be removing the breakdown of costs included in the report because it is not necessary for this report. She noted that the costs were based on 2021 costs. Ms. Wertz stated that it is their professional opinion that the capital improvement costs for the District provided in this report are reasonable to complete the construction of the infrastructure and that the public infrastructure improvements will benefit and add value to the lands within the District at least equal to the cost of such improvements.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the Engineer's Report, was approved as amended.

B. Presentation of Assessment Methodology

Ms. Burns stated that this methodology provides an assessment methodology that allocates debt to be incurred by the District to benefit properties within the District. Ms. Burns reviewed the methodology for the Board and offered to answer any questions.

Mr. Van Wyk asked Ms. Burns if it was her opinion that the benefit received by the parcels is equal to or exceeds the burden placed upon the lands by the imposition of the special assessments. Ms. Burns stated yes. Mr. Van Wyk asked if it is her opinion that the assessments in the report are fairly and reasonably apportioned across the product types within the District. Ms. Burns answered yes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Assessment Methodology, was approved as amended.

C. Consideration of Resolution 2021-34 Declaring Special Assessments

Ms. Burns reviewed the resolution and offered to answer any questions from the Board. Hearing none,

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2021-34 Declaring Special Assessments, was approved.

D. Consideration of Resolution 2021-35 Setting a Public Hearing for Special Assessments

Ms. Burns stated that they need at least 30 days to send the mailed notice to landowners within the District. The next regular meeting is October 14, 2021 at 2:00 p.m. This would be the day set for the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2021-35 Setting a Public Hearing for Special Assessments on October 14, 2021 at 2:00 p.m., was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-36
Designating a Date, Time, and Location
for Fiscal Year 2022 Meetings**

Ms. Burns stated that the suggested date was the second Thursday of the month at 2:00 p.m. at their current location.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Resolution 2021-36 Designating a Date, Time, and Location for Fiscal Year 2022 Meetings, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk noted that they are waiting on the validation hearing to be complete and stated that they should be in a good place to issue bonds in early November.

B. Engineer

Ms. Wertz did not have anything further to report.

C. District Manager’s Report

i. Ratification of Funding Requests #2 and #3

Ms. Burns noted that these had already been received and just needed to be ratified.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, Funding Request #2 and #3, was ratified.

ii. Balance Sheet & income Statement

Ms. Burns noted she had nothing further to report, other than that the financials were included in the packet for review. There was no action necessary.

EIGHTH ORDER OF BUSINESS

Other Business

The Board asked Ms. Wertz what the status of permitting was. Ms. Wertz confirmed that this would occur in November and said that they are trying to get approval by the end of October, with construction beginning in November.

Ms. Burns stated that they had also canceled their regular September meeting.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item was followed.

TENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Walsh, seconded by Mr. Shenefield, with all in favor, the meeting was adjourned.


Secretary/Assistant Secretary


Chairman/Vice Chairman