

**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, **July 14, 2022** at 2:00 p.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
Milton Andrade	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KE Law
Grace Kobitter	District Counsel, KE Law

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four 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**

**Approval of Minutes of the April 14, 2022  
Board of Supervisors Meeting and Audit  
Committee Meeting**

Ms. Burns presented the meeting minutes of the April 14, 2022 Board of Supervisors meeting and Audit Committee meeting. She asked if there were any questions, comments or corrections. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, the Minutes of the April 14, 2022 Board of Supervisors Meeting and Audit Committee Meeting, were approved.
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July 14, 2022

Cypress Ridge CDD

**FOURTH ORDER OF BUSINESS**

**Public Hearing on the Adoption of the  
Fiscal Year 2023 Budget**

Ms. Burns stated that this public hearing was published in the newspaper. She asked for a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Opening the Public Hearing, was approved.

**A. Consideration of Resolution 2022-06 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Burns reviewed Resolution 2022-06. She noted that they put a small miscellaneous field expenses in the budget for the upcoming year based on the timeline in the event that amenities open or landscaping is turned over. Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Closing the Public Hearing, was approved.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2022-06 Adopting the District’s Fiscal Year 2023 Budget and Appropriating Funds, was approved.

**B. Consideration of Fiscal Year 2023 Developer Funding Agreement**

Ms. Burns stated that they were not levying a per lot O&M assessment. This budget will be funded by the developer.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Fiscal Year 2023 Developer Funding Agreement, was approved.

July 14, 2022

Cypress Ridge CDD

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07  
Designation of Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2023**

Ms. Burns reviewed the proposed Fiscal Year 2023 meeting schedule of the second Thursday of the month at 1:45 p.m. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2022-07 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023, was approved.

**SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2021 Audit  
Report**

Ms. Burns noted that this report was submitted to the state prior to the June 30<sup>th</sup> deadline. Page 25 shows the report to management, it shows no instances of noncompliance. The District did not meet any of the conditions for financial emergency.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Fiscal Year 2021 Audit Report, was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry did not have anything further to report.

**B. Engineer**

There being none, the next item followed.

**C. District Manager’s Report**

**i. Balance Sheet & income Statement**

Ms. Burns noted that the financials were included in the packet for review. There was no action necessary.

**ii. Presentation of Number of Registered Voters – 0**

Ms. Burns noted that there were zero registered voters in the District as of April 15.

July 14, 2022

Cypress Ridge CDD

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

*Jill Burns*

Secretary/Assistant Secretary

*Brian Walsh*

Chairman/Vice Chairman