

**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, April 9, 2026** at 2:13 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Garret Parkinson
Brian Walsh
Kareyann Ellison
Brent Elliott

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Clayton Smith

District Manager, GMS
District Counsel, Kilinski Van Wyk Law
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 2:13 p.m. and called the roll. Four Supervisors 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, and none were joining Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of March 12, 2026
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the March 12, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of March 12, 2026 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08
Approving the Proposed Fiscal Year 2026-
2027 Budget and Setting the Public
Hearing on the Adoption of the Fiscal Year
2026-2027 Budget (Suggested Date: July 9,
2026)**

Ms. Burns presented Resolution 2026-08 which approves the proposed Fiscal Year 2027 budget and setting a public hearing for its adoption. The suggested date for the hearing is July 9, 2026 during the regular July meeting, but the time may be adjusted to 2:15 p.m. to accommodate residents. There is no proposed increase beyond what was previously noticed, so no mailed notice is required. The budget includes a developer contribution, which was slightly increased based on updated figures, with flexibility to raise it to \$1,250 per unit if needed. The notice amount for the developer contribution is listed as \$1,676.39 per unit, but the intention is to keep it at \$1,250 unless a higher amount is decided. She noted the current status of the budget, emphasizing that there is a developer contribution including \$28,128.

Board discussion ensued regarding the number of lots expected to be developed, and Ms. Burns noted that only 369 units currently benefit from amenity and field expenses, but as more phases are completed the per unit cost will decrease. She noted that the developer contribution is only billed if needed.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Resolution 2026-08 Approving the Proposed Fiscal Year 2026-2027 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2026-2027 Budget on July 9, 2026 at 2:15 PM, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report at this time.

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B. Engineer

The District Engineer was not present, the next item followed.

C. Field Manager's Report

Mr. Smith presented an update on several items: flow meters have been installed and are ready, with the vendor keeping the team informed and the installation expected to finish by tomorrow, just in time for the weekend. Other completed tasks include repairing the net on the football court. Regarding landscape maintenance, there are several valves by the main road that the landscaper believes may be covered under warranty, but their location in areas scheduled for potential road widening raises uncertainty about whether it's worth spending nearly \$2,000 to fix them now or if it would be better to wait, even if warranty coverage applies. Mr. Elliot discussed handling potentially faulty orders that fall under warranty. The Board agreed they should notify the vendor about the issues but hold off on replacements until after decisions are made regarding sidewalk widening. This delay ensures the warranty is honored, while also protecting against the possibility that future sidewalk changes could void the warranty by shifting responsibility for damage away from the original issue.

Mr. Smith provided an update on maintenance and repairs. Several significant issues occurred at once, including sanding problems affecting the system below. The Board decided to postpone action on these until further notice. Previous repairs have been completed and ongoing maintenance includes cutting back grease-affected plants and switching to weekly mowing which began last week. This change is expected to improve the detailing and upkeep of the frontages. Some ponds are recovering their water levels thanks to recent rain and storms. Overall, the pool is in good condition, and the landscaping contract allows for turnover and repricing as areas are accepted and completed. He noted a crack in the pickleball court, possibly allowing ants to nest, which may be covered under warranty.

Mr. Smith noted the requirement for accessible entry at the pool, with at least two means of ingress, and the pool's perimeter is close to 300 feet, an important threshold for future designs. The Board considered various ways to meet accessibility requirements, including zero-entry points on both sides, shallow and deep middle areas, and ADA-compliant features such as ledges or water-powered lifts. Durable options are preferred due to infrequent use in some communities.

Ms. Burns stated the budget for landscaping was reduced during the recent budget review, with \$5,000 allocated specifically for landscape replacement in this category. She noted there is

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some in the landscaping replacement. There was \$5,000 and \$2,500 had been used. She noted that out of a \$10,000 field contingency, \$6,000 has already been used. This leaves a remaining balance of \$4,000. Additionally, there is mention of 3,500 fish still available as part of the resources. There was a discussion about the condition of landscaping, with specific attention to areas along the frontage that may require improvement. There was concern that many of the smaller plants have been almost completely lost, while larger plants and certain types, like the magnoliids and muntries, are generally in good shape. The smaller, less established plants have suffered, especially those susceptible to frost. There was mention of needing to possibly reduce the number of copperleaf plants to make a significant difference. The Board considered inspecting the area soon to reassess and possibly adjust plans based on current conditions. There was a motion made to approve the mulch not to exceed the amount of both proposals, and authorizing the Chair to work with staff.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Cardinal Landscaping quotes and Authorizing the Chair to Work with Staff, was approved.

Mr. Smith discussed the damaged net was initially suspected to be vandalism but was likely caused by a family playing who didn't know how to fix it. There have been no calls, complaints, or security concerns reported, and usage of the amenities is still low but expected to increase soon. The soccer field is holding up well, with no trash or major problems noted. There is also mention of the pool warming up as summer approaches. Overall, no significant issues have arisen, and the area remains in good condition.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is in the agenda package for review. She offered to take questions on any of the invoices.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Check Register, was approved.

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ii. Balance Sheet & Income Statement

Ms. Burns noted that financial statements are included in the package for review. No action is required from the Board.

SIXTH ORDER OF BUSINESS

Other Business

Ms. Burns noted concerns regarding an abandoned vehicle in the amenity parking lot, which was reported through emails from residents and the HOA. In response, a "no overnight parking" sign was installed, and there was consideration of holding a hearing to address the issue, potentially including the option to tow abandoned vehicles. The Board debated whether to establish a formal policy or simply wait and see if the situation resolved itself, mentioning that similar incidents have not occurred before.

SEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

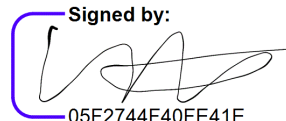
Adjournment

Ms. Burns adjourned the meeting.

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

Jill Burns

Secretary/Assistant Secretary

Signed by:


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Chairman/Vice Chairman