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**, **June 11, 2026** at 2:01 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

Milton Andrade *by Zoom*	Chairman
Garret Parkinson	Vice Chairman
Brian Walsh	Assistant Secretary
Kareyann Ellison	Assistant Secretary
Brent Elliott	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Patrick Collins	District Counsel, KVW Law
Joel Blanco	Field Manager, GMS
Marshall Tindall	Field Manger, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 2:01 p.m. and called the roll. Four Supervisors were present constituting a quorum and one Supervisor joined by Zoom.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns stated that there were no members of the public present at the meeting, and none joining by Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of April 9, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 9, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Minutes of April 9, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **CLOSED SECURITY SESSION**

A. Consideration of Proposals from Nation Security Patrol Services *(provided to Board of Supervisors under separate cover for confidentiality purposes)*

**This item was moved to the end of the meeting.*

FIFTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

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

C. Field Manager's Report

Mr. Tindall presented the field manager's report. He reviewed the contracted services. He noted GMS staff performed thorough reviews of contracted services. He also noted they are working on strengthening services with the landscaping vendor after the end of the late spring, rainy season. He stated they are scheduling the approved tree replacement and main entry mulch with the landscaping vendor. He noted the janitorial vendors have reported an increase of love bugs and its associated challenges. He also stated the pool vendor has reported some vandalism to the chair lift, which has been resolved. He reviewed the in progress items, which include completing some unfinished items at the amenity center including fixture repairs, maintenance contracts, and signage. He stated they are assessing conveyance and punch list items for some of the newer tracts. Lastly, he noted they are monitoring the new playground area off of Scenic Park Road as it comes online.

i. Consideration of Proposal for Landscaping Contract Addendum

Mr. Tindall presented a proposal for the landscaping contract addendum. Ms. Burns reminded the Board that the landscape vendor agreed to hold their price through the end of the fiscal year. After discussion, the Board decided to table this proposal and go back to the vendor to remind them that they agreed to hold their price for all the tracts through the end of the fiscal year, which is September. Ms. Burns stated that this vendor can present an updated contract to the Board for consideration for approval in July for October 2026.

ii. Consideration of Proposal for Removal and Replacement of Two (2) Dead Trees

Mr. Tindall presented a proposal for removal and replacement of two dead trees. The proposal total is $2,320. It was noted this item will be replaced under warranty.

iii. Consideration of Proposal for Pest Control Services *(to be provided under separate cover)*

Mr. Tindall presented a proposal for pest control services. After discussion, the Board decided to approve the presented proposal to run through the end of the fiscal year, September 30, 2026.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal for Pest Control Services through September 30, 2026, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register is in the agenda package for review, totaling $141,082.50. She offered to take questions on any of the invoices.

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

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.

iii. Presentation of Number of Registered Voters – 132

Ms. Burns noted the number of registered voters is 132.

**The Closed Security session began at this time in the meeting.*

> On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Nation Security Proposal for Patrol Services, was approved.

SIXTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

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. Parkinson, with all in favor, the meeting was adjourned.

Jill Burns

Secretary/Assistant Secretary

Signed by:
Milton Andrade
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Chairman/Vice Chairman