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 9, 2026** at 1:45 p.m. at the Hampton Inn Plant City, 2702 Thonotosassa Rd, Plant City, Florida.

Present and constituting a quorum:

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, Kilinski Van Wyk
Marshall Tindall *by Zoom*	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 1:45 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 joining by Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of June 11, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the June 11, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes.

> On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Minutes of June 11, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2026/2027 Budget

Ms. Burns stated that the next agenda item was the public hearing on adoption of the fiscal year 2027 budget, that the public hearing had been advertised, and then asked for a motion to open the hearing.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Opening the Public Hearing, were approved.

i. Consideration of Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds

Ms. Burns presented Resolution 2026-09. She stated that the FY 2027 budget was included for the Board's review and explained that it used a target assessment of $1,250 per unit gross, with a developer contribution making up the difference. She noted that the budget increased security funding to allow for additional security as more residents move in, added a line item for holiday lights, included required water reporting, and was otherwise updated based on current actuals and contracts already in place.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-09 Adopting the District's Fiscal Year 2026/2027 Budget and Appropriating Funds, were approved.

ii. Consideration of Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated that the next item was consideration of Resolution 2026-10, which would impose special assessments and certify the assessment roll. She explained that the resolution would certify the assessments for collection through Hillsborough County.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-10 Imposing Special Assessments and Certifying an Assessment Roll, were approved.

iii. Consideration of Fiscal Year 2026/2027 Budget Deficit Funding Agreement

Ms. Burns stated that the next item was consideration of the Fiscal Year 2027 Budget Deficit Funding Agreement with Clayton Properties Group. She explained that Clayton Properties Group would fund the difference in the budget related to the developer funding, then called for a second and vote before moving to close the public hearing.

> On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Fiscal Year 2026/2027 Budget Deficit Funding Agreement, was approved.

Ms. Burns asked for a motion to close the Public Hearing.

> On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Closing of Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027**

Ms. Burns stated Resolution 2026-11 designates the regular monthly meeting date, time, and location for Fiscal Year 2027. She noted that the meeting time was listed as 2:00 p.m. but had discussion on whether that time should remain.

Ms. Burns explained that another meeting had been moved to 1:00 p.m., leaving about an hour before this meeting, though they expected that earlier meeting could take at least 45 minutes or potentially run over. She indicated that keeping this meeting at 2:00 p.m. seemed appropriate, especially because residents may begin joining by Zoom. She noted that the meeting time could be adjusted later if it did not work well.

> On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2026-11 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2026/2027, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Proposals from Current Demands** *(provided to Board of Supervisors under separate cover for Confidentiality)*

A. Proposal for Camera System Conversion & Installation of 2 Additional Cameras and Overnight Monitoring System

B. Proposal for Monthly Fee for Overnight Monitoring Services

Ms. Burns stated that the next item was consideration of proposals from Current Demands, which had been provided separately because they were security related. She explained that the proposal was for additional monitored cameras to support overnight call-down monitoring, as previously discussed and requested by the Board.

She noted that the one-time installation cost was $4,450.25, with an ongoing monthly monitoring cost of $120. The system would allow monitoring after the facility closes, with a call-down around 8:30 p.m. to give the security guard time to respond. She also clarified that the existing cameras would remain in place and that the new cameras would be added for monitored service.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposals from Current Demands, was approved.

SEVENTH ORDER OF BUSINESS **Goals and Objectives**

A. Adoption of Fiscal Year 2027 Goals & Objectives

B. Review of Approved Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form

**Mr. Andrade joined the meeting at this time.*

Ms. Burns explained that the materials included both the Fiscal Year 2027 goals and objectives and the Fiscal Year 2026 goals and objectives. She then requested a motion to approve the FY 2027 goals and objectives and to authorize the chair to sign off on the FY 2026 goals and objectives so the form could be submitted to the State.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Adopting the Fiscal Year 2027 Goals & Objectives and the Approved Fiscal Year 2026 Goals and Objectives and Authorizing Chair to Execute Final Form, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

Nothing to report, next item followed.

C. Field Manager's Report

Mr. Tindall presented the field manager's report, beginning with the status of mowing, edging, turnover areas, landscaping proposals, pest control, off-road vehicle concerns, lift station maintenance, conveyance items, and a bike rack request. He reported that mowing and detailing were generally satisfactory, with only minor edging and mowing issues behind homes on the north side. Dead trees had been inventoried and sent to warranty, and he understood that future dead-tree issues would continue to be handled through warranty rather than by obtaining separate landscaper proposals.

He also confirmed that the main entry area between the entry sign and amenity center was still planned for redesign, so dead palms would not be replaced. After discussion, Ms. Burns directed that the dead palms be removed because the redesign could be about eight months away. Mr. Tindall also reported that the approved pest vendor had started service at the amenity center, with no issues so far.

Mr. Tindall then discussed continuing complaints about off-road vehicles, ATVs, scooters, and e-bikes using ponds, sidewalks, and trail areas. He noted that the reports came from residents and had not been personally verified, but some vehicles appeared to be coming from both outside and inside the community. Signs prohibiting motorized vehicles were discussed as a possible deterrent, but the Board decided to continue monitoring the issue and revisit signage if complaints continue.

i. Consideration of Proposals for Landscape Maintenance Services

a) Addendum to Current Landscape Maintenance Contract with Cardinal Landscaping

The landscape maintenance proposals were reviewed next. Mr. Tindall explained that the comparison had been narrowed to essential maintenance for current and immediate turnover areas. Prince came in just under $140,000**,** while Cardinal, the incumbent landscaper, came in around $135,000. Because most resident landscape complaints related to dead trees being handled under warranty and only a couple of minor missed areas had been noted, he recommended staying with Cardinal. The Board approved continuing with Cardinal.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Addendum to Current Landscape Maintenance Contract with Cardinal Landscaping, was approved.

b) Proposal for Prince and Sons for Services *(to be provided under separate cover)*

Lift station maintenance proposals were also discussed. Mr. Tindall stated proposals were included as a reference, but there was uncertainty over whether the lift station was CDD-owned, private, or already conveyed to Hillsborough County. Ms. Burns stated that Mr. Parkinson would investigate and report back, and the Board tabled the lift station proposals for the time being.

ii. Presentation of Conveyance Report for Phase 1 (Partial) for Discussion

Mr. Tindall then reviewed conveyance and warranty-related items, including a storm structure, vegetation growth, a downed tree, sidewalk gaps, dead trees, and damaged ADA/truncated dome mats. The discussion indicated these items were generally warranty-related or would otherwise be corrected through the appropriate process.

iii. Bike Rack

Mr. Tindall raised resident interest in a bike rack near the amenity area. Ms. Burns noted complaints about children bringing bikes and scooters onto the pool deck or leaving them along the building. Mr. Tindall referenced a comparable proposal involving an 8-by-8 slab and a wave-style bike rack and suggested placing it between the playground sidewalk and pool sidewalk. The Board approved the bike rack and agreed that the proposed location was appropriate.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, the Bike Rack, 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.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, 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.

TENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

Ms. Burns adjourned the meeting.

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

Jill Burns
Secretary/Assistant Secretary

Signed by:
Milton Andrade
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Chairman/Vice Chairman