



**WINDING CYPRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
JUNE 6, 2024
1:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.windingcypresscdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
Clubhouse at Winding Cypress
7180 Winding Cypress Drive
Naples, Florida 34114
REGULAR BOARD MEETING
June 6, 2024
1:00 p.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish a Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
 - 1. May 16, 2024 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 5
 - 2. Consider Approval of Proposal from Engineer Regarding Lake Bank Repairs for Areas of Greatest Concern.....Page 14
- I. Administrative Matters
 - 1. Manager’s Report
 - Board Update to the Residents.....Page 15
 - 2. Attorney’s Report
- J. Comments from the Public
- K. Board Members Comments
- L. Adjourn

NOTICE OF BOARD MEETING OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Winding Cypress Community Development District (the District) will hold a Board Meeting on June 6, 2024, at 1:00 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

The Board Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board Meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the Board Meeting may be obtained from the Districts website or from the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Board Meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at this Board Meeting with respect to any matter considered at the Board Meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

www.windingcypresscdd.org

PUBLISH: NAPLES DAILY NEWS 05/29/24

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 16, 2024**

A. CALL TO ORDER

The May 16, 2024, Regular Board Meeting of the Winding Cypress Community Development District (the “District”) was called to order at 1:00 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Naples Daily News* on May 6, 2024, as legally required.

D. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Barbara Powell	Present
Vice Chairman	Alex Petrovsky	Absent
Supervisor	Gerard O’Donohue	Absent
Supervisor	Patrick Cirello	Present
Supervisor	Paul Ellwood	Present

Also present were the following Staff members:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Alyssa Willson	Kutak Rock
District Engineer	Ted Tryka	Agnoli Barber & Brundage, Inc.

Also present were John Marinucci, the HOA President; Dan Bolin, an HOA Director; Jessica Rodriguez, HOA Counsel.

Also present were those on the attached sign-in sheet.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There was a consensus of the Board to discuss the trimming in the easements with the Engineering Report.

F. APPROVAL OF MINUTES

1. April 18, 2024, Regular Board Meeting

The minutes of the April 18, 2024, Regular Board Meeting were presented for consideration.

F2 currently reads “A motion was made by Supervisor Ciriello, seconded by Supervisor Ellwood”

The sentence needs to be completed with:

“...and passed unanimously approving the March 21, 2024, Regular Board Meeting minutes, as presented.”

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Ellwood and passed unanimously approving the minutes of the April 18, 2024, Regular Board Meeting, as amended.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Engineering Proposal Options

Supervisor Powell welcomed the HOA Board to the meeting and shared the CDD’s desire to work with the HOA Board. She then provided a brief review of the work done by the CDD so far and the data collected from the Lake Bank Inspection Report. Supervisor Powell went over the six remediation possibilities including the pros and cons as explained in the Supplemental Report. The option to include full yard drains would require a partnership with the HOA. The CDD is limited to work contracted in the easement and lake banks. A discussion ensued between the HOA and CDD. This project is urgent but not an emergency and will require several years to fix. Several residents commented.

Sue Gorden had submitted a speaker form but let the Board know the discussion had answered her questions. David Margulies requested more information be shared with the community including providing Zoom as a meeting option.

Supervisor Powell shared that she had started a draft summary to share with the community. Finalizing the update would happen in upcoming weeks. To Zoom the meetings has many challenges for the CDD.

A **motion** was made by Supervisor Powell, seconded by Supervisor Ciriello and passed unanimously authorizing District Counsel to issue a cease notice for HOA/ARC approval on homes requesting drain approval.

Mr. Tryka explained that there were some areas that were more significantly eroded than most. He recommended that the Board address those areas at this time separately from the entire project. Timelines and the RFP process were shared with the Board. For an RFP the engineer would create a lot by lot, lake by lake plan, which is a time consuming process. A plan for the hot spots could be completed by the June 6th meeting, however the entire project would not be ready at that time. The July 18th Board meeting should provide the time needed, weather permitting.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Ellwood and passed unanimously authorizing the District Engineer to identify the most significantly eroded areas and create a plan of action for those areas.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Ellwood and passed unanimously authorizing the District Engineer to develop a proposal for the entire project.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

The financials were shared with the Board. There were no questions at this time.

The qualifying period for Board Seats 2 and 4 runs from noon on June 10 through noon on June 14th in order to be on the November ballot.

There was a consensus of the Board to change the July 18th Workshop to a Board meeting. The August meeting date was also changed to August 15th for the Budget Public Hearing.

2. Attorney's Report

Ms. Willson had nothing further to report but was available for questions. There were no questions.

J. BOARD MEMBER COMMENTS

There were no additional comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 2:54 p.m. on a **motion** made by Supervisor Ciriello, seconded by Supervisor Ellwood and passed unanimously.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Winding Cypress Community Development District ("**District**") prior to June 15, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2024

HOUR: 1:00 p.m.

LOCATION: Clubhouse at Winding Cypress
7180 Winding Cypress Drive
Naples, FL 34114

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF June, 2024.

ATTEST:

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Winding Cypress Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2015)**
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)**
- V ASSESSMENT COMPARISON**

PROPOSED BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	608,951
Debt Assessments - Series 2015	526,216
Debt Assessments - Series 2019	311,687
Interest Income	12,000
TOTAL REVENUES	\$ 1,458,854
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	12,000
Payroll Taxes - Employer	960
Management	51,492
Legal	25,500
Assessment Roll	5,000
Audit Fees	4,300
Arbitrage Rebate Fee	650
Insurance	7,255
Legal Advertisements	5,500
Miscellaneous	733
Postage	600
Office Supplies	850
Dues & Subscriptions	175
Trustee Fee	8,300
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 124,315
Maintenance Expenditures	
Engineering/Inspections	25,000
Preserve Maintenance	79,700
Lake Bank Maintenance	75,000
Lake Remediation	315,265
Pipe Maintenance	0
Total Maintenance Expenditures	\$ 494,965
Total O&M Expenditures	\$ 619,280
REVENUES LESS EXPENDITURES	\$ 839,574
Bond Payments - Series 2015	(486,750)
Bond Payments - Series 2019	(288,311)
BALANCE	64,513
County Appraiser & Tax Collector Fee	(49,915)
Discounts For Early Payments	(58,598)
EXCESS/ (SHORTFALL)	\$ (44,000)
Carryover Funds From Prior Year (Preserve Interest)	44,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	178,916	608,957	608,951	Expenditures Less Interest & Carryover/.925
Debt Assessments - Series 2015	526,549	526,216	526,216	Bond Payments/.925
Debt Assessments - Series 2019	311,689	311,687	311,687	Bond Payments/.925
Interest Income	31,672	1,500	12,000	Operating Account: \$2,000 - Preserve Account: \$10,000
TOTAL REVENUES	1,048,826	\$ 1,448,360	\$ 1,458,854	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	800	12,000	12,000	Supervisor Fees
Payroll Taxes - Employer	112	960	960	Projected At 8% Of Supervisor Fees
Management	37,680	50,000	51,492	CPI Adjustment (Capped At 3%)
Legal	22,124	25,500	25,500	No Change From 2023/2024 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,600	4,200	4,300	\$100 Increase From 2023/2024 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	6,134	6,700	7,255	Fiscal Year 2022/2023 Expenditure Was \$6,594
Legal Advertisements	8,295	4,000	5,500	\$1,500 Increase From 2023/2024 Budget
Miscellaneous	1,324	725	733	\$8 Increase From 2023/2024 Budget
Postage	1,043	300	600	\$300 Increase From 2023/2024 Budget
Office Supplies	1,025	575	850	\$275 Increase From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	8,278	8,300	8,300	No Change From 2023/2024 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2023/2024 Budget
Total Administrative Expenditures	98,240	\$ 120,085	\$ 124,315	
Maintenance Expenditures				
Engineering/Inspections	28,684	20,000	25,000	\$5,000 Increase From 2023/2024 Budget
Preserve Maintenance	75,100	79,700	79,700	No Change From 2023/2024 Budget
Lake Bank Maintenance	0	75,000	75,000	No Change From 2023/2024 Budget
Lake Remediation	0	250,000	315,265	Lake Remediation
Pipe Maintenance	1,500	20,000	0	Included In Lake Remediation
Total Maintenance Expenditures	\$ 105,284	\$ 444,700	\$ 494,965	
Total O&M Expenditures	\$ 203,524	\$ 564,785	\$ 619,280	
REVENUES LESS EXPENDITURES	845,302	\$ 883,575	\$ 839,574	
Bond Payments - Series 2015	(496,447)	(486,750)	(486,750)	2025 Principal & Interest Payments
Bond Payments - Series 2019	(293,871)	(288,311)	(288,311)	2025 Principal & Interest Payments
BALANCE	54,984	108,514	64,513	
County Appraiser & Tax Collector Fee	(12,475)	(49,916)	(49,915)	Three And One Half Percent Of Total Assessment Roll
Discounts For Early Payments	(38,535)	(58,598)	(58,598)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,974	\$ -	\$ (44,000)	
Carryover Funds From Prior Year (Preserve Interest)	0	0	44,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,974	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND (SERIES 2015) BUDGET

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	19,218	100	500	Projected Interest For 2024/2025
NAV Tax Collection	496,447	486,750	486,750	Maximum Debt Service Collection
Total Revenues	\$ 515,665	\$ 486,850	\$ 487,250	
EXPENDITURES				
Principal Payments	155,000	165,000	175,000	Principal Payment Due In 2025
Interest Payments	327,016	316,625	309,410	Interest Payment Due In 2025
Bond Redemption	0	5,225	2,840	Estimated Excess Debt Collections
Total Expenditures	\$ 482,016	\$ 486,850	\$ 487,250	
Excess/ (Shortfall)	\$ 33,649	\$ -	\$ -	

Series 2015 Bond Information

Original Par Amount =	\$7,535,000	Annual Principal Payments Due =	November 1st
Interest Rate =	4.00% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2015		
Maturity Date =	November 2045		

Par Amount As Of 1/1/24 = \$6,375,000

DETAILED PROPOSED DEBT SERVICE (SERIES 2019) FUND BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	10,734	100	400	Projected Interest For 2024/2025
NAV Tax Collection	293,870	288,311	288,311	Maximum Debt Service Collection
Total Revenues	\$ 304,604	\$ 288,411	\$ 288,711	
EXPENDITURES				
Principal Payments	80,000	85,000	90,000	Principal Payment Due In 2025
Interest Payments	206,031	201,344	198,156	Interest Payment Due In 2025
Bond Redemption	0	2,067	555	Estimated Excess Debt Collections
Total Expenditures	\$ 286,031	\$ 288,411	\$ 288,711	
Excess/ (Shortfall)	\$ 18,573	\$ -	\$ -	

Series 2019 Bond Information

Original Par Amount =	\$4,470,000	Annual Principal Payments Due =	November 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2019		
Maturity Date =	November 2049		
Par Amount As Of 1/1/24 =	\$4,155,000		

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Phases 1 & 2 SF Villas	\$ 232.07	\$ 232.06	\$ 794.99	\$ 794.98
Debt For Phases 1 & 2 SF Villas	\$ 849.00	\$ 849.00	\$ 849.00	\$ 849.00
Total For Phases 1 & 2 SF Villas	\$ 1,081.07	\$ 1,081.06	\$ 1,643.99	\$ 1,643.98
O & M For Phases 1 & 2 SF 50' Units	\$ 232.07	\$ 232.06	\$ 794.99	\$ 794.98
Debt For Phases 1 & 2 SF 50' Units	\$ 954.00	\$ 954.00	\$ 954.00	\$ 954.00
Total For Phases 1 & 2 SF 50' Units	\$ 1,186.07	\$ 1,186.06	\$ 1,748.99	\$ 1,748.98
O & M For Phases 1 & 2 SF 65' Units	\$ 232.07	\$ 232.06	\$ 794.99	\$ 794.98
Debt For Phases 1 & 2 SF 65' Units	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00	\$ 1,060.00
Total For Phases 1 & 2 SF 65' Units	\$ 1,292.07	\$ 1,292.06	\$ 1,854.99	\$ 1,854.98
O & M For Phase 3 SF 50' Units	\$ 232.07	\$ 232.06	\$ 794.99	\$ 794.98
Debt For Phase 3 SF 50' Units	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00	\$ 1,429.00
Total For Phase 3 SF 50' Units	\$ 1,661.07	\$ 1,661.06	\$ 2,223.99	\$ 2,223.98
O & M For Phase 3 SF 65' Units	\$ 232.07	\$ 232.06	\$ 794.99	\$ 794.98
Debt For Phase 3 SF 65' Units	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00	\$ 1,544.00
Total For Phase 3 SF 65' Units	\$ 1,776.07	\$ 1,776.06	\$ 2,338.99	\$ 2,338.98

* Assessments Include the Following :
 4% Discount for Early Payments
 2% County Tax Collector Fee
 1.5% County Property Appraiser Fee

Community Information:

Phases 1 & 2: 554 Units
 Phase 3: 212 Units
 Total: 766 Units

Phases 1 & 2:

Villas: 152 Units
 50' Lots: 270 Units
 65' Lots: 132 Units
 Total: 554 Units

Phase 3:

Villas: 0 Units
 50' Lots: 136 Units
 65' Lots: 76 Units
 Total: 212 Units

Note:

Developer made Phase 3 Bond Prepayment
 in January 2020 for 1 lot differential
 (1 65' Lot Replaced with 1 50' Lot)

**CONSIDER APPROVAL OF PROPOSAL FROM
ENGINEER REGARDING LAKE BANK REPAIRS
FOR AREAS OF GREATEST CONCERN**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

The Winding Cypress Community Development District was established pursuant to F.S. Chapter 190 as a vehicle to finance and manage basic community development services. The District's sole purpose is to provide, operate and maintain the public infrastructure systems within designated Community Development Districts. Within the Winding Cypress Community Development District ("the CDD") The designated Preserve area and the District's Stormwater Management System comprise the public infrastructure and are, therefore, operated and maintained by the CDD.

The CDD imposes and levies taxes and/or assessments on the property to pay off bonds issued for these capital improvements. All property owners within the CDD are subject to annual assessments which are broken down into two components: the operation and maintenance (O & M) of the improvements; and debt service (annual principal & interest) on capital improvement bonds. The CDD utilizes the Collier County Tax Collector to collect these assessments each year. The annual assessments appear as one line in the non-ad valorem section of the property tax bill. The fiscal year is October 1st – September 30th.

The Winding Cypress CDD is governed by a five-member Board of Supervisors elected by landowners within the District. Initially, before the first home was even constructed or sold, the Supervisors elected by the landowner pursuant to Florida Statute requirements and were employees of the Developer. When sufficient homes were sold, CDD Supervisor positions or "seats" were transitioned to homeowners. By June 2023, Winding Cypress homeowners filled all five seats and held majority voting control of district operations. Once we had voting control, we began taking immediate action to address the lake erosion seen throughout the District.

Within the past year, your Board of Supervisors has taken the following actions on behalf of the Winding Cypress CDD:

1. Began budgeting to address erosion issues throughout the Winding Cypress CDD,
2. Solicited proposals for a new District Engineer,
3. Selected a District Engineer,
4. Verified that the Southwest Florida Water Management District and Collier County **approved and closed out** all permits for the District Stormwater Management System, as the design and construction were deemed to meet established standards,
5. Authorized the District Engineer to assess the extent of lake bank erosion throughout the District,
6. Reviewed in detail and adopted the Engineer's Lake Erosion Evaluation Report,
7. Reviewed in detail and adopted the Supplemental to the Lake Erosion Evaluation Report,
8. Authorized the District Engineer to develop a proposal to address the issues identified in those reports; and
9. Met with members of the Winding Cypress HOA Board of Directors to discuss potential erosion remediation options being considered and to request their collaboration in delivering a holistic and lasting solution to the lake bank erosion issues within the WC CDD.

The District Engineer's comprehensive report examined 1012 data points throughout the 29 lakes totaling approximately 85 acres. While 484 of those points were not problematic, 528 sites were

identified with erosion problems of varying degrees. Over 70% of those problem sites were caused by offsite (meaning outside of the District, approximating the lakes, lake banks and an easement extending approximately 15-20 feet from the control elevation point in each lake). Of the offsite causes, 66% were caused by runoff from homes, mostly downspouts; 5% were caused by improperly installed pool overflow pipes and 5% by other offsite causes. Both the Evaluation and the Supplemental reports are posted on the Winding Cypress CDD website at <https://windingcypresscdd.org/>. To address these offsite issues at the source as recommended by the District Engineer, we enlisted the partnership of the HOA Board of Directors as indicated above.

We are currently awaiting the District Engineer's proposal (due at our June 6 meeting) to first address first the spots of greatest concern. At our next scheduled meeting thereafter (July 18), he is to present a more detailed and comprehensive proposal to address all the issues identified in his reports. Once the Board discusses and adopts a more detailed proposal, the Board will likely vote to authorize the District Engineer, together with our District Manager and District Counsel, to prepare and initiate an RFP or Request for Proposals to correct the erosion issues. Because the work is anticipated to exceed the \$500,000 (approximate) statutory threshold for construction services, a sealed bid process would be required by law. Once bids are received pursuant to that process, the Board will be in a position to award a contract or contracts to complete the work necessary to remediate the lake erosion throughout the District. Contracts will then be signed and remediation work will begin.

Our overarching goal is to restore the lake banks to acceptable standards and establish a routine maintenance program to minimize or, ideally, avoid a reoccurrence of the systemic erosion that we currently see throughout the community. Because we, your Board of Supervisors, are Winding Cypress homeowners, taxpayers and fiduciaries, we are working tirelessly to accomplish these objectives in a cost-effective matter.