



**WINDING CYPRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
APRIL 2, 2019
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

Club House at Winding Cypress
7180 Winding Cypress Drive
Naples, FL 34114

REGULAR BOARD MEETING

April 2, 2019
1:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 21, 2019 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution 2019-02 – Ratifying Actions Related to Sale of Bonds.....Page 5
 - 2. Consider Approval of Disclosure of Public Financing.....Page 7
 - 3. Consider Resolution 2019-03 – Adopting a Fiscal Year 2019/2020 Proposed Budget.....Page 16
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Naples Daily News

March 25, 2019

Miscellaneous Notices

NOTICE OF BOARD MEETING OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Winding Cypress Community Development District will hold a Board Meeting on April 2, 2019, 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 District's 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

March 25, 2019 No.2254106

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 21, 2019**

A. CALL TO ORDER

The Regular Board Meeting of the Winding Cypress Community Development District was called to order at 1:30 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

B. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Naples Daily News* February 11, 2019, as legally required.

C. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Ms. Dailey administered the Oath of Office to Dr. James Verbist. Ms. Willson went over the Sunshine and Public Records laws.

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	Scott Brooks	Present
Vice Chairman	Mike Hueniken	Present
Supervisor	Laura Ray	Present
Supervisor	Patrick Butler	Present
Supervisor	Dr. James Verbist	Present

Also present were the following Staff members:

District Manager	Kathleen Dailey	Special District Services, Inc.
District Counsel	Alyssa Willson	Hopping, Green & Sams

Also present were: Pulte/Divosta Counsel Steve Zucker (via telephone); and Neil Kalin of Special District Services, Inc. (via telephone).

E. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Brooks requested the addition of a discussion on preserve maintenance to next year's budget. There was a Board consensus to add the item.

F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

G. APPROVAL OF MINUTES

1. November 6, 2018, Public Hearing & Regular Board Meeting

The minutes of the November 6, 2018, Public Hearing & Regular Board Meeting were presented for approval.

Ms. Ray stated that Ms. Willson was not present, but rather she had participated by phone. Dr. Verbist noted he was not a Board Member at the prior meeting and Counsel advised it was okay for him to vote on the approval of the minutes.

A **motion** was then made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the minutes of the November 6, 2018, Public Hearing & Regular Board Meeting, as amended.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Presentation of Supplemental Assessment Methodology Report

Mr. Kalin stated that the only change in the final report were numbers that come out of pricing the bonds. He indicated that the issuance allocates assessments to two types of units in Phase 3 and that the report is consistent with the Phase 3 Master Report.

2. Consider Resolution No. 2019-01 – Adopting a Supplemental Assessment Resolution

Resolution No. 2019-01 was presented, entitled:

RESOLUTION 2019-01

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT’S SPECIAL ASSESSMENT BONDS, SERIES 2019 (PHASE 3 ASSESSMENT AREA); MAKING CERTAIN FINDINGS AND CONFIRMING AND ADOPTING AN ENGINEER’S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING 2019 BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE 2019 BONDS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Ms. Willson advised that this resolution adopts the Assessment and Engineering reports and noted the proper area for the conservation area. She added that the resolution makes findings of the District’s assessments and the true-up payment.

A **motion** was made by Mr. Butler, seconded by Mr. Hueniken and passed unanimously to adopt Resolution No. 2019-01, as presented.

J. ADMINISTRATIVE MATTERS

Ms. Dailey announced that the budget would be presented at the April 2, 2019, meeting, and the Public Hearing on the budget would be held on June 4, 2019. There was a consensus of the Board to cancel the March meeting.

K. BOARD MEMBER COMMENTS

Mr. Butler stated that he would like to see the costs of preserve maintenance added to the upcoming budget. It was the consensus of the Board to add the expenditure to the proposed budget.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:45 p.m. on a **motion** made by Dr. Verbist, seconded by Mr. Hueniken and passed unanimously.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

RESOLUTION 2019-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2019 BONDS (PHASE 3 ASSESSMENT AREA); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2019 (PHASE 3 ASSESSMENT AREA); DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Winding Cypress Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, Florida Statutes, including its Winding Cypress Community Development District Special Assessment Bonds, Series 2019 (Phase 3 Assessment Area) in the par amount of \$4,470,000 (the “Series 2019 Bonds”); and

WHEREAS, the District closed on the sale of the Series 2019 Bonds on February 26, 2019; and

WHEREAS, as prerequisites to the issuance of the Series 2019 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (the “Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing the sale of the Series 2019 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2019 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2019 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2019 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2019 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 2nd day of April, 2019.

ATTEST:

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Winding Cypress Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS
TO REAL PROPERTY UNDERTAKEN BY THE WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT (PHASE 3 ASSESSMENT AREA)**

Board of Supervisors¹

Winding Cypress Community Development District

Scott Brooks
Chairperson

Laura Ray
Assistant Secretary

Michael Hueniken
Vice Chairperson

Patrick Butler
Assistant Secretary

Dr. James Verbist
Assistant Secretary

District Manager
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561) 630-4922

District records are on file at the offices of the District Manager. District records are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of March 1, 2019. For a current list of Board Members, please contact the District Manager's office.

TABLE OF CONTENTS

Introduction 3

What is the District and how is it governed?..... 4

**What infrastructure improvements does the District provide
and how are the improvements paid for? 5**

Assessments, Fees and Charges 6

Method of Collection.....6

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

The Winding Cypress Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance, of the following improvements: stormwater management systems and other related public infrastructure.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF
IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
(PHASE 3 ASSESSMENT AREA)**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2015-48 enacted by the Board of County Commissioners of Collier County, Florida, which was effective on September 10, 2015. The District encompasses approximately 358.06 acres of land located entirely within the unincorporated area of Collier County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Collier County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 358.06 acres of land located entirely within the unincorporated area of Collier County, Florida, the legal description of which is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program includes, but is not limited to: stormwater management systems and other related public infrastructure. To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report, dated September 22, 2015, as amended by the Amended and Restated Master Engineer's Report, dated October 1, 2018 (collectively, the "Engineer's Report"), which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvement Plan"). Copies of the Engineer's Report are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On November 20, 2015, the Circuit Court of the Twentieth Judicial Circuit of Florida, in and for Collier County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$20,000,000 in special assessment bonds for infrastructure needs of the District.

On February 26, 2019, the District issued a series of bonds for purposes of financing a portion of the construction and acquisition costs of infrastructure for the Capital Improvement Plan (the "Phase 3 Project"). On that date, the District issued its Winding Cypress Community Development District (Collier County, Florida) Special Assessment Bonds, Series 2019 (Phase 3 Assessment Area), in the amount of \$4,470,000 (the "Series 2019 Bonds"). Proceeds of the Series 2019 Bonds are being used to finance the cost of all or a portion of the acquisition, construction, installation, and equipping of the Phase 3 Project.

Storm Water Management

The approved conceptual development plan for the Winding Cypress PUD provides for approximately 85.9 acres of stormwater management lakes that are to be located within the District. These lakes are to provide for both water quality treatment and water attenuation for the proposed 766 single family units, all associated roadways, common areas, and the amenity center. The District's stormwater management system will convey runoff from the individual residential lots via a system of gutters, inlets and piping, into the lakes for treatment purposes. The lakes within the District are designed with large pipe interconnects that allows for the cross conveyance of the stormwater runoff from lake to lake and ultimately into the adjacent wetland slough system. To ensure compliance with the South Florida Water Management District ("SFWMD") regulatory requirements, control structures have been installed on the outfall pipes leaving the lakes that serve to regulate the individual lake levels. The overall project designs provide for a regulated outfall point from the onsite stormwater treatment network into the natural wetland slough system that expands through the center of the development. The District will own and maintain the storm water management system upon completion. The Phase 3 Project improvements consist of approximately 25.3+/- acres of stormwater management lakes

and associated gutters, pipe culverts, box culverts and related berms and canals that are to be located within Phase 3 of the District. These lakes and associate infrastructure are to provide for both water quality treatment and water attenuation for the proposed 212 residential units, all associated roadways, common areas and other related public improvements. The lakes within the Phase 3 Project are designed with interconnecting pipes to allow for the cross conveyance of the stormwater runoff from lake to lake and ultimately into the adjacent water slough system.

Assessments, Fees and Charges

The costs of acquisition or construction of all or a portion of these Phase 3 Project infrastructure improvements have been financed by the District through the sale of its Special Assessment Bonds, Series 2019 (Phase 3 Assessment Area). The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for property within the Phase 3 Project for the Series 2019 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt assessments for the Series 2019 Bonds per unit within the Phase 3 Project are as follows:

Product Type	Series 2019 Maximum Annual Assessment Level Per Unit
Single Family 50’	\$2,045
Single Family 65’	\$2,232

Note: The maximum annual assessments level amounts have been grossed up to include collection costs and service fees from Collier County and a maximum discount for early payment as authorized by law.

The Series 2019 Debt Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the

construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's Series 2019 Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Collier County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Winding Cypress Community Development District, 2501A Burns Road, Palm Beach Gardens, Florida 33410 or call (561) 630-4922.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Winding Cypress Community Development District (Phase 3 Assessment Area) has been executed as of the _____ day of _____, 2019, and recorded in the Official Records of Collier County, Florida.

**WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT**

By: Scott Brooks
Chairperson

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by Scott Brooks, Chairperson of the Winding Cypress Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION OF PART OF SECTIONS 2 AND 3, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA (WINDING CYPRESS PHASE 3)

BEGINNING AT THE SOUTHWEST CORNER OF WINDING CYPRESS PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGES 73 THROUGH 84, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF TAMiami TRAIL (US-41), NORTH 54°21'26" WEST 2,297.58 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 20°14'55" EAST 2,036.85 FEET;

THENCE NORTH 69°45'05" WEST 45.00 FEET;

THENCE SOUTH 89°15'14" EAST 60.00 FEET;

THENCE NORTH 00°44'46" EAST 705.69 FEET TO THE SOUTHWEST CORNER OF WINDING CYPRESS PHASE ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 89 THROUGH 97, OF THE PUBLIC RECORD OF COLLIER COUNTY, FLORIDA;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WINDING CYPRESS PHASE ONE, FOR THE FOLLOWING SIX (6) DESCRIBED COURSES:

1. SOUTH 89°15'14" EAST 453.76 FEET;
2. THENCE 54.13 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 38°46'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 72°06'33" EAST 53.10 FEET;
3. THENCE SOUTH 56°44'45" EAST 68.99 FEET;
4. THENCE 63.07 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 460.00 FEET THROUGH A CENTRAL ANGLE OF 07°51'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°10'55" EAST 63.02 FEET TO A POINT OF REVERSE CURVATURE;
5. THENCE 166.63 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 580.00 FEET THROUGH A CENTRAL ANGLE OF 16°27'37" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°52'46" EAST 166.05 FEET;
6. THENCE EAST 495.65 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AFOREMENTIONED WINDING CYPRESS PHASE TWO;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°42'04" WEST 4,132.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 118.20 ACRES MORE OR LESS;

TOGETHER WITH

LOTS 402, 403, 404, 405, 406, 407, 408, 409, 410, AND 411, OF WINDING CYPRESS PHASE TWO REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Winding Cypress Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2019/2020 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2019 at 1:00 p.m. in the Club House at Winding Cypress, 7180 Winding Cypress Drive, Naples, FL 34114, for the purpose of receiving public comments on the Proposed Fiscal Year 2019/2020 Budget.

PASSED, ADOPTED and EFFECTIVE this 2nd day of April, 2019.

ATTEST:

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman