

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 2, 2023**

A. CALL TO ORDER

The November 2, 2023, Regular Board Meeting of the Winding Cypress Community Development District (the "District") was called to order at 1:04 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 October 23, 2023, 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	Present
Supervisor	Scott Spitzer	Present
Supervisor	Patrick Cirello	Present
Supervisor	Paul Ellwood	Absent

Also present were the following Staff members:

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

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

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. October 5, 2023, Regular Board Meeting

The minutes of the October 5, 2023, Regular Board Meeting were presented for consideration.

A **motion** was made by Ms. Powell, seconded by Mr. Ciriello and passed unanimously approving the minutes of the October 5, 2023, Regular Board Meeting, as presented.

2. October 19, 2023, Workshop

The minutes of the October 19, 2023, Workshop were presented for consideration.

It was noted that Ted Tryka will inspect the "lake banks" instead of "lake bank."

A **motion** was made by Ms. Powell, seconded by Mr. Ciriello and passed unanimously approving the minutes of the October 19, 2023, Workshop, as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Engineering Proposal

Mr. Tryka went over his proposal. The District contains approximately 358 acres of land with 34 water management lakes which is a total of 83.4 acres. Mr. Tryka would spend approximately 2 weeks reviewing the existing construction plans and permits; preparing plans/maps for the use of ABB inspector and per pare the GIS collector APP to allow for data collection and geotagged photos. Approximately 6 weeks will be spent onsite taking geotagged photos and measurements. After all the data has been collected, a report will be prepared and shared with the Board. District resident, Ms. Tempelton, asked the total timeframe before the report would be available and was told approximately 90 days.

Mr. Petrovsky mentioned some South Florida Water Management District (SFWMD) notices of violation and records previously requested from SFWMD. A discussion ensued regarding the notices. Ms. Willson advised against being found in noncompliance with SFWMD. The Board wanted to understand how the violations were resolved.

A **motion** was made by Mr. Ciriello seconded by Ms. Powell and passed unanimously authorizing Ms. Willson to reach out to SFWMD to seek records relating to the disposition of the violations.

Ms. Powell brought up a possible SFWMD concern: DVOSTA approached the HOA regarding two new monitoring wells installed to gauge the water use per the permit. There will be a monthly fee of \$1,200 for monitoring. Ms. Powell would like confirmation this is a HOA, not a CDD item.

2. Community Disaster Resilience Zone Memo Discussion

Mr. Spitzer shared information regarding the FEMA Community Disaster Resilience Zone. He attended an online training that provided background information regarding the creation of the Disaster Resilience Zones and the goals for the FEMA Program. Mr. Spitzer reached out to a few FEMA consultants to see if they were familiar with this program. The Board requested that Mr. Spitzer invite a FEMA consultant to speak at the next Workshop.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Krizen presented the financials. There were no questions from the Board Members

Ms. Krizen noted that the next meeting was scheduled for December 7, 2023, and a Workshop was scheduled for November 16, 2023.

Ms. Krizen noted that Dragonfly reached out and would like to start on November 20, 2023. This is after the contract had ended. The Board directed Ms. Krizen to have Dragonfly remove the District from the schedule as per the contract.

2. Engineer's Report

Mr. Tryka had nothing further to report.

3. Attorney's Report

Ms. Willson had nothing further to report by was available for questions. There were no further questions from the Board Member.

J. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

There was no public comment for items not on the agenda.

K. BOARD MEMBER COMMENTS

There were no additional comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 2:50 p.m. on a **motion** made by Mr. Ciriello, seconded by Mr. Spitzer and passed unanimously.



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 12/7/23

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

REGULAR BOARD MEETING

SIGN-IN SHEET

MEETING DATE: November 2, 2023

Please print your name & address below.

Print Name

Address

G ODOBOHUE

6887 COLOPUM ST

B BELL

7554 GERANIUM

M. MEROLA

7651 WINDING CYPRESS DR.

~~James Douglas~~

~~4848 W.C.D.~~

Kevin Dintore

11006 Live Oak P.

Marcia Palmer

7525 Geranium Way

SEB SHEN

7550 GERANIUM

Joey + Jerry McGowan

7495 Blackberry DR.

