

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
WORKSHOP MEETING
MARCH 7, 2024**

A. CALL TO ORDER

The March 7, 2024, Workshop Meeting of the Winding Cypress Community Development District (the "District") was called to order at 1:01 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 Workshop Meeting had been published in the *Naples Daily News* on February 27, 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	Present
Supervisor	Patrick Cirello	Present
Supervisor	Gerard O'Donohue	Present
Supervisor	Paul Ellwood	Absent

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.

See attached sign-in sheet for those members of the public present.

Alyssa Willson - left at 1:17 p.m.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Willson went over difference between a Workshop and a Board Meeting. Official action may not be taken at an advertised Workshop. The difference between a Workshop and a Board Meeting is that in the first instance you cannot take any action and the public is on notice that no action will be taken. The Board was provided with the opportunity to ask questions prior to Ms. Willson leaving the meeting. The Board had no questions.

F. LAKE BANK INSPECTION DRAFT PRESENTATION

Mr. Tryka provided each Board Member with a 75-page DRAFT report and gave an overview of the process and preparation of the report. He further explained the Legend symbols used in the report. There were 1,012 data points used in the creation of the report, looking at the areas of Escarpment, Lake Bank Slope, Erosion, Rip-Rap, Rip-Rap Underlayment, Littoral Plantings, Exotic Plants, Silt, Control Structures and Miscellaneous. Mr. Tryka reviewed a few lakes in detail and provided an overview of the findings. The most common finding in the report was "Off-Site Erosion- Homes" with 60.98% of the problems identified (downspouts conveying rooftop water). The Board asked if the design of the downspouts and drainage was common. Mr. Tryka explained that it was frequently used by builders. The Board expressed sincere thanks and praise for the detailed level of information in the report, noting that it will be invaluable moving forward.

Mr. Tryka was asked to provide recommendations for repairs/prevention for the next meeting.

G. COMMENTS FROM THE PUBLIC

The residents were then provided with the opportunity to make comments.

John Jensen stated his concern for the drainpipes.

Dr. Bob Gorman asked if the "downspout design was typical." Mr. Tryka explained that the design was typical but the results were atypical.

Jim Bailey questioned why the downspouts were not positioned to drain into the ponds as done in Michigan. The proper hook up is 4ft after the lowest level and several hook ups have been done, but if the work is done during the higher water times, it is challenging to place the pipe at the right level.

Mr. Tryka left the meeting at approximately 2:53 p.m.

H. MANAGER UPDATES

It was noted that the next Board Meeting was scheduled for March 21, 2023.

Ms. Krizen explained that Ms. Willson was not asked to attend the Workshop until 10 this morning. Ms. Willson typically does not attend Workshops but with the report discussion, I had some potential questions. I reached out to the Chair who agreed to Ms. Willson's invitation. Ms. Willson had a previous meeting scheduled for 1:30 but was able to join the Workshop for 30 minutes.

I. BOARD MEMBER COMMENTS

Mr. Petrovsky presented an excerpt from the Winding Cypress CDD Resolution 2021-01 Amended and Restated Rule of Procedure. Mr. Petrovsky believes that the Rules of Procedure overrule the Sunshine Law, noting his evidence as Resolution 2021-01. Though she defers to CDD Counsel, Ms. Powell replied that she understands state law to supersede CDD Board Resolutions or policies. Mr. Petrovsky disagreed and felt that the State gives the power to the CDD and wants the CDD to make rules. Ms. Krizen will reach out to Ms. Willson for a response or have her prepared to discuss this matter at the next meeting. Ms. Krizen will also send a link to a copy of 2024 Government in the Sunshine Manual to help better understand the law. A discussion ensued regarding changing the remaining scheduled Workshops into Board Meetings. The meeting types can be adjusted as needed on an individual basis at Board Meetings.

Mr. Petrovsky suggested the possibility of a second opinion from Seabreeze Erosion Solutions. The consensus of the Board was that the District was not in a position to invite contractors to submit proposals at this time.

J. ADJOURNMENT

A **motion** was made by Mr. Ciriello, seconded by Mr. Petrovsky and passed unanimously adjourning the Workshop Meeting at 3:15 p.m.



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 4/18/24