

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 6, 2024**

A. CALL TO ORDER

The June 6, 2024, Regular Board 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 Regular Board Meeting had been published in the *Naples Daily News* on May 29, 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 via phone
Vice Chairman	Alex Petrovsky	Present
Supervisor	Gerard O'Donohue	Present
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 via phone	Kutak Rock
District Engineer	Ted Tryka	Agnoli Barber & Brundage, Inc.

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 switch the order of New Business items, moving the Engineer's Proposal to #1 and the Budget to #2.

F. APPROVAL OF MINUTES

1. May 16, 2024, Regular Board Meeting

The minutes of the May 16, 2024, Regular Board Meeting were presented for consideration.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Petrovsky and passed unanimously approving the minutes of the May 16, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Acceptance of Report Titled "Exhibit A" Lake Erosion "Hot Spot" Repairs

Exhibit A identified 17 hotspots or areas of greatest concern around 8 lakes. This will repair the immediate safety concerns and erosion issues. The CAD files were previously requested from Josh Evans, the former District Engineer, to help with the planning. The files should be received by the end of next week. Since this is anticipated to be less than \$500,000, there would not be the need for the formal sealed bid process for this project. The District Engineer will reach out to vendors and solicit contractors that have completed similar projects as well as any contractors the Board wishes to include on the list. A discussion ensued and it was decided that any Supervisor who wished to have a company name included on the list receiving the bid should send the contact information to Michelle Krizen prior to the July 18, 2024, meeting. Ms. Krizen will share the complete list with the District Engineer and the Board at that meeting. The Board was reminded that **No contact or information can be shared with the contractor or vendor**, as this would give the contractor an unfair advantage. This could also leave the Board open to disputes and legal challenges. Ms. Willson recommended that the Board have selection criteria included in the bidding documents. A brief discussion regarding the HOA ensued, the HOA has not reached any decision at this stage and will discuss at future HOA meetings.

Several residents asked questions:

Bill Metry asked if the downspouts were the issue, could we, as the residents, disconnect? This is not something in the CDD's ability at this time; coordination with the HOA would be required.

Maureen asked if/how this relates to the HOA Pulte legal discussions? There is not a relationship, the work was a typical design, permitted and approved, with atypical results.

Jerry McGowan asked what areas were identified as hot spots? Ms. Krizen shared the report with him and indicated that the report would be posted on the website for residents to view.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Ellwood and passed unanimously accepting the report entitled "Exhibit A" Lake Erosion "Hot Spot" Repairs, as presented.

2. Consider Proposal from District Engineer to Work with District Staff for the Preparation of Construction Documents

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Powell and passed unanimously approving the proposal from the District Engineer for the District Engineer to work with District staff for the preparation of construction documents and seek bids to address lake bank repairs for areas of greatest concern.

3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Resolution No. 2024-03 was presented, entitled:

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.

The budget was reviewed by Ms. Krizen. As per previous discussion, the interest from the preserve account would be used this year to offset some Preserve Maintenance, allowing an additional \$40,000 to offset any increases to residents. "Pipe Maintenance" has been reallocated to "Lake Remediation" since the pipe cleanouts cannot be completed prior to remediation. Supervisor O'Donohue asked for information regarding the Preserve account interest. Ms. Krizen will follow up with him. There were no further questions from the Board or public.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Petrovsky and passed unanimously adopting Resolution No. 2024-03, as presented, setting the Public Hearing for August 15, 2024.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

There was a consensus of the Board to cancel the June 20, 2024, Workshop. The next meeting is scheduled for July 18, 2024.

2. Attorney's Report

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

J. BOARD MEMBER COMMENTS

Supervisor Powell thanked the other Board Members for all their hard work and dedication to the community.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 2:41 p.m. on a **motion** made by Supervisor Ciriello, seconded by Supervisor O'Donohue and passed unanimously.

[Signature]
Chairman/Vice Chairman

Michelle Kruger
Secretary/Assistant Secretary

Date Approved 7/18/24

