

**WINDING CYPRESS  
COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
AUGUST 15, 2024**

**A. CALL TO ORDER**

The August 15, 2024, Regular Board Meeting of the Winding Cypress Community Development District (the "District") was called to order at 1:02 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 July 26, 2024, and August 2, 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	Gerard O'Donohue	Present
Supervisor	Patrick Cirello	Present
Supervisor	Paul Ellwood	Present <del>via phone</del>

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	LJA Engineering

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 move the Public Hearing to the end of the meeting.

**F. APPROVAL OF MINUTES**

**1. June 6, 2024, Regular Board Meeting**

The minutes of the June 6, 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 June 6, 2024, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

Supervisor Powell advised that the request for HOA coordination in Lake Bank Remediation had been declined at this time. The CDD Board remains open to the possibility in the future but will continue to move forward with remediation within the CDD boundaries.

**H. NEW BUSINESS**

**1. Discussion Regarding Lake Bank Areas in Greatest Need**

Lake Remediation Fall 2024 plans and specs will be going out for responses. The 17 areas identified will be remediated from the easement to the lake. Several of these areas have an existing drain in place and will potentially have a full connection. The responses will be reviewed at the October Board meeting.

**2. Consider Authorizing Engineer to Proceed with Lake Bank Repairs**

A motion was made by Supervisor Petrovsky, seconded by Supervisor Ciriello and passed unanimously authorizing staff to coordinate, as needed, in order to proceed with sending out all the items for bid.

**3. Consider Proposal for Real Estate Attorney**

Ms. Willson presented a proposal for an opinion letter from an attorney who specializes in Real Estate. This opinion letter will clearly define the CDD's authority in regard to repairs on property not owned by the CDD.

A recess was declared at 2:17 p.m. to allow the Board some time to review the proposal letter.

The board reconvened the Regular Board Meeting at 2:30 p.m.

The Board would likely need this opinion letter should it seek alternative funding sources. The legal opinion would also clarify the direction in which the Board can proceed for future repairs.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor O'Donohue and passed unanimously approving the proposal from Mahoney Law Group for an opinion letter in regard to repairs on property not owned by the District.

**4. Consider Resolution No. 2024-06 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Resolution No. 2024-06 was presented, entitled:

**RESOLUTION NO. 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

It was noted that this schedule was consistent with the meeting schedule currently adopted with Board meetings being held on the first Thursday of the month and Workshops being held the third Thursday of the month at 1:00 for a total of 18 meetings. The Board has the ability to reschedule, change or cancel meetings as needed.

A **motion** was made by Supervisor Petrovsky, seconded by Supervisor O'Donohue and passed unanimously adopting Resolution No. 2024-06, as presented.

#### **5. Consider Resolution No. 2024-07 – Adopting Goals and Objectives**

Resolution No. 2024-07 was presented, entitled:

#### **RESOLUTION 2024-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Willson presented the resolution, noting that a new state law had gone into effect requiring that the Board adopt goals and objectives. The Board will be required to report on the goals annually.

A **motion** was made by Supervisor Petrovsky, seconded by Supervisor O'Donohue and passed unanimously adopting Resolution No. 2024-07, as presented.

#### **6. Consider Appointment of Audit Committee and Evaluation Criteria**

A **motion** was made by Supervisor O'Donohue, seconded by Supervisor Petrovsky and passed unanimously appointing the entire District Board as the Audit Committee and approving the Evaluation Criteria, as presented.

#### **7. Discussion Regarding Streaming CDD Meetings**

The CDD is bound by the Sunshine Law and must ensure ADA compliance. A brief discussion ensued and a consensus was reached to table this item until the next meeting.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

### **I. PUBLIC HEARING**

#### **1. Proof of Publication**

Proof of publication was presented that Notice of the Public Hearing had been published in the *Naples Daily News* on July 26, 2024, and August 2, 2024, as legally required.

#### **2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

There was no public comment on the Fiscal Year 2024/2025 Final Budget.

#### **3. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-04 was presented, entitled:

**RESOLUTION 2024-04  
[FY 2025 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

It was noted that the budget being presented was consistent with the proposed budget previously adopted by the Board with no increase in assessments.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Petrovsky and passed unanimously adopting Resolution No. 2024-04, as presented.

**4. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Assessment Roll**

Resolution No. 2024-05 was presented, entitled:

**RESOLUTION 2024-05  
[FY 2025 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Petrovsky and passed unanimously adopting Resolution No. 2024-05, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

**J. ADMINISTRATIVE MATTERS  
1. Manager’s Report**

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

There was a consensus of the Board to cancel the September meeting. The next meeting will be October 3, 2024.

There will be a vacancy on the Board in November for Seat 4. Remaining consistent with previous vacancies, the CDD will ask the HOA to distribute a letter requesting applicants. Interested applicants should send a letter of interest/resume to the District Manager.

**2. Attorney's Report**

Ms. Willson reminded the Board of their obligation to complete the ethics training by December 31, 2024.

**K. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

David Margulies spoke in favor of streaming meetings.

**L. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**M. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 3:10 p.m. on a **motion** made by Supervisor Ciriello, seconded by Supervisor Powell and passed unanimously.

  
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Chairman/Vice Chairman

  
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Secretary/Assistant Secretary

Date Approved 10/3/24

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

REGULAR BOARD MEETING

SIGN-IN SHEET

MEETING DATE: August 15, 2024

Please print your name & address below.

Print Name

Address

MICHAEL + DIANE McROSA 7651 WCD

Nick DePinto 7663 Jacaranda Ln.

BILL & BONNIE BELL 7554 GERANIUM

John McRae 7607 Winding Cypress

Ronnie Amadio 6450 Greenbush Ct

Jane + David Margulies 7663 WCD

Kathy Malone 7806 STACONDA Ln

Jane + David Margulies 7663 WCD

Juan Vasquez 7676 WCD

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