

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 17, 2025**

A. CALL TO ORDER

The July 17, 2025, 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 July 7, 2025, 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:

Chairperson	Barbara Powell	Present
Vice Chairman	Alex Petrovsky	Present
Supervisor	Gerard O’Donohue	Present
Supervisor	Patrick Cirello	Present
Supervisor	Susan Broucek	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	LJA Engineering

Also present were those 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. May 15, 2025, Regular Board Meeting

A **motion** was made by Supervisor Ciriello, seconded by Supervisor O’Donohue and passed unanimously approving the minutes of the May 15, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Discussion Regarding Lake Bank Remediation 2025

Mr. Tryka presented an overview of the project. The Fall 2024 Lake Remediation project was the District's first construction project to address ongoing erosion issues associated with the water management lakes. The intent of the project was to address the "hot spots," or worst erosion issues present on the lakes before more comprehensive, lake by lake projects could be budgeted and planned for. The project took place in 11 areas within 7 different lakes. A total of 24 yard drain inlets along with 18 piped connections were proposed, for the initial 2025 project.

The District selected Earth Tech Enterprises as the low bidder for the project. Earth Tech used Titan Concrete and Utilities as an underground subcontractor. Work began on the project at the end of February and was completed in May. Limited construction observation was provided onsite by LJA inspectors. The primary purpose was to ensure that the inlets and pipes were installed at the proper locations and elevations per plan, particularly at the connection to the lake. In addition, pay item quantities were also verified.

Approximately one month after the construction work had been completed, the summer rain began to fall in early June. These heavy rains caused washouts of the fill dirt and sod over the new pipe installations from the lake banks to the yard drain inlet. A total of 5 washouts were reported. These washouts were as a result of improper installation of the yard drains and associated pipe connections to the lake. The washouts were likely caused by a combination of inadequate compaction of the soils over and around the new pipes and the new sod on top of the fill material. LJA confirmed all the washouts reported and visited the remainder of the work areas to determine if there were any further problems. These problems were marked on the construction plans and sent to Earth Tech for review. A site visit with Earth Tech was performed on June 25th to go over the problem areas. Earth Tech agreed to fix all of the problem areas as noted as part of their original contract with no additional expenses to the District. (Note: No payment has been made to the contractor at this time). They also stated that they would be onsite with Titan Concrete to assist and supervise all of this repair work as well as providing equipment operators.

Earth Tech was able to complete the work over a 4-day period – July 1-2 and July 7-8. LJA had an inspector onsite for each of those 4 days to witness the construction and compaction methods as well as taking photos and videos of the work. As the Engineer of Record, I performed a site visit on the afternoon of July 11th to verify that all the work had been completed. The fill dirt and compaction portion of the repair work was satisfactorily completed. However, there were still a few minor issues with the installation and appearance of the final sodding. These sodding issues will be brought back to the contractor for resolution.

Several discussions ensued relating to preventing issues moving forward. More onsite supervision will be provided as well as contract language related to the use of subcontractors.

The Chairman briefly recessed the meet at 2:02 p.m. and reconvened the meeting at 2:04 p.m.

H. NEW BUSINESS

1. Discussion Regarding Lake Bank Remediation 2026

Mr. Tryka presented the 2026 remediation will include installing the drains and sodding similar to the 2025 project. However, the 2026 project will involve the addition of smoothing out and reshaping the lake banks to the permitted shape and design.

With a target budget of \$500,000, the engineer is recommending that we bid the project out lake by lake, starting with the lakes around the Amenity Center, as it is the most visible area. Bidding lake by lake will help the District maximize the budget.

A discussion ensued regarding the best way to pay for the project of 30 lakes. The Board has requested a comparison with the feasibility and costs of taking out a loan or bond versus paying on a year-by-year basis. This should include the annual cost per door. Since the proposed budget has been set for this year and cannot be increased, alternative funding for the 2026 project is unlikely, as this would be used for future budgeting cycles.

A **motion** was made by Chairperson Powell, seconded by Supervisor Ciriello and passed unanimously authorizing the District Engineer to proceed working on specs for a 2026 phase of remediation with a bid target of \$500,000.

2. Consider Acceptance of Audit Findings

The audit was shared with all the Board Members and is available on the District's website. There were no questions from the Board Members.

A **motion** was made by Supervisor Ciriello, seconded by Supervisor O' Donohue and passed unanimously accepting the audit findings, as presented.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

- **Financials**

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

There have been some instances where the District needed to have something addressed in a timely manner, such as securing an area or filling in a hole. There were previous discussions regarding how to best move forward in such situations. The HOA landscaping contractor is onsite 5 days a week and could make repairs for the District, as directed by Ms. Krizen and Mr. Tryka, while billing the District. Ms. Krizen has spoken with Glenn from the HOA and Michael with Brightview who both feel that this is an acceptable solution. The Supervisors have requested to be made aware of any tasks assigned to Brightview.

A **motion** was made Chairperson Powell, seconded by Supervisor Ciriello and passed unanimously authorizing District staff to work with Brightview to draft and execute an agreement.

2. Attorney's Report

Ms. Willson had nothing further to report but was available for questions.

J. COMMENTS FROM THE PUBLIC

Mr. Dyckman, Mr. Merola and Ms. Bell all spoke regarding the Lake Bank Project.

K. BOARD MEMBER COMMENTS

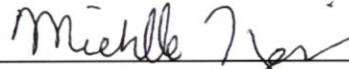
Mr. O'Donohue commented that the lake bank remediation line item and some others might need to be readdressed at the final budget meeting.

L. ADJOURNMENT

There being no further business to address, the Regular Board Meeting was adjourned at 3:18 p.m. on a **motion** made by Supervisor O'Donohue, seconded by Supervisor Petrovsky and passed unanimously.



Chairperson/Vice Chairman



Secretary/Assistant Secretary

Date Approved



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