WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 7, 2025

A. CALL TO ORDER

The August 7, 2025, Regular Board Meeting of the Winding Cypress Community Development District (the "District") was called to order at 1:03 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 18, 2025, and July 25, 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 via phone
Supervisor	Gerard O'Donohue	Present
Supervisor	Patrick Cirello	Present via phone
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. July 17, 2025, Regular Board Meeting

Under Old Business it currently states, "A total of 24 yard drain inlets along with 18 pipe connections were proposed" the addition of "for the 2025 Lake Bank Remediation Project" should be added for clarification.

A **motion** was made by Supervisor O'Donohue, seconded by Supervisor Broucek and passed unanimously approving the minutes of the July 17, 2025, Regular Board Meeting, as amended.

G. OLD BUSINESS

1. Discussion Regarding Lake Bank Remediation 2025

The project has been completed and all issues have been resolved. The one site was repaired an additional time and the contractor acknowledged the sod was not rooting into the soil; some matting and stakes were used to secure the location. Photos were taken today and the latest repairs appear to be holding.

A discussion ensued regarding the invoice and warranty. The Board agreed with the invoice and warranty being processed.

2. Discussion Regarding Lake Bank Remediation 2026

Mr. Tryka reported that he had begun the initial work for the 2026 project. The lakes will be bid on a lake-by-lake process in order to be sure to complete as much work as possible. The specs are expected to be presented at the November 6th meeting.

H. NEW BUSINESS

1. Discussion Regarding Alternative Funding Sources

Ms. Krizen presented four options to pay for the 30-lake project, which was based on estimates from Seacoast and FMS, based on the current interest rates and could change. Terms are also subject to change until the loan has been finalized. The options continue with the line item "Lake Bank Remediation," 5-year loan, 10-year loan, or a 20-year Bond. The timing and costs estimated (subject to change) were reviewed with the Board. A discussion ensued regarding whether this project should be completed as a capital expense versus part of the O&M. The Board is not ready to make any decisions at this time.

2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Supervisor Broucek, seconded by Chairperson Powell and passed unanimously adopting Resolution No. 2025-02, as presented.

A motion was made by Supervisor Broucek, seconded by Chairperson Powell recessing the Regular Board Meeting and opening the Public Hearing.

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 18, 2025, and July 25, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

There was no public comment on the Fiscal Year 2025/2026 Final Budget.

A **motion** was then made by Supervisor Broucek, seconded by Chairperson Powell and passed unanimously closing the Public Hearing and reconvening the Regular Board Meeting.

3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-03 was presented, entitled:

RESOLUTION 2025-03
[FY 2025/2026 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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A Board consensus was reached to adjust the line item to read "Lake Bank Remediation and relate items" to allow the use of those funds for capital items if the Board makes that decision in the future.

A **motion** was made by Chairperson Powell, seconded by Supervisor Broucek and passed unanimously adopting Resolution No. 2025-03, as amended.

4. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Assessment Roll

Resolution No. 2025-04 was presented, entitled:

RESOLUTION 2025-04
[FY 2025/2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 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 Chairperson Powell, seconded by Supervisor Broucek and passed unanimously adopting Resolution No. 2025-04, as presented.

J. ADMINISTRATIVE MATTERS
1. Manager's Report

A consensus of the Board was reached to cancel the September meeting. The October meeting will be left on the calendar just in case, but at this time it is not needed. The Chairperson will work with staff to determine cancellation closer to the date.

Verona Walk has an outfall structure that appears to be overlapping with Winding Cypress. Verona Walk is seeking permission to maintain their structure by accessing Winding Cypress property. There was a brief discussion regarding location and quantities of areas of overlap.

A **motion** was made by Chairperson Powell, seconded by Supervisor Broucek and passed unanimously authorizing District staff to verify the scope of the overlay and report back to the Board.

2. Attorney's Report

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

K. COMMENTS FROM THE PUBLIC

Mr. Dyckman commented on the lake bank project, stating that rocks or riprap would be an option he would like the Board to look at as a remediation.

L. BOARD MEMBER COMMENTS

Supervisor Petrovsky stated that the engineer and contractor seemed to be going through the logical options starting with the most basic repair and adjusting as needed. The contractor used the grass and when that failed some matting was added, which seems to be holding. Riprap is a costly option as well as not allowed as a complete option pursuant to the District's permits.

M. ADJOURNMENT

There being no further business to address, the Regular Board Meeting was adjourned at 2:48 p.m. on a **motion** made by Chairperson Powell, seconded by Supervisor Broucek and passed unanimously.

Chairperson/Vice Chairman

Secretary/Assistant Secretary

Date Approved 11/6/25

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

REGULAR BOARD MEETING

SIGN-IN SHEET

MEETING DATE: __ August 7, 2025 ________

Please print your name & address below.

Print Name	Address
Mick O DYCKMAN	6777 BROMELIAD TR
B.C. & BONNIE BELL	7554 GERANIUM
Bill Powell	7215 Live Oak