

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
WORKSHOP
OCTOBER 2, 2025**

A. CALL TO ORDER

The October 2, 2025, Workshop of the Winding Cypress Community Development District (the "District") was called to order at 1:00 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 Workshop had been published in the *Naples Daily News* on September 23, 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 Workshop:

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

E. FINANCIALS

Ms. Krizen presented the background on the Lake Bank Remediation Reserves Fund. While the District does not have a financial obligation to budget reserves, it has the option to do so. In the 2023-24 budget any unused funds in Lake Bank Maintenance, Legal/Engineering Extraordinary, Pipe Maintenance and Engineering created a Lake Remediation Reserves Fund. The fund was opened with \$320,159 in the 2024-25 budget. The reserves were not used to complete the 2025 Lake Bank Repairs Project. The previously noted line items will contribute any unused funds (approximately \$41,000) to the reserve fund. A portion of the reserve fund is anticipated to be used in the 2025-26 fiscal year to increase the Lake Bank 2026 Project funds available to \$500,000. The District has enough reserve funds to continue projects at \$500,000 until the 2028-29 fiscal year, assuming no other changes.

F. DISCUSSION REGARDING FUNDING OPTIONS

The Funding Options Memo previously discussed at the August Board Meeting was reviewed. A discussion ensued. Mr. O' Donohue stated that there was a fundamental question that the Board needed to answer. Does the Board wish to continue lake bank remediation as a maintenance expense, or should this be a capital expense? If this is a maintenance expense, it will continue to be part of the annual O&M budget with the current homeowners paying the full costs. If this is a capital expense, the Board would explore bonds or loans, spreading out the cost over several years with the future homeowners paying some of the expense. Due to the timing of the budgets and bond issuances, the Board will need to make a decision by December for the 2026-27 fiscal year.

G. COMMENTS FROM THE PUBLIC

There were no members of the public present.

H. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

I. ADJOURNMENT

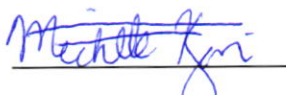
There being no further business to address, the Workshop was adjourned at 1:44 p.m. There were no objections.



Chairperson/Vice Chairman



Secretary/Assistant Secretary

Date Approved 

Nov 6, 2025