



**WINDING CYPRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
APRIL 2, 2026
1:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.windingcypresscdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
Clubhouse at Winding Cypress
7180 Winding Cypress Drive
Naples, Florida 34114
REGULAR BOARD MEETING
April 2, 2026
1:00 p.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish a Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
 - 1. March 5, 2026 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Update Regarding Lake Bank Project
- I. Administrative Matters
 - 1. Manager’s Report
 - Financials.....Page 6
 - 2. Attorney’s Report
- J. Comments from the Public
- K. Board Member Comments
- L. Adjourn



Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel
Collier County, Florida
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324
Phone: (239) 252-2646

Affidavit of Publication

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared
Yani Fernandez, who on oath says that he or she is a
Deputy Clerk of the Circuit Court of Collier County,
Florida; that the attached copy of advertisement,
Winding Cypress Community Development District
Notice of Regular Board Meeting of April 2, 2026 was
published on the publicly accessible website
<https://notices.collierclerk.com> as designated by Collier
County, Florida on 03/23/2026 until 03/24/2026.

Affiant further says that the website complies with all
legal requirements for publication in chapter 50, Florida
Statutes.



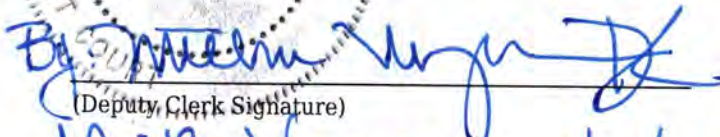
(Affiant Signature)



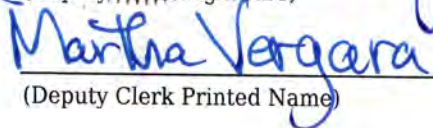
(Affiant Printed Name)

Sworn to and subscribed before me this 03/24/2026

Crystal K. Kinzel Clerk of the Circuit Court &
Comptroller



(Deputy Clerk Signature)



(Deputy Clerk Printed Name)



Date

**NOTICE OF REGULAR BOARD MEETING OF THE
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
(APRIL 2, 2026)**

The Board of Supervisors of the Winding Cypress Community Development District (the "District") will hold a Regular Board Meeting ("Meeting") on April 2, 2026, at 1:00 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the Meeting may be obtained from the District's website or from the District Manager, Special District Services, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at this Meeting with respect to any matter considered at the Meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT

www.windingcypresscdd.org

PUBLISH: COLLIER COUNTY WEBSITE: BEGINNING AT MIDNIGHT ON MON., 03/23/26 & EXPIRING AT MIDNIGHT ON TUES., 03/24/26

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 5, 2026**

A. CALL TO ORDER

The March 5, 2026, Regular Board Meeting 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 the March 5, 2026, Regular Board Meeting had been published on the Collier County website from February 20, 2026, to February 22, 2026, 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 via phone
Vice Chairman	Alex Petrovsky	Absent
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 indicated 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. February 5, 2026, Regular Board Meeting

A **motion** was made by Supervisor Ciriello, seconded by Supervisor Broucek and passed unanimously approving the minutes of the February 5, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

There was no Old Business to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Award of Construction Contract

Resolution No. 2026-02 was presented, entitled:

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF A CONSTRUCTION CONTRACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Tryka advised that he had reached out to Jensen, which was the lowest bidder, and they were not interested in the entire project only the earthwork portion. Mr. Tryka had had numerous conversations and negotiations with Earth Tech who was the second bidder but has not been able to reach a point where he could recommend signing a contract. Solitude, who was the highest bidder, has not been contacted because in good faith you cannot negotiate with them at this point.

A discussion ensued and the Board wanted to know how we could get more interested parties, should the Board go out for a sealed bid.

An overview of the sealed procurement process as required by law above for construction items over a certain statutory threshold was presented by Ms. Willson.

This process is inherently lengthy and requires careful planning and execution. The initial step involves the engineer creating detailed, comprehensive plans for all 29 lakes. This includes surveying each lake to confirm their respective easements and lake bank slopes, as well as selecting the optimum location for each of the drains.

Each of the approximately 525 connection sites will require individual calculations for the slope and length of piping. Additionally, engineering will need to calculate the sod and fill quantities and outline the details for resurfacing each lake. These components will ultimately form the construction plans which are part the project manual.

Once the plans are prepared, the District Attorney will review and draft the necessary legal components of the procurement package. Following this, the entire procurement package will be brought before the Board for authorization at a scheduled meeting.

Upon approval, the procurement will need to be advertised for a minimum of 30 days. A sealed bid opening meeting will follow, leading to an analysis phase before the contract is awarded.

A **motion** was made by Supervisor O'Donohue, seconded by Supervisor Broucek and passed unanimously ceasing the current informal bid process and beginning the formal bid process for all lakes.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

The Board was advised that the next meeting was scheduled for April 2, 2026, at which time the engineer's report and methodology would be presented as well as the beginning of the bond process.

There were some questions regarding notifying residents about the status and making sure they hear something besides just the legal notification. The Chair plans to send an update to the letter sent last year and will include the project updates.

The HOA drains located near the tennis courts will be addressed by the incoming HOA board. The HOA board declined to place it on the agenda since there will be a board turnover and they would not be able to act. It will be on the agenda once the new board has been elected.

There was a consensus of the Board to invite the HOA board and staff to the April 16, 2026, Regular Board Meeting. This will give the two boards a chance to discuss drainage, lakes and erosion.

Winding Cypress staff has not received any items from Verona Walk regarding an easement or access. Once those items have been received, they will be shared with the Board.

Ms. Krizen advised that there are three seats up for election and qualifying dates run from noon on Monday, June 8, 2026, until noon on Friday, June 12, 2026.

2. Attorney's Report

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

J. COMMENTS FROM THE PUBLIC

Larry Aheatn recommended completing the project in phases as opposed to one project.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to address, the Regular Board Meeting was adjourned at 2:11 p.m. on a **motion** made by Supervisor Ciriello, seconded by Supervisor Broucek and passed unanimously.

Chairperson/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

Winding Cypress
Community Development District

**Financial Report For
February 2026**

**WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
REVENUES			
O & M (Operation & Maintenance) Assessments	608,951	18,424	587,448
Debt Assessments (2015)	526,216	15,933	507,454
Debt Assessments (2019)	308,830	9,343	297,569
Other Revenue	0	0	0
Interest Income - Operating	4,000	0	2,925
Interest Income - Preserve Areas	12,000	0	6,522
TOTAL REVENUES	\$ 1,459,997	\$ 43,700	\$ 1,401,918
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	10,000	0	400
Payroll Taxes - Employer	800	0	31
Management	52,980	4,415	22,075
Legal	25,500	0	5,972
Legal & Engineering - Extraordinary	0	0	0
Assessment Roll	5,000	0	0
Audit Fees	4,000	0	0
Arbitrage Rebate Fee	650	0	650
Insurance	8,200	0	7,269
Legal Advertisements	5,000	0	1,588
Miscellaneous	1,260	0	321
Postage	600	23	228
Office Supplies	850	116	405
Dues & Subscriptions	175	0	175
Trustee Fee	8,300	4,032	8,278
Continuing Disclosure Fee	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,315	\$ 8,586	\$ 47,392
Maintenance Expenditures			
Engineering/Inspections	25,000	0	43,330
Preserve Maintenance	79,700	0	78,499
Lake Bank Maintenance	70,000	0	0
Lake Remediation	315,265	0	0
Pipe Maintenance	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 489,965	\$ -	\$ 121,829
TOTAL EXPENDITURES	\$ 614,280	\$ 8,586	\$ 169,221
REVENUES LESS EXPENDITURES	\$ 845,717	\$ 35,114	\$ 1,232,697
Bond Payments (2015)	(486,750)	(15,289)	(478,025)
Bond Payments (2019)	(285,668)	(8,965)	(280,312)
BALANCE	\$ 73,299	\$ 10,860	\$ 474,360
County Appraiser & Tax Collector Fees	(49,818)	(856)	(26,757)
Discounts For Early Payments	(58,481)	(912)	(53,959)
EXCESS/ (SHORTFALL)	\$ (35,000)	\$ 9,092	\$ 393,644
CARRYOVER FROM PRIOR YEAR	35,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 9,092	\$ 393,644
Operating Account Bank Balance As Of 2/28/26	\$ 902,604.24		
Accounts Payable As Of 2/28/26	\$ 49,620.59		
Accounts Receivable As Of 2/28/26	\$ -		
Lake Remediation Reserve As Of 2/28/26	\$ 366,062.00		
Operating Account Available Funds As Of 2/28/26	\$ 486,921.65		
Preserve Areas Bank Account As Of 2/28/26	\$ 846,155.04		
Total Available Funds As Of 2/28/26	\$ 1,333,076.69		

Notes

Preserve Areas Funds Totaling \$748,196 Are Designated For A Long Term Management Fund For The Preserve Areas. These Funds Cannot Be Used For District Operations.

**Winding Cypress Community Development District
Budget vs. Actual
October 2025 - February 2026**

	<u>Oct 25 -Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
01-3300 · O&M Assessments	587,447.50	608,951.00	-21,503.50	96.47%
01-3810 · Debt Assessments (2015)	507,453.60	526,216.00	-18,762.40	96.43%
01-3811 · Debt Assessments (2019)	297,568.90	308,830.00	-11,261.10	96.35%
01-3820 · Debt Assess-Pd To Trustee-2015	-478,025.25	-486,750.00	8,724.75	98.21%
01-3821 · Debt Assess-Pd To Trustee-2019	-280,312.30	-285,668.00	5,355.70	98.13%
01-3830 · Assessment Fees	-26,757.00	-49,818.00	23,061.00	53.71%
01-3831 · Assessment Discounts	-53,958.41	-58,481.00	4,522.59	92.27%
01-9401 · Carryover Funds from Prev. Year	0.00	35,000.00	-35,000.00	0.0%
01-9410 · Interest Income (GF)	2,925.16	4,000.00	-1,074.84	73.13%
01-9411 · Interest Income (Preserve Acct)	6,522.14	12,000.00	-5,477.86	54.35%
Total Income	<u>562,864.34</u>	<u>614,280.00</u>	<u>-51,415.66</u>	<u>91.63%</u>
Expense				
01-1310 · Engineering	43,330.25	25,000.00	18,330.25	173.32%
01-1311 · Management Fees	22,075.00	52,980.00	-30,905.00	41.67%
01-1315 · Legal Fees	5,972.00	25,500.00	-19,528.00	23.42%
01-1316 · Lake Remediation & Related Items	0.00	315,265.00	-315,265.00	0.0%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	4,000.00	-4,000.00	0.0%
01-1321 · Supervisor Fees	400.00	10,000.00	-9,600.00	4.0%
01-1323 · Payroll tax expense	30.60	800.00	-769.40	3.83%
01-1330 · Arbitrage Rebate Fee	650.00	650.00	0.00	100.0%
01-1450 · Insurance	7,269.00	8,200.00	-931.00	88.65%
01-1480 · Legal Advertisements	1,587.84	5,000.00	-3,412.16	31.76%
01-1512 · Miscellaneous	320.46	1,260.00	-939.54	25.43%
01-1513 · Postage and Delivery	228.13	600.00	-371.87	38.02%
01-1514 · Office Supplies	404.80	850.00	-445.20	47.62%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1550 · Trustee Fees	8,277.50	8,300.00	-22.50	99.73%
01-1743 · Continuing Disclosure Fee	0.00	1,000.00	-1,000.00	0.0%
01-1807 · Lake Maintenance	0.00	70,000.00	-70,000.00	0.0%
01-1813 · Preserve Maintenance	78,500.00	79,700.00	-1,200.00	98.49%
Total Expense	<u>169,220.58</u>	<u>614,280.00</u>	<u>-445,059.42</u>	<u>27.55%</u>
Net Ordinary Income	<u>393,643.76</u>	<u>0.00</u>	<u>393,643.76</u>	<u>100.0%</u>
Net Income	<u><u>393,643.76</u></u>	<u><u>0.00</u></u>	<u><u>393,643.76</u></u>	<u><u>100.0%</u></u>

**Winding Cypress Community Development District
Expenditures
October 2025 through February 2026**

Expenditures	Date	Num	Name	Memo	Debit
01-1310 · Engineering					
	10/31/2025	202548088	LJA Engineering	Engineering thru 10/31/2025	9,325.50
	11/28/2025	202554033	LJA Engineering	Engineering thru 11/28/2025	16,495.00
	12/31/2025	202560478	LJA Engineering	Engineering thru 12/31/2025	15,984.75
	01/30/2026	202603143	LJA Engineering	Engineering thru 12/31/2025	1,525.00
					43,330.25
Total 01-1310 · Engineering					
01-1311 · Management Fees					
	10/31/2025	2025-1442	Special District Services	Management fee - October 2025	4,415.00
	11/30/2025	2025-1567	Special District Services	Management fee - November 2025	4,415.00
	12/31/2025	2025-1709	Special District Services	Management fee - December 2025	4,415.00
	01/31/2026	2026-1844	Special District Services	Management fee - January 2026	4,415.00
	02/28/2026	2026-1964	Special District Services	Management fee - February 2026	4,415.00
					22,075.00
Total 01-1311 · Management Fees					
01-1315 · Legal Fees					
	10/31/2025	3669418	Kutak Rock LLP	legal services October 2025	736.00
	11/05/2025	3653810	Kutak Rock LLP	legal services September 2025	1,086.50
	11/30/2025	3675295	Kutak Rock LLP	legal services November 2025	1,718.50
	12/31/2025	3690416	Kutak Rock LLP	legal services December 2025	1,408.50
	01/31/2026	3704040	Kutak Rock LLP	legal services January 2026	1,022.50
					5,972.00
Total 01-1315 · Legal Fees					
01-1321 · Supervisor Fees					
	11/10/2025	PR 11/06/25		Meeting date 11/06/25 check date 11/13/25 (Petrovsky)	200.00
	12/05/2025	PR 12/04/25		Meeting date 12/04/25 check date 12/09/25 (Petrovsky)	200.00
					400.00
Total 01-1321 · Supervisor Fees					
01-1322 · Payroll processing fee					
	11/10/2025	PR 11/06/25		Meeting date 11/06/25 check date 11/13/25 (Petrovsky)	50.85
	12/05/2025	PR 12/04/25		Meeting date 12/04/25 check date 12/09/25 (Petrovsky)	50.85
					101.70
Total 01-1322 · Payroll processing fee					
01-1323 · Payroll tax expense					
	11/10/2025	PR 11/06/25		Meeting date 11/06/25 check date 11/13/25 (Petrovsky)	15.30
	12/05/2025	PR 12/04/25		Meeting date 12/04/25 check date 12/09/25 (Petrovsky)	15.30
					30.60
Total 01-1323 · Payroll tax expense					

**Winding Cypress Community Development District
Expenditures
October 2025 through February 2026**

	Date	Num	Name	Memo	Debit
01-1330 · Arbitrage Rebate Fee					
Total 01-1330 · Arbitrage Rebate Fee	01/15/2026	004029	LLS Tax Solutions Inc.	Arbitrage Rebate calc report fee Series 2015	650.00
01-1450 · Insurance					
Total 01-1450 · Insurance	10/01/2025	30080	Egis Insurance Advisors LLC	policy# 100125281 10/1/25-10/1/26	7,269.00
01-1480 · Legal Advertisements					
	10/31/2025	0007405638	Gannett Florida LocalIQ	FY 25/26 Mtg Schedule	288.16
	11/30/2025	0007454487	Gannett Florida LocalIQ	Notice of Reg Board Mtg	241.12
	12/31/2025	0007503738	Gannett Florida LocalIQ	Notice of Rule Development	194.08
	01/31/2026	0007552397	Gannett Florida LocalIQ	FY 25/26 Workshop Schedule	237.20
	01/31/2026	0007552397	Gannett Florida LocalIQ	Notice of Rulemaking	441.04
	01/31/2026	0007552397	Gannett Florida LocalIQ	Notice of Intent to Advertise on Collier County Website as of 01/27/26	186.24
Total 01-1480 · Legal Advertisements					1,587.84
01-1512 · Miscellaneous					
	11/30/2025	2025-1567	Special District Services	Conference calls	5.92
	11/30/2025	2025-1567	Special District Services	travel	35.00
	12/31/2025	2025-1709	Special District Services	Conference calls	16.14
	12/31/2025	2025-1709	Special District Services	travel	126.70
	01/31/2026	2026-1844	Special District Services	travel	35.00
Total 01-1512 · Miscellaneous					218.76
01-1513 · Postage and Delivery					
	11/30/2025	2025-1567	Special District Services	FedEx	50.85
	01/12/2026	01.12.26	Collier County Tax Collector,	pro rata share of postage for tax billing	113.99
	01/31/2026	2026-1844	Special District Services	FedEx	39.95
	02/28/2026	2026-1964	Special District Services	FedEx	21.71
	02/28/2026	2026-1964	Special District Services	postage	1.63
Total 01-1513 · Postage and Delivery					228.13

**Winding Cypress Community Development District
Expenditures
October 2025 through February 2026**

Date	Num	Name	Memo	Debit
01-1514 · Office Supplies				
10/31/2025	2025-1442	Special District Services	copier charges	41.55
10/31/2025	2025-1442	Special District Services	meeting books	24.00
11/30/2025	2025-1567	Special District Services	copier charges	49.20
12/31/2025	2025-1709	Special District Services	copier charges	94.35
12/31/2025	2025-1709	Special District Services	meeting books	28.00
01/31/2026	2026-1844	Special District Services	copier charges	3.60
01/31/2026	2026-1844	Special District Services	meeting books	48.00
02/28/2026	2026-1964	Special District Services	copier charges	116.10
Total 01-1514 · Office Supplies				<u>404.80</u>
01-1540 · Dues, License & Subscriptions				
10/01/2025	93296	Florida Commerce	special district fee FY 25/26	175.00
				<u>175.00</u>
01-1550 · Trustee Fees				
12/24/2025	8013814	US Bank (trustee fees)	Series 2015 12/01/2025 - 11/30/2026	4,246.25
02/25/2026	8087313	US Bank (trustee fees)	trustee fee Series 2019 02/01/26 - 01/31/27	4,031.25
				<u>8,277.50</u>
01-1813 · Preserve Maintenance				
12/31/2025	CESI-022240	Collier Environmental Services	Annual Maintenance treatment to wetland preserves	78,500.00
				<u>78,500.00</u>
Total Expenditures				<u>169,220.58</u>

