



**Cypress Cove Community Development District  
Board of Directors Meeting Agenda**

January 19, 2016  
6:30PM

Notice is hereby given in accordance with Chapter 190, Florida Statutes that a meeting of the Board of Directors ("Board") will be convened at **Swift Property Management**, located at **1750 University Drive , Suite 205** on **Tuesday, January 19, 2016** at **6:30PM**. The Agenda for Board meeting is set forth below.

- I. Call to order
- II. Roll call
- III. Staff Reports
- IV. New Business
  - a. Discussion and adoption of Resolution 2016-01
    - i. A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT CLARIFYING AND RESTATING SEAT DESIGNATIONS AND TERMS OF OFFICE FOR MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING DIRECTION TO THE DISTRICT MANAGER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE
  - b. Discussion and Review of the proposed gate modifications.
- V. Adjournment
- VI. Open forum

**Cypress Cove Community Development District  
Board Minutes of the Meeting for  
Tuesday, November 17, 2015, 6:30 PM  
Swift Management Office,  
1750 University Drive, Suite 205,  
Coral Springs, Florida 33071**

- I. Roll Call 6:30 pm
  - a. Albert Price, Chair
  - b. Yvette Weekes, Vice Chair
  - c. Sue Gottesman, Treasurer
  - d. Maritza Abstencio, Secretary
  - e. Ginger E. Wald, Board Attorney
  - f. Barbara Alvarez-Sanabria LCAM –Vesta Property Services
  
- II. Motion by Sue Gottesman to approve the minutes of September 15<sup>th</sup>, 2015, 2<sup>nd</sup> Maritza Abstencio, All in Favor.
  
- III. Attorney Reports - Nothing at this time.
  
- IV. Management Report – See attached.
  
- V. New Business
  
- VI. Audit Selection Committee –
  - a. Call to Order 6:49 PM
  - b. Roll Call: Albert Price, Yvette Weekes, Sue Gottesman, Maritza Abstencio, Barbara Alvarez-Sanabria
  - c. Motion by Barbara A. Sanabria to accept the criteria for the audit selection as presented, 2<sup>nd</sup> Maritza, All in Favor.
  - d. Motion by Yvette Weekes to publish said criteria, 2<sup>nd</sup> by Albert Price, All in favor.
  - e. Motion by Yvette to accept the recommendation of Auditor Selection Committee, 2<sup>nd</sup> by Sue Gottesman, All in favor.
  - f. Motion as stated to ratify the action, Yvette Weekes, 2<sup>nd</sup> Sue Gottesman, All in favor.
  - g. The following are the rankings of the audit selection committee:
    1. Grau & Associates
    2. Sexton
    3. Ebenium & Pizarro
  - h. Motion by Albert Price to accept the committee ranking, 2<sup>nd</sup> Maritza, All in favor.
  
- VII. Motion by Albert Price to enter into an agreement with Grau and Associates for 3 years, at a cost not to exceed 1<sup>st</sup> Year \$4000 2<sup>nd</sup> Year \$4,200 and 3<sup>rd</sup> Year \$4,400 2<sup>nd</sup> by Maritza, all in favor.
  
- VIII. The board has requested management to contact the insurance company and City of Margate to allow traffic control device.

No further business. Meeting was adjourned at 8:06pm

# Cypress Cove Community Development District Management Report



January 19, 2016

***Prepared by: Barbara Alvarez-Sanabria, District Manager***

Community Name: Cypress Cove CDD

Place: Swift Management Office

Date: January 19th, 2016

Next Board Mtg: February 16th, 2016

PropertyManager: Barbara Alvarez-Sanabria

Location: 1750 University Drive, 205  
Coral Springs, FL 33071

## MANAGER'S REPORT

**MINUTES FOR: November 17<sup>th</sup>, 2015**

### **Administrative/Management Update:**

- The chair has requested management to provide an estimate to install swing arm gates at the rear of the property.
  - After speaking with an engineer and ASAP Gates (our current vendor) it is possible to install the gates, however it is subject to city approval.
  - Preliminary Estimate with Camera upgrade is \$25,000. This would include installation of 2 swing gates at the rear of the property and upgrade all 11 cameras to HD with a 4 TB memory. A formal Proposal will be presented.
  - An additional option is to purchase illuminated polls for the back gate. The estimated cost for that matter is \$740.
- The landscaper did not provide the mulch as previously discussed. I have advised them that it needs to be completed by this coming month.
- The tree permits are pending and should be completed this month to remove all trees discussed previously.

### **Maintenance Projects in progress/completed/recommended:**

- *In Progress:*
  - ❖ Lighting Pole Project
- Completed

**RESOLUTION 2016-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CYPRESS COVE COMMUNITY DEVELOPMENT DISTRICT CLARIFYING AND RESTATING SEAT DESIGNATIONS AND TERMS OF OFFICE FOR MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING DIRECTION TO THE DISTRICT MANAGER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Section 190.006, Florida Statutes, constitutes the Florida law governing the appointment and election of members of the Board of Supervisors for the Cypress Cove Community Development District (the “District”); and

**WHEREAS**, the District was established by City of Margate Ordinance No. 90-7 on or about September 5, 1990; and

**WHEREAS**, the members of the District Board of Supervisors (the “Board”) have been assigned established seats as they were each appointed or elected to the Board; and

**WHEREAS**, and it is the desire of the Board to clarify designated seat numbers for future general elections to be held pursuant to Section 190.006, Florida Statutes.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS HARBOR COMMUNITY DEVELOPMENT DISTRICT, THAT:**

Section 1. The recitals above are true and correct and are hereby made a part of this Resolution.

Section 2. The designation of seats for the District Board of Supervisors are hereby established or reaffirmed as set forth below:

<b>Seat Number</b>	<b>Current Board Member</b>	<b>Term of Office</b>	<b>Expiration of Term</b>
1	Susan Gottesman	4 years	November 2016
2	Yvette Weekes	4 years	November 2018

3	Maritza Abstencio	2 years	November 2018
4	Albert Price	4 years	November 2016
5	Open	4 years	November 2016

Section 3. The District Manager is hereby directed to take all necessary actions required by Section 190.006, Florida Statutes, and pertaining to general elections and the elections of supervisors, and as otherwise required by law.

Section 4. The District Manager is directed to forward this Resolution to the Supervisor of Elections of Broward County.

Section 5. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 15TH DAY OF DECEMBER, 2015.**

**ATTEST:**

**CYPRESS HARBOR COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairman**