

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
MINUTES

Date: August 19, 2024
8:00 A.M.

Held at
8756 Boynton Beach Boulevard, Suite 2100
Boynton Beach, Florida 33472

1. Roll Call

The meeting was called to order by Chair Walsey at 8:05 A.M.

The Secretary then called the roll and noted that all Supervisors were present.

In Attendance:

Board Members: Charles Walsey (via Microsoft Teams), Larry Portnoy, Rick Elsner, Pat Fogarty, and Pam Duhaney.

District Engineer: Alan Wertepny (not present)

Operations Manager: Robert Poyner, RLP Property Services, Inc.

District Manager: Michael McElligott, SDS, Inc. (via Microsoft Teams)

2. Approval of Agenda

After a motion by Supervisor Duhaney and second by Supervisor Fogarty, the Board unanimously approved the agenda.

3. Approval of Minutes

a. After a motion by Supervisor Portnoy and second by Supervisor Fogarty, the minutes of the Regular Board meeting of July 15, 2024, were approved 5-0 with no changes.

4. Public Hearing

The Public Hearing for the Fiscal Year 2024/2025 Final Budget was opened at 8:06 am.

a. Proof of Publication

Mr. McElligott verified the proof of publication for the Public Hearing.

b. Receive Public Comments on the Fiscal Year 2024/2025 Final Budget

There were no public comment.

c. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget

Mr. McElligott presented the Final Budget. He noted that this was the same budget that was approved 2 months ago. This budget has a final assessment rate of \$95.39 per acre. This is a \$20.00 increase per acre over the current year's budget. After a brief discussion among the Board, there was a **motion** by Supervisor Portnoy, with a second from Supervisor Elsner, to approve resolution No. 2024-03 – Adopting a Fiscal Year 2024/2024 Final Budget as presented. The **motion carried 5-0**.

The public Hearing was closed at 8:09 am.

5. Consider Resolution No 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Mr. McElligott presented the meeting schedule which mimics the current format of the 3rd Monday of each month at 8:00 am at the same current location. After a brief discussion among the Board, there

was a **motion** by Supervisor Portnoy, with a second from Supervisor Elsner, to approve resolution No. 2024-04 – Adopting a Fiscal Year 2024/2024 Meeting Schedule as presented. The **motion carried 5-0**.

6. Consider Resolution No 2024-05 – Adopting Goals and Objectives

Mr. McElligott explained that due to a new statutory requirement, the Board needs to adopt Goals & Objectives that they will post to their website and then next year they will revisit and evaluate how they did against those Goals & Objectives. Mr. McElligott presented the exhibit to the resolution which lists out proposed Goal & Objectives, and how the Board will measure them next year. After a brief discussion among the Board, there was a **motion** by Supervisor Elsner, with a second from Supervisor Duhaney, to approve resolution No. 2024-05 – Adopting Goals & Objectives as presented. The **motion carried 5-0**.

7. Discussion Regarding Insurance

Mr. McElligott explained that explained that they had been some confusion with regards to renewing the District insurance policy, Specifically if SDS, Inc should just stay with the current provider or consider switching to the provider SS, Inc uses for most of its other Districts at a possible savings. There was some Board discussion as to the merits of either decision. After the Board discussion, there was a **motion** by Supervisor Portnoy, with a second from Supervisor Elsner, to have SDS, Inc. get a current quote from both companies, and to authorize SDS, Inc. to accept which ever proposal is lower. The **motion carried 4-1**, with Supervisor Walsey dissenting.

8. Discussion Regarding Adding ITID Parcel to Roll

Mr. McElligott updated the Board with his conversation with the County Tax Collector. The Tax Collector agreed the parcel was split a few years ago and the new parcel owned by ITID was within the Cypress Grove CDD but the tax collector had not included that parcel on the roll. The reasoning they gave was that since the parcel was deeded as public right of way, they do not include those type of properties on special taxing district rolls. They recommended Cypress Grove CDD try to enter into an interlocal agreement with ITID for the assessment of that 14-acre parcel. There was discussion among the Board, and the general consensus was that ITID would be unlikely to enter into such agreement, and collection on such agreement would most likely be difficult. After the Board discussion, the consensus of the Board was to direct Mr. McElligott to bring the CDD attorney, Mr. Johnson, up to speed on the situation so that he can determine any options we have to make the tax collector include it on the assessment roll.

9. Engineer's Report

The District Engineer Alan Wertepny had informed the Board he would not be present today.

10. Operations Manager's Report

The Operations Manager Bobby Poyner distributed his written report (copy attached). He went over some of the recent water levels and mentioned they had to release a little water due to the amount of rain recently. He mentioned that the big leaks are gone after he replaced 3 boards at north station. Mr. Poyner showed some pictures to the Board of a washout he will need to go fix. He also stated that they added about 800 gallons of fuel recently. He also showed some pictures of vegetation issues causing a lot of spraying coming from Huntley farms. GL Homes as the property owner will send a letter to Huntley requesting they perform the vegetation spraying themselves before it gets to the CDD's system. Mr. Poyner also showed some pictures of a landowner digging a ditch through a CDD berm for drainage of their property into the CDD system. Mr. Poyner is going to get with the district engineer to go over options for correcting this issue. Mr. Poyner also went over the need to slip line 4 aging pipes. He has requested formal proposals that he will bring back to the Board. These could be very expensive and may require the Board to spread out the work over a few different fiscal years depending on how bad a shape the pipes are in.

11. Manager's Report

a. Financial Status

Mr. McElligott updated the Board on the financial reports sent to Supervisor Portnoy. There was some discussion, but no specific action needed from the Board.

b. Other Items

There was a question about the links to the Ethics training. Mr. McElligott went over the location of those links which are on the SDS, Inc website.

12. Comments by Supervisors

Mr. Portnoy informed the Board that GL Homes is trying to get the permit from ITID to restore the crossing discussed at the prior meeting. The permit would state that the Cypress Grove CDD would only be responsible for mowing the grass and spraying the rip rap for weeds, no other maintenance of the crossing. The CDD was doing this maintenance before. The Board approves this maintenance responsibility in the permit.

13. Comments by Public

There were no members of the public present.

14. Announcement of Next Meeting Date

The Chair announced that the next meeting would occur on September 16, 2024, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

15. Adjournment

Upon motion by Supervisor Elsner and second by Supervisor Portnoy, the meeting was adjourned at 9:15 A.M.

Charles C. Walsey, Chair

Pamela Duhaney, Secretary

Cypress Grove Community Development District

Operations Report

8/19/24

- On August 18, 2024 the offsite L-8 Canal elevation at the North Pump was 14 and the onsite elevation was 16.4 The South Pump offsite elevation was 14 and the onsite elevation was 16.4 Lake Okeechobee water level is 13.97 July level was at 13.45
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- 2nd QTR pump reports submitted.
- Side Mowing ongoing.
- Leak at North Canal Riser. (Repairs to 3 Riser boards completed 1 more to change out) (New risers boards needed to replace aging boards. 16 boards Total \$3800.00) **(COMPLETE)** (One additional leak to be repaired.)
- Fuel tank inspection. We had 6913 gal of fuel delivered on 5/17/24 and have used 2350 gal since delivery. (Repairs scheduled from prior vandalism.)
- Capital Improvement Projects and estimated cost.
 1. Clean Canal Bottom Between Section 29 & 30.
 2. Remove brush west canal bank section 29. Estimate (\$12,000.00)
 3. Rip Rap reshape canal banks N/S pump stations. (South station started)
 4. Marie Ct. Clear & reshape canal banks. (Approx 1 mile)
 5. Long reach summer maintenance \$17,500.00
 6. Reshape canal banks section 28.
 7. Reshape & Remove Rock through CDD Canal Banks.
 - 8.
 - 9.
 - 10.
 11. Pump replacement original north pump. Option 1. 37,644.00 Option 2. \$45,233.00
 12. Replace 40 feet of 72 inch pipe center road section 20&21. 20ft of pipe needed. (Patch is currently holding)

Future projects clean both sides of district canal banks.

- SRG horse waste.
- ITID Review CDD & SRG projects. (Marie CT) (Pump failure 48 Hrs)
- FPL Silver Palm – Hedge & Fence.
- Slip Line L8 Pipes
- Corbett Draining in to West Canal Section 19.
- Projects to complete. (Repair canal bank east canal 21&22
- Water boom estimate \$3000.00 (GEI Works)
- 59th & 208th Street canal bank vandalism.
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