

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
MINUTES

Date: November 18, 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 8:00 A.M.

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

In Attendance:

*Board Members:* Charles Walsey, Rick Elsner, Pat Fogarty, and Larry Portnoy.  
*District Engineer:* Alan Wertepny  
*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 Portnoy and a second by Supervisor Elsner, the Board unanimously approved the agenda.

3. **Approval of Minutes**

a. After a motion by Supervisor Elsner and second by Supervisor Fogarty, the minutes of the Regular Board meeting of October 21, 2024, were approved **4-0** with no changes.

4. **Engineer's Report**

The District Engineer Alan Wertepny distributed his written report (copy attached). Mr. Wertepny informed the Board of Lake Okeechobee water levels and that they are currently releasing water to the West and South. He stated that there are no new updates related to the SR 7 project. Mr. Wertepny continued the prior conversation from previous meetings regarding the need to slip of three pipes. He also brought up another location where a southern 72" pipe has some corrosion, and some rip rap has fallen in. There was discussion about installing a new pipe nearby rather than repairing the current one, but they would still have to deal with SFWMD and Army Core and with a nearby gas line. As such, the general feeling is that it would still be cheaper to slip the existing pipe.

5. **Operations Manager's Report**

The Operations Manager Bobby Poyner distributed his written report (copy attached). He went over some cost estimates from vendors on slip lining the pipes that have been discussed. There was discussion that the CDD may be able to save the sales tax on the cost of the materials if the CDD buys them directly. Current cost estimates are about \$300,000 for the 3 north pipes and \$108,000 for the South pipe. There was discussion on different ways to pay for the projects. Mr. McElligott will be check with the bank on a short-term loan or line of credit. He will also check with the attorney on the public bidding thresholds and whether or not GL Homes can issue a loan to the CDD. Mr. Poyner also went over current water levels and mentioned they had to do a little bit of spraying and mowing. Mr. Poyner mentioned that they are in good shape with the fuel, that they should not need to purchase more until later December at the earliest. Mr. Poyner mentioned that he needs to clean some muck from the bottom of canals, but was not sure if we needed to wait for assessments to start coming in. Supervisor Portnoy said he checked the bank balance, and we can do that work now, while the machines are already out there.

**6. Discuss Possible Bowman/Hundley Agreement for Outside Lands**

The Board discussed the possibility of supplying service to these lands, which are outside the CDD, under the powerline, and would be leased from FP&L. They would pay the normal CDD per acre assessment for the acreage of the property to receive both irrigation and drainage from the CDD. The property is approximately 140 acres. Mr. Poyner stated that he believes the CDD has enough water and drainage capacity to supply this property without negatively affecting the CDD landowners. The consensus of the Board was to move forward with getting an agreement/permit together that will eventually come back to the Board for final approval.

**7. 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. Update on ITID Parcel Not on Roll**

Mr. McElligott refreshed the Board on the discussion from the last meeting to get Supervisor Portnoy caught up since he could not attend the last meeting. Mr. McElligott explained that he talked to the CDD attorney, Mr. Johnson, and while he could fight it, the legal cost to fight the County to get the parcel on the roll would outweigh the amount of assessments received. After discussion, the consensus of the Board is that at this time, in this circumstance, it is not worth the cost to fight the County, and the belief is that ITID would never voluntarily sign an agreement to pay for it via a direct invoice. There was no formal action from the Board now, though they retain the right to revisit in the future if it makes more sense to pursue.

**c. Other Items**

Mr. McElligott just reminded the Board of the free ethics training videos on the SDSInc.org website. Annual ethics training needs to be done by the end of the calendar year.

**8. Comments by Supervisors**

Supervisor Portnoy stated that the minutes from meetings this year do not appear to be on the website. Mr. McElligott said he will check that, and get any missing minutes uploaded.

**9. Comments by Public**

There were no members of the public present.

**10. Announcement of Next Meeting Date**

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

**11. Adjournment**

Upon motion by Supervisor Elsner and second by Supervisor Portnoy, the meeting was adjourned at 9:00 A.M.

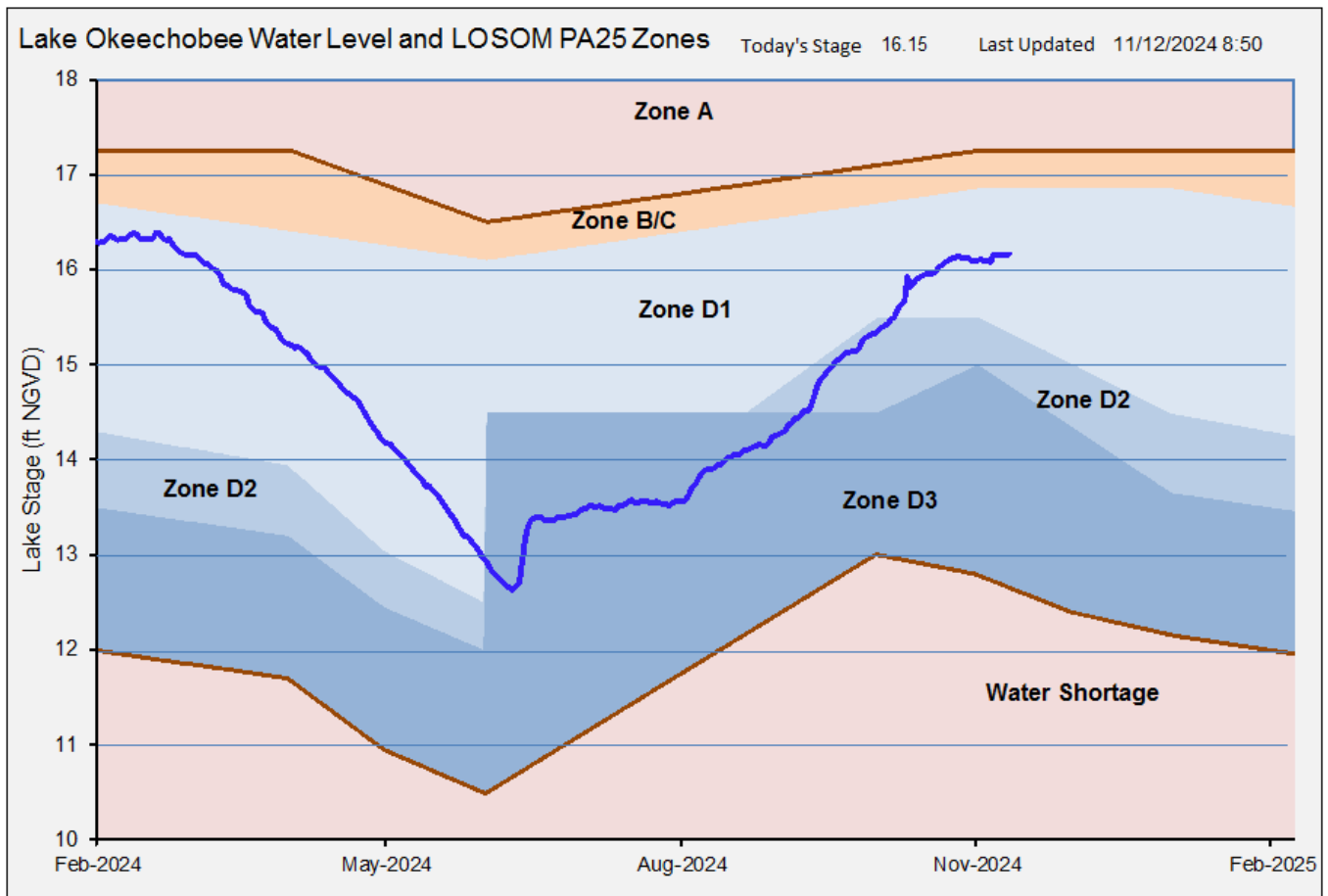
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# Cypress Grove Community Development District Engineer's Report for November 18, 2024

## Current Lake Okeechobee Water Levels

On November 12, 2024, the Lake level was at elevation 16.15 feet NGVD. The Lake Okeechobee water level is approximately 3.5 feet above the Water Shortage Zone. Reported Lake releases are west to the Caloosahatchee River and south into the Hillsboro/North New River canal, WPB Canal, the L-8 Canal and Miami canal. The L-8 Canal stage at West Palm Beach M Canal was at elevation 14.2 feet NGVD.



### **Loxahatchee River Restoration (No Changes since August 2024)**

On May 16, 2022, U.S. Army Corps of Engineers (Tabitha Elkington) and South Florida Water Management District (Ana Carolina Maran) provided an update to the Palm Beach County Water Resources Task Force. Loxahatchee River Watershed Project Status included:

Update on 2022 IDS (Integrated Delivery Schedule)- Active and authorized design and construction.

- Divided into three Flow-ways. - Flow-way 1 (captures flows from ITID M-1 Basin are conveyed to CWPB M-Canal and then to C-18 Canal for delivery to the Loxahatchee River. Flow-way 2 (captures water from ITID M-1 Basin and JW. Corbett Wildlife Area and stores it in a Reservoir and ASR wells for delivery to the C-18W canal and Loxahatchee River. Flow-way 3 reduces over-drainage of lands in southern Martin County, restores water levels in wetlands and restores base flow to the NWFLR.
- Design is underway for all three Flow-ways.
- SFWMD is coordinating with ITID on components and issues with Flow-ways 1 and 2.
- Construction of the improvements is scheduled to begin in 2027 and completion in 2031-2032.

### **County Five-Year Road Program Annual Update-Fiscal Year 2024 (No updates since August 2024)**

The Palm Beach County Five Year Roadway Program has seven roadway improvement projects for three roads within the vicinity of our District. Seminole Pratt Whitney Road and Northlake Boulevard widening projects are underway. 60<sup>th</sup> Street North Improvements are projected to begin in 2025. Below is a listing of the seven segments of roadway improvements for these three roads.

- Seminole Pratt Whitney Rd. from Orange Blvd to south of Northlake Blvd widening from 2 to 4 lanes (1.8 miles) at an estimated construction cost of \$10.7 million.
- Seminole Pratt Whitney & Northlake Blvd. intersection improvements at an estimated construction cost of \$5.41 million.
- Northlake Blvd East of Seminole Pratt Whitney Road east to Hall Blvd widening from 2 to 4 lanes (1 mile) at an estimated construction cost of \$7.5 million.
- Northlake Blvd east of Hall Blvd. to Coconut widening from 2 to 4 lanes (2.4 miles) at an estimated right-of-way acquisition and construction cost of \$7.0 million.
- 60<sup>th</sup> Street North from Seminole Pratt Whitney Road to 140<sup>th</sup> Street Avenue North. An estimated cost of \$ 0.50 million for design of 2.7 miles of a 4-lane road in FY 2026.
- 60<sup>th</sup> Street North from west of 140<sup>th</sup> Avenue to Avocado Blvd. An estimated cost of \$ 0.5 million for design, right-of-way acquisition and mitigation for 0.8 miles of a three-lane road in FY 2025.
- 60<sup>th</sup> Street North from Avocado Blvd. to East of 120<sup>th</sup> Avenue North. The construction cost is estimated to be \$5 million for 1.6 miles of a three-lane road in FY 25 and FY26.

### **SR 7 Extension from Okeechobee BLVD to Northlake Blvd (No updates since August 2024)**

SFWMD Administrative Final Hearing on SR7 resumed on May 17 and May 20, 2024, with rebuttal testimony from FDOT experts and SFWMD and Sur-Rebuttal testimony from WPB experts. Items of disagreement included expected phosphorus and nitrogen concentrations in the discharge leaving the stormwater outfall north of Northlake Blvd and, groundwater flow modeling and water quality impacts on adjacent wetlands.

At the conclusion of the hearing the parties were given 90 days after the official transcript is filed to submit Proposed Recommended Orders for the judge's consideration, after which the judge will issue her Recommended Order on the case.

### **SFWMD Water Use Permit**

**The 3rd quarter water use report was submitted to SFWMD on November 11, 2024. Maximum Monthly usage for this four-month period averaged 95% lower than the maximum permitted monthly allocation. A copy of the historical water monthly pumping totals is attached.**

### **L-8 Culverts**

**In August 2024 both the south and north outfall pipes into the L-8 were inspected by Crocs LLC drive crew. The report on the south 72" CMP-110" length has server corrosion on both ends of the pipe, extending approximately 5' and a partial collapse of the west end due to rock rubble rip rap weight. All Three 72" CMP north culverts have heavy corrosion throughout 110' length of the pipes. **All four outfall culverts need replacement or slip lining with a HDPE smooth pipe.** Due to the conditions of the pipe Crocs LLC XXX recommends a 60" diameter pipe if slip lined. Contractors ballpark estimate for pipe slip lining is \$610 per linear foot. This does not include grouting, riprap, cofferdams, gas line coordination, guard rails etc. Bobby Poyner is coordinating with Crocs LLC to get an estimate.**

**The most expensive of the two options is total replacement.** In 2017 Mock Roos was part of a design team that replaced L-8 Dupris 60'- of 72" CAP at three locations. The Structures G-261 and G-263 have 4 culverts, and Mock Roos estimated a probable construction cost of 2.2 million dollars. Structure G-262 has two culverts, and Mock Roos estimated a probable construction cost of 1.5 million dollars. The project was designed to meet both SFWMD and Corps of Engineers requirements which greatly increased the costs (including temporary outfall structures, temporary steel sheeting and cofferdams, by-pass access levee, concrete headwalls, select fill and floatable fill, levee maintenance, erosion control measures, flash board risers, electrical...). The price for the pipes was estimated at \$620 per linear foot.

Recently a discharge structure just south of our south outfall canal was replaced on an emergency basis. A recent aerial indicated there are two pipe connections with riprap at this location. Bobby Poyner received a call from Tom Wilde with SFWMD 954-275-2804 asking if CGCDD was the owner of this structure as it had failed and SFWMD was looking to get in contact with the owner. I left a message to Tom Wilde to get more information such as a copy of plans, contractors name that installed the new structure; construction cost estimate; any permits obtained, if not why not; any bypass for maintenance access along the L-8 level and the time frame for construction. I have not received a response. Anne Capelli in our office reached out to her SFWMD contacts. So far SFWMD staff have confirmed that the pipes were replaced but have not provided information on the details. **Does GL Homes have a contact with SFWMD that we may get more information on this project?**

## Cypress Grove Community Development District

### Operations Report

11/18/24

- On November 17, 2024 the offsite L-8 Canal elevation at the North Pump was 14.4 and the onsite elevation was 17.5 The South Pump offsite elevation was 14.4 and the onsite elevation was 17.5 Lake Okeechobee water level is 16.09 October level was at 15.98
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- 3rd QTR pump reports submitted.
- Side Mowing ongoing.
- Hundley, Bowman & Alderman farming operation FPL powerlines.
- Fuel tank inspection. We had 6913 gal of fuel delivered on 5/17/24 and have used 3350 gal since delivery. Water in fuel tank scheduled to be removed.
- 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.
- Road Repairs & Drainage pipe 59<sup>th</sup>. (COMPLETE)
- 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)
- 59<sup>th</sup> & 208<sup>th</sup> Street canal bank vandalism.
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