

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
MINUTES

Date: January 20, 2025  
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 8:02 A.M.

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

In Attendance:

<i>Board Members:</i>	Charles Walsey, Rick Elsner, Pat Fogarty, and Larry Portnoy.
<i>District Engineer:</i>	Alan Wertepny
<i>Operations Manager:</i>	Robert Poyner, RLP Property Services, Inc.
<i>District Manager:</i>	Michael McElligott, SDS, Inc. (via Microsoft Teams)

**2. Approval of Agenda**

After a motion by Supervisor Elsner and a second by Supervisor Portnoy, the Board unanimously approved the agenda.

**3. Approval of Minutes**

a. After a motion by Supervisor Elsner and second by Supervisor Portnoy, the minutes of the Regular Board meeting of December 16, 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, which were still high, and that they are still releasing water until they get it down to 13'. He stated that the L8 is also high. Mr. Wertepny gave the Board a brief update on additions to the County's 5-year plan. He also stated that there are no new updates related to the SR 7 trials, that they are still awaiting decisions from the judge. Mr. Wertepny stated that he is still having conversations with Paul Whalen on a possible agreement on the FPL land, but there is no Board action needed at this time.

**5. Operations Manager's Report**

The Operations Manager Bobby Poyner distributed his written report (copy attached). Mr. Poyner went over some current water levels and mentioned they had to do a little bit of spraying and mowing. Mr. Poyner mentioned that they did just get a tanker of fuel delivered. There was some discussion on placing signs.

**6. Update on Pipe Repair / Sliplining Project**

Mr. Poyner went over some updated quotes he has received for the project. The pipe materials would be \$116,000, with an additional freight cost of \$27,000, and a \$2,600 per day equipment rental for a fusion machine. There would also be a crane rental and some concrete cost that he is still waiting on figures for. The labor estimate would be about \$100,000.

Mr. McElligott updated the Board on the proposed term sheet from Seacoast Bank. After some discussion, the Board asked Mr. McElligott to verify that there would be no issues paying off the loan early, in say 3 years instead of 5, and that they are not required to pull the money out right away and start paying interest right after closing, that they can wait a few months to pull the money out. The Board also asked Mr. McElligott to check to make sure it would not be an issue to add an additional pump replacement to the project. It would still come in well under the \$500,000 that was approved.

After the discussion, there was a **motion** made by Supervisor Portnoy, with a second by Supervisor Elsner, to approve the term sheet presented by Seacoast subject to confirmation that there is no penalty to pay off early and there is no requirement to draw funds out immediately after closing, and to designate Supervisor Portnoy to sign any documents related to the loan, and to authorize staff to move the checking relationship to Seacoast per the requirements of the loan. That **motion** passed **4-0**.

**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. Other Items**

Mr. McElligott had no other items.

**8. Comments by Supervisors**

There were no comments from the Supervisors.

**9. Comments by Public**

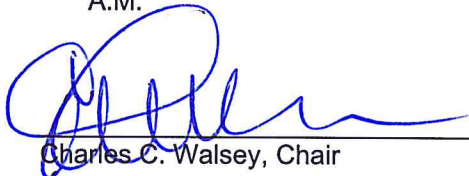
There were no members of the public present.

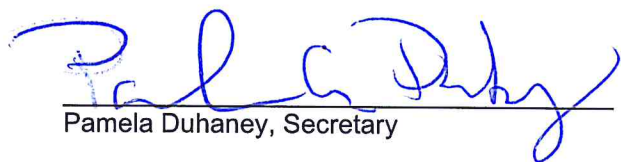
**10. Announcement of Next Meeting Date**

The Chair announced that the next meeting would occur on February 17, 2025, 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 8:39 A.M.

  
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Charles C. Walsey, Chair

  
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Pamela Duhaney, Secretary

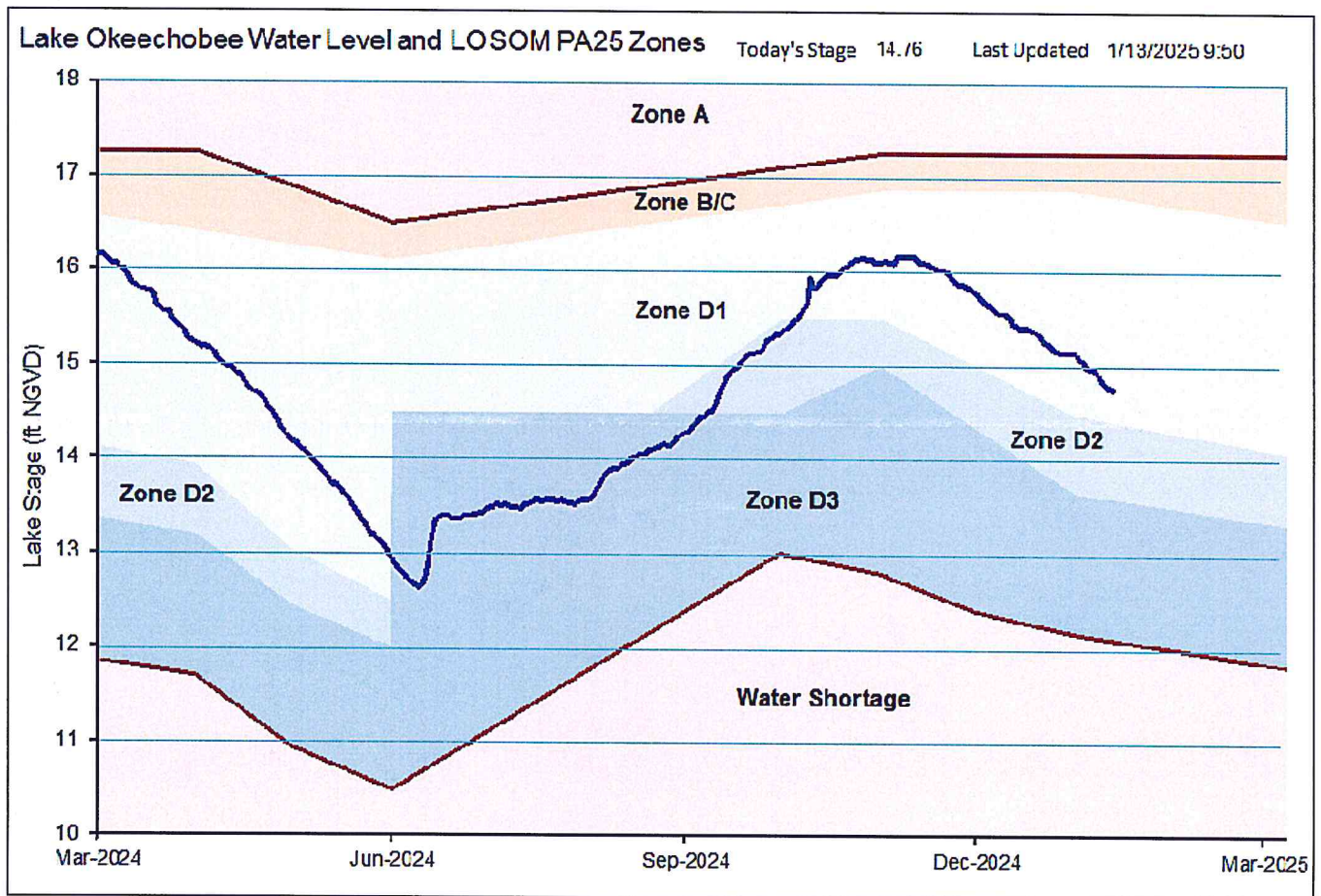


**Cypress Grove Community Development District  
Engineer's Report for  
January 20, 2025**

**Current Lake Okeechobee Water Levels**

On January 13, 2025, the Lake level was at an elevation of 14.8 feet NGVD. The Lake Okeechobee water level is approximately 2.5 feet above the Water Shortage Zone. Reported Lake releases are west to the Caloosahatchee River, east to the St. Lucie Canal 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 12.5 feet NGVD.

On December 7, 2024, the U.S. Army Corps of Engineers began lowering lake levels to allow for recovery of submerged aquatic vegetation. The goal is to lower the lake levels below 13.0 feet NGVD prior to the rainy season.



### 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

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.
- **Seminole Pratt Whitney Rd Extension from Northlake Blvd to Avenir Dr to provide alternative access to Beeline Hwy through Avenue Drive. Design to begin in 2025.**
- 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 December 2024)**

*The first trial before the State Division of Administrative Hearings was concluded in late May 2024. Post-trial documents were requested by the court and were submitted in November. A ruling from the court is not expected for several months.*

*A separate administrative trial related to the project began on December 9 before the same administrative judge. This second trial relates to a challenge the City of West Palm Beach brought against the project's Water Use Permit. This trial is expected to last 1 week. It is unknown how long it will take the court to issue a ruling.*

**SFWMD Water Use Permit ( No update since November 2024)**

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.

**L-8 Culverts Replacements**

**Refer to Bobby Poyner Operation Manger's Report for an updated project status.**

**FPL Powerline Property Adjacent to L-8 Canal (No updates since December 2024)**

Richard Bowman and other farmers are considering leasing FPL lands for agricultural use. Together with their consultant Paul Whalen (TAC Environmental) they are exploring the feasibility of obtaining water use allocation and drainage from CGCDD. A Zoom meeting was held on November 22, 2024, to discuss the proposed project. Following the meeting I transmitted information to Paul Whalen on the CGCDD permit requirements (general information, permit applications, permit conditions, water use agreement, ...). The most challenging requirement is meeting our discharge criteria (approximately 2,000 gallon per minute) as compared to their initial request of 14,000 GPM. Paul Whalen is exploring options.

# Cypress Grove Community Development District

## Operations Report

1/19/25

- On January 19, 2025 the offsite L-8 Canal elevation at the North Pump was 13.0 and the onsite elevation was 18.0 The South Pump offsite elevation was 13.0 and the onsite elevation was 18.0 Lake Okeechobee water level is 14.61 December level was at 15.44
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- 4th QTR pump reports due.
- Side Mowing ongoing.
- Hundley, Bowman & Alderman farming operation FPL powerlines.
- Fuel tank inspection. We had 6959 gal of fuel delivered on 1/17/25 and have used 0 gal since delivery. Water in fuel tank has been removed.
- Capital Improvement Projects and estimated cost.
  - 1.
  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.
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- Slip Line L8 Pipes – SFWMD Permitting
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- Projects to complete. (Repair canal bank east canal 21&22
- Water boom estimate \$3000.00 (GEI Works)
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