

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
MINUTES

Date: February 17, 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 8:00 A.M.

The Secretary then called the roll and noted that all Supervisors were present except for Supervisors Elsner and Fogarty.

In Attendance:

<i>Board Members:</i>	Charles Walsey, Pam Duhaney, and Larry Portnoy
<i>District Engineer:</i>	Alan Wertepny (via Microsoft Teams)
<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 Duhaney and a second by Supervisor Portnoy, the Board unanimously approved the agenda.

**3. Approval of Minutes**

- a. Mr. McElligott pointed out that he had left out of the minutes the Board's approval to move the checking account relationship to Seacoast Bank as part of the motion to approve the loan. That was added in this morning, so the minutes are now amended. After a motion by Supervisor Duhaney and second by Supervisor Portnoy, the minutes of the Regular Board meeting of January 20, 2025, were approved **3-0** as amended.

**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 in all directions. He stated he had submitted all project plans and descriptions pertaining to the slip lining project to SFWMD and the gas company. He was asked to resubmit as two separate projects, separating the north pipes from the south. He was also asked some other technical questions. He responded to all requests and questions and has resubmitted. At this point he is just waiting for confirmations that the updated resubmittals are good. There was also some discussion regarding the ongoing Loxahatchee Restoration Project. Mr. Wertepny also stated that they were working on the next set of quarterly reports for SFWMD.

**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 very little mowing. Mr. Poyner mentioned that they have used 2,100 gallons of fuel since the last delivery. He also stated they are having some problems with the south pump which may require an engine swap in the future. There was discussion about the need for Santa Rosa to keep their boards higher because we are losing water into their system. Mr. Poyner will talk to them. Mr. Poyner updated the Board that the north pump is still working but that it is on its last legs. It will be replaced with funds from the recently approved Seacoast

loan. The current estimate is that the project will be \$50,000.00. It was the consensus of the Board to Mr. Poyner move forward with that estimate and start the process to get that pump replaced as the time to complete that project will be a few months.

**6. Update on Pipe Repair / Slip Lining Project**

Mr. Poyner informed the Board that they have put the order in with the pipe company. Once they are ready, we can move forward with the project.

Mr. McElligott updated the Board on the proposed loan from Seacoast Bank. There are 2 options, to move forward as a tax exempt financing or not. The tax exempt has a lower rate, but higher up front closing cost due to the requirement of a tax-exempt opinion letter.

After the discussion, the consensus of the Board was that due to the low dollar total, and expected short payback time, the interest rate increase would have a minimal effect, and that it would be better to save on the closing cost. The consensus of the Board was to have Seacoast move forward with the non-tax-exempt option.

**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**

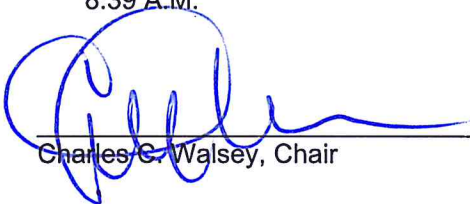
There were no members of the public present.

**10. Announcement of Next Meeting Date**

The Chair announced that the next meeting would occur on March 17, 2025, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

**11. Adjournment**

Upon motion by Supervisor Duhaney, and second by Supervisor Portnoy, the meeting was adjourned at 8:39 A.M.

  
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Charles C. Walsey, Chair

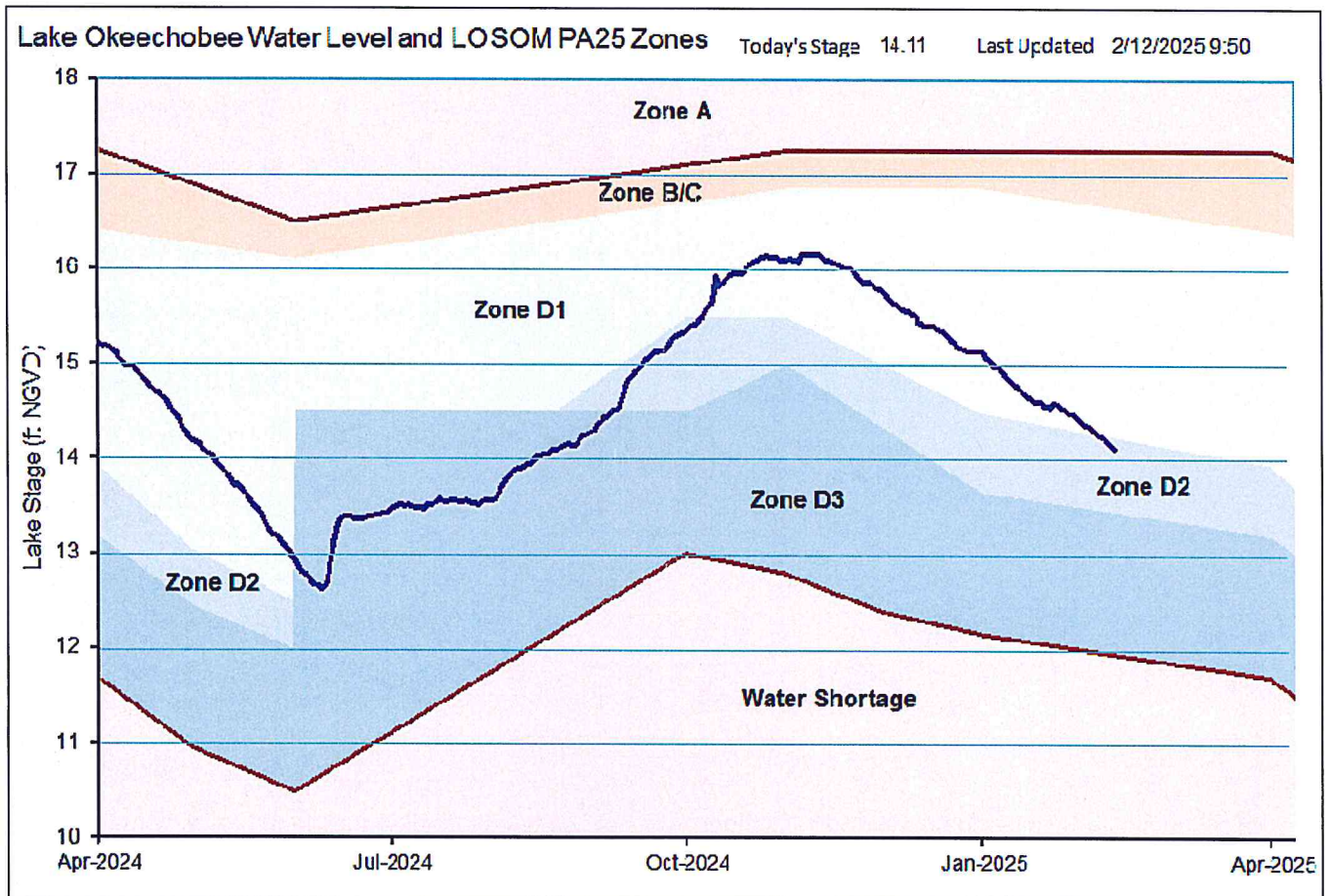
  
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Pamela Duhaney, Secretary

**Cypress Grove Community Development District  
Engineer's Report for  
February 17, 2025**

**Current Lake Okeechobee Water Levels**

On January 13, 2025, the Lake level was at an elevation of 14.1 feet NGVD. The Lake Okeechobee water level is approximately 2.3 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 12.6 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 -Fiscal Year 2024 (No revisions since January 2025)**

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 Road**

- (1) 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.
- (2) Northlake Blvd. intersection improvements at an estimated construction cost of \$5.41 million
- (3) Extension from Northlake Blvd to Avenir Dr to provide alternative access to Beeline Hwy through Avenue Drive. Design begins in 2025

#### **Northlake Boulevard**

- (1) 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.
- (2) 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**

- (1) 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
- (2) 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**

Bobby Poyner to provide field records for the quarterly reports.

**L-8 Culverts Lining Project**

**A right-of-way permit application was submitted to SFWMD on January 29, 2025. The submittal included CGCDD both L-8 outfalls, a project description, application, and drawings. A copy of the plans was submitted to the gas company consultant. SFWMD requested that two separate applications be submitted for the two outfall, hydraulic calculations be submitted addressing the impact of reducing the size of the culverts and DFWMD would submit the Section 408 USACE permit application.**

**On January 30, 2025, the gas company consultant requested specifications on the backhoe pipe installation equipment that will be over gas main, confirmation that no excavation is planned and that the drawings show the gas pipe depth. On February 5, 2025, Mock Roos we provide the backhoe specifications (CASE CX250D Long Reach Excavator), confirmation that no excavation is planned near the gas pipeline and requested that they obtain the pipe depth of cover for the proposed locations.**

**New SFWMD ROW permits were submitted on February 5, 2025 (applications, fees, drawings, description, pre-post hydraulic calculations and pre-post discharge velocity/riprap calculations). Rick Elsner received confirmation from SFWMD that they received the permit applications.**

**On February 12, 2025, the gas consultant provide correspondence that they were able to pothole the pipeline and complete the stress load calcs for the CAT 250 long reach. They concluded that the specified equipment is safe to traverse across the**

**pipeline and provided information on pipe depth (which appears to be deeper than shown on our drawings).**

**We are waiting on responses from SFWMD and/or USACE.**

**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

2/17/25

- On February 15, 2025 the offsite L-8 Canal elevation at the North Pump was 12.9 and the onsite elevation was 18.2 The South Pump offsite elevation was 12.9 and the onsite elevation was 18.2 Lake Okeechobee water level is 14.05 January level was at 14.61
- Canals- Aquatic herbicide in progress & canal bank spot treatment of Florida Holly.
- 4th QTR pump reports submitted to Alan 2/15/2025.
- Side Mowing ongoing.
- Hundley, Bowman & Alderman farming operation FPL powerlines.
- Fuel tank inspection. We had 7002 gal of fuel delivered on 1/17/25 and have used 2100 gal since delivery.
- 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.
- SRG water levels.
- Tru-Flo pump quote 30" straight bore vertical pump. \$50,702.00
- Slip Line L8 Pipes – SFWMD Permitting- Pipe ordered.
- Pump engine repairs by Everglades Farm Equipment.
- Projects to complete. (Repair canal bank east canal 21&22
- Water boom estimate \$3000.00 (GEI Works)
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