

**MINUTES OF MEETING  
CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT**

An Organizational Meeting of the Cypress Bay West Community Development District was held on April 6, 2022 at 11:00 a.m., at Kays Bar-B-Que & Steaks, 1552 West King Street, Cocoa, Florida 32926.

**Present at the meeting were:**

William (Bill) Fife	Vice Chair
Roger Van Auker	Assistant Secretary
John Wiggins	Assistant Secretary

**Also present were:**

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	WHA
Jere Earlywine (via telephone)	District Counsel
Molly Banfield (via telephone)	District Engineer
Lisa Kelly (via telephone)	Dewberry Engineers, Inc. (Dewberry)

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 11:06 a.m. Mr. William Fife, Mr. Roger Van Auker and Mr. John Wiggins, who were named in the Petition to Establish the District as the Initial Board of Supervisors, were present, in person. Mr. Chris Tyree and Ms. Robyn Bronson, also named in the Petition to Establish the District, were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**GENERAL DISTRICT ITEMS**

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Initial Board of Supervisors *(the following will also be provided in a separate package)***

Ms. Cerbone, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Fife, Mr. Wiggins and Mr. Van Auker. She noted all are experienced CDD Board Members and provided the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Chapter 190, Florida Statutes**
- D. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- E. Form 8B: Memorandum of Voting Conflict**

The Supervisors were advised of the need to submit a 2021 Form 1. Each Supervisor’s Form 1 status would be verified and forms would be emailed if necessary.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-01. Mr. Fife nominated the following slate of officers:

Chair	Chris Tyree
Vice Chair	William (Bill) Fife
Secretary	Craig Wrathell
Assistant Secretary	John Wiggins
Assistant Secretary	Roger Van Auker
Assistant Secretary	Jamie Sanchez
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

**On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating a Date, Time, and Location for Landowners’ Meeting of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-02.

**On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, Resolution 2022-02, Designating a Date, Time, and Location of May 18, 2022 at 12:00 p.m., at Kays Bar-B-Que & Steaks, 1552 West King Street, Cocoa, Florida 32926, for a Landowners’ Meeting of the District, and Providing for an Effective Date, was adopted.**

**ORGANIZATIONAL MATTERS**

**SIXTH ORDER OF BUSINESS**

**Consideration of the Following Organizational Matters:**

- A. Resolution 2022-03, Appointing and Fixing the Compensation of the District Manager and Methodology Consultant; Providing an Effective Date**
  - **Agreement for District Management Services: *Wrathell, Hunt and Associates, LLC***

Ms. Cerbone presented Resolution 2022-03 and the Management Agreement and Fee Schedule. WHA would charge a discounted Management Fee of \$2,000 per month until bonds are issued. Other reduced fees were included on the Fee Schedule.

**On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, Resolution 2022-03, Appointing and Fixing the Compensation of Wrathell, Hunt and Associates, LLC, as the District Manager and Methodology Consultant; Providing an Effective Date, was adopted.**

**B. Resolution 2022-04, Appointing District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date**

- **Fee Agreement: *KE Law Group, PLLC***

Ms. Cerbone presented Resolution 2022-04. Mr. Earlywine presented the KE Law Group, PLLC Fee Agreement.

**On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, Resolution 2022-04, Appointing KE Law Group, PLLC as District Counsel for the District, and Authorizing Compensation; and Providing for an Effective Date, was adopted.**

**C. Resolution 2022-05, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-05.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-05, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.**

**D. Resolution 2022-06, Appointing an Interim District Engineer for the Cypress Bay West Community Development District, Authorizing Its Compensation and Providing an Effective Date**

- **Interim Engineering Services Agreement: *Dewberry Engineers, Inc.***

Ms. Cerbone presented Resolution 2022-06 and the Interim Engineering Services Agreement and accompanying Exhibits.

**On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, Resolution 2022-06, Appointing Dewberry Engineers, Inc., as Interim District Engineer for the Cypress Bay West Community Development District, Authorizing Its Compensation and Providing an Effective Date, was adopted.**

**E. Authorization of Request for Qualifications (RFQ) for Engineering Services**

Ms. Cerbone presented the RFQ for Engineering Services and Competitive Selection Criteria.

**On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, the Request for Qualifications (RFQ) for Engineering Services and Competitive Selection Criteria, and authorizing Staff to advertise, was approved.**

**F. Board Member Compensation: 190.006 (8), F.S.**

The Board Members declined compensation.

**G. Resolution 2022-07, Designating the Primary Administrative Office and Principal Headquarters of the District; Designating the Location of the Local District Records Office; and Providing an Effective Date**

This item was deferred. Mr. Fife would contact DR Horton.

**H. Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date**

- **Authorization to Obtain General Liability and Public Officers' Insurance**

Ms. Cerbone presented Resolution 2022-08.

**On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, Resolution 2022-08, Setting Forth the Policy of the District Board of Supervisors with Regard to the Support and Legal Defense of the Board of Supervisors and District Officers, and Providing for an Effective Date, was adopted, and authorizing Staff to Obtain General Liability and Public Officers' Insurance, was approved.**

**I. Resolution 2022-09, Providing for the Public's Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2022-09. This Resolution sets forth the CDD's policy for public comments at meetings and outlines the procedures for public comments.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-09, Providing for the Public’s Opportunity to Be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to Be Heard; Addressing Public Decorum; Addressing Exceptions; and Providing for Severability and an Effective Date, was adopted.**

- J. Resolution 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date**

Ms. Cerbone presented Resolution 2022-10.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, 2022-10, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; and Providing for Severability and Effective Date, was adopted.**

- K. Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-11. This Resolution grants the Chair and Vice Chair authority to work with the District Engineer, District Counsel and District Staff and to execute certain documents in between meetings, to avoid delays in construction.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, Resolution 2022-11, Granting the Chair and Vice Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**L. Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-12.

**On MOTION by Mr. Van Auker and seconded by Mr. Fife, with all in favor, Resolution 2022-12, Ratifying, Confirming and Approving the Recording of the Notice of Establishment of the District, and Providing for an Effective Date, was adopted.**

**M. Authorization of Request for Proposals (RFP) for Annual Audit Services**

Ms. Cerbone presented the RFP For Annual Audit Services.

- **Designation of Board of Supervisors as Audit Committee**

**On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, the Request for Proposals for Annual Auditing Services, authorizing the District Manager to advertise and designating the Board of Supervisors as the Audit Committee, was approved.**

**N. Strange Zone, Inc., Quotation #M22-1015 for District Website Design, Maintenance and Domain Web-Site Design Agreement**

Ms. Cerbone presented the Strange Zone, Inc. (SZI) proposal.

**On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, the Strange Zone, Inc., Quotation #M22-1015 for District Website Design, Maintenance and Domain Web-Site Design Agreement, in the amount of \$1,679.99, was approved.**

**O. ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit**

Ms. Cerbone stated that Management engaged ADA Site Compliance (ADASC) to assist in bringing the CDD’s website into compliance with the Americans with Disabilities Act (ADA) requirements and affix a compliance seal on the homepage.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, the ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit, in the amount of \$210 per year, was approved.**

**P. Resolution 2022-13, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date**

**I. Rules of Procedure**

**II. Notices [Rule Development and Rulemaking]**

These items were included for informational purposes.

Ms. Cerbone presented Resolution 2022-13.

**On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, Resolution 2022-13, to Designate Date, Time and Place of June 15, 2022 at 11:00 a.m., at Kays Bar-B-Que & Steaks, 1552 West King Street, Cocoa, Florida 32926, for the Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.**

**Q. Resolution 2022-14, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date**

This item was deferred.

**R. Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-15. The Resolution provides that, in case of a natural disaster, the CDD can request assistance from other governmental entities.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**



**S. Stormwater Management Needs Analysis Reporting Requirements**

Mr. Earlywine discussed new legislation that requires CDDs to prepare a 20-year Stormwater Management Needs Analysis Report to document the CDD’s anticipated future stormwater system needs. The initial Report must be submitted by June 30, 2022, then every five years thereafter. A letter would be submitted stating that the CDD recognizes the requirement but does not own or operate a stormwater system at this time and that, upon receipt or construction of such facilities, the Report will be prepared and submitted.

**On MOTION by Mr. Wiggins and seconded by Mr. Van Auker, with all in favor, Resolution 2022-15, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**BANKING MATTERS**

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Following Banking Matters:**

**A. Resolution 2022-16, Designating a Public Depository for Funds of the District and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-16.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, Resolution 2022-16, Designating Truist Bank as Public Depository for Funds of the District and Providing an Effective Date, was adopted.**

**B. Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-17.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, all in favor, Resolution 2022-17, Directing the District Manager to Appoint Signors on the Local Bank Account; and Providing an Effective Date, was adopted.**

**BUDGETARY MATTERS**

**EIGHTH ORDER OF BUSINESS**

**Consideration of the Following Budgetary Matters:**

**A. Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2022-18. She reviewed the proposed Fiscal Year 2022 budget, which will be a partial year, Landowner-funded budget, with expenses funded as they are incurred.

**On MOTION by Mr. Wiggins and seconded by Mr. Van Auker, with all in favor, Resolution 2022-18, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for June 15, 2022 at 11:00 a.m., at Kays Bar-B-Que & Steaks, 1552 West King Street, Cocoa, Florida 32926; and Providing for an Effective Date, was adopted.**

Ms. Cerbone stated the proposed Fiscal Year 2023 budget will be presented in June. She and Mr. Fife will work on the expenses to be included in a “Field Operations” line item.

**B. Fiscal Year 2021/2022 Budget Funding Agreement**

Ms. Cerbone presented the Fiscal Year 2021/2022 Budget Funding Agreement.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, the Fiscal Year 2021/2022 Budget Funding Agreement, was approved.**

**C. Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes**

Ms. Cerbone presented Resolution 2022-19.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, Resolution 2022-19, Adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amounts Needed to Meet Current Operating Expenses, in Accordance with Section 218.415(17), Florida Statutes, was adopted.**

- D. **Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date**

Ms. Cerbone presented the Resolution 2022-20.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, Resolution 2022-20, Authorizing the Disbursement of Funds for Payment of Certain Continuing Expenses Without Prior Approval of the Board of Supervisors; Authorizing the Disbursement of Funds for Payment of Certain Non-Continuing Expenses Without Prior Approval of the Board of Supervisors; Providing for a Monetary Threshold; and Providing for an Effective Date, was adopted.**

- E. **Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date**

Ms. Cerbone presented Resolution 2022-21.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, Resolution 2022-21, Adopting a Policy for Reimbursement of District Travel Expenses; and Providing for Severability and an Effective Date, was adopted.**

- F. **Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-22. Funding requests would be sent to Mr. Fife's attention.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-22, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**G. Resolution 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date**

Ms. Cerbone presented Resolution 2022-23.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, 2022-23, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.**

**H. Consideration of E-Verify Memo with MOU**

Ms. Cerbone presented the E-Verify Memorandum of Understanding (MOU) and explained the requirement for all employers to verify employment eligibility utilizing the E-Verify System and the requirement for the CDD to enroll with E-Verify and enter into a MOU with E-Verify.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, all in favor, acknowledging the E-Verify requirements, authorizing enrollment and utilization of the E-Verify program and authorizing the Chair to execute, was approved.**

**BOND FINANCING MATTERS**

**NINTH ORDER OF BUSINESS**

**Consideration of the Following Bond Financing Related Matters:**

**A. Bond Financing Team Funding Agreement**

Mr. Earlywine presented the Bond Financing Team Funding Agreement.

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, the Bond Financing Team Funding Agreement, was approved.**

**B. Engagement of Bond Financing Professionals**

**I. Underwriter/Investment Banker: *FMSbonds, Inc.***

Mr. Earlywine presented the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure.

**II. Bond Counsel: *Nabors Giblin & Nickerson, P.A.***

Mr. Earlywine presented the Nabors Giblin & Nickerson, P.A. Bond Counsel Agreement.

**III. Trustee, Paying Agent and Registrar: *U.S. Bank Trust Company, N.A.***

Mr. Earlywine presented the U.S. Bank Trust Company, N.A., Engagement Letter to serve as Trustee, Paying Agent and Registrar.

**On MOTION by Mr. Van Auken and seconded by Mr. Wiggins, with all in favor, the FMSbonds, Inc., Agreement for Underwriting Services and G-17 Disclosure; the Nabors Giblin & Nickerson, P.A. Bond Counsel Agreement; and the U.S. Bank Trust Company, N.A. Engagement Letter, with Fee Schedule, to serve as Trustee, Paying Agent and Registrar, were approved.**

**C. Resolution 2022-24, Designating a Date, Time, and Location of a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2022-24. This Resolution enables placement of the assessments on the tax bill utilizing the Property Appraiser and Tax Collector.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-24, Designating a Date, Time, and Location of June 15, 2022 at 11:00 a.m., at Kays Bar-B-Que & Steaks, 1552 West King Street, Cocoa, Florida 32926, for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**D. Presentation of Engineer’s Report**

Ms. Banfield presented the Engineer’s Report dated March 22, 2022 and noted the following:

- The CDD contains approximately 453.79 acres and is expected to consist of 1,343 residential lots of different sizes for single family dwellings.
- The Capital Improvement Plan (CIP) includes recreation and amenity areas, parks and associated infrastructure for the development.

Ms. Banfield stated the following:

“We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this Report. We expect the improvements to be constructed or acquired by the District with bond proceeds as indicated within the Report and we believe that the District will be well-served by the improvements discussed in the above Report.”

Ms. Cerbone asked for confirmation that there is no desire for restricted access in the community, given that bond proceeds will only be used for public roads. The consensus was that a section in the townhomes might be gated and it is understood that bond funds cannot be used for those roads. Mr. Earlywine believed the Engineer’s Report includes a footnote to that effect; this would be discussed further and considered as financing is determined.

Ms. Cerbone asked if amenities are intended to be public or private because, if bond funds are used, the amenities must be open to the public but a non-resident user fee could be implemented. A Board Member stated the amenities will be private and fall under the HOA.

Mr. Earlywine stated the Engineer’s Report notates both matters accordingly.

Ms. Cerbone stated minor updates were made to the Engineer’s Report, such as replacing the name of the city with “City” and the name of the county with “County”.

Mr. Earlywine stated approval in substantial form is needed for the purposes of the assessment notice and the bond validation.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, the Engineer’s Report, in substantial form, was approved.**

**E. Presentation of Master Special Assessment Methodology Report**

Ms. Cerbone presented the Master Special Assessment Methodology Report dated April 6, 2022. She discussed the Development Program, CIP, financing program, Assessment Methodology, special and peculiar benefits, lienability tests, True-Up Mechanism, etc.

Ms. Cerbone noted the following:

- All infrastructure included in the CIP will comprise an interrelated system of improvements, which means all improvements will serve the entire CDD and all improvements will be interrelated such that they will reinforce one another.
- The current projected total cost of the CIP is \$50,655,101.20, which corresponds with the Engineer's Report.
- The total par amount of bonds, including the cost of financing, capitalized interest and debt service reserve, would be \$64,655,000.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, the Master Special Assessment Methodology Report, in substantial form, was approved.**

- F. Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date**

Mr. Earlywine presented Resolution 2022-25 and read the title. The blanks will be filled in based on the Engineer's Report and the Master Special Assessment Methodology Report.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-25, Declaring Special Assessments; Designating The Nature And Location of The Proposed Improvements; Declaring The Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which The Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for June 15, 2022 at 11:00 a.m., at Kays Bar-B-Que & Steaks, 1552 West King Street, Cocoa, Florida 32926; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, in substantial form, was adopted.**

**G. Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$64,655,000 Cypress Bay West Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2022-26, which accomplishes the following:

- Authorizes issuance of not to exceed \$64,655,000 aggregate principal amount of bonds.
- Authorizes and approves the form of the Master Trust Indenture.
- Appoints U.S. Bank Trust Company, N.A., as the Trustee, Registrar and Paying Agent.
- Authorizes and directs District Counsel and Bond Counsel to proceed with filing for validation.

**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2022-26, Authorizing the Issuance of Not to Exceed \$64,655,000 Cypress Bay West Community Development District Capital Improvement Revenue Bonds, in One or More Series; Approving the Form of a Master Trust Indenture; Appointing a Trustee, Registrar and Paying Agent; Approving a Capital Improvement Program; Authorizing the Commencement of Validation Proceedings Relating to the Bonds; and Providing an Effective Date, was adopted.**

**CONSTRUCTION MATTERS**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel: *KE Law Group, PLLC***  
There was no report.
- B. District Engineer (Interim): *Dewberry Engineers, Inc.***  
There was no report.
- C. District Manager: *Wrathell, Hunt and Associates, LLC***  
There was no report.



**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Wiggins and seconded by Mr. Van Auken, with all in favor,  
the meeting adjourned at 12:02 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair