

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**June 21, 2023**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND  
REGULAR MEETING  
AGENDA**

**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Cypress Bay West Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

June 14, 2023

Board of Supervisors  
Cypress Bay West Community Development District

Dear Board Members:

The Board of Supervisors of the Cypress Bay West Community Development District will hold a Public Hearing and Regular Meeting on June 21, 2023 at 11:00 a.m., at the US Coast Guard Auxiliary Building, 1455 Main St., NE, Palm Bay, Florida 32905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
4. Public Hearing on the Adoption of the Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Fiscal Year 2023/2024 Budget Funding Agreement
6. Acceptance of Unaudited Financial Statements as of April 30, 2023
7. Approval of May 17, 2023 Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Dewberry Engineers, Inc.*
  - C. District Manager: *Wrathell, Hunt & Associates, LLC*
    - NEXT MEETING DATE: July 19, 2023 at 11:00 AM

**ATTENDEES:**

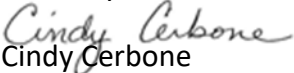
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

○ QUORUM CHECK

SEAT 1	ROGER VAN AUKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JOHN WIGGINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	BILL FIFE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CHRIS TYREE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ROBYN BRONSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 9. Board Members' Comments/Requests
- 10. Public Comments
- 11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,  
  
 Cindy Cerbone  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 131 733 0895**

**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Cypress Bay West Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT:**

1. **ADOPTING FISCAL YEAR 2023/2024 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21st day of June, 2023.

ATTEST:

**CYPRESS BAY WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

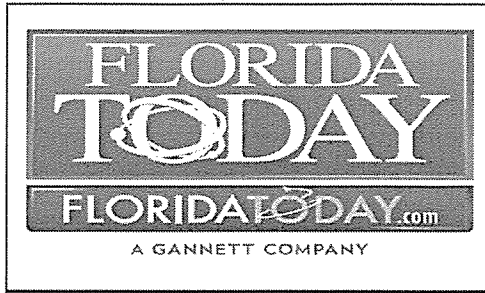
<b>CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>TBD</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 18, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>November 15, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 17, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 21, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 20, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 17, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 15, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 17, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 21, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>September 18, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>

**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**



A Daily Publication By:



CYPRESS BAY WEST CDD
2300 GLADES RD STE 410W

BOCA RATON, FL, 33431

Ad#5721475 06/02, 06/09/2023
CYPRESS BAY WEST COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2023/2024 BUDGET; AND
NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.

STATE OF WISCONSIN COUNTY OF BROWN:
Before the undersigned authority personally appeared said
legal clerk, who on oath says that he or she is a Legal
Advertising Representative of the FLORIDA TODAY, a daily
newspaper published in Brevard County, Florida that the
attached copy of advertisement, being a Legal Ad in the
matter of

Notice Public Hearing

as published in FLORIDA TODAY in the issue(s) dated:
or by publication on the newspaper's website, if authorized,
on

06/02/2023, 06/09/2023

Affiant further says that the said FLORIDA TODAY is a
newspaper in said Brevard County, Florida and that the
said newspaper has heretofore been continuously
published in said Brevard County, Florida each day and has
been entered as periodicals matter at the post office in
MELBOURNE in said Brevard County, Florida, for a period of
one year next preceding the first publication of the attached
copy of advertisement; and affiant further says that he or
she has never paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for
the purpose of securing this advertisement for publication
in the said newspaper.

Sworn to and Subscribed before me this 9th of June 2023,
by legal clerk who is personally known to me

[Handwritten signature]

Affiant

[Handwritten signature of Nancy Heyrman]
Notary State of Wisconsin County of Brown
5.15.27

My commission expires
Publication Cost: \$461.52
Ad No: 0005721475
Customer No: BRE-0000001387
This is not an invoice
# of Affidavits 1

The Board of Supervisors ("Board") of
the Cypress Bay West Community Development District ("District") will hold a
public hearing on June 21, 2023 at 11:00
a.m., at the US Coast Guard Auxiliary
Building, 1455 Main St., NE, Palm Bay,
Florida 32905 for the purpose of hearing
comments and objections on the adoption
of the budget of the District for the
fiscal year beginning October 1, 2023
through September 30, 2024 ("Fiscal
Year 2023/2024"). A regular board
meeting of the District will also be held
at that time where the Board may consider
any other business that may properly
come before it.

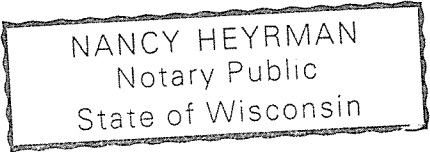
A copy of the agenda and proposed
budget may be obtained at the offices
of the District Manager, Wrathell, Hunt
& Associates, LLC, 2300 Glades Road,
Suite 410W, Boca Raton, Florida 33431,
561-571-0010 ("District Manager's Office"),
during normal business hours.

The public hearing and meeting are
open to the public and will be conducted
in accordance with the provisions of
Florida law. The public hearing and
meeting may be continued to a date,
time, and place to be specified on the
record at the meeting. There may be occasions
when Board Supervisors or
District Staff may participate by speaker
telephone.

Any person requiring special accommodations
at this meeting because of a disability
or physical impairment should
contact the District Manager's Office at
least forty-eight (48) hours prior to the
meeting. If you are hearing or speech
impaired, please contact the Florida Relay
Service by dialing 7-1-1, or 1-800-955-
8771 (TTY) / 1-800-955-8770 (Voice), for
aid in contacting the District Manager's
Office.

Each person who decides to appeal any
decision made by the Board with respect
to any matter considered at the public
hearing or meeting is advised that person
will need a record of proceedings
and that accordingly, the person may
need to ensure that a verbatim record of
the proceedings is made, including the
testimony and evidence upon which
such appeal is to be based.

District Manager



**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

**RESOLUTION 2023-05**

**[FY 2024 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Cypress Bay West Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Cypress Bay West Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21ST DAY OF JUNE, 2023.**

**ATTEST:**

**CYPRESS BAY WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

**Exhibit A:** Fiscal Year 2023/2024 Budget(s)

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
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**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	\$ 278,590	\$ 23,003	\$ 263,769	\$ 286,772	\$ 295,090
Total revenues	<u>278,590</u>	<u>23,003</u>	<u>263,769</u>	<u>286,772</u>	<u>295,090</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	10,000	38,000	48,000	48,000
Legal	25,000	354	24,646	25,000	25,000
Engineering	2,000	560	1,440	2,000	2,000
Audit*	6,000	-	6,000	6,000	6,000
Arbitrage rebate calculation*	750	-	750	750	750
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	-	2,000	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	<u>98,540</u>	<u>16,380</u>	<u>81,660</u>	<u>98,040</u>	<u>98,540</u>

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 2/28/2023	Projected through 9/30/2023		
<b>Field operations and maintenance</b>					
Field operations manager	6,000	-	6,000	6,000	6,000
Landscaping contract labor	72,000	-	72,000	72,000	80,000
Insurance: property	7,200	-	7,200	7,200	7,200
Porter services	3,000	-	3,000	3,000	6,000
Backflow prevention test	150	-	150	150	150
Irrigation maintenance/repair	5,000	-	5,000	5,000	7,500
Plants, shrubs & mulch	10,000	-	10,000	10,000	10,000
Annuals	18,000	-	18,000	18,000	18,000
Tree trimming	3,000	-	3,000	3,000	6,000
Signage	2,500	-	2,500	2,500	2,500
General maintenance	4,000	-	4,000	4,000	4,000
Fence/wall repair	1,000	-	1,000	1,000	1,000
Irrigation pump maintenance	6,000	-	6,000	6,000	6,000
Aquatic control - ponds	7,200	-	7,200	7,200	7,200
Pond fountain electric	7,200	-	7,200	7,200	7,200
Pond fountain maintenance	2,000	-	2,000	2,000	2,000
Electric:					
Irrigation	6,000	-	6,000	6,000	6,000
Street lights	18,000	-	18,000	18,000	18,000
Entrance signs	1,800	-	1,800	1,800	1,800
Total field operations	180,050	-	180,050	180,050	196,550
Total expenditures	278,590	16,380	261,710	278,090	295,090
Excess/(deficiency) of revenues over/(under) expenditures	-	6,623	2,059	8,682	-
Fund balance - beginning (unaudited)	-	(8,682)	(2,059)	(8,682)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(2,059)	-	-	-
Fund balance - ending	\$ -	\$ (2,059)	\$ -	\$ -	\$ -

\*These items will be realized when bonds are issued

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

Anticipated total number of units	1,343
Professional & administrative costs per unit	\$ 73.37
Field operations and maintenance costs per unit	\$ 146.35

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations and maintenance**

Field operations manager	6,000
Landscaping contract labor	80,000
Insurance: property	7,200
Porter services	6,000
Backflow prevention test	150
Irrigation maintenance/repair	7,500
Plants, shrubs & mulch	10,000
Annuals	18,000
Tree trimming	6,000
Signage	2,500
General maintenance	4,000
Fence/wall repair	1,000
Irrigation pump maintenance	6,000
Aquatic control - ponds	7,200
Pond fountain electric	7,200
Pond fountain maintenance	2,000
Electric:	
Irrigation	6,000
Street lights	18,000
Entrance signs	1,800
Total expenditures	<u><u>\$295,090</u></u>

**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023/2024 BUDGET FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 21st day of June, 2023, by and between:

**Cypress Bay West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

**Forestar (USA) Real Estate Group Inc.**, a Delaware corporation, and the developer of the lands in the District ("**Developer**") with a mailing address of 1341 Horton Circle, Arlington, Texas 76011.

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for Fiscal Year 2023/2024, which year concludes on September 30, 2024; and

**WHEREAS**, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023/2024 budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

**WHEREAS**, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]



**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

**CYPRESS BAY WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**FORESTAR (USA) REAL ESTATE GROUP INC.**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2023/2024 General Fund Budget

**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30,2023**

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30,2023**

	General Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 10,750	\$ -	\$ 10,750
Total assets	\$ 10,750	\$ -	\$ 10,750
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 11,552	\$ -	\$ 11,552
Due to Landowner	-	5,300	5,300
Landowner advance	6,000	-	6,000
Total liabilities	17,552	5,300	22,852
Fund balances:			
Restricted for:			
Debt service	-	(5,300)	(5,300)
Unassigned	(6,802)	-	(6,802)
Total fund balances	(6,802)	(5,300)	(12,102)
Total liabilities and fund balances	\$ 10,750	\$ -	\$ 10,750

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ 7,627	\$ 34,370	\$ 278,590	12%
Total revenues	<u>7,627</u>	<u>34,370</u>	<u>278,590</u>	12%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	2,000	14,000	48,000	29%
Legal	736	1,569	25,000	6%
Engineering	840	1,515	2,000	76%
Audit*	-	-	6,000	0%
Arbitrage rebate calculation*	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	5,500	0%
Telephone	17	117	200	59%
Postage	-	8	500	2%
Printing & binding	42	292	500	58%
Legal advertising	-	217	2,000	11%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>3,635</u>	<u>24,573</u>	<u>98,540</u>	25%
<b>Field operations</b>				
Field operations manager	-	-	6,000	0%
Landscape contract labor	3,167	7,917	72,000	11%
Insurance: property	-	-	7,200	0%
Porter services	-	-	3,000	0%
Backflow prevention test	-	-	150	0%
Irrigation maintenance/repair	-	-	5,000	0%
Plants, shrubs & mulch	-	-	10,000	0%
Annuals	-	-	18,000	0%
Tree trimming	-	-	3,000	0%
Signage	-	-	2,500	0%
General maintenance	-	-	4,000	0%
Fence/wall repair	-	-	1,000	0%
Irrigation pump maintenance	-	-	6,000	0%
Aquatic control - ponds	-	-	7,200	0%
Pond fountain electric	-	-	7,200	0%
Pond fountain maintenance	-	-	2,000	0%

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
Electric:				
Irrigation	-	-	6,000	0%
Streetlights	-	-	18,000	0%
Entrance signs	-	-	1,800	0%
Total field operations	<u>3,167</u>	<u>7,917</u>	<u>180,050</u>	4%
Total expenditures	<u>6,802</u>	<u>32,490</u>	<u>278,590</u>	12%
 Excess/(deficiency) of revenues over/(under) expenditures	 825	 1,880	 -	
 Fund balances - beginning	 (7,627)	 (8,682)	 -	
Fund balances - ending	<u>\$ (6,802)</u>	<u>\$ (6,802)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**CYPRESS BAY WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(5,300)</u>	 <u>(5,300)</u>
Fund balances - ending	<u>\$ (5,300)</u>	<u>\$ (5,300)</u>

**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



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

The Board of Supervisors of the Cypress Bay West Community Development District held a Regular Meeting on May 17, 2023 at 11:00 a.m., at the US Coast Guard Auxiliary Building, 1455 Main Street, NE, Palm Bay, Florida 32905.

**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)
Jere Earlywine (via telephone)	District Counsel
Rey Malave (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 11:00 a.m. Supervisors Fife, Van Auker and Wiggins were present, in person. Supervisors Tyree and Bronson were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of First Supplemental Engineer's Report**

Mr. Malave presented the First Supplemental Engineer's Report dated May 16, 2023. He reported the following:

➤ This Report applies to Assessment Area One, comprised of Phases 1, 1A and 2.

➤ The total estimated cost for Assessment Area One is \$16,209,632.38

Mr. Malave attested that these estimated costs are reasonable based on current prices.

40 Mr. Earlywine noted that these are the same findings as set forth in the Master  
41 Assessment Report.

42

43 **FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Special  
44 Assessment Methodology Report**

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46 Ms. Cerbone presented the Supplemental Special Assessment Methodology Report  
47 dated May 17, 2023. She noted that the Methodology referenced "Phases 1A and 2" but it  
48 should be "Phases 1, 1A and 2"; where necessary, "1" will be added to the list of Phases. She  
49 reported the following:

- 50 ➤ This is a supplement to the Master Special Assessment Report dated April 6, 2022.
- 51 ➤ Sets forth the benefits that Assessment Area One will receive.
- 52 ➤ Sets forth the intent to issue Capital Improvement Revenue Bonds, Series 2023, for  
53 Assessment Area One in the estimated principal amount of \$7,480,000 to fund an estimated  
54 \$6,735,866.67 in 2023 Project costs for Assessment Area One, with the balance of the 2023  
55 Project costs anticipated to be contributed by the Developer.
- 56 ➤ Assessment Area One is anticipated to be developed with a total of 429 Single-Family  
57 50' residential dwelling units within Phases 1, 1A and 2.

58 Ms. Cerbone discussed the True-Up Mechanism, benefits, the Tables and the estimated  
59 debt assessments.

60 Mr. Earlywine stated that the findings in this Supplemental Methodology are the same  
61 as the Master Methodology Report, such that the benefit from the project justify the  
62 assessments and the assessments are fairly and reasonably allocated.

63

64 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,  
65 Delegating to the Chairman of the Board of  
66 Supervisors of Cypress Bay West  
67 Community Development District (the  
68 "District") The Authority to Approve the  
69 Sale, Issuance and Terms of Sale of Cypress  
70 Bay West Community Development  
71 District Capital Improvement Revenue  
72 Bonds, Series 2023 (Assessment Area One),  
73 as a Single Series of Bonds Under the  
74 Master Trust Indenture (the "Series 2023  
75 Bonds") in Order to Finance The  
76 Assessment Area One Project; Establishing**

77 The Parameters for the Principal Amounts,  
78 Interest Rates, Maturity Dates,  
79 Redemption Provisions and Other Details  
80 Thereof; Approving the Form of and  
81 Authorizing the Chairman to Accept the  
82 Bond Purchase Contract for the Series 2023  
83 Bonds; Approving a Negotiated Sale of the  
84 Series 2023 Bonds to the Underwriter;  
85 Approving the Forms of the Master Trust  
86 Indenture and First Supplemental Trust  
87 Indenture and Authorizing the Execution  
88 and Delivery Thereof by Certain Officers of  
89 the District; Appointing a Trustee, Paying  
90 Agent and Bond Registrar for the Series  
91 2023 Bonds; Approving the Form of the  
92 Series 2023 Bonds; Approving the Form of  
93 and Authorizing the Use of the Preliminary  
94 Limited Offering Memorandum and  
95 Limited Offering Memorandum Relating to  
96 the Series 2023 Bonds; Approving the Form  
97 of the Continuing Disclosure Agreement  
98 Relating to the Series 2023 Bonds;  
99 Authorizing Certain Officers of the District  
100 to Take All Actions Required and to  
101 Execute and Deliver All Documents,  
102 Instruments and Certificates Necessary in  
103 Connection with the Issuance, Sale and  
104 Delivery of the Series 2023 Bonds;  
105 Authorizing the Vice Chairman and  
106 Assistant Secretaries to Act in the Stead of  
107 the Chairman or the Secretary, as the Case  
108 May Be; Specifying the Application of the  
109 Proceeds of the Series 2023 Bonds;  
110 Authorizing Certain Officers of the District  
111 to Take All Actions and Enter into All  
112 Agreements Required In Connection with  
113 the Acquisition and Construction of the  
114 Assessment Area One Project; and  
115 Providing an Effective Date  
116

117 Ms. Wilhelm presented Resolution 2023-02. This Resolution accomplishes the  
118 following:

119 ➤ Delegates authority to the Chair to enter into the Bond Purchase Contract provided the  
120 terms are within the approved parameters.

121 ➤ Approves the forms of the documents needed to market, price and sell the bonds,  
122 including the Purchase Contract, Master and Supplemental Trust Indentures, Preliminary  
123 Offering Memorandum and Continuing Disclosure Agreement.

124 ➤ Sets forth the parameters within which the Chair can enter into the Bond Purchase  
125 Contract, as reflected on Schedule I.

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**On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, Resolution 2023-02, Delegating to the Chairman of the Board of Supervisors of Cypress Bay West Community Development District (the "District") The Authority to Approve the Sale, Issuance and Terms of Sale of Cypress Bay West Community Development District Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One), as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2023 Bonds") in Order to Finance The Assessment Area One Project; Establishing The Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2023 Bonds; Approving a Negotiated Sale of the Series 2023 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2023 Bonds; Approving the Form of the Series 2023 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2023 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2023 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2023 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter into All Agreements Required In Connection with the Acquisition and Construction of the Assessment Area One Project; and Providing an Effective Date, was adopted.**

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158 **SIXTH ORDER OF BUSINESS**

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**Consideration of Resolution 2023-03, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment**

**Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

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Mr. Earlywine presented Resolution 2023-03, which accomplishes the following:

- Approves the forms of the draft Supplemental Engineer’s and Methodology Reports and documents in connection with the bond issuance.
- Serves as the Final Assessment Resolution, defines the Master Assessment Lien to the bond issuance.
- Allows for the Reports to be finalized and attached to the Resolution, once the bonds are priced; this then becomes the final Assessment Resolution, with the updated Reports.
- Sets forth authority for the Resolution to make additional findings and fact in connection with the Engineer’s and Supplement Methodology Reports.
- Confirms the actual assessment lien to match with the final Reports and allocates the assessments consistent with the Methodology and addresses prepayment of assessments.

**On MOTION by Mr. Fife and seconded by Mr. Van Auker, with all in favor, Resolution 2023-03, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Issuer's Counsel Documents**

Mr. Earlywine presented the following:

- 206 A. Collateral Assignment Agreement
- 207 B. Completion Agreement
- 208 C. Declaration of Consent
- 209 D. Disclosure of Public Finance
- 210 E. Notice of Special Assessments

211

212 On MOTION by Mr. Wiggins and seconded by Mr. Fife, with all in favor, the  
 213 Collateral Assignment Agreement, Completion Agreement, Declaration of  
 214 Consent, Disclosure of Public Finance and Notice of Special Assessments, in  
 215 substantial form, and authorizing the Chair to execute, were approved.

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218 Discussion ensued regarding when the bonds might close, whether the pre-closing can  
 219 coincide with the June meeting and the possibility of a remote pre-closing if necessary.

220

221 **EIGHTH ORDER OF BUSINESS**

**Ratification of the Acquisition of Phase 1A and 2 Utilities Improvements**

222

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224 Mr. Earlywine presented the Bill of Sale related to acquisition of the Phases 1A and 2  
 225 utility improvements.

226

227 On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, the Bill  
 228 of Sale related to acquisition of the Phases 1A and 2 Utilities Improvements,  
 229 was ratified.

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232 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date**

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239 Ms. Cerbone suggested eliminating the Fiscal Year 2024 December meeting due to its  
 240 proximity to Christmas and the June meeting since it would fall on a federal holiday. The Board  
 241 agreed. This item was deferred to the next meeting.

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243 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2023**

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It was noted that the Access Management Agreement is being executed and will need to be ratified at the June meeting.

**On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, the Unaudited Financial Statements as of March 31 2023, were accepted.**

**ELEVENTH ORDER OF BUSINESS** **Approval of April 19, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Van Auker and seconded by Mr. Wiggins, with all in favor, the April 19, 2023 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS** **Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Dewberry Engineers, Inc.**

There were no reports by District Counsel or the District Engineer.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **0 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 21, 2023 at 11:00 AM**
- **QUORUM CHECK**

**THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**FOURTEENTH ORDER OF BUSINESS** **Public Comments**

No members of the public spoke.

**FIFTEENTH ORDER OF BUSINESS** **Adjournment**

**On MOTION by Mr. Fife and seconded by Mr. Wiggins, with all in favor, the meeting adjourned at 11:27 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair



**CYPRESS BAY WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**CYPRESS BAY WEST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

*US Coast Guard Auxiliary Building, 1455 Main St., NE, Palm Bay, Florida 32905*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 19, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>November 16, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>December 21, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 18, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 15, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 15, 2023 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 19, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 17, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>June 21, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 19, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 16, 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>September 20 2023</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>