

Cypress Bay West Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

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<https://cypressbaywestcdd.net/>

March 11, 2026

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 Regular Meeting on March 18, 2026 at 11:00 a.m., at the Fairfield by Marriott Inn & Suites Melbourne Viera Town Center, 2400 Town Center Avenue, Melbourne, Florida, 32940. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Chris Tyree [Seat 4] *(the following to be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Presentation of Supplemental Engineer's Report
5. Presentation of First Supplemental Special Assessment Methodology Report
6. Consideration of Resolution 2026-01, Delegation of Authority to Issue Series 2026 Bonds
7. Consideration of Resolution 2026-02, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2026; Making Certain Findings and Confirming the District's Provision of Improvements; Confirming the Engineer's Report and adopting a Final Supplemental Assessment Methodology Report; Confirming the Maximum

ATTENDEES:

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

Note: Meeting Location

Assessment Lien Securing the Series 2026 Bonds (Hereinafter Defined); Addressing the Allocation and Collection of the Assessments Securing the Series 2026 Bonds; Providing for Application of True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Series 2026 Assessments; Providing for Conflicts, Severability and an Effective Date

8. Consideration of Ancillary Financing Documents
 - A. Collateral Assignment
 - B. Completion Agreement
 - C. Declaration of Consent
 - D. True-Up Agreement
 - E. Acquisition Agreement
 - F. Notice of Special Assessments
9. Consideration of FMSbonds, Inc. Rule G-17 Disclosure
10. Consideration of Resolution 2026-03, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [Seats 1, 3 & 5]
11. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2026-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
12. Consideration of Dewberry Engineers, Inc. Work Authorization Number 2026-1 [Annual Stormwater Report]
13. Consideration of Yellowstone Landscape Proposals
 - A. #658760 Mulch Replacement
 - B. #659575 Mulch - Glen to Serenoa Road
14. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026

15. Ratification Items

- A. Resolution 2025-12, Electing and Removing Officers of the District and Providing for an Effective Date
- B. Yellowstone Landscape Proposals
 - I. #654520 Mulch Enhancement
 - II. #650646 Plant Replacement

16. Acceptance of Unaudited Financial Statements as of January 31, 2026

17. Approval of September 17, 2025 Regular Meeting Minutes

18. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Dewberry Engineers, Inc.*
- C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: April 15, 2026 at 11:00 AM
 - QUORUM CHECK

SEAT 1	DAN ESHLEMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SHELLEY KAERCHER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	CRAIG HOTOP	<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	CHRIS WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

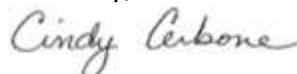
19. Board Members' Comments/Requests

20. Public Comments

21. 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