

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

<https://cypressbaywestcdd.net/>

May 13, 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 May 20, 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 Filling
 - Sample Form 1 2025/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. Consideration of Resolution 2026-01, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date [Seats 1, 3 & 5]
6. Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

ATTENDEES:

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

Note: Meeting Location

7. Consideration of Resolution 2026-04, 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
 - A. Amended Rules of Procedure
8. 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 2026-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
9. Consideration of Dewberry Engineers, Inc. Work Authorization Number 2026-1 [Annual Stormwater Report]
10. Consideration of Yellowstone Landscape Proposals
 - A. #658760 [Mulch Replacement]
 - B. #659575 [Mulch - Glen to Serenoa Road]
11. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
12. Ratification Items
 - A. Resolution 2025-12, Electing and Removing Officers of the District and Providing for an Effective Date
 - B. Yellowstone Landscape Proposals/Agreements
 - I. #654520 [Mulch Enhancement]
 - II. #650646 [Plant Replacement]
 - III. #673578 [Rendering Redesign]
 - IV. #674716 [Roundabout Redesign]
 - V. #676954 [Pine Bark Mulch]
 - VI. First Amendment to Landscape & Irrigation Services Agreement
 - C. Acquisition of the Phase 2C Improvements
 - D. First Amendment to Stormwater Drainage Easement Agreement
13. Acceptance of Unaudited Financial Statements as of March 31, 2026

14. Approval of September 17, 2025 Regular Meeting Minutes

15. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Dewberry Engineers, Inc.*
- C. District Manager: *Wrathell, Hunt & Associates, LLC*

- NEXT MEETING DATE: May 20, 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

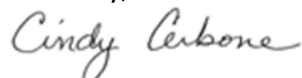
16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

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