

CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
MINUTES

Date: May 20, 2019  
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 the Chair, Charles Walsey, at 8:00 A.M.

The Chair then called the roll, and noted that all Supervisors, except Pamela Duhaney, were present.

In Attendance:

*Board Members:* Charles Walsey, Rick Elsner, Larry Portnoy, Don Johnson and  
Pamela Duhaney (arrived 8:07 A.M.)

*District Engineer:* Alan Wertepny

*District Attorney:* Peter Breton

*Operations Manager:* Robert Poyner, RLP Property Services, Inc.

**2. Approval of Agenda**

After a motion by Supervisor Elsner and second by Supervisor Johnson, the Board unanimously approved the Agenda.

**3. Approval of Minutes**

By motion by Supervisor Portnoy and second by Supervisor Elsner, the Board unanimously approved the minutes of the Board of Supervisors' Meeting of April 15, 2019.

**4. Engineer's Report / State Road 7 Update / L-8 Basin Study**

The District Engineer provided a handout (copy attached) which he discussed with the Board. He explained that the Corps is operating about 1/2 to 1 foot above the water shortage band of Lake Okeechobee.

He had no updates on State Road 7 but said there is a hearing coming up in August.

He said there are no changes to the County 5-Year Roadway Plan.

He forwarded the signed water use agreement with FPL to SFWMD. He sent an updated secondary user list and kept the allocation the same. SFWMD reviewed and accepted it.

He described the changes to the District website to make it more A.D.A. compliant.

**5. Operations Manager's Report / L-8 Report and Report on Status of Projects**

The Operations Manager discussed his written report, a copy of which is attached.

Bobby Poyner described his discussions with FPL re: canal bank cleaning on FPL's property.

Bobby Poyner said he installed the pipe on Santa Rosa at their expense. He said that his discussion with Eric Mitchell indicates that the process to activate Section 32 as a unit of development in ITID is moving forward.

#### **6. Treasurer's Report**

The Treasurer reported that at the end of April, the bank balance was \$330,246. He has issued \$42,000 in checks this month. This leaves \$288,000 for the rest of the year. Operating costs for 7 months will be approximately \$140,000. Fuel will cost approximately \$30,000. We will pay \$9,000 for insurance and the pump is \$37,500 and \$15,000 for the motor, leaving \$56,700. He will double check the numbers.

The Board reviewed and discussed a proposed budget for FY 2019-2020 (copy attached) which calls for a \$10.00 per acre increase in the non-ad valorem assessment to \$75.39 per acre. Upon a motion by Supervisor Portnoy, seconded by Supervisor Duhaney, Resolution No. 19-1, adopting the proposed budget, was approved. A public hearing on the final budget and assessment will be held on August 18, 2019.

#### **7. Attorney's Report**

The Attorney reported that the County Supervisor of Elections provided a letter that there are five (5) qualified electors in the District. Once there are 500 qualified electors, the District must transition to electing supervisors on a popular basis. Supervisor Portnoy made a motion to confirm the number of electors based on the SOE's letter. Supervisor Elsner seconded and the motion was unanimously adopted.

#### **8. Comments by Supervisors**

There were no additional comments by Supervisors.

#### **9. Comments by Public**

There were no members of the public present.

#### **10. Announcement of Next Meeting Date**

There being no further comments from Supervisors and no comments by the public, the Chair announced that the next meeting would occur on June 17, 2019, at 8:00 A.M. at 8756 Boynton Beach Boulevard, Suite 2100, Boynton Beach, Florida 33472.

#### **11. Adjournment**

Upon motion by Supervisor Elsner and second by Supervisor Johnson, the Board unanimously voted to adjourn at 8:22 A.M.

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Charles C. Walsey, Chair

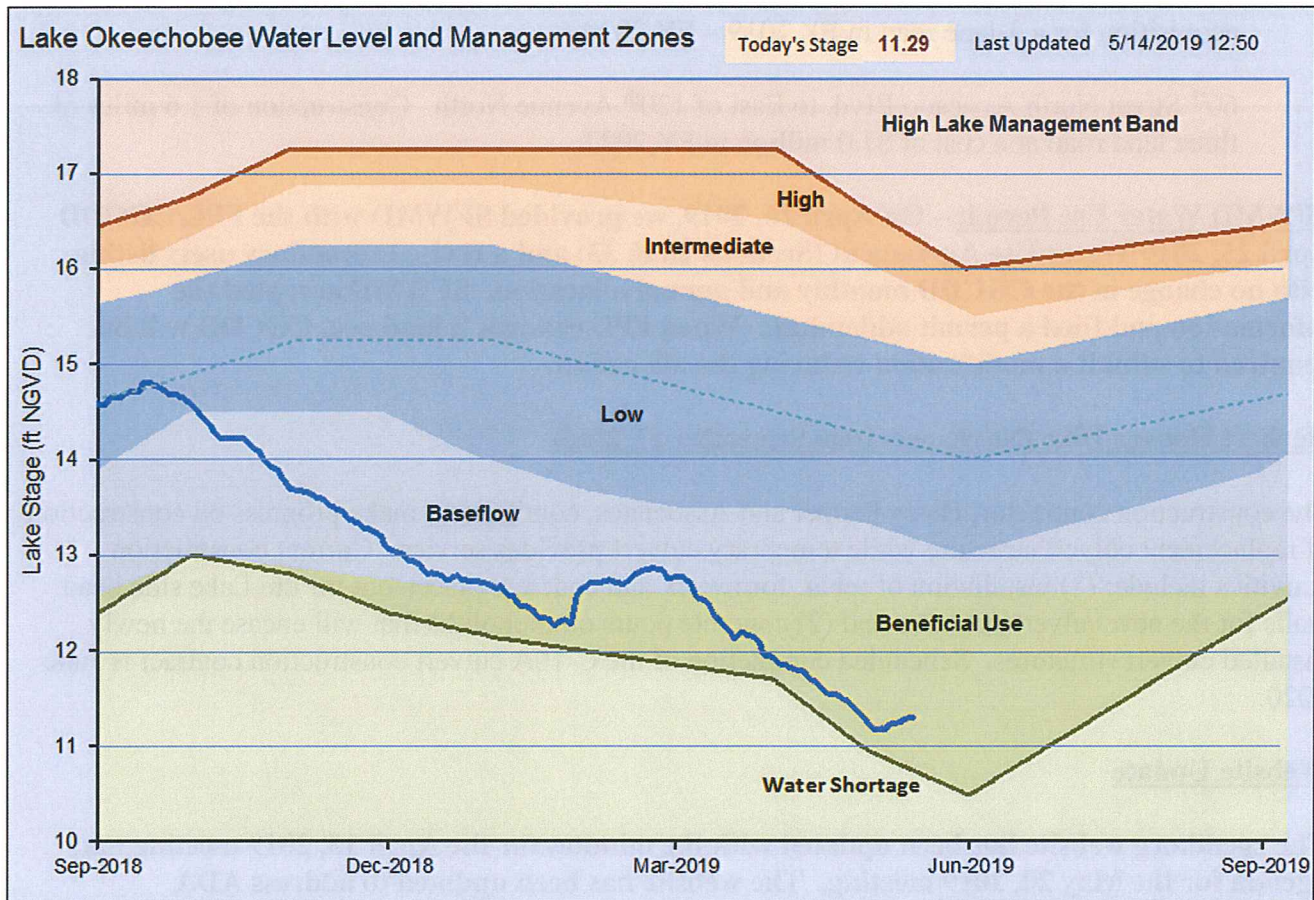
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Peter L. Breton, Secretary

ATTACHMENTS: Engineer's Report  
Manager's Report  
Proposed Budget for FY 2019-2020

**Cypress Grove Community Development District  
District Engineer's Report  
May 20, 2019**

**Lake Okeechobee Regulation Schedule** – The Corps is continuing to operate Lake O about 0.5' to 1.0' above the water shortage band. Last year at this time the Lake O level was 1 foot higher. SFWMD continues to provide water to L-8 from either Lake O or Water Conservation Area 1.



**State Road 7 Extension** – (Not changes from April 15, 2019). This is tied up in permitting challenges from the City of West Palm Beach. An environmental appeal to the SFWMD permit is scheduled for a hearing in August.

**County Five Year Road Program Fiscal Year 2018 – FY 2022** (No change from January 22, 2019)

On December 18, 2018, the Palm Beach County Commissioners adopted annual adjustments to the 5-year roadway plan. Relevant projects included:

Seminole Pratt Whitney Rd. widening from 4 to 6 lanes from Orange to Northlake Blvd (1.8 miles) at a cost of \$10.5 million being in FY 2019 (October 2018-September 2019).

Seminole Pratt Whitney Road and Northlake Boulevard intersection improvements at a cost of \$6.7 million being in FY 2019.

Northlake Blvd East of Seminole Pratt Whitney Road east to Hall Blvd widening from 2 to 4 lanes (1 mile) at a cost of \$7.0 million being in FY 2019.

Northlake Blvd east of Hall Blvd. to Coconut widening from 2 to 4 lanes (2.4 miles) at a cost of \$1.0 million in FY 2019 and \$3.0 million in FY 2020 and \$5.2 million in FY 2021.

60<sup>th</sup> Street North West of 140<sup>th</sup> Avenue to Avocado Blvd. Study, design and right-of-way acquisition for a 3-lane road in FY 2019 – FY 2020.

60<sup>th</sup> Street North Avocado Blvd. to East of 120<sup>th</sup> Avenue North. Construction of 1.6 miles of three lane road at a cost of \$7.0 million in FY 2022.

**SFWMD Water Use Permit – On April 26, 2019, we provided SFWMD with the FPL/CGCDD April 25, 2019 Water Use Agreement (Sections 28 & 33) and a revised secondary users listing with no change in the CGCDD monthly and annual allocation. SFWMD accepted the information and filed a permit addendum. When FPL changes its land use, CGCDD will be required to submit a modification reducing the allocation.**

**Herbert Hoover Dike (No changes from September 17, 2018)**

The construction contractor, Harry Pepper and Associates, continues to make progress on construction of replacement culvert structure while temporary culvert provides service. Current construction activities include: (1) installation of rebar, formwork and concrete placement for the Lake side head walls for the new culvert structure and (2) concrete pours on monoliths that will encase the newly installed culvert structures. Scheduled completion of the C-10A culvert construction contract is June 2020.

**Website Update**

**The cgcdd.org website has been updated with the minutes for the April 15, 2019 meeting and agenda for the May 20, 2019 meeting. The website has been updated to address ADA requirements for Accessibility.**

# Cypress Grove Community Development District

## Operations Report

5/19/19

- On May 19, 2017 the offsite L-8 Canal elevation at the North Pump was 12.0 and the onsite elevation was 16.8 The South Pump offsite elevation was 12.0 and the onsite elevation was 16.8 Lake Okeechobee water level is 11.23 April level was at 11.65
- Canals- Started aquatic herbicide program .
- 1<sup>st</sup> Quarter pump reports have been submitted.
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- Replacement engine John Deere \$21,500.00
- Fuel tank inspection. There are no leaks and tanks are working properly at this time. We had 7000 gal of fuel delivered on 4/26/19 and have used 660 gal since delivery. Pnuemricator panel repairs have been completed. Replaced pumps & motors fuel tank.
- Capital Improvement Projects and estimated cost.
  1. Replace south pump station.
  2. West canal sections 30&31. Repair washouts build dike.  
Phase 1. South 3300 feet – Estimate \$12,000 to \$15,000. (Muck pockets could effect cost)  
Phase 2. North 5850 feet – Estimate ???
  3. Rip Rap north pump station. Estimate \$6000.
  - 4.
  - 5.
  6. Close canal section 34 SE corner. Estimate \$3500.00
  7. Clean canal bottom east side sections 30&31. Estimate \$12,000.
  8. Install 72" pipe NW corner section 30. Estimate pipe & install \$4000.
  9. Replace 60 feet of 72" pipe Carol Street & 59<sup>th</sup>. Estimate \$14,000.
  10. Replace 40 feet of 72" pipe center road section 20&21. Estimate \$2,000.
  11. Canal bank maintenance between sections 29&32. Estimate \$4000.
  12. Clean south outfall canal along 59<sup>th</sup>. Estimate \$7,500.

Future projects clean both sides of district canal banks.

- Maintaining water system at 15.0 to 18.0
- Corbett canal bank possible maintenance required. (WEST CANAL SECTION 30&31&19) ITID flooding of Moss Property. Corbett draining into CDD canal system. (Currently draining in North canal) (OPTIONS) Filled ditches draining into south canal. (PIPE REMOVED FROM SOUTH CANAL)
- FPL & GL section lines 4&33 south canal maintenance.
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- Future lake levels.
- Santa Rosa Groves discussion. Removal of non- Permitted pipe & install new 36" pipe & Riser. Pipe installation complete.
- Tru-Flo has agreed to split the cost of the gooseneck adapters for the new pump. (\$1132.50 our cost)
- South pump station replacement discussion. (Blasting complete.)
- Horse waste coming into Santa Rosa Groves. Code enforcement will not take any action. Health department is next possible course of action.

**CYPRESS GROVE COMMUNITY DEVELOPMENT DISTRICT**

**2019-2020 PROPOSED BUDGET**

<b>Revenue</b>	<b>Budget</b>
<u>Assessment</u>	516,661
<u>Less Allowable 4% Discount</u>	-20,666
<u>Less 1% Tax Collector's Commission</u>	-5,167
<u>Miscellaneous Revenue (County park assessment)</u>	5,603
<b><u>Total New Revenue</u></b>	<b>496,431</b>

<b>Total Funds Available for FY</b>	<b><u>496,431</u></b>
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**Administrative Expenditures**

<u>Interest</u>	1,000
<u>Administrative fees</u>	6,000
<u>Attorney fees</u>	20,000
<u>Engineering fees</u>	30,000
<u>Insurance</u>	9,000
<u>Auditing fees</u>	4,900
<u>Postage</u>	100
<u>Publication, advertising &amp; dues</u>	1,000
<u>Miscellaneous Administrative Fees</u>	1,000
<u>ISS Fee</u>	770

<b>Total Administrative Expenditures</b>	<b><u>73,770</u></b>
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**General Maintenance Expenditures**

<u>Aquatic plant control</u>	10,000
<u>Pump operations &amp; maint.</u>	90,000
<u>Repair &amp; replacement</u>	50,000
<u>Road Grading</u>	9,000
<u>Canal Maintenance</u>	45,000
<u>Pump Station Replacement</u>	138,661
<u>Fuel</u>	55,000

<b>Total General Maintenance Expenditures</b>	<b><u>397,661</u></b>
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<b>Line of Credit Principal Payment</b>	<b><u>25,000</u></b>
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<b>Total Budgeted Expenditures</b>	<b><u>496,431</u></b>
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**Assessment Per Acre**

<b>Total Assessment</b>	516,661
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<b>Assessment Per Acre (6,853.18 acres)</b>	75.39
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