

# **Cypress Shadows Community Development District**

## **Board of Supervisors**

Δ Nicholas Liberto, Chairperson  
Δ Vacant, Vice Chairperson  
Δ Gary Gauvin, Assistant Secretary  
Δ Delos Stapf, Assistant Secretary  
Δ Joseph Molsen, Assistant Secretary

## **District Staff**

Δ Justin Faircloth, District Manager  
Δ Gregory Urbancic, District Counsel  
Δ Jordan Varble, District Engineer

## **Meeting /Public Hearing Agenda**

Thursday, August 7, 2025

6:00 p.m.-7:00 p.m.

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- 1. Call to Order and Roll Call**
  - 2. Approval of Agenda**
  - 3. Public Comments on Agenda Items**
  - 4. Organizational Matters**
    - A. Acceptance of Resignation of Mr. Stephen Kennedy from Seat 3, Expiring 11/28
    - B. Discussion of Posting Notification of Vacancy for Community Interest
  - 5. Public Hearing for Adoption of the Fiscal Year 2026 Budget**
    - A. Fiscal Year 2026 Budget Discussion
    - B. Resolution 2025-12, Adopting Fiscal Year 2026 Budget
    - C. Resolution 2025-13, Levying Non-Ad Valorem Assessments for Fiscal Year 2026
  - 6. Staff Reports**
    - A. District Counsel
    - B. District Engineer
      - i. Stormwater System Evaluation Proposal
      - ii. Water Use Permit Compliance Update
      - iii. Roadway Striping Update
        - a. Paramount Asphalt & Sealcoating
        - b. DMI Paving & Sealcoating
        - c. Southern Striping
      - iv. Discussion on Roadway Parking/Towing
    - C. District Manager
      - i. Field Manager's June & July 2025 Reports
      - ii. Discussion of Engineering Services RFQ
      - iii. Follow-Up Items
        - a. Reserve Study Update
        - b. Gatehouse Contract Update
        - c. Holiday Lighting Agreement Update

## **District Office:**

Inframark, Infrastructure Management Services  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
813-873-7300

## **Meeting Location:**

The Preserve at Corkscrew Clubhouse  
20021 Cypress Shadows Boulevard  
Estero, Florida 33928  
239-947-9670

**7. Business Items**

- A. CES Updates
  - i. Pond Reports
  - ii. Conservation Reports
- B. Discussion of Bella Terra Hedge Trimming Adjacent to Lk 4

**8. Consent Agenda**

- A. Approval of Minutes of the June 5, 2025 Meeting
- B. Acceptance of Financial Statements
  - i. May 31, 2025
  - ii. June 30, 2025
- C. Items Approved Under Resolution 2023-09

**9. Chairperson's Comments**

**10. Supervisors' Requests**

- A. Supervisor Gauvin
- B. Supervisor Molsen
- C. Supervisor Stapf

**11. Audience Comments**

**12. Adjournment**

The next meeting is scheduled to be held Thursday, September 4, 2025, at 6:00 p.m.