

Cypress Shadows

Community Development District

Board of Supervisors

Δ Nicholas Liberto, Chairperson
Δ Vacant, Assistant Secretary
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 Agenda

Thursday, September 4, 2025 – 6:00 p.m.-7:00 p.m.

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- 1. Call to Order and Roll Call**
 - 2. Approval of the Agenda**
 - 3. Audience Comments** *Three (3) Minute Time Limit*
 - 4. Organizational Matters**
 - A. Acceptance of Resignation of Mr. Carlo Fassi from Seat 3, Expiring 11/28
 - B. Discussion of Posting Notification of Vacancy for Community Interest
 - C. Consideration of Resolution 2025-15, Designation of Officers
 - 5. Staff Reports**
 - A. District Counsel
 - B. District Engineer
 - i. Stormwater System Evaluation Proposal Update
 - ii. Water Use Permit Compliance Update
 - iii. Roadway Striping Update
 - C. Landscape & Irrigation Reports
 - i. Pond Report
 - ii. Conservation Report
 - D. District Manager
 - i. Field Inspection Report
 - ii. Follow-Up Items
 - a. Allied Universal Discussion/Gatehouse Contract Update
 - b. Holiday Lighting Agreement Update
 - iii. Discussion of Insurance Renewal
 - 6. Business Items**
 - A. Consideration of RFQs for District Engineering Services
 - i. Discussion of Evaluation Criteria
 - ii. Responses/Statement of Qualifications
 - a. Johnson Engineering Letter
 - b. RWA Engineering Letter
 - c. CPH Consulting

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

- B. Discussion of Village of Estero Debris Removal
- C. Presentation of 2nd Quarter Website Audit Report
- D. Consideration of Fiscal Year 2025 Audit Engagement Letter from Grau & Associates
- E. Discussion of Financial Plan Policy
 - i. 8/7/25 Revised Reserve Study Discussion

7. Business Administration

- A. Consideration of Minutes of the August 7, 2025 Meeting
- B. Consideration of July 2024 Financial Statements and Check Register
- C. Items Approved Under Resolution 2023-09
 - i. Diamond Access Technology Estimate 7231

8. Chairperson's Comments

9. Supervisor Requests

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

10. Audience Comments – *Three (3) Minute Time Limit*

11. Adjournment

The next meeting is scheduled to be held Thursday, October 2, 2025, at 6:00 p.m.

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Inframark, Community Management Services
2005 Pan Am Circle, Suite 300
Coral Springs, Florida 33607
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