

# Cypress Shadows Community Development District

## Board of Supervisors

- Nicholas Liberto, Chairperson
- Gary Gauvin, Vice Chairperson
- Joseph Molsen, Assistant Secretary
- Norman Reno, Assistant Secretary
- Delos Stapf, Assistant Secretary

## District Staff

- Justin Faircloth, District Manager
- Gregory Urbancic, District Counsel
- Carl Barraco, District Engineer
- Lucas McDonald, Accountant
- Janice Swade, Administrative Assistant

## Meeting Agenda

Thursday, December 4, 2025 – 6:00 p.m.-8:00 p.m.

---

### 1. Call to Order and Roll Call

### 2. Approval of the Agenda

### 3. Audience Comments *Three (3) Minute Time Limit*

### 4. Staff Reports

- A. District Accountant
- B. District Counsel
- C. District Engineer
  - i. Review of Road Striping Project (Scope of Work to Meet DO & LDO)
  - ii. Review of Structural Berm Replanting (Eaglestone Road) (Scope of Work to Meet DO)
  - iii. Discussion of Scope of Work for Lake Bank Restoration
  - iv. Discussion of Scope of Work for Stormwater Management Policy (January Results Discussion)
- D. Vendor Reports
  - i. Pond Report.....Page 4
  - ii. Conservation Report.....Page 5
  - iii. Irrigation Update
- E. District Manager
  - i. Field Inspection Report.....Page 6
  - ii. Follow-Up Items
    - a. Median Lighting Discussion

### 5. Business Items

- A. Presentation and Discussion on Remote Gate Attendant Automation (Allied Security & Diamond Access)
- B. Hoover Pumping Systems – Maintenance Agreement MA#7687.....Page 16

### 6. Business Administration

- A. Consideration of Minutes of the November 6, 2025 Meeting and November 14, 2025 Reconvened Meeting/  
Boot Camp Training Workshop.....Page 20
- B. Updates to September 2025 Financial Statements  
(Year-End Closing Statements).....Page 28

## 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

- C. Consideration of October 2025 Financial Statements  
and Check Register.....Page 43
- D. Items Approved Under Resolution 2023-09
  - i. Estimate #1029 from David Cujas Irrigation Service  
for Controller Repair.....Page 64

**7. Chairperson’s Comments**

**8. Supervisor Requests**

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

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

**10. Adjournment**

The next meeting is scheduled to be held Thursday, January 8, 2026, at 6:00 p.m.

**District Office:**

Inframark, Community Management Services  
2005 Pan Am Circle, Suite 300  
Coral Springs, Florida 33607  
813-873-7300

**Meeting Location:**

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