

**Cypress Mill Community Development District
Board of Supervisors**

☐ Anthony Seabrook, Chairperson
☐ Jason Robare, Vice Chairperson
☐ John Zankos, Assistant Secretary
☐ William Sharp, Assistant Secretary
☐ Vacant

☐ Alba Sanchez, District Manager
☐ Michael Broadus, District Counsel
☐ Todd Amaden, District Engineer
☐ Kate Van Mead, District Engineer
☐ Nathaniel Montagna, Field Manager

Regular Meeting Agenda

Thursday, September 11, 2025 – 9:30 a.m.

Teams Meeting Information

Meeting ID: 277 956 211 197 Passcode: Fo6SX7Hd

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All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

1. Call to Order/Roll Call

2. Motion to adopt the agenda

3. Discussion of Flock Safety Start Date – Christian Hillhouse, Flock Safety Representative

4. Public Comment on Agenda Items (*Comments limited to three (3) minutes per speaker*)

5. Staff Reports

A. District Counsel

B. District Manager

i. Quarterly Website Compliance Audit Report.....Page 3

C. Field Manager

i. Field Inspection Report – August 2025.....Page 27

ii. Steadfast Estimate for Cutting Back Brazilian Pepper Trees & Other Shrubs.....Page 33

iii. Illuminations Holiday Lighting Proposal-Holiday Lighting & Decorations.....Page 34

D. District Engineer

6. Business Items

7. Consent Agenda

A. Consideration of Minutes of the August 14, 2025 Regular Meeting.....Page 35

B. Consideration of Operation and Maintenance Expenditures & Check Register
for July 2025.....Page 38

8. Board of Supervisors' Requests and Comments

9. Public Comments

10. Adjournment

The next CDD workshop meeting is scheduled to be held on Wednesday, October 8, 2025 at 6:30 P.M. at the Cypress Mill Clubhouse located at 15231 Miller Creek Drive, Sun City, Florida 33573

The next regular meeting is scheduled to be held on Thursday, October 9, 2025 at 9:30 a.m. at the Inframark Offices located at 2005 Pan Am Circle, Tampa, Florida 33607

District Office:

Inframark, Community Management Services
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
954-603-0033

Meeting Location:

Inframark
2005 Pan Am Circle
Tampa, Florida 33607