

**Cypress Mill
Community Development District**

**October 9, 2025
Regular Meeting**

AGENDA PACKAGE

Teams Meeting Information

Meeting ID: 277 956 211 197 Passcode: F06SX7Hd

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

Agenda Page 2

- ☐ 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, October 9, 2025 – 9:30 a.m.

Teams Meeting Information

Meeting ID: 277 956 211 197 Passcode: Fo6SX7Hd

[Join the meeting now](#)

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. Public Comment on Agenda Items (*Comments limited to three (3) minutes per speaker*)**
- 4. Staff Reports**
 - A. District Counsel
 - B. District Manager
 - i. Vote From Supervisors
 - C. Field Manager
 - i. Field Inspection Report
 - D. District Engineer
- 5. Business Items**
- 6. Consent Agenda**
 - A. Consideration of Minutes of the September 11, 2025 Regular Meeting
- 7. Board of Supervisors' Requests and Comments**
- 8. Public Comments**
- 9. Adjournment**

The next CDD workshop meeting is scheduled to be held on Wednesday, November 12, 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, November 13, 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

<https://www.cypressmillcdd.com/>

Awaiting Field Report

**MINUTES OF MEETING
CYPRESS MILL
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Cypress Mill Community Development District was held on Thursday, September 11, 2025, at 9:30 a.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Anthony Seabrook	Chairperson
Jason Robare	Vice Chairperson
John Zankos	Assistant Secretary
William L. Sharp	Assistant Secretary

Also present were:

Alba Sanchez	District Manager
Michael Broadus	District Counsel
Nathaniel Montagna	Inframark Field Manager

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 9:30 a.m., and a quorum was established.

The Electrician, Mr. Don Harris, called into the meeting to discuss electrical issues with the pool pump. A high-level discussion took place, and Mr. Harris was asked to put together a proposal.

SECOND ORDER OF BUSINESS

Motion to Adopt the Agenda

On MOTION by Mr. Seabrook seconded by Mr. Zankos, with all in favor, the agenda for the September 11, 2025 meeting was approved. 4-0
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THIRD ORDER OF BUSINESS

**Discussion of Flock Safety Start Date-
Christian Hillhouse, Flock Safety
Representative**

The vendor provided a four-month concession to the start date due to all the delays.

The Board of Supervisors asked that management begin sourcing new vendors in the event that the new Flock Safety contract is not renewed.

FOURTH ORDER OF BUSINESS

Public Comment on Agenda Items

There were none.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Counsel discussed the legalities with the public opinion on social media.

B. District Manager

i. Quarterly Website Compliance Audit Report

The Board was notified that the quarterly compliance audit for the website was complete and passed with no issues.

ii. Adoption of the Revised Amended Fiscal Year 2026 Budget

This item was not discussed.

C. Field Manager

i. Field Inspection Report-August 2025

Mr. Nathaniel Montagna gave a high-level field overview.

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

On MOTION by Mr. Seabrook seconded by Mr. Zanikos, with all in favor, the estimate from Steadfast for cutting back Brazilian pepper tree and shrubs in the amount of not to exceed \$2,600 was accepted. 4-0

iii. Illuminations Holiday Lighting Proposal-Holiday Lighting & Decorations

This estimate was tabled to receive additional quotes.

D. District Engineer

None.

SIXTH ORDER OF BUSINESS

Business Items

There were none.

SEVENTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors' Minutes of the August 14, 2025 Meeting

B. Consideration of Operation and Maintenance Expenditures for July 2025

On MOTION by Mr. Sharp seconded by Mr. Robare, with all in favor, the Consent Agenda was approved. 4-0

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Robare asked to have Steadfast's Regional Manager attend the next workshop meeting to discuss the status of the proposals. If they cannot attend the next October 8, 2025 workshop meeting, they need to attend the October 9, 2025 regular meeting.

Mr. Seabrook requested to have Mr. Thomas Giella of Complete IT attend the next workshop or regular meeting.

September 11, 2025

CYPRESS MILL CDD

84 **NINTH ORDER OF BUSINESS**

Public Comments

85 There were none.

86 **TENTH ORDER OF BUSINESS**

Adjournment

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88 On MOTION by Mr. Seabrook seconded by Mr. Sharp, with all in
89 favor, the meeting was adjourned at 10:56 a.m. 4-0

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Anthony Seabrook
Chairman