

# *Cypress Mill Community Development District*

**January 8, 2026**

## **Final Agenda Package**

### **TEAMS MEETING INFORMATION**

**MEETING ID: 277 956 211 197**

**PASSCODE: Fo6SX7Hd**

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2005 Pan Am Circle, Suite 300  
TAMPA, FL 33607

## **CLEAR PARTNERSHIPS**



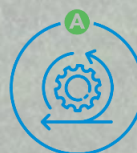
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Cypress Mill Community Development District

## Board

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

## Staff

- Alba Sanchez, District Manager
- Michael Broadus, District Counsel
- Todd Amaden, District Engineer
- Nathan Neidlinger, Field Manager
- Crystal Yem, District Admin
- Jonathan Sciortino, Accountant
- Angela Savinon, On-site Manager

## Regular Meeting Agenda

Thursday, January 8, 2026 – 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. Acceptance of the Agenda
3. Public Comment on Agenda Items (*Comments limited to three (3) minutes per speaker*)
4. Staff Reports
  - A. Field Inspection Report  
(*Under Separate Cover*)
  - B. Accountant Report
  - C. District Counsel
  - D. District Manager
  - E. Field Manager
  - F. District Engineer
5. Business Items
  - A. Consideration of Windscreen Proposal for the Pickleball Court.....Page 3
6. Consent Agenda
  - A. Consideration of the Meeting Minutes on December 11, 2025.....Page 4
  - B. Acceptance of the December 2025 Check Registries and O&M Report  
(*Under Separate Cover*)
7. Board of Supervisors' Requests and Comments
8. Public Comments
9. Adjournment

**The next regularly scheduled meeting is on Thursday, February 12, 2026, at 9:30 a.m.**

## 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



7011 Wilson Rd.  
West Palm Beach FL 33413  
561-964-2001 1 Fax: 561-964-5009  
[www.sportsurfaces.com](http://www.sportsurfaces.com)

## PROPOSAL/AGREEMENT

December 14, 2025

**Cypress Mill**  
15231 Miller Creek Drive  
Sun City Center FL 33573

### WINDSCREENS

Court Size: 60' x 60' (2) Pickleball Courts

The Contractor will supply and install custom made PVC Open Mesh Windscreens with brass grommets every 12" and half moon air vents every 10'. Colors: *black or green*.

Option 1 black: 250' x 6' high screens and up to (2) 4' gates \$5,200.00 \_\_\_\_\_

Option 1 green: 250' x 6' high screens and up to (2) 4' gates \$5,400.00 \_\_\_\_\_

### PROVISIONS:

The Customer agrees to pay a 50% due upon acceptance of proposal

The Customer agrees to balance upon completion of the above-proposed work.

### GUARANTEE

The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes Normal wear and tear, physical abuse or neglect and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc. will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

### TERMS & CONDITIONS

CUSTOMER AGREES THAT BY SIGNING THE BELOW CONTRACT THEY AGREE TO ABIDE BY OUR TERMS AND CONDITIONS WHICH CAN BE FOUND BY CLICKING THIS LINK OR CUTTING AND PASTING THIS LINK ONTO THEIR BROWSER: <https://sportsurfaces.com/terms-and-conditions/>

\*All prices are in US Dollars. Prices are subject to change after fourteen (14) days. Our bid prices are based upon you providing adequate access and storage areas.

Respectfully submitted by: Nick Chavez - Sports Surfaces LLC.

Proposal accepted by: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



from December 15 through December 19 to accommodate the scheduled maintenance repairs.

**B. Accountant Report**

None.

**C. District Counsel**

None.

**D. District Manager**

**1. Review of Pond Maintenance Contract**

The Steadfast Management team attended the meeting to discuss the request to secure an all-inclusive management contract for the District.

On MOTION by Mr. Seabrook, seconded by Mr. Sharp, with all in favor, the Board accepted the all-inclusive Pond Maintenance Contract in the amount of \$315,000 per year, subject to a revised contract and a formal agreement from Mr. Broadus.

**E. Field Manager**

None.

**F. District Engineer**

None.

**FIFTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2026-02, Redesignating Officers**

On MOTION by Mr. Robare, seconded by Mr. Zankos, with all in favor, the Board adopted Resolution 2026-02, Redesignation of Officers.

**B. Consideration of Installation of Playground Sail Proposal**

The Board tabled the playground shade sail proposal in order to gain a better understanding of the type of material being proposed. The Field Team will take the lead in further evaluating the proposal and the review process.

**C. Consideration of Paver Repair Proposal**

Tabled.

**D. Consideration of Janitorial Services Proposal**

On MOTION by Mr. Seabrook, seconded by Mr. Zankos, with all in favor, the Board approved the revised version of the JANPRO Janitorial Proposal for only 2 days, Tuesday and Friday, with a fee of \$650.

**SIXTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Consideration of Board of Supervisors' Minutes on November 13, 2025**

**B. Acceptance of the November 2025 Check Registers and O&M Report**

The Board agreed to accept the Complete IT motion to purchase a new FOB access system in the amount of \$54,572.95, with a monthly service fee of \$1,160.00 and a required deposit of \$27,286.48.

On MOTION by Mr. Robare, seconded by Mr. Sharp, with all in favor, the Board approved the Complete IT proposal and to purchase a new FOB system for the District.

On MOTION by Mr. Seabrook, seconded by Mr. Robare, with all in favor, the Board approved the Meeting Minutes from the November 13, 2025, meeting and the November 2025 O&M Report.

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

Several requests were made by the Board of Supervisors. The Field Team was directed to ensure that Mr. John Zankos is included when meeting with vendors on-site. Additionally, the Board requested that an electrical usage study be obtained from TECO.

103 **EIGHTH ORDER OF BUSINESS** **Public Comments**

104 None.

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106 **NINTH ORDER OF BUSINESS** **Adjournment**

107 On MOTION by Mr. Seabrook, seconded by Mr. Zankos, with all  
108 in favor, the Board adjourned the meeting at 11:10 a.m.

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Secretary President