

Cypress Mill Community Development District

January 8, 2026

Final Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 277 956 211 197

PASSCODE: Fo6SX7Hd

[**Join the meeting now**](#)

2005 Pan Am Circle, Suite 300
TAMPA, FL 33607

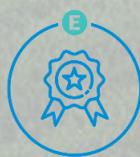
CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cypress Mill Community Development District

Board

- Anthony Seabrook, Chairperson
- Jason Robare, Vice Chairperson
- John Zanikos, 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

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 Fax: 561-964-5009
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: _____

**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, December 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 Zanikos	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.

SECOND ORDER OF BUSINESS

Motion to Approve the Agenda

On MOTION by Mr. Zanikos, seconded by Mr. Seabrook, with all in favor, the agenda for the December 11, 2025, meeting was approved.

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

No audience comments.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Field Inspection Report

Mr. Montagna will conduct an on-site review to inventory the items requiring maintenance, coordinate with Mr. Jason Robare, and obtain a day-rate estimate for completing the necessary repairs. The Maintenance Team will return to repack and level the pavers as part of the corrective work. Additionally, the District Manager will distribute an email notification to owners advising that the pool will be closed

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

40

41 **B. Accountant Report**

42 None.

43

44 **C. District Counsel**

45 None.

46

47 **D. District Manager**

48 **1. Review of Pond Maintenance Contract**

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

51

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

56

57 **E. Field Manager**

58 None.

59 **F. District Engineer**

60 None.

61

62 **FIFTH ORDER OF BUSINESS**

Business Items

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

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

67

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

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

72

73 **C. Consideration of Paver Repair Proposal**

74 Tabled.

75

76 **D. Consideration of Janitorial Services Proposal**

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

81

82 **SIXTH ORDER OF BUSINESS**

82 **Consent Agenda**

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

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

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

88

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

92

93 On MOTION by Mr. Seabrook, seconded by Mr. Robare, with all in
94 favor, the Board approved the Meeting Minutes from the November
95 13, 2025, meeting and the November 2025 O&M Report.

96

97 **SEVENTH ORDER OF BUSINESS**

97 **Board of Supervisors' Requests and
98 Comments**

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

102

103	EIGHTH ORDER OF BUSINESS	Public Comments
104	None.	
105		
106	NINTH ORDER OF BUSINESS	Adjournment
107	On MOTION by Mr. Seabrook, seconded by Mr. Zanikos, with all	
108	in favor, the Board adjourned the meeting at 11:10 a.m.	
109		
110		
111	_____	_____
112	Secretary	President