

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

The Board of Supervisors of the Cypress Reserve Community Development District held a Regular Meeting on May 9, 2025 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715.

**Present:**

Matthew Young	Chair
Matt Cuarta	Vice Chair
James Dunn	Assistant Secretary
Curt Wilkinson (via telephone)	Assistant Secretary

**Also present:**

Daniel Rom	District Manager
Kristen Thomas (via telephone)	Wrathell, Hunt and Associates, LLC (WHA)
Tucker Mackie (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 10:30 a.m.

Supervisors Young, Cuarta and Dunn were present. Supervisor Wilkinson attended via telephone. Supervisor-Elect Lupia was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisor Suzanne Lupia [Seat 5] (the following to be provided in separate package)**

This item was deferred as Supervisor-Elect Suzanne Lupia was not present.

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**
- B. Membership, Obligations and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

This item was deferred.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-09,  
Approving a Proposed Budget for Fiscal  
Year 2025/2026 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Severability; and Providing an  
Effective Date**

Mr. Rom presented Resolution 2025-09. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-funded budget, with expenses paid as they are incurred.

**On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, Resolution 2025-09, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 25, 2025 at 11:00 a.m., at the City of Minneola City Hall, 800 N US Hwy 27, Minneola, Florida 34715; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-10,  
Designating Dates, Times and Locations for  
Regular Meetings of the Board of  
Supervisors of the District for Fiscal Year**

**2025/2026 and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-10.

The following change was made:

DATE: Insert "May 18, 2026"

**On MOTION by Mr. Cuarta and seconded by Mr. Young, with all in favor, Resolution 2025-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Rom presented Resolution 2025-11.

**On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, Resolution 2025-11, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

**On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.**

**TENTH ORDER OF BUSINESS****Approval of January 27, 2025 Public Hearing and Regular Meeting Minutes**

**On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the January 27, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS****Staff Reports**

**A. District Counsel: Kutak Rock LLP**

**B. District Engineer: Poulos & Bennett**

There were no District Counsel or District Engineer reports.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **UPCOMING MEETINGS**

- **May 26, 2025 at 11:00 AM**

- **June 23, 2025 at 11:00 AM**

- **July 28, 2025 at 11:00 AM**

- **QUORUM CHECK**

The May 26, 2025 meeting will be canceled. The next meeting will be June 23, 2025, unless canceled.

**TWELFTH ORDER OF BUSINESS****Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**THIRTEENTH ORDER OF BUSINESS****Public Comments**

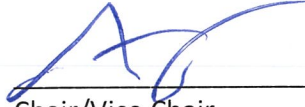
No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Wilkinson and seconded by Mr. Dunn, with all in favor, the meeting adjourned at 10:36 a.m.**



Secretary/Assistant Secretary



Chair/Vice Chair