

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

The Board of Supervisors of the Cypress Reserve Community Development District held a Regular Meeting on October 27, 2025 at 11:00 a.m., or as soon thereafter as the matter could 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

Also present:

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:32 a.m.

Supervisors Young, Cuarta and Dunn were present. Supervisor Lupia was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of TraceAir Proposal for Drone Flyovers, Data Processing and Cloud Software Subscription

Mr. Rom presented the TraceAir Proposal for Drone Flyovers, Data Processing and Cloud Software.

On MOTION by Mr. Cuarta and seconded by Mr. Dunn, with all in favor, the TraceAir Proposal for Drone Flyovers, Data Processing and Cloud Software Subscription, in the amount of \$34,190, and authorizing District Counsel to draft the Agreement and for the Chair to execute, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

Ms. Mackie presented the Disclosure of Public Finance. After issuance of a series of bonds, there is a requirement to file a Disclosure of Public Finance in the public record.

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Disclosure of Public Finance, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Appointment to Fill Unexpired Term of Seat 1; Term Expires November 2026

This item was deferred.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**
 - A. **Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. **Membership, Obligations and Responsibilities**
 - C. **Guide to Sunshine Amendment Code of Ethics for Public Officers and Employees**
 - D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2026-01.

Mr. Young nominated the following slate:

Matthew Young

Chair

Matt Cuarta	Vice Chair
James Dunn	Assistant Secretary
Suzanne Lupia	Assistant Secretary
Raymond Passaro	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Young and seconded by Mr. Cuarta, with all in favor, Resolution 2026-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of September 22, 2025 Regular Meeting Minutes

On MOTION by Mr. Dunn and seconded by Mr. Cuarta, with all in favor, the September 22, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. **District Counsel: Kutak Rock LLP**
- B. **District Engineer: Poulos & Bennett, LLC**

There were no District Counsel or District Engineer reports.

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

- **NEXT MEETING DATE: December 22, 2025 at 11:00 AM**
 - **QUORUM CHECK**

The December 22, 2025 will be cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Member comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Young and seconded by Mr. Dunn, with all in favor, the meeting adjourned at 11:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair