MINUTES OF MEETING
CYPRESS COVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Cypress Cove Community Development District was held on Tuesday, August 4, 2026, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Maritza Abstencio	Chairperson
Jonathan Kraljic	Vice Chairperson
Allan Wernikoff	Assistant Secretary
Elza Lucius-Robinson	Assistant Secretary (by phone)

Also present were:

Patrick Burgess	District Manager
Liza Smoker	District Counsel
Jonathan Geiger	District Engineer
Julio Tejeda	South Florida Water Management District
Stanley Hinde	KCI (by phone)
James Wang	KCI (by phone)
Michael Miller	Guest (by phone)
Several Residents	(by phone)

FIRST ORDER OF BUSINESS — Roll Call

Mr. Burgess called the meeting to order and called the roll.

SECOND ORDER OR BUSINESS — Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Electing Officer(s) - Resolution

Mr. Burgess asked the Board if they had anyone they wished to appoint to the unexpired term of office for seat #2. The Board had no one to appoint at this time. Mr. Burgess stated items B and C would be tabled to the next meeting.

THIRD ORDER OR BUSINESS — Approval of the Minutes of the July 7, 2026 Meeting

Mr. Burgess presented the minutes from the July 7, 2026 meeting stating the minutes were included in the agenda on page 5. He then asked for any additions, deletions or corrections, and upon hearing none asked for a motion to approve the minutes.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, the Minutes of the July 7, 2026 Meeting were approved.

FOURTH ORDER OR BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Mr. Burgess presented item No. 3, public hearing to adopt the fiscal year 2027 budget and stated this item was included in the agenda on page 10. He then asked for a motion to open the public hearing.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-04 Annual Appropriation Resolution

Mr. Burgess then asked if anyone from the general public had any questions or wished to make any comments. There were no comments at this this time. Mr. Burgess then indicated he would move to item C, consideration of resolution #2026-04 annual appropriation resolution and stated this resolution was included in the agenda and would officially adopt the proposed fiscal year 2027 budget. He then gave a brief explanation of the resolution along with the budget, and asked for any questions or comments from the Board. Hearing no questions Mr. Burgess asked for a motion to adopt the resolution.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Resolution #2026-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-05 Levy of Non Ad Valorem Assessments

Mr. Burgess presented resolution #2026-05 the levy of the Non Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Resolution #2026-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Burgess then asked for a motion to close the public hearing.

> On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OR BUSINESS Consideration of Amendment for Landscape Maintenance Service Proposal with Just Call James, Inc.

Mr. Burgess presented item No. 4, consideration of amendment for landscape maintenance service proposal with Just Call James and indicated this was included in the agenda on page 32. Mr. Burgess gave a brief explanation relating to the adjusted scope of work and landscaper's responsibilities which were previously discussed at the last meeting.

(*At this point a discussion was held among the Board members and Mr. Burgess relating to this item)*

Mr. Burgess then asked for any further questions or comments, and upon hearing none he asked for a motion to approve the amended proposal with Just Call James in the amount of $58,400.

On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, accepting the amended landscape maintenance service proposal from Just Call James, Inc. in the amount of $58,400 was approved.

SIXTH ORDER OF BUSINESS Staff Reports

Mr. Burgess moved on to staff reports and asked Ms. Smoker for her report.

A. Attorney

Ms. Smoker stated she had no report at this time other than to remind to complete their 4 hours of ethics training by December 31, 2026.

B. Engineer

Mr. Burgess moved on to the engineer and asked Mr. Geiger for his report.

Mr. Geiger gave a brief update on the Broward County surface water renewal permit stating they were currently in the middle of inspection and they were hoping to get that done soon. He also stated he did not have any update on the Santa Monica curbing project. Mr. Burgess stated it was currently in for permitting. Mr. Geiger stated he would be assisting GMS on anything they might need and had already provided as-builts for 18th Street and Santa Monica for markup. He also indicated the main thing on the project was the concept design and stated his landscape architects, Stan Hinde and James Wang were on the phone to go over the different options and answer any questions the Board may have.

Mr. Hinde from KCI then gave a short slide presentation relating to the concept design which was also provided as a hard copy handout to the Board at this meeting.

(*At this point a discussion was held among the Board members, Mr. Hinde, Mr. Geiger and Mr. Burgess relating to this item)(Mr. Hinde stated he would provide updated monument renderings for the next Board meeting)*

C. Manager

1) July 20, 2026 Lake Report from Southeast Land and Water Management

Mr. Burgess presented the July 20, 2026 lake report from Southeast Land and Water Management and stated this was included in the agenda starting on page 36. He then gave a brief explanation relating to the water inspection report.

2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Mr. Burgess presented the proposed fiscal year 2027 meeting schedule and stated this was included in the agenda on page 40 under item #C2. He then gave a brief summary of the meeting dates and asked the Board if there were any conflicts or discussion. Upon hearing none, he asked for a motion to approve the meeting schedule.

> On MOTION by Mr. Wernikoff seconded by Ms. Abstencio with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

3) Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed*
4) Reminder to Complete Annual Ethics Training by December 31, 2026

Mr. Burgess moved to Form 1 financial disclosure due by July 1, 2026 and stated everyone had filed their forms. He also reminded the Board to complete their 4 hours of ethics training by December 31, 2026. Mr. Burgess also stated there was one dead island palm on the corner of Rock Island and Royal Palm which he was not recommending to replace it but, they could have that flush cut once the Board decides on the landscape enhancements of the monuments and they could take care of it then.

(At this point a discussion was held among the Board members and Mr. Burgess relating to this item)(The Board agreed to have the island palm flush cut and removed)(There was also discussion relating to a solicitation letter to the residents to see if anyone would be interested in being a Board member. The Board appointed Ms. Abstencio as Board liaison to work with Mr. Burgess to finalize a draft solicitation letter to the residents)

> On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, appointing Maritza Abstencio as liaison to work with District staff to finalize a solicitation letter to send to the residents was approved.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Run Summary
B. Approval of Unaudited Financials

Mr. Burgess presented the check run summary starting on page 42, and the unaudited financials started on page 46. He then asked for any comments or questions, and upon not hearing any, asked for a motion to accept the financial reports.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, the Check Run Summary and the Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Burgess asked if there were any audience comments. There were no comments at this time. Mr. Burgess then asked the Board for any comments or requests. There were no comments from the Board.

NINTH ORDER OF BUSINESS Adjournment

Mr. Burgess then asked for a motion to adjourn the meeting.

> On MOTION by Ms. Abstencio seconded by Mr. Wernikoff with all in favor, the meeting was adjourned.

Signed by:
Patrick Burgess
DDC0B1DB12A54B7...
Secretary / Assistant Secretary

Signed by:
Maritza Abstencio
E8BBCE8A1CF643F...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: F4084196-3BF9-8B7A-826C-1C624001428A Status: Completed

Subject: Cypress Cove: Complete with Docusign: 8-4-26 Minutes.pdf, Engagement Letter.pdf, 3D Paving - Cypress

Source Envelope:

Document Pages: 18	Signatures: 4	Envelope Originator:
Certificate Pages: 2	Initials: 1	Ellen Acosta
AutoNav: Enabled		1001 Bradford Way
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Time Zone: (UTC-08:00) Pacific Time (US & Canada)		eacosta@gmssf.com
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Record Tracking

Status: Original 9/4/2026 5:28:34 AM	Holder: Ellen Acosta eacosta@gmssf.com	Location: DocuSign

Signer Events	Signature	Timestamp
Maritza Abstencio MAbstencio@gmail.com Chairperson Security Level: Email, Account Authentication (None)	Signed by: Maritza Abstencio E8BBCE8A1CF643F... Signature Adoption: Pre-selected Style Using IP Address: 2601:589:407c:2de0:d05a:e681:bdd5:77a8	Sent: 9/4/2026 5:31:10 AM Resent: 9/9/2026 5:43:57 AM Resent: 9/11/2026 9:02:52 AM Resent: 9/14/2026 9:51:44 AM Resent: 9/15/2026 6:35:51 AM Viewed: 9/16/2026 7:16:40 AM Signed: 9/16/2026 7:17:30 AM

Electronic Record and Signature Disclosure:
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Patrick Burgess pburgess@gmssf.com Security Level: Email, Account Authentication (None)	Signed by: Patrick Burgess DDC0B1DB12A54B7... Signature Adoption: Pre-selected Style Using IP Address: 2601:582:c300:60d0:552:d1f6:c367:595	Sent: 9/4/2026 5:31:11 AM Viewed: 9/4/2026 5:34:46 AM Signed: 9/4/2026 5:34:54 AM

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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/4/2026 5:31:11 AM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	9/4/2026 5:34:46 AM
Signing Complete	Security Checked	9/4/2026 5:34:54 AM
Completed	Security Checked	9/16/2026 7:17:30 AM

Payment Events	Status	Timestamps