

**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, April 7, 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 <i>by Zoom</i>
Elza Lucius-Robinson	Assistant Secretary

Also present were:

Patrick Burgess	District Manager
Liza Smoker	District Counsel

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. Election of Officer(s)**

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 this item would be tabled for the next meeting.

THIRD ORDER OR BUSINESS

**Approval of the Minutes of the
March 3, 2026 Meeting**

Mr. Burgess presented the minutes from the March 3, 2026 meeting, asked for any comments 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 March 3, 2026 Meeting were approved.

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FOURTH ORDER OR BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Burgess introduced item No. 4, consideration of resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing and stated at the last meeting there was a discussion to reduce the O&M assessments by \$200 which was being presented in the assessment table on page 21 of the agenda.

(At this point a discussion was held among the Board members, Mr. Burgess and Ms. Smoker relating to the proposed budget and creating a priority list of items to get done, such as the perimeter wall project, etc. and then the proposing the budget at the May meeting to include those items in the budget)(Mr. Burgess stated there wasn't enough information available for the Board to approve the proposed budget at this time and suggested the May meeting would be best to have all that information included)

Ms. Abstencio commented they should table the proposed budget and bring it back to the May meeting adding the additional information that was discussed, and present the proposed budget with and without the \$200 O&M assessment reduction before moving forward with setting the public hearing date.

FIFTH ORDER OR BUSINESS

Ratification of City of Margate – April 2026 to March 2027 Hurricane or Other Disaster Debris Removal Agreement

Mr. Burgess presented the ratification of the City of Margate April, 2026 to March, 2027 hurricane or other disaster debris removal agreement and gave a brief explanation of this item stating this agreement is executed every year with the City of Margate for them to enter the community as needed for any disaster relieve debris removal. He then asked for any questions or comments and upon hearing none, he asked for a motion to ratify the agreement.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, ratifying the City of Margate April, 2026 to March, 2027 Hurricane or Other Disaster Debris Removal Agreement was approved.

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SIXTH ORDER OR BUSINESS

Consideration of Proposals to Install Curb along Santa Monica Drive

A. Del Mar Builders

B. 911 Commercial Cleaning

Mr. Burgess presented the proposals to install curb along Santa Monica Drive and stated there were two proposals in the agenda, one from Del Mar Builders, and one from 911 Commercial Cleaning, and also a handout proposal from Anzco which was included in the previous agenda.

(At this point a discussion was held among the Board members, Mr. Burgess and Ms. Smoker relating to the proposals)(The Board agreed to table this item and add Anzco's proposal to the next agenda and make sure all 3 proposals were an apples to apples comparison)

SEVENTH 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 nothing to report other than to remind the Board members their Form 1 financial disclosures are due by the deadline date of July 1, 2026.

B. Engineer – Monument Sign Refacing Design Example

Mr. Burgess moved on to the engineer's report and stated Mr. Geiger called in sick and was not able to attend, however, under his report was the monument sign refacing design example which he would pull up for the Board to take a look at and any questions the Board had he could relay to the Mr. Geiger.

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

C. Field Report - Monthly Report

Mr. Burgess presented the field manager's monthly report and gave a brief update on certain items and things he noticed around the community such as the guardrails between the lakes should probably be painted to look better, and some of the palm trees that were removed on the west side stating that area had no sod and didn't look very good.

(At this point a discussion was held among the Board members and Mr. Burgess and relating to the field report)(The Board agreed to table the guardrail painting and the sidewalk item to the next meeting)

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Mr. Burgess also presented a proposal from Just Call James in the amount of \$1,525 to remove clusters of pittosporum and level out the area, also stump grind one existing royal palm stump and add new sod and grass to the area.

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

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting proposal #1556 from Just Call James to remove clusters of pittosporum, level out the area and sod it, also stump grind one royal palm stump and add new sod and grass in the amount of \$1,525 was approved.

D. Manager

Mr. Burgess move on to the manager's report and asked the Board if they would like to continue with the agenda books or would prefer the tablets. Ms. Abstencio stated she liked the agenda books better, and Mr. Kraljic agreed he liked the books as well stating it was harder to move around the pages with the tablet. Mr. Burgess then asked the Board if they wanted to continue with the current meeting time of 7:00 p.m. Mr. Kraljic stated he was ok with the current meeting time and Ms. Abstencio also agreed the current meeting time was fine.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Mr. Burgess presented the check run summary and the unaudited financials, asked for any comments or questions, and upon not hearing any, he 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.

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NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Burgess asked if there were any Supervisor’s requests at this time.

Ms. Abstencio stated at NW 73rd by the monument and royal palm the irrigation was not working. Mr. Burgess stated he would have Just Call James Landscaping check on it.

Mr. Kraljic asked if they could check the cameras at the exit to make sure they were in good working condition and cleared of any spiderwebs and were focused properly. He also stated that one was flickering and was going in and out a lot. Mr. Burgess stated he would follow up and get as much information on the cameras as he could from Mr. Padilla and bring back any issues to the Board.

Mr. Burgess also stated there was no audience comments at this time.

TENTH ORDER OF BUSINESS

Adjournment

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

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

DocuSigned by:
Paul Winkeljohn
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Secretary / Assistant Secretary

Signed by:
Josette Kraljic
50F8C535B4544A8...
Chairman / Vice Chairman

Certificate Of Completion

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Status: Completed

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Source Envelope:

Document Pages: 12

Signatures: 6

Envelope Originator:

Certificate Pages: 2

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Ellen Acosta

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Kingston, TN 37763

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eacosta@gmssf.com

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5/11/2026 8:37:44 AM

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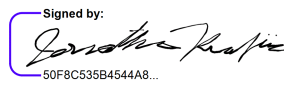
Signer Events

Jonathan Kraljic

jonathankraljic@bellsouth.net

Security Level: Email, Account Authentication (None)

Signature

Signed by:

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Signature Adoption: Drawn on Device

Using IP Address:

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Viewed: 6/10/2026 9:32:14 AM

Signed: 6/10/2026 9:33:04 AM

Electronic Record and Signature Disclosure:

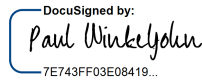
Not Offered via Docusign

Paul Winkeljohn

pwinkeljohn@gmssf.com

Executive Director

Security Level: Email, Account Authentication (None)

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Signature Adoption: Pre-selected Style

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Electronic Record and Signature Disclosure:

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In Person Signer Events

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Timestamp

Editor Delivery Events

Status

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Agent Delivery Events

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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

5/11/2026 8:42:04 AM

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	5/11/2026 12:36:56 PM
Signing Complete	Security Checked	5/11/2026 12:37:01 PM
Completed	Security Checked	6/10/2026 9:33:04 AM

Payment Events	Status	Timestamps
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