

**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, March 3, 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 (far away)
Allan Wernikoff	Assistant Secretary (close to recorder)
Elza Lucius-Robinson	Assistant Secretary (light female voice)

Also present were:

Julio Padilla	District Manager
Patrick Burgess	Governmental Management Services
Liza Smoker	District Counsel
Jonathan Geiger	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Padilla 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. Padilla 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. Padilla stated this item would be tabled for the next meeting.

THIRD ORDER OR BUSINESS

**Approval of the Minutes of the
November 4, 2025 Meeting**

Mr. Padilla presented the minutes from the November 4, 2025 meeting, asked for any comments or corrections, and upon hearing none, asked for a motion to approve the minutes.

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On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, the Minutes of the November 4, 2025 Meeting were approved.

FOURTH ORDER OR BUSINESS

Ratification of Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments

Mr. Padilla presented the ratification of the Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments. He then gave a brief explanation of this item stating the agreement had already been executed and was being brought back to the Board for ratification. 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 Interlocal Agreement for Uniform Collection of Non-Ad Valorem Special Assessments was approved.

FIFTH ORDER OR BUSINESS

Update on:

A. Series 2023 Bond Redemption

Mr. Padilla presented an update to the Series 2023 bond redemption stating this had been completed and was redeemed by the November 1st deadline so he was just bringing that information back to the Board to make them aware.

(At this point a discussion was held among the Board members, Mr. Padilla and Ms. Smoker relating to this item)

B. Pending City of Margate Traffic Control Agreement

Mr. Padilla presented the pending City of Margate Traffic Control Agreement with The City of Margate stating the agreement has already been executed by the chairman and he was just waiting on the city to execute it which he had emailed to them and he would also provide them with a hard copy once he is able to get in touch with the traffic control officer in charge, so they should expect to hear something from the city within the next two weeks.

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

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C. Proposal for Landscaping with Just Call James

Mr. Padilla presented the proposal for landscaping from Just Call James stating the vendor agreed to keep the contract price the same for the current fiscal year, however, the scope of work would need to be revised to exclude anything that was not CDD property, so the agreement would need to be amended and then presented to the Board at the next meeting.

(At this point a discussion was held among the Board members, Mr. Padilla, Mr. Geiger and Ms. Smoker relating to this item)

Mr. Padilla then asked for a motion to accept the proposal and authorize District Counsel to amend the agreement as discussed.

On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, accepting the proposal for landscaping from Just Call James at the current price and authorizing staff to amend the agreement relating to the scope of work as discussed was approved.

SIXTH ORDER OR BUSINESS

Discussion of Procedures for the General Election

Mr. Padilla presented the discussion of the procedures for the general election stating there were two seats up for election on November 3, 2026. Those seats would be seat #3, Maritza Abstencio, and seat #2 which is an open seat. He also stated the qualifying period for those seats would be from 12:00 noon on June 8th to 12:00 noon on June 14th.

SEVENTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Padilla presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit, stating there were no findings or recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

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EIGHTH ORDER OF BUSINESS Staff Reports

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

A. Attorney

- 1) Consideration of Request for Adjustment to District Counsel Fee Structure**
- 2) Update and Discussion on Rock Island Road, Royal Palm Blvd., and NW 73rd Avenue Project with Association’s Attorney**

Ms. Smoker gave a brief explanation relating to the request for adjustment to District Counsel fee structure stating the current fee structure had been in place since 2023 and it was necessary for them to adjust their hourly rate by \$25 and would not go into effect until October 1, 2026 for the fiscal year.

Mr. Padilla then asked for a motion to accept the request for adjustment to District Counsel fee structure.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the request for adjustment to District Counsel fee structure effective October 1, 2026 was approved.

Ms. Smoker also gave a brief update on the Rock Island Road, Royal Palm Blvd., and NW 73rd Avenue project with the Association’s attorney stating she was recently in contact with their attorney who had stated they were not going to move forward, however, she did encourage him to speak with the association members again, and see if they would be willing to come up with some sort of a plan for doing a joint participation project, so she was waiting for his response on that.

(At this point a discussion was held among the Board members, Ms. Smoker and Mr. Geiger relating to this item)

B. Engineer – Review and Approval of 5 Year Broward County Surface Water Management Permit Renewal

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

Mr. Geiger gave a brief update on the review and approval of the 5 year Broward County Surface Water Management permit renewal stating the water license would be up for renewal in June, 2026 and it was a requirement of Broward County to be renewed every 5 years. He also gave a brief summary of what would need to be done to renew the license

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and certifying everything, such as probing the catch basins, inspecting the lake banks, inspecting the control structures, inspecting the storm drainage pipes, etc.

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

Mr. Padilla also stated there was enough funds in the current budget to cover the cost of this item.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, approving the 5 Year Broward County Surface Water Management Permit Renewal for a one-time fee of \$10,000 plus the permit fee of \$1,125 to Broward County as presented.

C. Field Report

- 1) Monthly Report**
- 2) Santa Monica Dr. Curbing Proposals**
 - a) 911 Commercial Cleaning**
 - b) Anzco Inc.**
 - c) Builders Del Mar**
 - d) FCC**
 - e) Triple Nickel Paving**

Mr. Padilla presented the field manager's monthly report and asked if the Board had any questions relating to landscaping, lake maintenance, or additional District items.

(At this point a brief Q&A session was held among the Board members and Mr. Padilla relating to his report)

Mr. Padilla also presented the Santa Monica Dr. curbing proposals and gave a brief explanation relating to this item stating the reason for getting the proposals was that there was washout from the dirt and mulch and this would prevent the mulch from floating into the street and would also protect the fencing from cars hitting it.

(At this point a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to the proposals)(The Board requested Mr. Padilla to have the contractors revise their proposals and include cutting the asphalt and also check with Just Call James about adding a mulch guard)

D. Manager – Update on District Management Services

Mr. Padilla gave a brief update on the District Management services stating Patrick Burgess from GMS would be stepping in as the new District manager going forward starting

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with the April meeting. Mr. Padilla also stated Mr. Burgess is very familiar with the property and is aware of the concerns of the District and what needs to be done for Cypress Cove.

(At this point a discussion was held among the Board members, Mr. Padilla and Mr. Geiger relating to the monument repairs)(Mr. Geiger stated he would provide additional information for monument repairs at the next meeting)(Mr. Padilla also stated he was aware the Board wished to lower the assessments for the upcoming fiscal year budget and suggested lowering the assessments by \$200 per household if the Board agreed, and he would bring that back with the proposed budget at the next meeting)(The Board agreed with Mr. Padilla’s suggestion)

NINTH ORDER OF BUSINESS Financial Reports

- A. Approval of Check Run Summary**
- B. Acceptance of Unaudited Financials**

Mr. Padilla presented the check run summary and acceptance of 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.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Padilla asked if there were any Supervisor’s requests or audience comments and stated there was no audience in attendance at the meeting.

Mr. Kraljic requested staff to obtain proposals for upgrading the cameras and software for the gate system.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Padilla 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.

Signed by:


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 Secretary / Assistant Secretary

Signed by:


50F8C535B4544A8
 Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: AB0A1071-3476-43A7-B5CF-69DC0968336C
 Subject: Cypress Cove: Complete with Docusign: 3-3-26 Minutes.pdf
 Source Envelope:
 Document Pages: 6
 Certificate Pages: 2
 AutoNav: Enabled
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Status: Completed
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 Ellen Acosta
 1001 Bradford Way
 Kingston, TN 37763
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Status: Original
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 Holder: Ellen Acosta
 eacosta@gmssf.com
 Location: DocuSign

Signer Events

Jonathan Kraljic
 jonathankraljic@bellsouth.net
 Security Level: Email, Account Authentication
 (None)

Signature

Signed by:

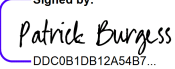
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Timestamp

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 Viewed: 6/10/2026 9:27:56 AM
 Signed: 6/10/2026 9:29:26 AM

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

Patrick Burgess
 pburgess@gmssf.com
 Security Level: Email, Account Authentication
 (None)

Signed by:

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 Signature Adoption: Pre-selected Style
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 Signed using mobile

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Electronic Record and Signature Disclosure:
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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
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Completed	Security Checked	6/10/2026 9:29:26 AM

Payment Events	Status	Timestamps
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