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, July 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
Elza Lucius-Robinson	Assistant Secretary (by phone)

Also present were:

Patrick Burgess	District Manager
Liza Smoker	District Counsel
Jonathan Geiger	District Engineer
Michael Miller	Resident (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. Acceptance of Resignation Letter from Mr. Jonathan Kraljic

Mr. Burgess moved to organizational matters indicating they had received a resignation letter from Mr. Jonathan Kraljic effective November 9, 2026 that was included in the agenda package on page 3. Mr. Burgess then asked the Board for a motion to accept his resignation letter.

> On MOTION by Ms. Abstencio seconded by Mr. Wernikoff with all in favor, accepting the resignation letter from Mr. Jonathan Kraljic effective November 9, 2026 was approved.

B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2 (11/2026)
C. Oath of Office for Newly Appointed Supervisor(s)
D. Resolution #2026-03 Electing Officers

Mr. Burgess then 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.

Mr. Burgess moved on to item No. 2D, resolution #2026-03 electing officers and stated this item was included in the agenda on page 5. He indicated this resolution would add himself to the slate of officers as an assistant secretary to be able to sign documents for the District. Mr. Burgess then read the current slate of officers into the record and asked the Board if they wished to make any changes or just keep the existing slate the same.

Ms. Abstencio stated they could just keep it the same.

Mr. Burgess then asked for a motion to approve the resolution.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Resolution #2026-03 electing officers, keeping the existing slate of officers the same and adding Patrick Burgess as an assistant secretary was approved.

THIRD ORDER OR BUSINESS — Approval of the Minutes of the May 5, 2026 Meeting

Mr. Burgess presented the minutes from the May 5, 2026 meeting stating the minutes were included in the agenda on page 7. 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 May 5, 2026 Meeting were approved.

FOURTH 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 some adjustments needed to be done to the current landscaping maintenance agreement. He then pulled up on the screen the lawn and tree maintenance contract revision request submitted by Just Call

James to review with the Board and indicated this was included in the agenda on page 14. Mr. Burgess then gave a brief explanation relating to the contract revision request along with revised services map that was provided by the vendor.

(At this point a lengthy discussion was held among the Board members, Mr. Burgess, Mr. Geiger and Ms. Smoker relating to this item)(The Board agreed they needed additional clarification relating to specific areas of land that the CDD will be maintaining and agreed to table this item to the next meeting)

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, tabling the amendment for landscape maintenance service proposal from Just Call James, Inc. and also giving authority to the District Manager to continue to maintain the landscaping areas as needed was approved.

FIFTH ORDER OF BUSINESS Staff Reports

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

A. Attorney – Memorandum – Legislative Update

Ms. Smoker gave a brief summary relating to the 2026 legislative update memorandum that was included in the agenda package. Ms. Smoker also stated the Board members Form 1 financial disclosures were due by July 1, 2026 and if they haven't done so, they should get that done as quickly as possible, and their annual 4 hours of ethics training needed to be completed by December 31, 2026.

B. Engineer – Entrance Monument Re-Design

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

Mr. Geiger gave a brief update relating to the entrance monument re-design stating they did not receive any comments from the Board members relating to Mr. Burgess' email that was sent out. He also stated the landscape architect was not able to attend the meeting, so he didn't have any further updates other than they were still working on the concept designs but would have something for the Board at the next meeting for comments.

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

Mr. Geiger also gave an update on the Santa Monica curbing stating they are still working on executing the contract with the contractor but he did provide the District manager with the as-builts for 18th Street and Santa Monica and the contractor would need to mark those with the placement of the curbing to get that in for permitting. Mr. Geiger also indicated he would need to get the NOC and a building form signed off by the District for the project. He then gave a brief update on the Broward County surface water renewal permit stating that was currently underway and they would keep up with their inspections and would submit a report once all issues are completed.

C. Manager

Mr. Burgess moved on to the manager's report stating the District engineer covered everything he had in his update. He also stated they received an email from the HOA property manager inquiring about when the CDD plans on renovating the monuments and doing landscaping enhancements and stated he indicated to the HOA they would not be doing the landscaping until the monuments were upgraded.

SIXTH 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 21, and the unaudited financials started on page 25. 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.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Burgess asked if there were any Supervisor's requests or audience comments.

Ms. Abstencio made a comment relating to the cameras at the front gate stating two of them were not working and they could not be upgraded because the system was too old and they need to be replaced.

Mr. Burgess stated he would speak to Grace and would prioritize the item so he could get proposals for enhancements or upgrades and bring back information to the next meeting.

Ms. Abstencio also stated she had put her house up for sale and would be resigning from the Board in the future when the time comes. She also commented on an email she received from a resident concerning oil on asphalt indicating the CDD should clean that up. Mr. Burgess stated he would check it out, do an inspection of the area and also speak to the HOA manager as well.

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

Mr. Wernikoff made a few comments relating to tree trimming, landscaping issues and maintenance of the trees near his home off Rock Island Road. Mr. Burgess stated he would talk to the city and bring back some clarity on that for the next meeting, and he also suggested Mr. Wernikoff speak to his HOA to see what they were doing in terms of mowing, lifting trees, and trimming the hedges in that area.

Mr. Burgess then asked if there were any audience comments, there were no comments at this time.

EIGHTH 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.

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

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

Certificate Of Completion

Envelope Id: 83163EFD-8781-8A8A-827F-8082B6BC63E8		Status: Completed

Subject: Cypress Cove: Complete with Docusign: 7-7-26 Minutes.pdf, Resolution 2026-04.pdf, Resolution 2026-05

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Certificate Pages: 2	Initials: 0	Ellen Acosta
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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: 2601:589:407e:c620:75a4:2b56:404c:34f1	Sent: 8/6/2026 7:29:56 AM Resent: 8/10/2026 7:11:34 AM Resent: 8/11/2026 1:44:50 PM Viewed: 8/11/2026 3:04:07 PM Signed: 8/11/2026 3:04:29 PM

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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: 162.199.192.217	Sent: 8/6/2026 7:29:57 AM Viewed: 8/6/2026 8:08:42 AM Signed: 8/6/2026 8:10:24 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	8/6/2026 7:29:57 AM
Certified Delivered	Security Checked	8/6/2026 8:08:42 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	8/6/2026 8:10:24 AM
Completed	Security Checked	8/11/2026 3:04:29 PM

Payment Events	Status	Timestamps