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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, September 1, 2026, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Maritza Abstencio	Chairperson (by ZOOM)
Jonathan Kraljic	Vice Chairperson
Allan Wernikoff	Assistant Secretary
Elza Lucius-Robinson	Assistant Secretary
Bianca St. Julien	Assistant Secretary

Also present were:

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

Mr. Burgess moved to organizational matters and asked the Board if they had anyone they wished to appoint to the unexpired term of office for seat #2. He also stated a community-wide letter was sent out to encourage residents to attend the Board meetings to see if anyone was interested in joining the Board. Mr. Burgess then indicated that Ms. Bianca St. Julien, a resident of the community was in attendance and had expressed interest in becoming a Board member. He then stated if the Board would like

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the resident to introduce herself and give a little bit of background on why she was interested in becoming a Board member they could do that, then the Board could consider appointing her to fill the unexpired term of office for seat #2 if that was something they agreed to do.

(*At this point the Board requested Ms. St. Julien to make any comments or statements relating to her interests and why she wanted to join the CDD Board)(Ms. St. Julien then gave a brief overview of her background and her interests for becoming a CDD Board member)(A brief discussion among the Board members, Mr. Burgess and Ms. Smoker followed regarding the expiration date of seat #2 and the next qualifying period)*

Mr. Burgess stated if the Board wished to appoint Ms. St. Julien to fill the unexpired term of office for seat #2, he would need a motion from the Board to that affect.

Mr. Kraljic stated he would like to appoint Bianca St. Julien to seat #2.

> On MOTION by Mr. Kraljic seconded by Ms. Lucius-Robinson with all in favor, appointing Bianca St. Julien to fill the unexpired term of office for seat #2 was approved.

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

Mr. Burgess then administered the oath of office to Ms. Bianca Juilen at this time.

C. Electing Officer(s) – Resolution

Mr. Burgess stated whenever there is a new appointment to the Board, the Board members need to take a look at the slate of officers. He then suggested, if the Board agreed, they could keep the existing slate of officers the same and just add Bianca St. Julien as an assistant secretary, or if they wanted to make any changes they could do that at this time. He also stated this would be resolution #2026-06 electing officers.

Mr. Kraljic agreed with Mr. Burgess' suggestion and made a motion to keep the slate of officers the same and add Bianca St. Julien as an assistant secretary.

> On MOTION by Mr. Kraljic seconded by Ms. Lucius-Robinson with all in favor, Resolution #2026-06 keeping the existing slate of officers the same and adding Bianca St. Julien as an assistant secretary was approved.

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THIRD ORDER OR BUSINESS Approval of the Minutes of the August 4, 2026 Meeting

Mr. Burgess presented the minutes from the August 4, 2026 meeting stating the minutes were included in the agenda. He then asked for any additions, deletions or corrections, and upon hearing none asked for a motion to approve the minutes.

> On MOTION by Mr. Kraljic seconded by Ms. Lucius-Robinson with all in favor, the Minutes of the August 4, 2026 Meeting were approved.

Mr. Burgess suggested moving down on the agenda to item No. 5B, engineer staff report, so the engineers could be excused early if the Board had no objection. *(The Board had no objection to Mr. Burgess suggestion)*

FIFTH ORDER OF BUSINESS Staff Reports

B. Engineer KCI Technologies, Inc. Updated Entrance Monument Re-Design Concepts

Mr. Burgess moved down to item No. 5B, engineer KCI Technologies updated entrance monument re-design concepts and asked Mr. Geiger for their report.

Mr. Geiger stated before he goes to the monument item he wanted to give a brief update on the stormwater renewal permit stating that was still in progress and he would be out of town for 2 weeks and once he returns he would get that done and out of the way. He also stated he did not receive any calls relating to flooding from the recent rains. Mr. Geiger made a few additional comments relating the potential catch basin cleaning and then asked his landscape architects to give the update on the entrance monument re-design and the revisions that were requested by the Board.

Mr. Hinde from KCI then gave a short presentation relating to the 3 different concept designs which also included some renderings as well.

(*At this point a discussion was held among the Board members, Mr. Hinde, Mr. Geiger and Mr. Burgess relating to this item)(Mr. Geiger stated KCI would need to provide estimated construction costs for the project for all 5 monuments, and that could just be direction from the Board to bring those back to the next meeting) (The Board agreed and gave that direction to Mr. Geiger)*

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FOURTH ORDER OR BUSINESS Consideration of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Burgess moved back to item No. 4 on the agenda and presented the consideration of engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026. He then gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, he asked for a motion to approve the engagement letter.

> On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

B. Surveillance System Upgrades with ASAP Gate Plus, LLC

1) Front Gate Entrance Estimate #12973

2) Back Gate Entrance Estimate #12974

Mr. Burgess presented item No. 4B, consideration of surveillance system upgrades with ASAP Gate Plus, LLC and indicated at the last meeting there were concerns about the gate camera quality. He then stated from his recent conversation with ASAP Gate Plus the equipment was outdated and needed to be fully replaced in order to be updated with the current technology so they provided two estimates, one for the main entrance gate and one for the back gate. Mr. Burgess also made some additional comments relating to this item.

(*At this point a discussion was held among the Board members and Mr. Burgess relating to this item)(Mr. Burgess suggested bringing this item back to the next meeting with an updated proposal and inviting ASAP Gate Plus to attend the meeting to give further explanation relating to areas of camera coverage, model numbers of cameras, etc.)*

FIFTH 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 at this time other than to remind to the Board to complete their 4 hours of ethics training by December 31, 2026.

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C. Engineer KCI Technologies, Inc. Updated Entrance Monument Re-Design Concepts

Mr. Burgess moved on to the engineer and stated the HOA had reached out to code enforcement about an oil spill on the asphalt. He then pulled up some pictures for the Board to look at and asked Mr. Geiger for his comments.

Mr. Geiger stated it looked like someone had changed their vehicle oil in front of the driveway and indicated it was on Vizcaya Circle, west from Barcelona before the big bend area. He also stated he went out to look at the area, the spot was very bad and the asphalt was already starting to come up so he met with 3-D Paving who did the milling and resurfacing previously back in 2023 and they recommended repairing it. Mr. Geiger made a few additional comments and stated he had gotten an estimate from 3-D Paving for $2,400 for the repair. He then asked for any questions or comments and upon hearing none, he asked for a motion to approve the estimate for $2,400 for the repair.

(*At this point a discussion was held among the Board members, Mr. Geiger and Ms. Smoker relating to this item)(Mr. Geiger stated this kind of asphalt repair did not require pulling a permit, the city would be fine with just repairing it because they were not changing the configuration of the road)*

Mr. Burgess then asked for any questions or comments and upon hearing none, he asked for a motion to approve the proposal.

> On MOTION by Mr. Kraljic seconded by Ms. St. Julien with all in favor, accepting the proposal from 3-D Paving for asphalt repairs in the amount of $2,400 was approved.

D. Manager - Update on Curb Installation Project Along Santa Monica Drive

Mr. Burgess gave an update on the curb installation project along Santa Monica Drive stating the approved vendor, Del Mar Builders, stopped communicating with him and the permit was canceled with the city. Also one of their subcontractors reached out to KCI for information rather than going through management. Mr. Burgess then made a few additional comments regarding the contractor stating the District had not issued any payments to the contractor which never provided his insurance or proper documentation for the job.

Mr. Geiger also stated they had received an email from Archstone, Inc. and he did not know who that was or what it was related to.

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

Mr. Burgess stated he would need a motion from the Board to terminate the contract with Del Mar Builders at this time.

> On MOTION by Mr. Kraljic seconded by Ms. Abstencio with all in favor, authorizing staff to terminate the agreement with Del Mar Builders pursuant to the terms of the contract relating to the curb installation on Santa Monica Drive was approved.

Mr. Burgess then stated he did not have an updated amount from 911 but he indicated that would probably honor their previous amount. He also stated they received a proposal from Anzco, Inc and handed out a copy of their proposal to the Board for the curbing installation in the amount of $31,000.

Mr. Geiger made a few additional comments relating to this item and stated that Anzco did update the date on the proposal but, the price was the same as their previously submitted proposal.

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

Mr. Burgess then asked for any further questions or comments and upon hearing none, asked for a motion to approve the Anzco proposal.

> On MOTION by Mr. Wernikoff seconded by Ms. Abstencio with all in favor, accepting the proposal from Anzco, Inc. for Santa Monica Drive curbing installation in the amount of $31,000 was approved.

Mr. Burgess made a few additional comments relating to inspections on potential sidewalks that may need to be replaced or shavings that could be done to remove any trip hazards which were budgeted for, and any pressure cleaning that may need to be done before the upcoming holidays. He also gave a brief update on landscaping, mulch installation and flowers to be installed in October.

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SIXTH ORDER OF BUSINESS Financial Reports

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

Mr. Burgess presented the check run summary behind tab A, and the unaudited financials behind tab B. 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 Mr. Kraljic seconded by Ms. Abstencio 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 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.

EIGHTH ORDER OF BUSINESS Adjournment

Mr. Burgess then 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

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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: 2a04:4e41:3a01:e3e7::3c0f:33e7 Signed using mobile	Sent: 10/7/2026 12:54:40 PM Viewed: 10/7/2026 1:02:48 PM Signed: 10/7/2026 1:03:05 PM
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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	10/7/2026 12:54:41 PM
Certified Delivered	Security Checked	10/7/2026 1:02:48 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	10/7/2026 1:03:05 PM
Completed	Security Checked	10/7/2026 3:22:47 PM

Payment Events	Status	Timestamps