

**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, November 4, 2025, at 7:00 p.m. at 5385 N. Nob Hill Road, Sunrise, Florida.

Present and constituting a quorum were:

Maritza Abstencio  
Jonathan Kraljic  
Allan Wernikoff  
Elza Lucius-Robinson

Chairperson  
Vice Chairperson  
Assistant Secretary  
Assistant Secretary

Also present were:

Julio Padilla  
Liza Smoker  
Jonathan Geiger  
Julio Tejada

District Manager  
District Counsel  
District Engineer  
South FL Water Management District (by phone)

**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 #1 (11/2028) and 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 #1 or seat #2.

Mr. Kraljic asked if item No. 3, approval of the minutes, could be considered by the Board before the organizational matters.

Mr. Padilla stated if the Board had no objection that would be ok. *(The Board had no objection)*

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**THIRD ORDER OR BUSINESS**

**Approval of the Minutes of the  
October 7, 2025 Meeting**

Mr. Padilla presented the minutes from the October 7, 2025 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 October 7, 2025 Meeting were approved.

**SECOND ORDER OR BUSINESS**

**Organizational Matters (Cont.)**

**A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s)  
of Office – Seat #1 (11/2028) and Seat #2 (11/2026)**

Mr. Padilla move back to item No. 2 on the agenda and asked the Board if they had anyone they wished to appoint to the unexpired term of office for seat #1 or seat #2. He also stated they had a resident attending the meeting who was interested in being appointed to the Board of Supervisors, Ms. Elza Lucius-Robinson, and if the Board would like to asked her any questions or if the Board preferred she could give a little bit of background information about herself as well.

*(At this point the Board requested Ms. Lucius-Robinson to make any comments or statements relating to her interests and why she wanted to join the CDD Board)(Ms. Lucius-Robinson then gave a brief overview of her background and her interests for becoming a CDD Board member)(A brief Q&A session among the Board members and Ms. Lucius-Robinson followed)*

Mr. Padilla stated if they Board wished to appoint Ms. Lucius-Robinson to fill the unexpired term of office for either seat #1 or seat #2, he would need a motion from the Board to that affect.

Ms. Abstencio stated she would like to appoint Elza Lucius-Robinson to seat #1.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, appointing Elza Lucius-Robinson to fill the unexpired term of office for seat #1 was approved.

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

Mr. Padilla administered the oath of office to Ms. Lucius-Robinson at this time.

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**C. Election of Officer(s)**

Mr. Padilla 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 Elza Lucius-Robinson as an assistant secretary, and if they wanted to make changes they could do that at this time.

Ms. Abstencio agreed with Mr. Padilla’s suggestion and made a motion to keep the seats the same and add Elza Lucius-Robinson as an assistant secretary.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Election of Officers, keeping the existing slate of officers the same and adding Elza Lucius-Robinson as an assistant secretary was approved.

**THIRD ORDER OR BUSINESS**

**Approval of the Minutes of the October 7, 2025 Meeting (Cont.)**

*(This item was addressed earlier in this meeting)*

**FOURTH ORDER OR BUSINESS**

**Consideration of Resolution #2026-01 Certifying 2023 Project**

Mr. Padilla presented Resolution #2026-01 certifying the 2023 project and gave a brief explanation of this item. He then asked for any questions or comments and upon hearing none, he asked for a motion to adopt the resolution.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, Resolution #2026-01 declaring certain public improvements within the District related to the Series 2023 Projects complete; accepting same; and establishing the thirty (30) day period provided in Section 170.09, Florida Statutes, within which property owners within the District may pre-pay their debt assessments without interest; and providing an effective date, was approved.

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**FIFTH ORDER OR BUSINESS**

**Update on Rock Island Road,  
Royal Palm Blvd., and NW 73rd  
Ave. Project Discussion with  
Association's Attorney**

Mr. Padilla presented this item and gave a little bit of background for the new Board member relating to the Rock Island Road, Royal Palm Blvd., and NW 73rd project discussion.

Ms. Smoker then gave a brief update stating at the last meeting the Board requested her to contact the association's attorney to see what the association's documents stated about completing some sort of project for Rock Island Road, Royal Palm Blvd. and NW 73rd Avenue. She also stated the association's attorney was looking into the matter, and had also asked for some additional information, which was provided by the District engineer. Ms. Smoker then made some additional comments relating to this item stating the association's attorney was going on vacation and was also preparing for a big trial so he was not able to provide any potential solutions right away, so she had no response as of yet regarding this issue but, would continue to follow up with him and keep the Board apprised.

*(At this point a discussion was held among the Board members, Mr. Padilla, Mr. Geiger and Ms. Smoker relating to this item)(There was also a brief discussion relating to maintaining the swale along 18th Street which is CDD owned)*

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

Mr. Padilla 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 the Board to make sure to complete their annual 4-hour ethics training before December 31, 2025 if they hadn't done so already.

**B. Engineer**

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

Mr. Geiger stated he had nothing to report other than he had gotten together with Mr. Padilla to work on the engineer letter for the performance measures and standards, and everything that was required for the District.

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**C. Field Report – Monthly Report**

Mr. Padilla presented the field manager’s monthly report and gave a brief update on some of the items listed on his report under landscaping, lake maintenance, and additional District items. Mr. Padilla stated he had received a proposal from 911 Commercial Cleaning for the annual pressure cleaning at \$8,500 which was the same cost as last year, and he was also waiting on a few additional proposals as well. He stated if the Board wished they could agree to go with 911 Commercial Cleaning not to exceed \$8,500 or they could leave it up to management to decide on another proposal.

*(At this point a discussion was held among the Board members, Mr. Padilla, Mr. Geiger and Ms. Smoker relating to the scope of work for the specific pressure cleaning areas)*

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, authorizing a not to exceed amount of \$7,500 for the annual pressure cleaning and authorizing staff to obtain additional pressure cleaning proposals was approved.

Mr. Padilla also stated the Board previously approved a not to exceed amount of \$300 to purchase a camera for the no dumping area and that Mr. Kraljic had sent him a link for a camera which also comes with solar energy for \$200, so he purchased on camera to be placed at the no dumping area by the west lake.

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

**D. Manager**

**1) Approval of the Agreement with Broward County Supervisor of Elections Office for the 2026 Elections**

Mr. Padilla presented the agreement with Broward County Supervisor of Elections office for the 2026 elections and gave a brief explanation relating to this item and asked for any questions or comments.

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

Mr. Padilla then asked for a motion to approve the agreement.

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On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, accepting the Agreement with Broward County Supervisor of Elections Office for the 2026 Elections was approved.

**2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards**

Mr. Padilla presented the approval of the FY2024-FY2025 report performance measures and standards and gave a brief explanation relating to this item. He then asked for any questions or comments and upon hearing none, he asked for a motion to approve.

On MOTION by Ms. Abstencio seconded by Mr. Kraljic with all in favor, final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

**3) Update On:**

**a. Bond Redemption Taking Place on November 1**

**b. Traffic Control Agreement with The City of Margate**

Mr. Padilla stated the bond redemption taking place on November 1st was already addressed with resolution #2026-01 included on page 11 of the agenda and approved, and the November payment was made, the next payment would be March, 2026.

Mr. Padilla the Traffic Control Agreement with The City of Margate was also previously discussed.

**4) Update on Budget Communication to Homeowners Letter**

Mr. Padilla presented the update on budget communication to homeowners letter and gave a brief explanation of this item stating they were waiting to get verification relating to paying back the debt to the bondholders and trustees. He also made a few additional comments regarding sending out this informational letter to the homeowners.

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

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**SEVENTH 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.

*(At this point a brief discussion was held among the Board members and Mr. Padilla relating to the check register)*

Mr. Padilla then asked for a motion to approve 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. Padilla asked if there were any Supervisor's requests or audience comments.

Ms. Abstencio stated she spoke with Greg regarding the camera at the exit because the gate had been broken twice this month and he informed here the camera was not working and needed to be replaced with a new one. Ms. Abstencio stated they should probably get a proposal to upgrade the camera system because there were other cameras in the community that were not working, and replacement parts were difficult to find because it was an older system.

*(At this point a brief discussion was held among the Board members relating to the community's camera system)(Mr. Padilla stated he would asked the vendor to do an inspection and provide a report on the security cameras and potential updates)*

Ms. Abstencio also stated the irrigation system run time needed to be adjusted to 6:00 a.m. or during the day because when it's wet at night the holiday lights stop working which happened last year.

*(At this point a brief discussion was held among the Board members and Mr. Padilla relating to running the irrigation system)(The Board agreed to have the irrigation system start at 6:00 a.m.)*

Mr. Padilla stated the District attorney informed him that Board members could accept the donation of 6 solar spot lights from Mr. Kraljic on behalf of the District to be placed at the monuments if the so desired.

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*(At this point a brief discussion was held among the Board members and Mr. Padilla relating to solar spot lights)*

Mr. Padilla then asked for a motion to accept the donation of 6 solar spot lights for lighting at the monuments from Mr. Kraljic.

On MOTION by Ms. Abstencio seconded by Mr. Wernikoff with all in favor, accepting the donation of 6 solar spot lights for monument lighting from Mr. Kraljic was approved.

**EIGHTH 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:  
*Julio Padilla*  
69DE17F2799A479...  
Secretary / Assistant Secretary

Signed by:  
*Maritza Abstencio*  
E8BBCE8A1CF643F...  
Chairperson / Vice Chairperson

## Certificate Of Completion

Envelope Id: F9A99D4F-6335-4296-B6FE-828FB606FB9A  
 Subject: Cypress Cove: Complete with Docusign: 11-4-25 Minutes.pdf  
 Source Envelope:  
 Document Pages: 8  
 Certificate Pages: 2  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed  
 Envelope Originator:  
 Ellen Acosta  
 1001 Bradford Way  
 Kingston, TN 37763  
 eacosta@gmssf.com  
 IP Address: 162.199.192.217

## Record Tracking

Status: Original  
 3/10/2026 6:44:25 AM

Holder: Ellen Acosta  
 eacosta@gmssf.com

Location: DocuSign

## Signer Events

Julio Padilla  
 Jpadilla@gmssf.com  
 Security Level: Email, Account Authentication  
 (None)

## Signature

Signed by:  
  
 69DE17F2799A479...

## Timestamp

Sent: 3/10/2026 6:46:39 AM  
 Viewed: 3/10/2026 7:11:43 AM  
 Signed: 3/10/2026 7:22:06 AM

Signature Adoption: Pre-selected Style  
 Using IP Address: 73.107.254.126

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

Maritza Abstencio  
 MAbstencio@gmail.com  
 Chairperson  
 Security Level: Email, Account Authentication  
 (None)

Signed by:  
  
 E8BBCE8A1CF643F...

Sent: 3/10/2026 6:46:38 AM  
 Viewed: 3/10/2026 1:29:50 PM  
 Signed: 3/10/2026 1:30:07 PM

Signature Adoption: Pre-selected Style  
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 2601:589:407f:cf0:2d9f:f0b6:5603:c836

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

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	3/10/2026 6:46:39 AM
Certified Delivered	Security Checked	3/10/2026 1:29:50 PM

<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
Signing Complete	Security Checked	3/10/2026 1:30:07 PM
Completed	Security Checked	3/10/2026 1:30:07 PM

  

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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