MINUTES OF MEETING
CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

The Cypress Creek Reserve Community Development District held Public Hearings and Regular Meeting on August 13, 2025 at 1:30 p.m., or as soon thereafter as the matter could be heard, at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850.

Present:

Bill Fife	Chair
Candice Bain (via telephone)	Vice Chair
Owen Budorick	Assistant Secretary
Eric Morrisette	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Felix Rodriguez (via telephone)	Wrathell, Hunt and Associates, LLC
Ashley Ligas (via telephone)	District Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Torres called the meeting to order at 1:55 p.m.

Supervisors Morrisette, Budorick and Fife were present. Supervisor Bain attended via telephone. Supervisor Woodard was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-40, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending

September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Torres presented Resolution 2025-40. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. This is a Landowner-contribution budget with expenses being funded as they are incurred.

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, Resolution 2025-40, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law**

A. Proof/Affidavit of Publication

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2025-41, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Budorick and seconded by Mr. Fife, with all in favor, the Public Hearing was closed.

On MOTION for by Mr. Fife and seconded by Mr. Budorick, with all in favor, Resolution 2025-41, Providing for Funding for the Fiscal Year 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Deficit Funding Agreement**

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the Fiscal Year 2026 Deficit Funding Agreement, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-42, Ratifying, Confirming, and Approving the Sale of the Cypress Creek Reserve Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date**

Mr. Torres presented Resolution 2025-42. Ms. Ligas stated that this Resolution ratifies the sale of the bonds and actions taken in relation to the sale of the bonds.

On MOTION by Mr. Budorick and seconded by Mr. Fife, with all in favor, Resolution 2025-42, Ratifying, Confirming, and Approving the Sale of the Cypress Creek Reserve Community Development District Special Assessment Bonds, Series 2025 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-22, Designating the Location of the Local District Records Office and Providing for an Effective Date**

This item was deferred.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2025-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

The following changes will be made to the Fiscal Year 2026 Meeting Schedule:

TIMES: Change December 10, 2025 and March 11, 2026 from “11:00 AM” to “5:00 PM”

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, Resolution 2025-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, was amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Torres presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. He noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Fife and seconded by Mr. Morrisette, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TENTH ORDER OF BUSINESS **Ratification Items**

A. LevelUp Consulting, LLC Engineering Services Agreement

B. Ospree Creek LP Requisition #1 Series 2025

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the LevelUp Consulting, LLC Engineering Services Agreement and the Ospree Creek LP Requisition #1 Series 2025, were ratified.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Fife and seconded by Mr. Morrisette, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of May 14, 2025 Regular Meeting and Audit Committee Meeting Minutes**

On MOTION by Mr. Morrisette and seconded by Mr. Fife, with all in favor, the May 14, 2025 Regular Meeting and Audit Committee Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): LevelUp Consulting, LLC

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **0 (Zero) Registered Voters as of April 15, 2025**
- **NEXT MEETING DATE: September 10, 2025 at 1:30 PM**
  - **QUORUM CHECK**

The next meeting will be held on September 10, 2025, unless canceled.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Fife and seconded by Mr. Budorick, with all in favor, the meeting adjourned at 2:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/Assistant Secretary

____
Chair/Vice Chair