



**WINDING CYPRESS
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
NOVEMBER 7, 2017
1:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.windingcypresscdd.org

561.630.4922 Telephone

877.SDS.4922 Toll Free

561.630.4923 Facsimile

AGENDA
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
Club House at Winding Cypress
7180 Winding Cypress Drive
Naples, FL 34114
REGULAR BOARD MEETING
November 7, 2017
1:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. August 1, 2017 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2017-06 – Adopting a Fiscal Year 2016/2017 Amended Budget.....Page 7
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Naples Daily News

NaplesNews.com

Published Daily
Naples, FL 34110

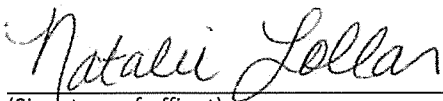
Affidavit of Publication

State of Florida
Counties of Collier and Lee

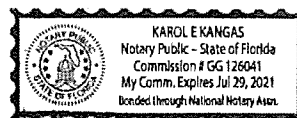
Before the undersigned they serve as the authority, personally appeared Natalie Zollar who on oath says that she serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

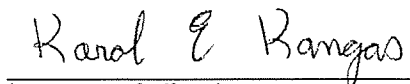
Customer	Ad Number	Copyline	P.O.#
WINDING CYPRESS COMM DEV DIST	1755086	WINDING CYPRESS COMM	

Pub Dates
September 20, 2017


(Signature of affiant)

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(Signature of affiant)

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2BR 2BA 2 car garage on lake \$1,800. mo. Call Ben @ John R. Wood (248)395-4440

PINJICANA 2BR 2BA
Desired school district, new stove, tile floors, garage. Now \$1,400. (850)449-4758

Recreation

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200HP 4 Stroke Mercury O/Bs, ex. cond., low hrs., \$59,000. Call (239)571-6783

FORMULA
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WE BUY CARS, TRUCKS, SUVs.
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Notice

UNDER OR AGAINST THE NAMED RESPONDENTS AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTIES DESCRIBED IN ATTACHED EXHIBIT "A", AND ALL OTHERS WHOM IT MAY CONCERN:

Domain Name
A petition in Eminent Domain has been filed to acquire certain property interests in Collier County, Florida.

Each Respondent
is required to serve written notice to the Petitioner or Petitioner's attorney, whose name and address is below, on or before Monday, October 23, 2017, and to file the original of the defenses with the Clerk of the Court either before service on the Petitioner's attorney or immediately thereafter, showing what right, interest, or lien the Respondent has in or to the property described in the Petition, and to show cause why that property should not be taken for the uses and purposes set forth in the petition. If any Respondent fails to do so, a default will be entered against that Respondent for the relief demanded in the Petition.

PLEASE TAKE NOTICE
that a Declaration of Taking has been filed in this cause and that Petitioner will apply for an Order of Taking and any other order the Court may proper in this cause. Honorable Hugh D. Hayes, one of the judges of this Court, on Monday, November 13, 2017 at 1:30 p.m. at the Collier County Courthouse, Building "L", 3315 Tamiami Trail East, Naples, Florida. All Respondents in this action may request a hearing at the time and place designated and be heard. Any Respondent failing to file a request for hearing shall waive any right to object to the order of taking. WITNESS my hand and the seal of this Court on this 29th day of August, 2017.

DWIGHT E. BROCK
Clerk of the Circuit Court

By/s/ Leona Hackler,
Deputy Clerk

Public Notices

Notice

Exhibit "A"

A portion of tract 135, Golden Gate Estates, Unit 77 as recorded in Plat Book 5, Page 15 of the Public Records of Collier County, Florida, lying in Section 5 Township 19 South, Range 28 East, Collier County, Florida, Being more particularly described as follows:

The North 25 feet of the south 75 feet of the east 75 feet of the west 180 feet of said tract 135.

Containing 1,875 square feet, more or less.

September 20 & 27, 2017. No.1741922

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Public Notices

Notice

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Ave Maria Stewardship Community District will hold Regular Meetings in the Ave Maria Master Association located at 5076 Annunciation Circle, Suite 103, Ave Maria, Florida 34142, at 9:00 a.m. (**unless otherwise noted**) on the following dates:

****October 3, 2017 at 6:00 p.m.****
November 7, 2017
December 5, 2017
January 2, 2018
February 6, 2018
March 5, 2018
April 3, 2018
May 1, 2018
June 5, 2018
July 3, 2018
August 7, 2018
September 4, 2018

The purpose of the meetings is to conduct any and all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

AVE MARIA STEWARDSHIP COMMUNITY DISTRICT
www.avemaristewardshipcd.org
September 20, 2017 No.1755086

Real Estate Rentals

ISLAND WALK, NAPLES
2BR 2BA 2 car garage on lake \$1,800. mo. Call Ben @ John R. Wood (248)395-4440

PINJICANA 2BR 2BA
Desired school district, new stove, tile floors, garage. Now \$1,400. (850)449-4758

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310, 330, CBR, 350 & 430

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**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 1, 2017**

A. CALL TO ORDER

The Regular Board Meeting of the Winding Cypress Community Development District was called to order at 1:00 p.m. at the Clubhouse at Winding Cypress located at 7180 Winding Cypress Drive, Naples, Florida 34114.

B. PROOF OF PUBLICATION

Proof of publication was presented that Notice of the Regular Board Meeting had been published in the *Naples Daily News* on April 24, 2017, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Scott Brooks	Present
Vice Chairman	Mike Hueniken	Present
Supervisor	Laura Ray	Present
Supervisor	Patrick Butler	Present
Supervisor	John Fiesler	Present

Also present were the following Staff members:

District Manager	Kathleen Dailey	Special District Services, Inc.
District Engineer	Josh Evans	J.R. Evans Engineering, P.A.

Also present were: Clark Gates of Hopping, Green & Sams; and Michael McElligott of Special District Services, Inc. (via telephone).

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. May 2, 2017, Regular Board Meeting

The minutes of the May 2, 2017, Regular Board Meeting were presented for approval.

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 1, 2017**

A **motion** was then made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously approving the minutes of the May 2, 2017, Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

**G. PUBLIC HEARING
1. Proof of Publication**

Proof of publication was presented that Notice of the Public Hearing had been published in the *Naples Daily News* on July 12, 2017, and July 19, 2017, as legally required.

2. Receive Public Comment on the Fiscal Year 2017/2018 Final Budget

There was no public comment on the Fiscal Year 2017/2018 Final Budget.

The Chairman then closed the Public Hearing and reconvened the Regular Board Meeting.

3. Consider Resolution No. 2017-03 – Adopting a Fiscal Year 2017/2018 Final Budget

Resolution No. 2017-03 was presented, entitled:

RESOLUTION 2017-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Fiesler, seconded by Ms. Ray and passed unanimously to adopt Resolution No. 2017-03, as presented.

4. Receive Public Comment on the Fiscal Year 2017/2018 Assessment Roll

There was no public comment on the Fiscal Year 2017/2018 Assessment Roll.

5. Consider Resolution No. 2017-04 – Adopting a Fiscal Year 2017/2018 Assessment Roll

Resolution No. 2017-04 was presented, entitled:

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 1, 2017**

THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2017/2018; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously to adopt Resolution No. 2017-04, as presented.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2017-05 – Adopting a Fiscal Year 2017/2018 Meeting Schedule

Resolution No. 2017-05 was presented, entitled:

RESOLUTION NO. 2017-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2017/2018 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

There was a consensus of the Board to remove the following meeting dates from the schedule: January 2, 2018, July 5, 2018, and September 4, 2018.

A **motion** was then made by Mr. Brooks, seconded by Ms. Ray and passed unanimously to adopt Resolution No. 2017-05, as amended.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 1, 2017**

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 1:07 p.m. on a **motion** made by Ms. Ray, seconded by Mr. Hueniken and passed unanimously.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved _____

RESOLUTION NO. 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2016/2017 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Winding Cypress Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 7th day of November, 2017.

ATTEST:

**WINDING CYPRESS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Winding Cypress
Community Development District

**Amended Final Budget For
Fiscal Year 2016/2017
October 1, 2016 - September 30, 2017**

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- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
O & M Assessments	89,833	90,091	90,091
Debt Assessments	513,776	518,311	518,311
Developer Debt Contribution	0	352,375	352,375
Interest Income	60	115	115
TOTAL REVENUES	\$ 603,669	\$ 960,892	\$ 960,892
EXPENDITURES			
Supervisor Fees	0	0	0
Payroll Taxes - Employer	0	0	0
Engineering/Inspections	7,500	5,500	3,131
Management	33,228	33,228	33,228
Legal	20,000	5,500	3,473
Assessment Roll	5,000	5,000	5,000
Audit Fees	4,000	3,200	3,200
Arbitrage Rebate Fee	650	650	650
Insurance	6,000	5,100	5,100
Legal Advertisements	1,200	2,800	2,231
Miscellaneous	750	500	303
Postage	250	305	296
Office Supplies	750	300	258
Dues & Subscriptions	175	175	175
Trustee Fee	4,000	3,709	3,709
Continuing Disclosure Fee	1,000	1,000	1,000
TOTAL EXPENDITURES	\$ 84,503	\$ 66,967	\$ 61,754
REVENUES LESS EXPENDITURES	\$ 519,166	\$ 893,925	\$ 899,138
Bond Payments	(482,950)	(844,320)	(844,320)
BALANCE	\$ 36,216	\$ 49,605	\$ 54,818
County Appraiser & Tax Collector Fee	(12,072)	(17,084)	(17,084)
Discounts For Early Payments	(24,144)	(15,851)	(15,851)
EXCESS/ (SHORTFALL)	\$ -	\$ 16,670	\$ 21,883
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 16,670	\$ 21,883

FUND BALANCE AS OF 9/30/16
FY 2016/2017 ACTIVITY
FUND BALANCE AS OF 9/30/17

\$13,443
\$16,670
\$30,113

AMENDED FINAL BUDGET
WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2016/2017
OCTOBER 1, 2016 - SEPTEMBER 30, 2017

	FISCAL YEAR 2016/2017 BUDGET 10/1/16 - 9/30/17	AMENDED FINAL BUDGET 10/1/16 - 9/30/17	YEAR TO DATE ACTUAL 10/1/16 - 9/29/17
REVENUES			
Interest Income	0	761	761
Developer Contribution	0	352,375	352,375
NAV Tax Collection	486,625	491,945	491,945
Total Revenues	\$ 486,625	\$ 845,081	\$ 845,081
EXPENDITURES			
Principal Payments	125,000	170,000	170,000
Interest Payments	357,950	361,350	361,350
Bond Redemption	3,675	0	0
Total Expenditures	\$ 486,625	\$ 531,350	\$ 531,350
Excess/ (Shortfall)	\$ -	\$ 313,731	\$ 313,731

FUND BALANCE AS OF 9/30/16	\$245,520
FY 2016/2017 ACTIVITY	\$313,731
FUND BALANCE AS OF 9/30/17	\$559,251

Notes

Reserve Fund Balance = \$243,911*. **Revenue Fund Balance = \$315,340***.

Revenue Fund Balance To Be Used To Make 11/1/2017 Principal & Interest Payment Of \$303,975.

11/1/2016 Principal & Interest Payment Was Developer Funded.

* Approximate Amounts

Series 2015 Bond Information

Original Par Amount = \$7,535,000	Annual Principal Payments Due:
Interest Rate = 4.00% - 5.00%	November 1st
Issue Date = December 2015	Annual Interest Payments Due:
Maturity Date = November 2045	May 1st & November 1st

Par Amount As Of 9/30/17= \$7,365,000