



**CYPRESS LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
APRIL 30, 2026
6:00 P.M.**

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

www.cypresslakescdd.org

561.630.4922 Telephone

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AGENDA
CYPRESS LAKES
COMMUNITY DEVELOPMENT DISTRICT
Meeting Room at The Wellington Branch Library
1951 Royal Fern Drive
Wellington, Florida 33414
REGULAR BOARD MEETING
April 30, 2026
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 20, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 5
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 12
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-04-20

Subcategory
Miscellaneous Notices

Notice of Regular Board Meeting of the
Cypress Lakes Community
Development District

The Board of Supervisors (the Board) of the Cypress Lakes Community Development District (the District) will hold Regular Board Meeting on April 30, 2026, at 6:00 p.m. at the Wellington Branch Library located at 1951 Royal Fern Drive, Wellington, Florida 33414.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the Districts website (www.cypresslakescdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting 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 meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Cypress Lakes Community Development District

www.cypresslakescdd.org

122522944/20/26

**CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 20, 2025**

A. CALL TO ORDER

District Manager Jason Pierman called the November 20, 2025, Regular Board Meeting of the Cypress Lakes Community Development District (the “District”) to order at 6:17 p.m. at the Wellington Branch Library located at 1951 Royal Fern Drive, Wellington, Florida 33414.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on October 3, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of Chairman Michael DeBock, Vice Chairman Jonathan Strackman and Supervisor Alissa Strackman constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc., and General Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO 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. June 26, 2025, Public Hearing & Regular Board Meeting

Mr. Pierman presented the minutes of the June 26, 2025, Public Hearing & Regular Board Meeting and asked if there were any changes or additions.

There being none, a **motion** was then made by Mr. Strackman, seconded by Mrs. Strackman and unanimously passed approving the minutes of the June 26, 2025, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Strackman, seconded by Mr. DeBock and passed unanimously adopting Resolution No. 2025-05, as presented.

2. Consider Resolution No. 2025-06 – Goals and Objectives Annual Report

Resolution No. 2025-06 was presented, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mrs. Strackman, seconded by Mr. Strackman and passed unanimously adopting Resolution No. 2025-06, as presented.

I. ADMINISTRATIVE MATTERS

Mr. Pierman reminded the Board to complete their ethics training before the end of the year and noted that the next meeting would be held on April 16, 2026.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 6:22 p.m. on a **motion** made by Mr. Strackman, seconded by Mr. DeBock and passed unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Cypress Lakes Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 16, 2026 at 6:00 p.m. in the Meeting Room at the Wellington Branch Library, 1951 Royal Fern Drive, Wellington, Florida 33414, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 30th day of April, 2026.

ATTEST:

**CYPRESS LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Cypress Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	78,137
Debt Assessments	119,734
Other Revenues	0
Interest Income	1,500
TOTAL REVENUES	\$ 199,371
EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Engineering	1,500
Management	30,192
Secretarial	4,200
Legal	7,500
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,000
Legal Advertisements	1,200
Miscellaneous	462
Postage	125
Office Supplies	275
Dues & Subscriptions	175
Trustee Fee	4,300
Continuing Disclosure Fee	1,000
Website Management	2,000
Reserve	0
TOTAL EXPENDITURES	\$ 74,949
REVENUES LESS EXPENDITURES	\$ 124,422
Bond Payments	(112,550)
BALANCE	\$ 11,872
County Appraiser & Tax Collector Fee	(3,957)
Discounts For Early Payments	(7,915)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	76,341	78,137	78,137	Expenditures Less Interest & Carryover/.94
Debt Assessments	121,736	119,734	119,734	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	4,084	960	1,500	Interest Projected At \$125.00 Per Month
TOTAL REVENUES	\$ 202,161	\$ 198,831	\$ 199,371	
EXPENDITURES				
Supervisor Fees	2,000	4,000	4,000	No Change From 2025/2026 Budget
Payroll Taxes (Employer)	234	320	320	Projected At 8% Of Supervisor Fees
Engineering	0	1,500	1,500	No Change From 2025/2026 Budget
Management	28,572	29,400	30,192	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2025/2026 Budget
Legal	7,167	7,000	7,500	\$500 Increase From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	8,000	FY 25/26 Expenditure Was \$7,269
Legal Advertisements	633	1,300	1,200	\$100 Decrease From 2025/2026 Budget
Miscellaneous	283	575	462	\$113 Decrease From 2025/2026 Budget
Postage	24	125	125	No Change From 2025/2026 Budget
Office Supplies	197	275	275	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,256	4,100	4,300	\$200 Increase From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Reserve	0	1,439	0	Reserve
TOTAL EXPENDITURES	\$ 67,099	\$ 74,409	\$ 74,949	
REVENUES LESS EXPENDITURES	\$ 135,062	\$ 124,422	\$ 124,422	
Bond Payments	(115,947)	(112,550)	(112,550)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 19,115	\$ 11,872	\$ 11,872	
County Appraiser & Tax Collector Fee	(1,241)	(3,957)	(3,957)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,124)	(7,915)	(7,915)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 10,750	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover Balance From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 10,750	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
CYPRESS LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,298	1,250	1,300	Projected Interest For 2026/2027
NAV Tax Collection	115,947	112,550	112,550	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 122,245	\$ 113,800	\$ 113,850	
EXPENDITURES				
Principal Payments	65,000	70,000	75,000	Principal Payment Due In 2027
Interest Payments	49,800	43,800	38,850	Interest Payments Due In 2027
Extraordinary Principal Payments	0	0	0	
Total Expenditures	\$ 114,800	\$ 113,800	\$ 113,850	
Excess/ (Shortfall)	\$ 7,445	\$ -	\$ -	

Series 2004 Bond Information

Original Par Amount =	\$1,745,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2004		
Maturity Date =	May 2034		
Par Amount As Of 1/1/26 =	\$755,000		

Cypress Lakes Community Development District Assessment Comparison

	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment*	Assessment*	Assessment*	Projected Assessment*
O & M	\$ 683.53	\$ 730.26	\$ 730.26	\$ 730.26
<u>Debt</u>	<u>\$ 1,165.74</u>	<u>\$ 1,119.01</u>	<u>\$ 1,119.01</u>	<u>\$ 1,119.01</u>
Total	\$ 1,849.27	\$ 1,849.27	\$ 1,849.27	\$ 1,849.27

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:
Total Units 107

LAW OFFICES
BILLING COCHRAN
ESTABLISHED 1977

KENNETH W. MORGAN, JR.
MICHAEL J. PAWELCZYK
MANUEL R. COMRAS
ANDREW A. RIEF
JEFFERY R. LAWLEY
GINGER E. WALD
SCOTT C. COCHRAN
ALINE O. MARCANTONIO
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

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RICHARD T. WOUFLE

February 2, 2026

VIA E-MAIL ONLY—jpierman@sdsinc.org

Mr. Jason Pierman
District Manager
Special District Services
The Oaks Center
2501A Burns Rd
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure
Cypress Lakes Community Development District
Our File: 578.03505**

Dear Jason:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

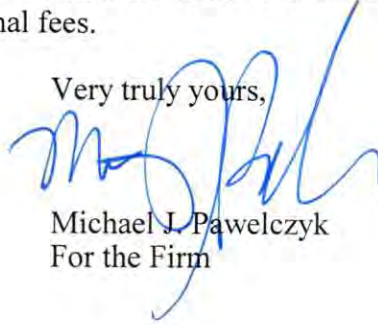
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Mr. Jason Pierman
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)