

**Report to the
Cypress Creek Property Owners' Association's
Board of Directors
from the Ad-hoc Options Committee
July 23, 2019**

This is the July report of the Cypress Creek Property Owners' Associations' Board of Director's appointed Ad-hoc Options Committee, Chaired by Board Member, Kelly Chiarella. Committee Members include Mikel Kline and Jamie Gould. Under direction from the Board of Directors, this Committee continues to work on behalf of the neighborhood.

Here are highlights of much of our activities since our last report:

- Committee members have enjoyed the last few months of relative quiet since the Board of County Commissioners denied Pulte/WGI's application to develop the golf course parcel in March, 2019.
- True Shot and Pulte have recently sent a mailer to most of the Cypress Creek residents dated July 10, 2019. Broadly, the mailer contains a letter proposal for an alternative development plan whereby True Shot would subdivide the golf course parcel into a 25-acre tract to sell to Pulte and a 97-acre parcel to be gifted to the CCPOA for dedication as open green space.
- The proposed construction project by Pulte would include 144 2-story townhouses on the 25-acre parcel with a single entry/egress point directly onto Military Trail. This would require a change to HR-8 zoning. There isn't enough information in the very early stage conceptual site plan to identify exactly which areas would be proposed to sell to Pulte or deeded to the CCPOA.
- The proposed 97-acre parcel deeded to the CCPOA would give the CCPOA members long-term control of the destiny of the majority of the golf course parcel, but will have ongoing maintenance costs associated with the property transfer. There are several areas that must be researched, analyzed, and considered regarding the proposed gifting of the 97-acre parcel. Just a few of those currently identified areas where additional CCPOA costs and potential cost mitigation alternatives need to be investigated include:
 - Costs of mowing, tree trimming, plantings, waterway algae control, waterway bank erosion, and post storm debris removal
 - Liability insurance
 - Costs of maintenance of irrigation system
 - Costs of maintenance or removal of the existing cart paths
 - Additional legal expenses
 - Property and transfer taxes incurred by the CCPOA and/or property owners

- Access rights: Association members and nonmembers, vehicular access
 - Unknown costs for maintenance, renewal & replacements of aging drainage system and flood control structures
 - Water resource fees and permits
 - Additional facilities/improvements that may be necessary or desirable e.g. restrooms, playgrounds, security lighting
 - There are likely additional unidentified impacts as well, some of which may be significant. Gathering and analyzing all of this information will require a significant effort and resource commitment. The Committee will report on its progress at the next Board meeting. Each of these issues need research and may have costs associated with them and potential mechanisms that might be considered to mitigate or reduce the potential impacts of a property transfer.
- An additional immediate consideration for the Board is the lack of budgetary authority to respond to the proposed 97-acre gift. Acceptance of this deeded parcel would require an obvious unbudgeted increase in maintenance expenses for the Association. Before the Board could even begin to consider acceptance of such a proposal, the existing cap on the annual assessments must be removed, which requires two-thirds of the voting members of the Association to approve amendment of the governing documents. At this point, the costs and impact on assessed fees are unknown and uncertain.
 - An additional area of consideration is the existence of an active lawsuit against True Shot brought by some of the Cypress Creek residents and the possible impacts that case might have on this proposal and the determination of building rights that may or may not exist on the golf course parcel.
 - Committee members continue to attend meetings at LWDD, SFWMD, COBWRA, Palm Beach County Zoning Commission, and Board of County Commissioners. Those meetings are ongoing. As a result of this proposal, committee members will likely start also attending the Palm Beach County Planning Commission meetings.

Respectfully submitted,

Kelly Chiarella, Committee Chair