



## CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION

c/o Tallfield Management

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April 3, 2024

Lindsay Hillstrom Parsons  
Vice President of Land Acquisition,  
FLE Division - Toll Brothers  
951 Broken Sound Parkway NW, Suite 180  
Boca Raton, FL 334487

### **Re: Cypress Creek secures independent engineer to review drainage and flood protection plans for project ABN-PDD-2023-00996**

Ms. Parsons,

The Board of Directors of the Cypress Creek Property Owners' Association (CCPOA) would like to thank you and your colleagues for helping us gain more insights into Toll Brothers' proposed infill redevelopment of the Cypress Creek Golf Course. As you know from previous discussions, we seek to understand the risk implications for our neighborhood and want to ensure that the new construction and related drainage work does not shift flooding risk to our surrounding homes. We thank you for understanding our concerns and for agreeing to contribute \$10,000 to help fund a portion of an independent peer review of your drainage and flooding-related engineering plans.

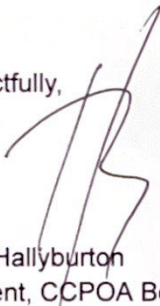
As Mikel Kline mentioned when we met with Toll Brothers and other stakeholders on March 20, 2024, the CCPOA Board has identified a consultant that we intend to use for this third-party assessment. By a unanimous public vote during our March Board Meeting, the CCPOA agreed to retain the services of Cherie Sova, P.E., MBA from Civil Solutions, Inc., a respected local engineering firm. Civil Solutions will consult and advise our Board of Directors and represent the interests of our Association Members regarding drainage and flood protection for the homes of our Association's Members.

We're sharing this information so that you're aware of Civil Solutions' involvement in this project on our behalf. The firm will immediately begin the peer review of the design and permitting processes associated with the proposed drainage system intended to serve both Toll Brothers' infill redevelopment project and our surrounding neighborhood.

We also wish to request an increase to the amount Toll Brothers agreed to contribute for this independent review, from \$10,000 to up to \$30,000 – which is the estimated actual cost for the type of review needed to ease concerns and safeguard our neighborhood. Please consider this revised contribution as a show of good faith to Cypress Creek neighbors who have named drainage and flooding as among their top concerns.

The CCPOA Board is eager to hear back from Toll Brothers regarding these financial details. In the meantime, please contact us if you have any questions or if we can be of assistance during the independent engineering review.

Respectfully,

A handwritten signature in black ink, appearing to read 'A. Hallyburton', written over a faint, illegible printed name.

Aaron Hallyburton  
President, CCPOA Board of Directors

cc: Robert B. Burr, Esq., Attorney for the Association