

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

A Regular Meeting of the Board of Supervisors of the WildBlue Community Development District was held on Thursday, May 24, 2018 at 10:00 a.m., at the offices of PEG, located at 12800 University Dr., Suite 275, Fort Myers, Florida 33907.

Present at the meeting were:

Don Schrottenboer	Chair
Carol Douglas	Vice Chair
Michelle Preiss	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Jonathan Johnson (<i>via telephone</i>)	District Counsel
Wes Kayne	Interim District Engineer
Carl Barraco (<i>via telephone</i>)	Barraco & Associates
Brett Sealy (<i>via telephone</i>)	MBS Capital Markets, LLC
Russell Smith	Lennar
Chris Hasty	Lennar
Barry Ernst	Lennar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:14 a.m. Supervisors Schrottenboer, Douglas and Preiss were present in person. Supervisors Morris and Price were not present.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Consideration of Board Member Resignations and Appointment of Replacements

Mr. Wrathell presented and read Mr. Greg Morris' resignation.

On MOTION by Mr. Schrottenboer and seconded by Ms. Douglas, with all in favor, the resignation of Mr. Greg Morris, effective immediately, was accepted.

Mr. Schrotenboer nominated Mr. Russell Smith to fill the unexpired term of Seat 5; term expires November, 2020. No other nominations were made.

On MOTION by Mr. Schrotenboer and seconded by Ms. Douglas, with all in favor, the appointment of Mr. Russell Smith to Seat 5; term expires November 2020, was approved.

A. Administration of Oath of Office to Board of Supervisors (*the following to be provided in a separate package*)

Mr. Smith recited and Ms. Cerbone notarized the Oath of Office.

Mr. Wrathell presented and read Mr. Mark Price’s resignation.

On MOTION by Mr. Schrotenboer and seconded by Ms. Preiss, with all in favor, the resignation of Mr. Mark Price, effective immediately, was accepted.

Mr. Smith nominated Mr. Chris Johnson to fill the unexpired term of Seat 4; term expires November, 2020. No other nominations were made.

On MOTION by Mr. Schrotenboer and seconded by Mr. Smith, with all in favor, the appointment of Mr. Chris Johnson to Seat 4; term expires November 2020, was approved.

Mr. Johnson recited and Ms. Cerbone notarized the Oath of Office.

Mr. Wrathell presented and read Ms. Carol Douglas’ resignation.

On MOTION by Mr. Schrotenboer and seconded by Mr. Smith, with all in favor, the resignation of Ms. Carol Douglas, effective immediately, was accepted.

Mr. Smith nominated Mr. Chris Hasty to fill the unexpired term of Seat 2; term expires November, 2022. No other nominations were made.

On MOTION by Mr. Schrotenboer and seconded by Mr. Smith, with all in favor, the appointment of Mr. Chris Hasty to Seat 2; term expires November 2022, was approved.

Mr. Hasty recited and Ms. Cerbone notarized the Oath of Office.

Mr. Wrathell presented and read Ms. Michelle Preiss' resignation.

On MOTION by Mr. Smith and seconded by Mr. Schrottenboer, with all in favor, the resignation of Ms. Michelle Preiss, effective immediately, was accepted.

Mr. Smith nominated Mr. Barry Ernst to fill the unexpired term of Seat 3; term expires November, 2020. No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Schrottenboer, with all in favor, the appointment of Mr. Barry Ernst to Seat 3; term expires November 2020, was approved.

Mr. Ernst recited and Ms. Cerbone notarized the Oath of Office.

Mr. Wrathell presented and read Mr. Schrottenboer's resignation.

On MOTION by Mr. Smith and seconded by Mr. Schrottenboer, with all in favor, the resignation of Mr. Don Schrottenboer, effective immediately, was accepted.

Mr. Smith nominated Mr. David Caldwell to fill the unexpired term of Seat 1; term expires November, 2022. No other nominations were made.

On MOTION by Mr. Smith and seconded by Mr. Hasty, with all in favor, the appointment of Mr. David Caldwell to Seat 1; term expires November 2022, was approved.

The Oath of Office would be administered to Mr. Caldwell at another time.

Mr. Wrathell provided and briefly explained the following items:

- i. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employers**
- ii. **Membership, Obligations and Responsibilities**

- iii. **Financial Disclosure Forms**
 - **Form 1: Statement of Financial Interests**
 - **Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - **Form 1F: Final Statement of Financial Interests**
- iv. **Form 8B: Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2018-31, Electing and Designating the Officers of the District and Providing for an Effective Date

Mr. Wrathell presented Resolution 2018-31. Mr. Smith nominated the following slate of officers:

Chair	Russell Smith
Vice Chair	Chris Hasty
Secretary	Craig Wrathell
Treasurer	Craig Wrathell
Assistant Secretary	Barry Ernst
Assistant Secretary	Chris Johnson
Assistant Secretary	David Caldwell
Assistant Secretary	Cindy Cerbone
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Hasty and seconded by Mr. Ernst, with all in favor, Resolution 2018-31, Electing and Designating the Officers of the District and Providing for an Effective Date, as nominated, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-32, Approving a Proposed Budget for Fiscal Year 2018/2019; and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements, Addressing Severability; and Providing an Effective Date

Mr. Wrathell presented Resolution 2018-32. The District is Landowner-funded. He reviewed the proposed Fiscal Year 2019 budget, including line item increases, decreases and adjustments and the reasons for them.

▪ **Discussion: Developer Funding Agreement(s)**

****This item, previously the Seventh Order of Business, was presented out of order.****

Discussion ensued regarding processing funding requisitions. Mr. Smith believed that Lennar would pay and then deal with it with Stock, afterwards. The Board authorized Mr. Johnson to prepare the Developer Funding Agreement, if it was not already assigned and executed as part of the closing. Funding requests should be submitted to Mr. Smith.

On MOTION by Mr. Russell and seconded by Mr. Ernst, with all in favor, Resolution 2018-32, Approving a Proposed Budget for Fiscal Year 2018/2019; and Setting a Public Hearing Thereon Pursuant to Florida Law for August 23, 2018 at 10:00 a.m., at the offices of Lennar, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966; Addressing Transmittal, Posting and Publication Requirements, Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Discussion: Meeting Schedule and Location for Remainder of Fiscal Year 2018

Discussion ensued regarding the Meeting Schedule for the remainder of Fiscal Year 2018.

On MOTION by Mr. Ernst and seconded by Mr. Smith, with all in favor, revising the remainder of the Fiscal Year 2018 Meeting Schedule to meet on the fourth Friday of the month, with the exception of August, at 10:00 a.m., at the offices of Lennar, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, and authorizing Staff to advertise accordingly, were approved.

SEVENTH ORDER OF BUSINESS

Discussion: Developer Funding Agreement(s)

This item was discussed during the Fifth Order of Business.

**WILDBLUE CDD
EIGHTH ORDER OF BUSINESS**

May 24, 2018

**Consideration of Request for Amendment
of the District Boundary**

Mr. Smith stated that Lennar's intention is to deed the lakes to the CDD so that they would benefit from sovereign immunity, and asked if the lakes could be deeded to the CDD even though they are outside the CDD's boundaries or if they should be added to the CDD, at the same time the boundaries are amended to exclude the commercial property. Mr. Johnson stated that, if the lakes were only going to be owned and maintained for a stormwater purpose, it would probably be okay to just deed them to the District; however, if there was any possibility of the District having an active role in terms of recreation or other uses of the lakes, then the boundary should be amended to include them. The lakes would be added to the District, as part of the Boundary Amendment.

Mr. Barraco asked whether a CDD lake could be expanded and extended outside the CDD boundary, onto the commercial parcel, if the commercial parcel is removed from the CDD boundaries. Mr. Johnson felt that the CDD could work around that and it would not be an issue.

On MOTION by Mr. Russell and seconded by Mr. Hasty, with all in favor, authorizing Staff to proceed with the Boundary Amendment Petition to exclude the commercial parcel and include the recreational lakes, with no Board objection to the Amendment, and authorizing the negotiation or other arrangements necessary between the interested parties, were approved.

NINTH ORDER OF BUSINESS

**Approval of Unaudited Financial
Statements as of April 30, 2018**

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2018. Any expenses related to preparation of the Engineer's Report, in anticipation of issuing bonds, were reflected on Page 3 so that, once bonds are issued, the Landowner/Developer could be reimbursed for the paid costs Capital expenses.

On MOTION by Mr. Ernst and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of April 30, 2018, were approved.

TENTH ORDER OF BUSINESS

**Consideration of February 22, 2018
Public Hearings and Regular Meeting
Minutes**

Mr. Wrathell presented the February 22, 2018 Public Hearings and Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, February 22, 2018 Public Hearings and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. District Counsel: *Hopping, Green & Sams, P.A.*
There being nothing to report, the next item followed.

B. District Engineer: *Barraco and Associates, Inc.*
There being nothing to report, the next item followed.

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

i. 0 Registered Voters in district as of May 17, 2018

Mr. Wrathell stated that there were no registered voters residing within the boundaries of the District as of May 17, 2018.

ii. NEXT MEETING: June 28, 2018 at 10:00 A.M.

The next meeting will be on Friday, June 29, 2018 at 10:00 a.m., at the offices of Lennar, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966, rather than on Thursday, June 28.

TWELFTH ORDER OF BUSINESS Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

THIRTEENTH ORDER OF BUSINESS Public Comments

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the meeting adjourned at 10:38 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair