

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on June 6, 2019 at 10:00 a.m., at Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

Present at the meeting were:

Russell Smith	Chair
Christopher Hasty	Vice Chair
Barry Ernst	Assistant Secretary
Chris Johnson	Assistant Secretary
David Caldwell	Assistant Secretary

Also present were:

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell, Hunt and Associates, LLC
Lisa Dao	Wrathell, Hunt and Associates, LLC
Jonathan Johnson	District Counsel
Carl Barraco	District Engineer
Darin McMurray	Lennar
Amanda Kumar	US Bank
Courtney Wilson	Bond Counsel - Greenberg Traurig, P.A.
Paul Milford	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 10:00 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Paul Milford, a resident of a neighborhood to the northeast of the CDD, discussed an email he sent regarding a proposed zoning change to a property approximately 2,000' from the northeast corner of the CDD. A hearing was scheduled for June 12th at 1:00 p.m., to change

the zoning from agricultural to utilities, which could allow a 75' tall waste transfer/holding facility and a hazardous waste drop off site. The facility would have a 100' tall exhaust stack and a water treatment facility with an injection well. He expressed his concern for the property values, as the proposed facility and associated traffic would be unsightly and inconvenient.

Mr. Wrathell thanked Mr. Milford and stated the email was forwarded to Mr. Smith and Mr. Caldwell and the District Engineer would continue monitoring the situation.

THIRD ORDER OF BUSINESS

Update: Boundary Amendment

District Counsel stated the public hearing on this matter was scheduled for 9:00 a.m., on the Lee County Commission's July 18th agenda; the exact time would be determined that day.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-08, Approving Proposed Budget for Fiscal Year 2019/2020 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 2019-08. He reviewed the proposed Fiscal Year 2020 budget, including line item increases, decreases and adjustments, compared to the Fiscal Year 2019 budget, and assessments. The number of units assessed on roll would increase as properties are platted; necessary adjustments would be made before adoption of the budget.

Discussion ensued regarding the new Field Operations portion of the proposed Fiscal Year 2020 budget, which was not in the Fiscal Year 2019 budget. An interlocal agreement with Vista Blue would be drafted with the goal of cost-sharing the \$26,000 "Water level and quality reporting" expense line item, which would save the District \$13,000.

A Board Member asked whether funds budgeted for "Shoreline/seawall repair and replacements" could carry over to Fiscal Year 2021, if not utilized in Fiscal Year 2020. Mr. Wrathell replied affirmatively; it would fall to fund balance. The District must begin building reserve funds in order to fund October, November and December expenses as assessment

revenues are not usually received until December. Discussion ensued regarding whether to adjust "Aquatic maintenance" to include aerators and lake management for the large lake being dug in the southwestern area or if the installation should be a capital expense, rather than a maintenance expense and details such as the need for electric for the 107-acre parcel. Mr. Wrathell stated he would work with Staff and the District Engineer and adjust, as necessary.

Mr. Wrathell reviewed the Debt Service Fund Budget for the soon-to-be-issued bonds and stated the first two payments would be made on December 15, 2019 and June 15, 2020.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, Resolution 2019-08, Approving Proposed Budget for Fiscal Year 2019/2020, as amended, as necessary, and Setting a Public Hearing Thereon Pursuant to Florida Law for September 5th 2019 at 10:00 a.m., at the office of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation: Final Supplemental Special Assessment Methodology Report (*for informational purposes*)

Mr. Wrathell presented the Final Supplemental Special Assessment Methodology Report dated May 23, 2019.

District Counsel: Craig, I would just ask you to confirm, I think it's certainly in the report, but just in summary, that the improvements in the Engineer's Report, in your professional opinion, provide a special and peculiar benefit to the land, and that the assessments as described in here are fairly and reasonably allocated.

Mr. Wrathell: Yes.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-09, Setting Forth the Specific Terms of the District's Special Assessment Bonds, Series 2019; Making Certain Findings and Confirming and Adopting an Engineer's Report and an Assessment Report;

Confirming the Maximum Assessment Lien Securing Series 2019 Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2019 Bonds; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Assessments; Providing for Conflicts, Severability and an Effective Date

Mr. Wrathell presented Resolution 2019-09 and read the title.

District Counsel reviewed the Resolution, which is the final step prior to pre-closing.

Discussion of the Methodology Report resumed. Mr. Smith asked where the use of infrastructure donations by the Developer to lower assessments could be found in the Methodology. Upon examination of the figures it was determined that, rather than utilizing developer contributions to lower assessments, assessments were calculated based on the Equivalent Residential Unit (ERU) benefit allocation of \$30 per front foot.

Mr. Hasty asked if specifically identifying that the Developer is contributing \$12 million to lower debt assessments would preclude the District from issuing additional bonds for some of the infrastructure work, versus the District simply issuing \$22 million to \$24 million in bonds. District Counsel stated he doubted whether bonds could be issued for improvements that were developer-funded. Mr. Wrathell stated he did not believe developer contributions were used to reduce assessments further than the ERU calculation provided and, if so, another bond issuance would not be precluded. District Counsel stated that a footnote could be added to Table 5, of the Final Supplemental Assessment Methodology Report, as follows:

“*To the extent not needed for developer contribution, the District reserves the right to issue bonds for future series.”

Mr. Wrathell stated, to his knowledge there was no distinction as to what improvements would be funded.

On MOTION by Mr. Smith and seconded by Mr. Hasty, with all in favor, Resolution 2019-09, Setting Forth the Specific Terms of the District’s Special Assessment Bonds, Series 2019; Making Certain Findings and Confirming and Adopting an Engineer’s Report and an Assessment Report, as amended to include the footnote to Table 5 of the Final Supplemental Special Assessment Methodology Report, as suggested by District Counsel; Confirming the Maximum Assessment Lien Securing Series 2019 Bonds; Addressing the Allocation and Collection of the Assessments Securing the Series 2019 Bonds; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; Providing for the Recording of a Notice of Assessments; Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2019

Mr. Wrathell presented the Unaudited Financial Statements as of April 30, 2019. The District Engineer would submit requisitions for reimbursement of advance funding for eligible expenses, as permitted by the bond funding agreement. In response to a Board Member’s question, Mr. Wrathell stated that the Board did not need to meet to approve requisitions; the approved documents allow the requisition process to proceed. District Counsel concurred and stated because it was identified in Engineer’s Report and the acquisition agreement. Mr. Wrathell stated that the District Engineer would prepare reimbursement requisitions, Staff would review and verify it and, once reviewed, Staff would forward requisitions to the Trustee.

On MOTION by Mr. Ernst and seconded by Mr. Caldwell, with all in favor, the Unaudited Financial Statements as of April 30, 2019, were accepted.

EIGHTH ORDER OF BUSINESS

Consideration of March 7, 2019 Regular Meeting Minutes

Mr. Wrathell presented the March 7, 2019 Regular Meeting Minutes.

On MOTION by Mr. Caldwell and seconded by Mr. Ernst, with all in favor, the March 7, 2019 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There being no report, the next item followed.

B. District Engineer: *Barraco and Associates, Inc.*

Mr. Barraco stated that construction was proceeding well and in accordance with documents. A draft of the first pay requisition was prepared and would be disseminated.

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

i. Q Registered Voters in District as of April 15, 2019

There were no registered voters residing within the District as of April 15, 2019.

ii. NEXT MEETING: August 1, 2019 at 11:00 A.M.

The next meeting will be held on August 1, 2019 at 11:00 a.m.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

ELEVENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TWELFTH 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 10:41 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair