

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held multiple Public Hearings and a Regular Meeting on September 5, 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 (via telephone)	District Counsel
Carl Barraco	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Wrathell called the meeting to order at 11:05 a.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Public Hearing on the Adoption of the
Fiscal Year 2019/2020 Budget**

A. Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

- B. Consideration of Resolution 2019-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Wrathell reviewed the proposed Fiscal Year 2020 budget.

On MOTION by Mr. Caldwell and seconded by Mr. Ernst, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Caldwell and seconded by Mr. Ernst, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Smith and seconded by Mr. Caldwell, with all in favor, Resolution 2019-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2019/2020, Pursuant to Florida Law

- A. Affidavit of Publication**

The affidavit of publication was provided for informational purposes.

- B. Mailed Notice(s) to Property Owner(s)**

The affidavit of mailing and the mailed notice were provided for informational purposes.

Mr. Wrathell referred to the chart in Exhibit A of the mailed notice to property owners and discussed the reason for the difference in the Equivalent Assessment Unit (EAU) factors between the residential units and the undeveloped, unplatted land types, which was calculated at a higher EAU factor based upon the number of units planned.

The following change was made:

Change "Undeveloped Land-SDWD" to "Undeveloped Land-SDWB"

- C. **Consideration of Resolution 2019-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

On MOTION by Mr. Ernst and seconded by Mr. Caldwell, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Johnson and seconded by Mr. Caldwell, with all in favor, the Public Hearing was closed.

Mr. Wrathell presented Resolution 2019-11 and read the title. Section 3 described the ability to place assessments on the tax rolls and direct bill assessments and the payment timing for direct-billed assessment. Mr. Caldwell asked whether each Developer would receive a separate bill. Mr. Wrathell replied affirmatively.

On MOTION by Mr. Caldwell and seconded by Mr. Ernst, with all in favor, Resolution 2019-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2019/2020; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2018, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Wrathell presented the Audited Annual Financial Report. The Financial Highlights, on Page 4, reflected that the District’s liabilities exceeded its assets, mostly the result of the previous Developer’s advances for engineering and legal expenses related to the bonds, which are eligible for reimbursement. That amount was reflected on Page 11, as a developer advance, but was incorrectly reported on Page 8, as “Note payable-developer”. The following change would be made:

Page 8: Change “Note payable-developer” to “Developer advance”

Mr. Caldwell asked where the reimbursement funds would come from. Mr. Wrathell stated reimbursement could be from bond proceeds; he believed that, if the costs of issuance were fully depleted, it could be requisitioned from the construction account. Mr. Johnson stated there was an assignment of that agreement, from the former Developer to Lennar, at the time of the closing on the real properties.

Mr. Wrathell stated that there were no findings, irregularities or instances of noncompliance; it was a clean audit.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2019-12, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2018

Mr. Wrathell presented Resolution 2019-12.

On MOTION by Mr. Ernst and seconded by Mr. Caldwell, with all in favor, Resolution 2019-12, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2018, as amended, was adopted.

Mr. Wrathell stated that the audit was submitted by the June 30th deadline.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2019-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date

Mr. Wrathell presented Resolution 2019-13.

On MOTION by Mr. Caldwell and seconded by Mr. Johnson, with all in favor, Resolution 2019-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2019-14, Ratifying, Confirming and Approving the Sale of the Wildblue Community Development District Special Assessment Bonds, Series 2019; Ratifying, Confirming and Approving the Actions of The Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and all District Staff Regarding the Sale and Closing of the Wildblue Community Development District Special Assessment Bonds, Series 2019; Determining Such Actions as Being in Accordance With the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Wrathell presented Resolution 2019-14 and read the title.

On MOTION by Mr. Caldwell and seconded by Mr. Smith, with all in favor, Resolution 2019-14, Ratifying, Confirming and Approving the Sale of the Wildblue Community Development District Special Assessment Bonds, Series 2019; Ratifying, Confirming and Approving the Actions of The Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries and all District Staff Regarding the Sale and Closing of the Wildblue Community Development District Special Assessment Bonds, Series 2019; Determining Such Actions as Being in Accordance With the Authorization Granted By the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property

Mr. Johnson presented the Disclosure document and stated that, by Statute, disclosures must be recorded to make relevant information available to builders and purchasers.

On MOTION by Mr. Ernst and seconded by Mr. Caldwell, with all in favor, the Disclosure of Public Financing and Maintenance of Improvements to Real Property, was approved.

TENTH ORDER OF BUSINESS

Ratification of Solitude Lake Management, LLC, Agreements

- A. Lake Maintenance Agreement**
- B. Addendum 1 to Lake Maintenance Agreement**

Mr. Barraco confirmed that the lakes identified in the Agreements require the contractually described maintenance.

On MOTION by Mr. Caldwell and seconded by Mr. Ernst, with all in favor, the Solitude Lake Management, LLC, Agreements, were ratified.

ELEVENTH ORDER OF BUSINESS

Consideration of Second Amendment to Solitude Lake Management, LLC, Lake Maintenance Agreement

Mr. Johnson stated that new verbiage provided additional protections to the District.

On MOTION by Mr. Caldwell and seconded by Mr. Ernst, with all in favor, the Second Amendment to Solitude Lake Management, LLC, Lake Maintenance Agreement, was approved.

- **Stormwater Management and Landscape Maintenance**

This item was an addition to the agenda.

Mr. Wrathell stated that Staff discussed the operations and maintenance (O&M) needs, such as the unique need to control fertilizers entering the lakes. The proposed solution was to contract with the POA to manage all landscape matters. The second component would be a boat management plan and regulating residents' docks. District Counsel prepared a document

to allow the District to contract with the POA to manage these issues. Mr. Caldwell noted that residents use the lake and would be building docks so he felt an agreement was necessary. The POA would need to review it and, if documents were drafted, he could share them with the POA, in his capacity as President of the Master POA. Mr. Caldwell advised Mr. Johnson to expect emails and/or phone calls from Mr. Charles Mann, Counsel for the POA.

On MOTION by Mr. Ernst and seconded by Hasty, with all in favor, authorizing Staff to work with Mr. Caldwell on a form of Maintenance Agreement with the Association and authorizing the Chair and Vice Chair to execute the agreement, was approved.

TWELFTH ORDER OF BUSINESS

Approval of Unaudited Financial Statements as of July 31, 2019

Mr. Wrathell presented the Unaudited Financial Statements as of July 31, 2019.

On MOTION by Mr. Caldwell and seconded by Mr. Smith, with all in favor, the Unaudited Financial Statements as of July 31, 2019, were accepted.

THIRTEENTH ORDER OF BUSINESS

Consideration of June 6, 2019 Regular Meeting Minutes

Mr. Wrathell presented the June 6, 2019 Regular Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Caldwell, with all in favor, the June 6, 2019 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH 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 of infrastructure continues and a payment was made to the Developer. As lakes are completed, they are being maintained. The water

management system would not be certified by the South Florida Water Management District (SFWMD) until the entire system is complete; at that point there would be a complete transfer of ownership and maintenance responsibilities to the District at the state level. Discussion ensued regarding pursuing partial certifications. Before the next meeting, Mr. Barraco would determine which can be completed; the preserve areas are included in certification. The areas in question would be mapped.

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

There being no report, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

SIXTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

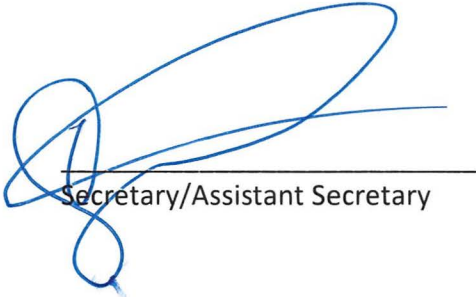
SEVENTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Ernst and seconded by Mr. Caldwell, with all in favor, the meeting adjourned at 11:40 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair