

**MINUTES OF MEETING  
WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on October 3, 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 (via telephone)	Chair
Christopher Hasty	Vice Chair
Chris Johnson	Assistant Secretary
David Caldwell	Assistant Secretary

**Also present were:**

Craig Wrathell	District Manager
Jonathan Johnson	District Counsel
Carl Barraco	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 10:07 a.m. Supervisors Hasty, Johnson and Caldwell were present, in person. Supervisor Smith was attending via telephone. Supervisor Ernst was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2020-01,  
Relating to the Amendment of the Annual  
Budget for the Fiscal Year Beginning  
October 1, 2018 and Ending September 30,  
2019; and Providing for an Effective Date**

Mr. Wrathell presented Resolution 2020-01.

**On MOTION by Mr. Caldwell and seconded by Mr. Johnson, with all in favor, Resolution 2020-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2018 and Ending September 30, 2019; and Providing for an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Form of Agreement for Certain Maintenance Services of Improvements with HOA/POA**

Mr. Wrathell presented the Form of Agreement for Certain Maintenance Services of Improvements with HOA/POA and reviewed Exhibits A through E. The District would contract with the Master Association to perform certain maintenance obligations. Discussion ensued regarding the agreement, the boat management plan, dock installations and approvals, boat refueling spills, easement rights, license agreements, licensing fees, temporary licenses, penalty provisions, and enforcement. Mr. Wrathell summarized that the POA would have primary policing authority and the CDD would have the right to rescind dock licenses at any time for any and all egregious violations. District Counsel would contact Mr. Charles Mann, the Association Attorney to solidify the agreement. Mr. Barraco asked if Exhibit B, the Ownership Map, should be an ownership and easement map, a maintenance responsibility map or contain all three. Mr. Wrathell stated that all three would be helpful and the exhibits should be finalized at the end of construction, as opposed to gradually. Mr. Barraco would amend the exhibits.

Mr. Barraco stated that Lee County was reviewing an administrative amendment to the zoning to provide flexibility for a dock to be closer to the water, which will require additional littoral plantings, and would have to be considered in the standardized map, if and when approved. Discussion ensued regarding the seawall, gangway, littorals and drafting the license agreement. Mr. Wrathell stated the license agreement and boat licensing fees would be finalized at a future meeting.

**On MOTION by Mr. Hasty and seconded by Mr. Johnson, with all in favor, the Form of Agreement between the WildBlue CDD and the HOA/POA for Certain Maintenance Services of Improvements, in substantial form, was approved.**

**FIFTH ORDER OF BUSINESS**

**Discussion: Updated Provision of District's Rules and Procedures**

- Mr. Johnson reviewed the Updated Provisions of the District's Rules of Procedure memorandum, as follows:
  - This was a standard update of the Rules of Procedure.
  - The vast majority of the revisions were from legislative changes during the 2019 legislative session.
  - The "Minor Changes", on Page 4 of the memorandum, were not mandated by legislation; therefore, any adjustments the Board deems necessary could be facilitated.
  - The Amended and Restated Rules of Procedure would be adopted at a future meeting.
- Discussion ensued regarding the license agreement and setting the dates for the next few meetings.

**A. Amended and Restated Rules of Procedure**

The redlined version was included for informational purposes.

**B. Resolution 2020-02, To Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure; and Providing an Effective Date**

**On MOTION by Mr. Caldwell and seconded by Mr. Hasty, with all in favor, Resolution 2020-02, To Designate Date, Time and Place of Public Hearing for November 7, 2019 at 10:00 a.m., at Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901 and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amended and Restated Rules of Procedure for; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Ratification of SOLitude Lake Management Lake Maintenance Agreement and Addendum #1**

Mr. Wrathell presented the SOLitude Lake Management Lake Maintenance Agreement and Addendum #1 for ratification.

On MOTION by Mr. Hasty and seconded by Mr. Johnson, with all in favor, the SOLitude Lake Management Lake Maintenance Agreement and Addendum #1, were ratified.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2019**

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

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

**EIGHTH ORDER OF BUSINESS**

**Consideration of September 5, 2019 Public Hearings and Regular Meeting Minutes**

Mr. Wrathell presented the September 5, 2019 Regular Meeting Minutes.

On MOTION by Mr. Caldwell and seconded by Mr. Hasty, with all in favor, the September 5, 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 reported the following:

- Two pay requisitions, one to the Developer and one for professional services, were processed and a third would be forthcoming.
- Construction was proceeding.
- Some water management systems were certified to the County and to the District.

Mr. Barraco presented a map detailing what was and was not certified for operation and maintenance to the South Florida Water Management District (SFWMD) and Lee County. The map would be sent to the Board.

➤ Some ERP permits have the HOA as the operational entity and some have the CDD. Some of the permits were initially issued to the HOA because the District did not yet exist. As each permit is modified, its designation in the SFWMD records would be changed from the HOA to the CDD.

➤ Some plats were recorded again, prior to establishment of the District. District Staff would coordinate to clean up and/or update the easements and ownership of previous or original plats from the HOA to the CDD.

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

- **NEXT MEETING DATE: November 7, 2019 at 10:00 a.m.**

The next meeting will be held on November 7, 2019 at 10:00 a.m.

- **QUORUM CHECK**

This item was not addressed.

**TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' 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. Caldwell and seconded by Mr. Hasty, with all in favor, the meeting adjourned at 11:20 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair