

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Public Hearing and Regular Meeting on September 2, 2021 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

Present were:

Russell Smith	Chair
Christopher Hasty	Vice Chair
Barry Ernst	Assistant Secretary
Aaron Milosevic (via telephone)	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Wes Haber	District Counsel
Carl Barraco, Sr.	District Engineer
Neil Mathes	Barraco & Associates
Jay Gaines (via telephone)	Berger, Toombs, Elam, Gaines & Frank

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:26 a.m. Supervisors Ernst, Hasty and Smith were present. Supervisor Milosevic was attending by phone. Supervisor Johnson was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Gaines presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2020. There were no findings, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

**WILDBLUE CDD
FOURTH ORDER OF BUSINESS**

September 2, 2021

**Consideration of Resolution 2021-07,
Hereby Accepting the Audited Annual
Financial Report for the Fiscal Year Ended
September 30, 2020**

Mr. Adams presented Resolution 2021- 07.

**On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor,
Resolution 2021-07, Hereby Accepting the Audited Annual Financial Report for
the Fiscal Year Ended September 30, 2020, was adopted.**

FIFTH ORDER OF BUSINESS

**Public Hearing on Adoption of the Fiscal
Year 2021/2022 Budget**

A. Proofs/Affidavits of Publication

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2021-08, Relating to the Annual Appropriations and
Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending
September 30, 2022; Authorizing Budget Amendments; and Providing an Effective
Date**

Mr. Adams presented Resolution 2021-08. He stated that the proposed Fiscal Year 2022 budget was unchanged since it was last presented and noted that assessments did not increase compared to Fiscal Year 2021.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

**On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor,
Resolution 2021-08, Relating to the Annual Appropriations and Adopting the
Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September
30, 2022; Authorizing Budget Amendments; and Providing an Effective Date,
was adopted.**

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-09,
Making a Determination of Benefit and
Imposing Special Assessments for Fiscal
Year 2021/2022; 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

Mr. Adams presented Resolution 2021-09. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein, directs Staff to prepare a lien roll and transmit the on-roll lien roll to the Tax Collector for placement of the assessments on the property tax bill and sets forth a direct bill schedule for off-roll assessments.

On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor, Resolution 2021-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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.

SEVENTH ORDER OF BUSINESS

Consideration of Farm Field Lake Maintenance Plan

Mr. Adams presented the Alico Farm Field Lake Maintenance Plan (AFFLMP). Management has no issues with the plan itself, which outlines exactly what the CDD has been doing in terms of lake maintenance and as approved in prior plans through the County.

Mr. Barraco stated the plan was standard and reflected the CDD's past maintenance.

Mr. Haber agreed with regard to maintenance and stated the AFFLMP described obligations relating to distribution of materials to homebuyers at closing. The AFFLMP has two parties to it and, given that the CDD would not be at the closing table, Lennar would make representations relating to distribution of materials at closing.

Mr. Haber stated the AFFLMP addressed the obligation to distribute materials to homeowners adjacent to the lake or pond and the document would be recorded. He discussed the need to ensure that the CDD is taking and documenting that the appropriate steps have

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been taken, particularly with regard to information distribution. He suggested approving the AFFLMP in substantial form, filling in Mr. Barraco’s firm name under “prepared by” and authorizing the Chair to execute, once finalized. He noted that Lennar was mentioned twice at the top.

Mr. Barraco stated that, as an Engineer, he was not comfortable preparing a legal document. He noted that Pulte borders the lake and he believed that they were purchasing the lake. Discussion ensued regarding ownership, the Agreement with Lee County, easements, construction and possible sale of the lake and whether to defer this item.

Mr. Haber stated he was not sure if this matter is time sensitive but he was comfortable with the Board approving the AFFLMP in substantial form or he could revise the document and present it again.

Mr. Adams stated he believed it was a time sensitive issue. Mr. Barraco was inquiring.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2021. The financials were accepted.

▪ **Discussion Resumed: Consideration of Farm Field Lake Maintenance Plan**

Mr. Barraco stated the AFFLMP was needed for the Certificate of Compliance for the lake and there may be a time-sensitive issue related to the Certificate of Compliance.

Mr. Smith observed that, since the lake is still owned by Lennar, the CDD can maintain it and issues related to the sale of the lake can be addressed later.

On MOTION by Mr. Hasty and seconded by Mr. Ernst, with all in favor, the Alico Farm Field Lake Maintenance Plan, in substantial form, and authorizing the Chair to execute, was approved.

NINTH ORDER OF BUSINESS

Consideration of June 3, 2021 Regular Meeting Minutes

Mr. Adams presented the June 3, 2021 Regular Meeting Minutes.

On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor, the June 3, 2021 Regular Meeting Minutes as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

Mr. Barraco stated construction was proceeding and another pay requisition was submitted to the Developer on behalf of the District. Mr. Smith asked how much remains in the Construction Account. Mr. Adams stated, as of July 31, 2021, just under \$3.2 million remained. Mr. Smith complimented Mr. Barraco on his firm’s attention to detail regarding requisitions.

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

- **NEXT MEETING DATE: October 7, 2021 at 10:00 A.M.**
 - **QUORUM CHECK**

The next meeting will be held on October 7, 2021, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor, the meeting adjourned at 10:44 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair