

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on July 3, 2025 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913.

Present:

John Buchholz	Chair
Rick Bennington	Vice Chair
Chris Hasty	Assistant Secretary
Herb Lanese	Assistant Secretary
Denis Bourque (via phone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Wes Haber (via phone)	District Counsel
Frank Savage	District Engineer
Andrew Nethalm	Fishing Club

Residents present: (in person or via phone)

Mark Sorensen	Bill Magri	Rosanne Duffy	Kathleen O'Connor
Jerry O'Malley	Chris Gregson	Joanne Leonardi	Other Residents

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m.

Supervisors Bennington, Hasty, Lanese and Buchholz were present. Supervisor Bourque was not presented at roll call.

SECOND ORDER OF BUSINESS**Public Comments: Agenda Items (3 Minutes Per Speaker)**

A resident asked for an update on Latitude Lakes. Mr. Buchholz stated that Latitude Lakes will be the next agenda item discussed.

Resident Rosanne Duffy stated that the fence on Blue Sapphire Drive is still down. Mr. Willis stated the contractor confirmed that his crew will be on site within the next couple of weeks.

▪ **Discussion Latitude Lakes**

This item was an addition to the agenda.

Mr. Willis stated that SOLitude resolved the two issues at Latitude Lakes by replacing the compressors on the aeration system and treating the lakes with the aquatic herbicide Sonar® and applying contact herbicides to the vegetation to control it, which will take time for the vegetation to die off. The problem was caused by low water levels.

Discussion ensued regarding the aeration systems, SOLitude working to install lights on the aeration boxes and the project scope.

Staff was notified that the passcode to join the meeting via telephone was not correct.

Mr. Bourque joined the meeting at 10:15 a.m., via telephone.

THIRD ORDER OF BUSINESS**Updates**

A. Lake Bank Erosion Repair Project

Mr. Savage stated that the erosion map was finalized two meetings ago. He is incorporating that scope of that work into the Supplemental Engineer's Report, which will be used for financing. He suggested establishing unit pricing for the bid process in order to address any additional localized erosion issues that might arise.

Mr. Buchholz asked Mr. Savage to provide a Lake Restoration Schedule.

Resident Joanne Leonardi asked who will communicate information about the project to the residents. Mr. Buchholz asked Mr. Savage to prepare a temporary phasing plan that can be updated and posted on the CDD website, along with the HOA e-blasting it to the residents.

Resident Mark Sorenson asked for an update on the retention lake on Acqua Shore Drive and what the solution is for the surface runoff collection boxes. Mr. Buchholz asked Mr. Sorenson to defer his questions until public comments.

Discussion ensued regarding adding the downspout diagram and schedule to the agenda and, although it is not a CDD function, posting the diagram on the CDD website, along with bringing copies to the next meeting.

B. Retaining Wall Restoration

Mr. Savage and Mr. Buchholz provided updates on the joint meetings with Lee County and the Southwest Florida Water Management District (SFWMD); WildBlue CDD and Blue Lake CDD representatives attended the joint meetings. Lee County confirmed that the CDD will be required to submit two submissions, one is a zoning action that is an administrative amendment and the other involves modifying the Limited Development Order (LDO) to identify any deviations that might need to be adjusted for the current design.

Mr. Savage discussed staggering the submittal of the Administrative Amendment by July 18, 2025 and the LDO ERP Modification four weeks later and coordinating the next steps with Mr. Cheifet, the Marine Consultant.

Mr. Buchholz stated that he and Mr. Cheifet met with Taylor Engineering two weeks ago, which resulted in Mr. Cheifet modifying the design to match Taylor Engineering.

C. Fuel Station Site

Mr. Buchholz provided updates on the mediation with the Circuit Court Judge and the Developer, who agreed to concessions, such as installing additional landscaping and a concrete wall and fencing surrounding the property; lowering the level of the retention pond; moving the discharge; assisting the CDD in not having to incur \$200,000 for the traffic light; building a bus stop; making the entrance one direction going out; providing maintenance and reserve funds; and reducing the retail space by adding a three-story 110,000 square foot storage facility to help block the noise and reduce traffic.

The Developer is preparing new drawings.

FOURTH ORDER OF BUSINESS

Discussion: Fishing Rules

Regarding the CDD easement surrounding the lakes, Mr. Adams stated it is solely for the purpose of the CDD's use to maintain and operate the stormwater pond; it is not an easement for the allowance of general public access. It was noted the retaining wall is not the property boundary of the lake. Mr. Haber stated that the CDD's dedication of the lake plats was for the sole purpose of water management, to ensure compliance with the permit. The Amenities HOA would need to confirm if it was granted access rights just for the marina and use of boats when the CDD was established or if it grants them rights to access the lake bank to fish behind the residences.

Mr. Buchholz asked Mr. Haber to provide an opinion and for Mr. Nethalm to provide a copy of the State law that permits public access to CDD lake tracts.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of May 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2025.

Discussion ensued regarding legal fees and having only one Litigation Attorney attend meetings, going forward having; the Attorney in attendance would then update the other Attorney.

The financials were accepted.

SIXTH ORDER OF BUSINESS**Approval of Minutes****A. May 15, 2025 Special Meeting**

The following changes were made:

Line 49: Change "ethics" to "Board"

Line 205: Change "Gavin" to "Darin"

On MOTION by Mr. Lanese and seconded by Mr. Buchholz, with all in favor, the May 15, 2025 Special Meeting Minutes, as amended, were approved.

B. May 19, 2025 Special Meeting and Attorney Client Session

The following change was made:

Line 13: Delete entire line

On MOTION by Mr. Bennington and seconded by Mr. Buchholz, with all in favor, the May 19, 2025 Special Meeting and Attorney Client Session, as amended, were approved.

C. June 5, 2025 Regular Meeting

The following change was made:

Line 358: Change “Bellows” to “Bello”

On MOTION by Mr. Buchholz and seconded by Mr. Bennington, with all in favor, the June 5, 2025 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

- **Continued Discussion/Update: Construction Litigation Regarding Retaining Wall Repairs**

Mr. Haber stated, as directed at the last meeting, he spoke to two firms and it was determined those firms would have a conflict of interest due to the parties involved in the lawsuit. He hopes to present a proposal at the July 3, 2025 meeting.

B. District Engineer: Barraco and Associates, Inc.

There was nothing further to report.

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

- **UPCOMING MEETINGS:**
 - **July 17, 2025 at 10:00 AM [Special Meeting and Attorney-Client Sessions]**
 - **August 7, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
 - **August 21, 2025 at 10:00 AM [Special Meeting and Attorney-Client Sessions]**
 - **September 4, 2025 at 10:00 AM**

- **September 18, 2025 at 10:00 AM [Special Meeting and Attorney-Client Sessions]**
 - **QUORUM CHECK**

EIGHTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Mr. Bourque asked Mr. Hasty if it be all rock if they dig under Lattitude Lake and, if not, if it would be a viable solution to sell the fill material. Mr. Hasty stated that he would have to research to determine if the fill material is quality. Mr. Adams stated that the aeration system is more efficient and in line with the CDD's responsibility, which is water quality.

NINTH ORDER OF BUSINESS**Public Comments Non-Agenda Items (3 Minutes Per Speaker)**

Resident Bill Magri asked for the box on the agenda letter that lists the call in number to read "For Board Members, Staff and the Public to Attend By Telephone".

Resident Chris Gregson asked to extend the three-minute public comments time limit to two to three minutes per topic. He encouraged Board Members to listen to District Counsel's earlier advice regarding the best course of action in creating a fishing policy.

Mr. Gregson, discussed numerous expenditures, the CDD exceeding the Fiscal Year 2025 budget and homeowners' assessments increasing, prior unaudited financial statements, a proposal to engage a third litigation firm and prior meeting discussion items. He asked for the expected timeline, plans and cost per household. He reminded the Board Members of their duty to be fiscally responsible to all CDD homeowners and asked when will these items be completed.

Mr. Buchholz stated mediation with the Developer to resolve the cost to repair the wall is underway. He hopes to share information once the bids are received in September.

Mr. Bourque discussed his conversation with Lennar's Management after the hurricane and Lennar indicated that the CDD would have to issue bonds to repair the wall, which is why the Board proceeded with the lawsuit, instead of bonds, in order to obtain funding from the parties that were involved in designing and installing the wall.

Resident Jerry O'Malley asked for the wall repair schedule to be on future agendas. Mr. Adams stated an updated schedule will be included in the agenda package and posted on the CDD website every two weeks.


TENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Hasty and seconded by Mr. Bennington, with all in favor, the meeting adjourned at 12:08 p.m.
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SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair