

WILDBLUE

**COMMUNITY DEVELOPMENT
DISTRICT**

September 4, 2025

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

WildBlue Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 28, 2025

Board of Supervisors
WildBlue Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Regular Meeting on September 4, 2025 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913. The agenda is as follows:

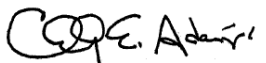
1. Call to Order/Roll Call
2. Public Comments: *Agenda Items (3 Minutes Per Speaker)*
3. Update: Draft Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Acceptance of Resignation of Chris Hasty
5. Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026
 - Administration of Oath of Office to Appointed Supervisor *(the following will be provided under separate cover)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Administration of Oath of Office
6. Consideration of Resolution 2025-13, Electing and Removing Officers of the District and Providing for an Effective Date
7. Updates
 - A. Lake Bank Erosion Repair Project
 - Downspout Diagram

- B. Retaining Wall Restoration
 - Presentation and Discussion of Project Manual
 - C. Fuel Station Site
 - D. Schedule
8. Acceptance of Unaudited Financial Statements as of July 31, 2025
 9. Approval of August 7, 2025 Public Hearings and Regular Meeting Minutes
 10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - Continued Discussion/Update: Construction Litigation Regarding Retaining Wall Repairs
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS
 - September 18, 2025 at 10:00 AM [Special Meeting and Attorney-Client Sessions]
 - October 2, 2025 at 10:00 AM [Regular Meeting]
 - QUORUM CHECK
 11. Board Members' Comments/Requests
 12. Public Comments *Non-Agenda Items (3 Minutes Per Speaker)*
 13. Adjournment

SEAT 1	HERBERT LANESE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DENIS BOURQUE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN BUCHOLZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RICHARD BENNINGTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,


 Chesley E. Adams, Jr.
 District Manager

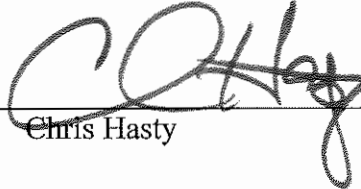
TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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RESIGNATION

I, Chris Hasty, hereby resign as Assistant Secretary and Director of WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT, effective 8/7/2025.


Chris Hasty

Dated: August 7, 2025

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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**WILDBLUE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me this _____ day of _____, 20__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the WildBlue Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the WildBlue Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors of the District desires to elect and remove certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective September 4, 2025:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of September 4, 2025:

Chris Hasty Assistant Secretary

SECTION 3. The following prior appointments By the Boar remain unaffected by this Resolution.

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 4th day of September, 2025.

ATTEST:

**WILDBLUE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

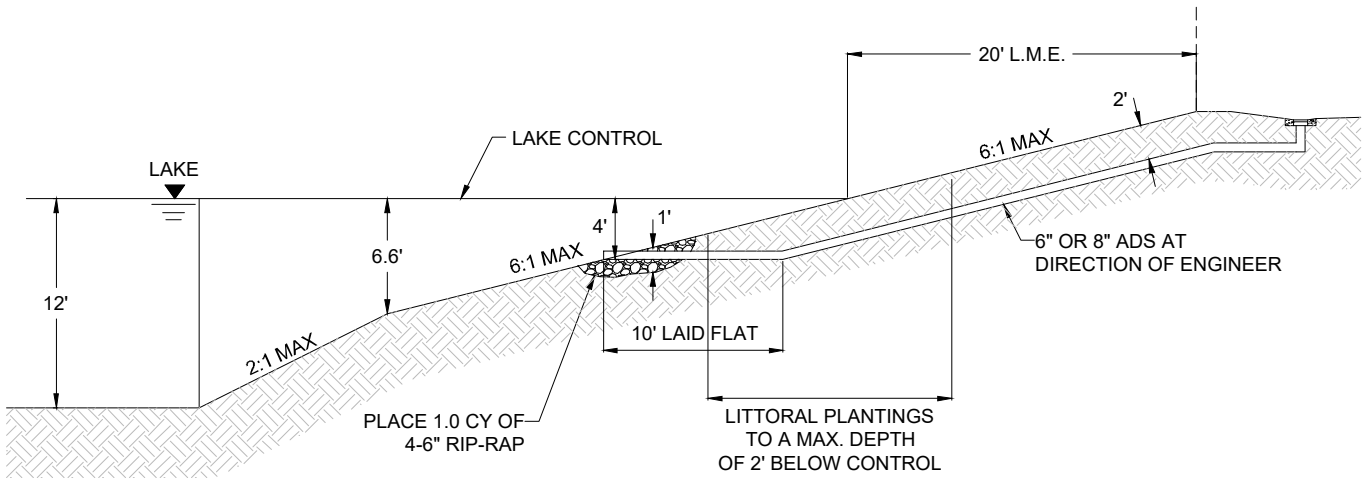
Chair/Vice Chair, Board of Supervisors

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

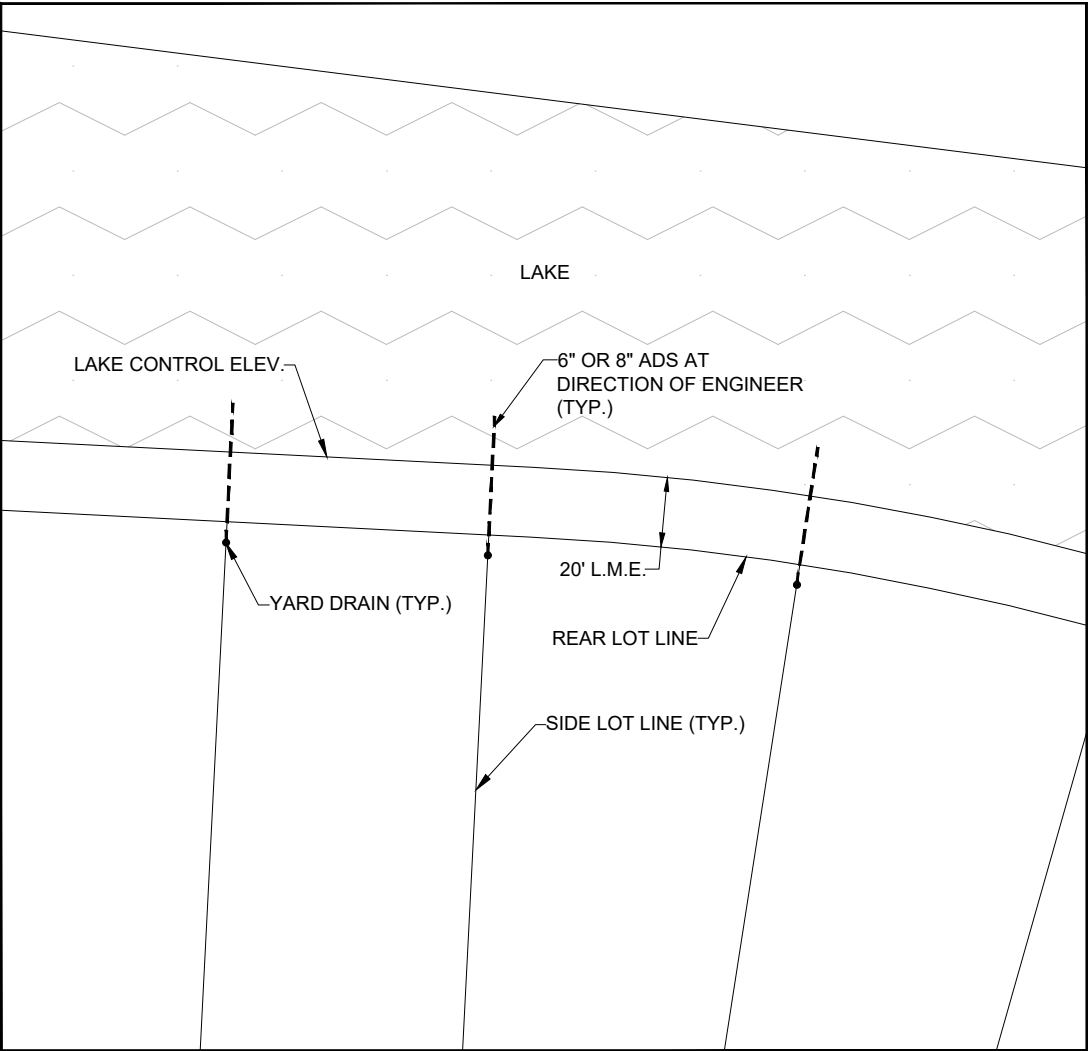
7A



LAKE BANK WITH SECONDARY DRAINAGE

N.T.S.

NOTE: THIS SECTION IS OPTIONAL AND MAY BE IMPLEMENTED AT COMMON LOT LINES BY THE OWNER(S).



LAKE BANK WITH SECONDARY DRAINAGE

N.T.S.

NOTE: THIS SECTION IS OPTIONAL AND MAY BE IMPLEMENTED AT COMMON LOT LINES BY THE OWNER(S).

PREPARED FOR

WILDBLUE
COMMUNITY
DEVELOPMENT
DISTRICT

PROJECT DESCRIPTION

WILDBLUE
CDD

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	J:\23620\DWG\LBR LAKE DETAILS.DWG
LOCATION	J:\23620\DWG\LBR EXH1
PLOT DATE	THU. 6-29-2023 - 2:34 PM
PLOT BY	CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT

REAR LOT TO LAKE
DRAINAGE
EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
23620	EXH

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

7B

WildBlue CDD Phase 1 Rec Lake Restoration Schedule																			
ID	Task Name	Duration	Start	Finish	May B M E	June B M E	July B M E	August B M E	September B M E	October B M E	November B M E	December B M E	January B M E	February B M E	March B M E	April B M E	May B M E	June B M E	July B M E
1	Phase 1 Restoration Timeline	586 d	Mon 5/12/25	Fri 12/18/26															
2	Phase 1 Restoration Design	51 d	Mon 5/12/25	Tue 7/1/25															
3	60% Construction Set Design	23 d	Mon 5/12/25	Tue 6/3/25															
4	Prepare 60% Construction Plans for Review (Cummins Cederberg)	23 d	Mon 5/12/25	Tue 6/3/25															
5	90% Construction Set Design	58 d	Wed 6/4/25	Thu 7/31/25															
6	Prepare 90% Construction Plans for Review (Cummins Cederberg)	59 d	Wed 6/4/25	Fri 8/1/25															
7	Phase 1 Permitting	142 d	Thu 6/12/25	Fri 10/31/25															
8	Lee County Administrative Amendment (AA) - if needed (Zoning)*	114 d	Thu 6/12/25	Fri 10/3/25															
9	Pre-submission meeting with Lee County staff	9 d	Thu 6/12/25	Fri 6/20/25															
10	Initial AA Submission (BAI)	19 d	Mon 6/30/25	Fri 7/18/25															
11	Lee County AA Initial Review	31 d	Sat 7/19/25	Mon 8/18/25															
12	Review Lee County AA RAI and First Resubmission (BAI)	14 d	Tue 8/19/25	Mon 9/1/25															
13	Lee County AA Review and Approval	30 d	Tue 9/2/25	Wed 10/1/25															
14	Permit Issued	2 d	Thu 10/2/25	Fri 10/3/25															
15	Lee County Limited Review Development Order (LDO)	142 d	Thu 6/12/25	Fri 10/31/25															
16	Pre-submission meeting with Lee County staff	9 d	Thu 6/12/25	Fri 6/20/25															
17	Initial LDO Submission (BAI)	33 d	Mon 6/30/25	Fri 8/1/25															
18	Lee County LDO Initial Review	31 d	Sat 8/2/25	Mon 9/1/25															
19	Review Lee County LDO RAI and First Resubmission (BAI)	14 d	Tue 9/2/25	Mon 9/15/25															
20	Lee County LDO 2nd Review	30 d	Tue 9/16/25	Wed 10/15/25															
21	Paperwork Resubmission (BAI) and LDO Approval	14 d	Thu 10/16/25	Wed 10/29/25															
22	Permit Issued	2 d	Thu 10/30/25	Fri 10/31/25															
23	SFWMD ERP Minor Modification - if needed	128 d	Thu 6/12/25	Fri 10/17/25															
24	Pre-submission meeting with SFWMD staff	9 d	Thu 6/12/25	Fri 6/20/25															
25	Initial ERP Minor Mod Submission (BAI)	33 d	Mon 6/30/25	Fri 8/1/25															
26	SFWMD Initial Review	31 d	Sat 8/2/25	Mon 9/1/25															
27	Review SFWMD RAI and First Resubmission (BAI)	14 d	Tue 9/2/25	Mon 9/15/25															
28	SFWMD Resubmission Review and Approval	30 d	Tue 9/16/25	Wed 10/15/25															
29	Permit Issued	2 d	Thu 10/16/25	Fri 10/17/25															
30	Phase 1 Construction Services	586 d	Mon 5/12/25	Fri 12/18/26															
31	Phase 1 Technical Specifications (Cummins Cederberg - concurrent to construction plan design)	51 d	Mon 5/12/25	Tue 7/1/25															
32	Optional - Obtain updated Order of Magnitude pricing (Cummins Cederberg - based on 60% design)	28 d	Wed 6/4/25	Tue 7/1/25															
33	Prepare Project Manual and Bid Documents (Cummins Cederberg - based on 90% design)	14 d	Fri 8/1/25	Thu 8/14/25															
34	Review and Finalize Bid Documents (concurrent to construction plans)	20 d	Fri 8/15/25	Wed 9/3/25															
35	Send Request for Proposals (RFP) Phase 1	1 d	Thu 9/4/25	Thu 9/4/25															
36	Phase 1 Bidding Coordination (Pre-bid, review and respond to questions, etc.)	32 d	Fri 9/5/25	Mon 10/6/25															
37	Phase 1 Bid Reviews and Recommendations	10 d	Tue 10/7/25	Thu 10/16/25															
38	Phase 1 Contract Award and Construction Commencement	21 d	Sat 11/1/25	Fri 11/21/25															
39	Phase 1 Construction Duration	392 d	Sat 11/22/25	Fri 12/18/26															
40	Phase 1 Financing	121 d	Mon 5/12/25	Tue 9/9/25															
41	Obtain Initial Financing (Interest Only)	2 d	Mon 5/12/25	Tue 5/13/25															
42	Prepare Supplemental Engineer Report	22 d	Wed 6/4/25	Wed 6/25/25															
43	Prepare Supplemental Methodology Report	21 d	Thu 6/26/25	Wed 7/16/25															
44	Obtain Bond Financing (Long Term)	121 d	Mon 5/12/25	Tue 9/9/25															

* Assumes no public hearing is required.

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	General Fund-SRF	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS					
Cash	\$ 57,197	\$ -	\$ -	\$ -	\$ 57,197
Synovus Note	-	4,094,995	-	-	4,094,995
Investments					
Synovus Reserve	-	150,000	-	-	150,000
Revenue	-	-	604,742	-	604,742
Reserve	-	-	697,822	-	697,822
Prepayment	-	-	27,608	-	27,608
Construction	-	-	-	90,941	90,941
Due from general fund	-	-	4,003	-	4,003
Utility deposit	400	-	-	-	400
Total assets	<u>\$ 57,597</u>	<u>\$ 4,244,995</u>	<u>\$ 1,334,175</u>	<u>\$ 90,941</u>	<u>\$ 5,727,708</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	122,263	11,780	-	-	134,043
Retainage payable	-	-	-	433,932	433,932
Tax Payable	122	-	-	-	122
Due to debt service fund	4,003	-	-	-	4,003
Landowner advance	6,000	-	-	-	6,000
Total liabilities	<u>132,388</u>	<u>11,780</u>	<u>-</u>	<u>433,932</u>	<u>578,100</u>
Fund balances:					
Restricted for:					
Debt service	-	-	1,334,175	-	1,334,175
Capital projects	-	-	-	(342,991)	(342,991)
Unassigned	(74,791)	4,233,215	-	-	4,158,424
Total fund balances	<u>(74,791)</u>	<u>4,233,215</u>	<u>1,334,175</u>	<u>(342,991)</u>	<u>5,149,608</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 57,597</u>	<u>\$ 4,244,995</u>	<u>\$ 1,334,175</u>	<u>\$ 90,941</u>	<u>\$ 5,727,708</u>
Total liabilities and fund balances	<u>\$ 57,597</u>	<u>\$ 4,244,995</u>	<u>\$ 1,334,175</u>	<u>\$ 90,941</u>	<u>\$ 5,727,708</u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,802	\$ 629,555	\$ 626,775	100%
Interest and miscellaneous	255	1,075	-	N/A
Transfer in	-	700,058	-	N/A
Total revenues	<u>2,057</u>	<u>1,330,688</u>	<u>626,775</u>	212%
EXPENDITURES				
Professional & administrative				
Supervisors	1,135	10,608	6,000	177%
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	5,988	292,604	15,000	1951%
Special counsel	-	118,007	10,000	1180%
Engineering	5,240	86,985	20,000	435%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	83	833	2,000	42%
Trustee	4,676	4,676	8,000	58%
Telephone	17	167	200	84%
Postage	171	1,218	500	244%
Printing & binding	42	417	500	83%
Legal advertising	599	2,533	2,000	127%
Annual special district fee	-	175	175	100%
Insurance	-	6,477	6,800	95%
Contingencies/bank charges	100	1,483	500	297%
Website				
Hosting	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>22,051</u>	<u>566,888</u>	<u>128,590</u>	441%
Field operations				
Field management	833	8,333	10,000	83%
Aquatic maintenance	16,142	224,786	76,000	296%
Conservation area maintenance	-	87,503	315,000	28%
Conservation area monitoring & reporting	3,610	47,069	30,000	157%
Retaining wall recovery	-	81,363	-	N/A
Water level and quality reporting	-	-	13,000	0%
Littoral plant replacements	-	-	10,000	0%
Conservation area fence review/repairs	-	-	15,000	0%
Aeration operating supplies	(768)	252	7,500	3%
Contingencies	724	724	5,000	14%
Shoreline/seawall repair and replacements	-	241,008	15,000	1607%
Total field operations	<u>20,541</u>	<u>691,038</u>	<u>496,500</u>	139%

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	673	673	100%
Tax collector	-	1,238	1,010	123%
Principal payments	-	275,020	-	N/A
Interest expense	-	15,304	-	N/A
Total other fees and charges	<u>-</u>	<u>292,235</u>	<u>1,683</u>	17364%
Total expenditures	<u>42,592</u>	<u>1,550,161</u>	<u>626,773</u>	247%
 Excess/(deficiency) of revenues over/(under) expenditures	 (40,535)	 (219,473)	 3	
 Net change in fund balances	 (40,535)	 (219,473)	 3	
Fund balances - beginning	<u>(34,256)</u>	<u>144,682</u>	<u>230,519</u>	
Fund balances - ending	<u><u>\$ (74,791)</u></u>	<u><u>\$ (74,791)</u></u>	<u><u>\$ 230,522</u></u>	

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND NOTE 2025
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7,035	\$ 16,959
Total revenues	<u>7,035</u>	<u>16,959</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	50,000
Engineering	-	20,960
Retaining wall recovery	-	946
Shoreline/seawall repair & replacements	11,780	11,780
Total expenditures	<u>11,780</u>	<u>83,686</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,745)	(66,727)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	5,000,000
Transfers out	-	(700,058)
Total other financing sources	<u>-</u>	<u>4,299,942</u>
Net change in fund balances	(4,745)	4,233,215
Fund balances - beginning	4,237,960	-
Fund balances - ending	<u><u>\$ 4,233,215</u></u>	<u><u>\$ 4,233,215</u></u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 4,003	\$ 1,395,767	\$ 1,392,509	100%
Assessment prepayments	-	27,452	-	N/A
Interest	5,878	60,515	-	N/A
Total revenues	<u>9,881</u>	<u>1,483,734</u>	<u>1,392,509</u>	107%
EXPENDITURES				
Debt service				
Principal	-	500,000	500,000	100%
Interest	-	900,119	900,119	100%
Total expenditures	<u>-</u>	<u>1,400,119</u>	<u>1,400,119</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	9,881	83,615	(7,610)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(36,986)</u>	<u>(36,986)</u>	-	N/A
Total other financing sources	<u>(36,986)</u>	<u>(36,986)</u>	-	N/A
Net change in fund balances	(27,105)	46,629	(7,610)	
Fund balances - beginning	<u>1,361,280</u>	<u>1,287,546</u>	<u>1,253,431</u>	
Fund balances - ending	<u><u>\$ 1,334,175</u></u>	<u><u>\$ 1,334,175</u></u>	<u><u>\$ 1,245,821</u></u>	

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 173	\$ 1,821
Total revenues	<u>173</u>	<u>1,821</u>
EXPENDITURES	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	173	1,821
OTHER FINANCING SOURCES/(USES)		
Transfer in	36,986	36,986
Total other financing sources/(uses)	<u>36,986</u>	<u>36,986</u>
Net change in fund balances	37,159	38,807
Fund balances - beginning	(380,150)	(381,798)
Fund balances - ending	<u>\$ (342,991)</u>	<u>\$ (342,991)</u>

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held Public Hearings and a Regular Meeting on August 7, 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
Herbert Lanese	Assistant Secretary
Denis Bourque	Assistant Secretary
Chris Hasty	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Wes Haber (via zoom/phone)	District Counsel
Frank Savage	District Engineer
Carl Barraco (via zoom/phone)	Barraco and Associates, Inc.

Residents present: (in person or via phone)

Tribby Warfield	Kathleen O'Connor	Tom MacNamara	Patricia Warfield
Bill Magri	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.

All Supervisors were present.

39

40 **SECOND ORDER OF BUSINESS**41 **Public Comments: Agenda Items (3 Minutes**
42 **Per Speaker)**

43

44 Mr. Adams asked attendees to hold comments specific to the proposed Fiscal Year 2026
45 budget until the public hearing is opened. He reviewed the protocols for public comments
46 regarding time limits, conduct, and the Board is not required to respond to questions or
47 comments but might choose to do so.

48 A resident asked for updates on Latitude Lakes issues regarding odor emitting from the
49 lake, the aeration system and if the Developer agreed to lower the lake level in exchange for the
50 land. Mr. Willis stated that the aeration systems are functioning and the crews applied the second
51 contact herbicide treatment for the vegetation to die off today, since this must be done seven
52 days apart. SOLitude decided to add aerator inspections to the crews checklist and is preparing a
53 map identifying the location of all the diffusers, instead of installing indicator lights on the aerator
54 boxes, to avoid voiding the installation warranty.

55 Regarding lowering the lake level, Mr. Hasty stated the Developer advised him “they
56 would look into it”, as they must determine if construction, hauling and permit costs and timing
57 of the project falls within the market. He will check with his team and see if other “mining” groups
58 are interested.

59 Resident Tom MacNamara asked if a milestone chart on the retaining wall exists and, if
60 so, requested a copy. Mr. Buchholz stated the Schedule behind Item 3A is updated monthly and
61 posted on the CDD website.

62 Resident Kathleen O’Connor recalled the Board agreeing to incorporate her comments
63 from the April or May 2025 meeting, into the Request for Proposals (RFP) of requiring contractors
64 to mark the utilities and taking necessary precautions to maintain the safety of those utilities,
65 marking the property lines and the easements, and to define and work within the easements.
66 She thinks the Board should consider including this language for all other maintenance projects,
67 due to a recent incident with a contractor using the non-easement area of her property. Mr.
68 Buchholz asked Mr. Savage to include the staging area in the RFP; he does not want the
contractor selecting the location.

Ms. O'Connor stated she had comments to the meeting minutes and was directed to email them to Mr. Willis.

A resident asked for details about the expenses incurred and deducted from the \$700,000 in the "Other Financing Sources/Uses" budget line item. Mr. Adams stated the majority consists of emergency repairs in early spring, follow-up drainage repairs and Barraco & Associates, Taylor Engineering and Cummins Cederberg, Inc. (CC), engineering design and permitting costs. In response to a question of if any of those expenses went towards the engineering and litigation expense for the commercial property, Mr. Adams replied no.

A Board Member stated he spoke to Mr. Adams about texts he received from residents about residents Chris Whitting and his wife's Facebook post of a threatening nature against the Board and CDD at large, and of his intent to report it to the Lee County Sheriff's office and other federal authorities. He asked Mr. Haber if there is any other procedure required to document what has occurred. Mr. Haber stated that making the issue public before reporting it to the authorities as a threat of violence is the appropriate step; he will review the statutes and will follow up with him if there is anything additionally required. He asked the Board Member to email the texts to him.

A resident asked why the CDD is countersuing the commercial property owners. Mr. Buchholz stated the original issue was the owners were moving the CDD's canal onto their property and using it as their overflow. The CDD is responsible for the water quality and is contesting the permit issued to the owners, which did not go through proper channels.

Resident Patricia Warfield asked the Board to improve communicating critical issues to the residents. Mr. Buchholz stated that the CDD provided updates to the Master HOA to e-blast to residents caused a lot of Facebook posts, so residents should attend CDD meetings, which are held every two weeks or review the meeting minutes.

THIRD ORDER OF BUSINESS

Updates:

Mr. Savage and Mr. Barraco discussed the following:

A. Lake Bank Erosion Repair Project

- **Downspout Diagram**

99 The diagram was included for information purposes. The following was reported:

- 100 ➤ This pertains to the non-recreational surface water management lakes.
- 101 ➤ Updated maps were presented in June.
- 102 ➤ He expects to present the bid next month for all the erosion, which is structured for
- 103 maximum flexibility, based on the direction of the Board on whether to award the contract for
- 104 all the erosion or partial erosion.
- 105 ➤ The project is broken down into phases by priority; consisting of areas that are actively
- 106 not compliant and severely non-compliant versus areas that have forming erosion that are
- 107 observed by the team, which have been identified and phases accordingly.
- 108 ➤ The localized washout and the responsibilities of the builders are identified distinctly and
- 109 separately within the phase and incorporated in the overall bid documents.
- 110 ➤ He expects to award the contract in early November pending documents being executed
- 111 and will issue the notice to proceed when weather conditions are most favorable, since the dry
- 112 season is the ideal time to perform the work.
- 113 ➤ As of this week, the erosion project is totally separate from the retaining wall project; one
- 114 will not impact the other.

115 Mr. Savage was asked to update the diagram to include the minimum back slop on the

116 berm, add the dry season water table and enhance the specs of the drain.

117 It was suggested that the performance bond from the contractor include a two-year

118 maintenance plan.

119 **B. Retaining Wall Restoration**

120 The following was reported:

- 121 ➤ The updated Phase 1 Rec Lake Restoration Schedule was provided last week.
- 122 ➤ Anticipates receiving the 90% design plans from Cummins Cederberg, Inc. (CC) next week
- 123 and will be included on the next agenda.
- 124 ➤ Mr. Cheifet asked direction on how to address the existing docks in the Phase 1 area and
- 125 designating a staging area. He expects to bid this portion of the project at the end of next month
- 126 or early October.

127 ➤ Permitting is underway. Mr. Savage anticipates submitting the Administrative
128 Amendment Amending the County Plan Development Codes today, which Mr. Barraco is
129 currently reviewing, and the other two permits later this month.

130 ➤ The submission package to the South Florida Water Management District (SFWMD) and
131 the County is about 70% done; Staff is working to obtain CAD Files.

132 ➤ There will be two sets of plans. One is Mr. Cheifet's plans and the other is Barraco &
133 Associates plans, which is basically land work of pertaining wall.

134 ➤ Once the plans, permit and funding is in place construction can start.

135 Mr. Barraco stated that, based on an earlier public comment, added a new sheet plan
136 which basically will be a contractor allowable access and work area plan.

137 Discussion ensued regarding the next steps regarding bid completion, funding, project
138 start date, Mr. Cheifet being directed to design around the docks subject to further Board
139 direction, and multiple suggestions/solutions in addressing the docks.

140 **Mr. Buchholz opened public comments.**

141 A resident stated she is more concerned that the remediation is protecting the home first
142 and secondary the dock. Mr. Buchholz stated the force is hitting the whole embankment and only
143 a 20' section of erosion is being repaired.

144 Discussion ensued regarding the integrity of the seawall being the primary focus, the
145 docks being a secondary issue, suggestion that homeowners decide on moving the docks prior to
146 hurricane season, and the direction Blue Lake CDD took.

147 Regarding the Board's decision to remove the 38 docks and run the mats to the pilings,
148 which will be incorporated in the plans required for permitting, Mr. Haber stated that the Board
149 can order the homeowner to remove the dock well in advance of construction, on a case-by-case
150 basis, which will require recording a document with the County. If they decline, the CDD will hold
151 the homeowner responsible for the cost. The priority is to ensure the stormwater permit is in
152 compliance.

153 A suggestion was made to have the contractor unpin and move the dock and reinstall
154 after the repairs are done. Mr. Willis stated this will require adding a detailed specification onto
155 the RFP.

Mr. Haber stated that Pulte's counsel is requesting an informal meeting with the CDD's attorneys on August 26, 2025 at 9:30 a.m. in Punta Gorda, Florida. The CDD's litigation counsel offered to attend at no cost to the CDD.

On MOTION by Mr. Buchholz and seconded by Mr. Bourque, with Mr. Buchholz, Mr. Bourque, Mr. Lanese and Mr. Bennington in favor and Mr. Hasty abstaining due to a conflict of interest, authorizing Mr. Bennington to attend an informal meeting with the CDD Attorneys and Pulte's Litigation counsel on August 26, 2025 at 9:30 a.m., in Punta Gorda, Florida to discuss the matter and potential options to resolve matter, was approved.

C. Fuel Station Site

Mr. Adams stated the CDD filed a Motion to Strike Defendant's (the Developer) Answer and Affirmative Defenses pleading and Motion to Dismiss the Counter Claim in Circuit Court yesterday. The hearing is scheduled for October 13, 2025 at 2:00 p.m., via zoom.

Mr. Buchholz stated he is waiting on Dan to return his call to find out what happened to the concessions they discussed, that caused filing the pleading.

D. Schedule

Mr. Savage stated he will continue to update the Schedule as needed.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

B. Consideration of Resolution 2025-11, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams stated that the Fiscal Year 2026 budget is the same as the version approved at the May meeting for the purposes of setting the public hearing. He revisited the budget items causing the assessment increase and requiring assessment notices. He anticipates the CDD taking out a long-term bond for the 2025 note repayment, upon receipt of the RFP responses. The

189 Proposed FY2026 Annual O&M Assessment per residential unit is \$1,210.36, which is outlined in
190 the Mail Notice behind Item 5B.

191 In response to question regarding the budget not showing the increase to Supervisors'
192 fees, Mr. Adams stated the budget in the agenda is outdated; however, the assessment increase
193 amount is correct in the Mailed Notices.

194 **Mr. Adams opened the Public Hearing.**

195 Resident Bill Magri asked for a breakdown of the legal and engineering expenses for the
196 different lawsuits to be posted on the CDD website.

197 A resident asked for clarification about the proposed FY2026 assessment amount on Page
198 8 of the budget. Mr. Adams stated the budget in the agenda is outdated; the O&M assessment
199 amount is not correct but is correct on the Mailed Notice. The Proposed FY2026 Annual O&M
200 Assessment per residential unit is \$1,210.36, which, when compared for the FY2025 assessments,
201 is a difference of \$240.24 per unit.

202 The following changes will be made to the proposed Fiscal Year 2026 Budget:

203 Page 1, Expenditures-Supervisors: Change "\$6,000 to "\$20,000" which will change the
204 amount in the "Total professional & administrative" budget line item

205 Page 8, On-Roll Assessments-FY2026 O&M Assessment per Unit: Change "\$1,188.80" to
206 "\$1,210.36"

207 Add: "Special Revenue Fund" budget item within the budget to house just the revenues
208 and expenditures related to the 2025 Note.

209 Mr. Adams presented Resolution 2025-11.

210

211 **On MOTION by Mr. Hasty and seconded by Mr. Bennington, with all in favor,**
212 **Resolution 2025-11, Relating to the Annual Appropriations and Adopting the**
213 **Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September**
214 **30, 2026, as amended; Authorizing Budget Amendments; and Providing an**
215 **Effective Date, was adopted.**

216

217

218 **FIFTH ORDER OF BUSINESS**

219

220

**Public Hearing to Hear Comments and
Objections on the Imposition of
Maintenance and Operation Assessments**

to Fund the Budget for Fiscal Year
2025/2026, Pursuance to Florida Law

A. Proof/Affidavit of Publication

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

These items were included for informational purposes.

C. Consideration of Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); 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. Bennington and seconded by Mr. Bourque, with all in favor, Resolution 2025-12, Providing for Funding for the FY 2026 Adopted Budget(s); 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.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2025. The second General Fund column will be retitled to Special Revenue Fund which consists of bond proceeds minus expenses incurred at closing, the Debt Service Reserve Fund (DSF) and transferring funds into the General Fund for qualifying expenses, related to design permitting and emergency repairs to lake banks incurred earlier in the year.

Mr. Adams, recalled prior discussions about pursuing a bridge loan to cover the gap period before reaching a settlement, due to Operations and Maintenance (O&M) expenses, specifically legal expenses, exceeding the Fiscal Year 2025 budget. He hopes to present a Term Sheet from Synovus Bank at the next meeting, which was decided in an effort to keep assessment increases reasonable.

Mr. Adams stated he will work on obtaining an Affidavit of No Liens from the Developer and the Engineer's Certificate of Completion this month; all of which is required to close the

construction fund account, which has a negative balance of \$380,000. Mr. Buchholz reminded Mr. Adams to email legal and engineering invoices to all Board Members to review.

The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

A. June 19, 2025 Special Meeting and Attorney-Client Session

Mr. Willis stated that several residents complained that their comments were not specifically mentioned in the minutes and reminded everyone the CDD prepares summary meeting minutes and the audio is available as public record, upon request.

The following change was made:

Line 130: Change "Don" to "Adan"

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

B. July 3, 2025 Regular Meeting

The following changes were made:

Lines 28 and throughout: Change "Rayson" to "Gregson"

Line 154: Change "Mr. Gurley's firm" to "those firms"

On MOTION by Mr. Bucholz and seconded by Mr. Bennington, with all in favor, the July 3, 2025 Regular Meeting, as amended, were approved.

C. July 17, 2025 Special Meeting and Attorney-Client Session

On MOTION by Mr. Bennington and seconded by Mr. Buchholz, with all in favor, the July 17, 2025 Special Meeting and Attorney-Client Session Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

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

There was nothing further to report.

B. District Engineer: Barraco and Associates, Inc.

Mr. Willis stated the District Engineer had to leave the meeting due to a prior engagement and asked him to pass on any questions or comments that may arise.

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

- **UPCOMING MEETINGS:**

- **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**

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

There were no Board Members comments or requests.

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

Mr. Magri thinks there should be standard practices available to homeowners wanting to add a dock, post repair, which should be the same as the process to remove the dock. Mr. Buchholz agreed, they should also be able to use existing piling, if they exist, otherwise they would need to add another process to the standard practice documents.

A resident referred to the erosion map listing CDD and Builder responsibilities located at the site and asked if the CDD's responsibilities pertain only to erosion repairs. Mr. Adams replied affirmatively; the rest of the project will be turned over to the builders to complete based on the

2021 or 2022 Agreement. Kristy stated the intent is to build the entire plan to ensure cohesiveness and compare it against the plans from a few years ago and present it to the CDD Board. Mr. Adams stated that the three builders and the CDD discussed remedies on a going forward basis; the builder was supposed to incorporate the remedies, like installing a yard drain or a coco mat or both, if not, the homeowner will have to pursue the builder.

In response to a question about the permit, Mr. Adam stated the CDD's only responsibility is to ensure the permit is in compliance to avoid fines, which would be passed on to homeowners; the County should require builders to install downspouts on the homeowners' property.

A resident asked what the issue is with the lake on Acqua Shore Drive. Mr. Adams stated this was discussed earlier in the meeting. It was noted it has the same design deficiencies and remedies that WildBlue Lake had; the Board is waiting on the Report from Taylor Engineering.

Mr. Hasty announced his last day with Lennar is next Thursday. He will email his resignation notice after the meeting and new contact information. This will allow time to send an e-blast asking interested candidates to submit a letter of interest before the next meeting.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bourque and seconded by Mr. Bennington, with all in favor, the meeting adjourned at 12.31 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 <i>Rescheduled to October 8, 2024</i>	Regular Meeting	10:00 AM
October 8, 2024 CANCELED <i>Inclement Weather</i>	Regular Meeting and Attorney-Client Executive Session Shade Meeting	10:00 AM
October 30, 2024	Special Meeting and Attorney-Client Executive Session Shade Meeting	11:00 AM
November 7, 2024	Landowners' Meeting & Regular Meeting	11:00 AM
November 21, 2024	Special Meeting <i>Shoreline Update</i>	1:00 PM
December 5, 2024	Regular Meeting	10:00 AM
December 19, 2024 CANCELED	Special Meeting <i>Shoreline Update</i>	1:00 PM
January 9, 2025*	Regular Meeting	10:00 AM
January 23, 2025	Special Meeting <i>Shoreline Update</i>	1:00 PM
February 6, 2025	Regular Meeting	10:00 AM
February 20, 2025	Special Meeting <i>Shoreline Update</i>	1:00 PM
February 27, 2025	Continued Board Meeting and Attorney- Client Session	3:00 PM
March 6, 2025	Regular Meeting	10:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
March 20, 2025	Special Meeting <i>Shoreline Update</i>	1:00 PM
April 3, 2025	Regular Meeting	10:00 AM
April 17, 2025	Special Meeting <i>Shoreline Update</i>	10:00 AM
May 1, 2025	Regular Meeting	10:00 AM
May 15, 2025	Special Meeting <i>Shoreline Update</i>	10:00 AM
May 19, 2025	Special Board Meeting and Attorney-Client Session	9:00 AM
June 5, 2025	Regular Meeting <i>Presentation of FY26 Proposed Budget</i>	10:00 AM
June 19, 2025	Special Board Meeting and Attorney-Client Session	10:00 AM
July 3, 2025	Regular Meeting	10:00 AM
July 17, 2025	Special Board Meeting and Attorney-Client Sessions	10:00 AM
August 7, 2025	Public Hearing and Regular Meeting <i>Adoption of FY2026 Budget & O&M Assessment Levy</i>	10:00 AM
August 21, 2025	Special Board Meeting and Attorney-Client Sessions	10:00 AM
September 4, 2025	Regular Meeting	10:00 AM
September 18, 2025	Special Board Meeting and Attorney-Client Sessions	10:00 AM

Exception

**January meeting date is one (1) week later to accommodate New Year's Day holiday.*

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Regular Meeting	10:00 AM
October 16, 2025	Special Meeting and Attorney-Client Sessions	10:00 AM
November 6, 2025	Regular Meeting	10:00 AM
November 20, 2025	Special Meeting and Attorney-Client Sessions	10:00 AM
December 4, 2025	Regular Meeting	10:00 AM
December 18, 2025	Special Meeting and Attorney-Client Session	10:00 AM
January 15, 2026	Regular Meeting	10:00 AM
February 5, 2026	Regular Meeting	10:00 AM
February 19, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM
March 5, 2026	Regular Meeting	10:00 AM
March 19, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM
April 2, 2026	Regular Meeting	10:00 AM
April 16, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM
May 7, 2026	Regular Meeting	10:00 AM
May 21, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM
June 4, 2026	Regular Meeting	10:00 AM
June 18, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 2, 2026	Regular Meeting	10:00 AM
July 16, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM
August 6, 2026	Regular Meeting	10:00 AM
August 20, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM
September 3, 2026	Regular Meeting	10:00 AM
September 17, 2026	Special Meeting and Attorney-Client Sessions	10:00 AM