

WILDBLUE

**COMMUNITY DEVELOPMENT
DISTRICT**

October 2, 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
www.wildbluecdd.net

September 25, 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 October 2, 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. Administration of Oath of Office to Sima Baker *(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
4. Ratification of Resolution 2025-13, Electing and Removing Officers of the District and Providing for an Effective Date
5. Updates
 - A. Lake Bank Erosion Repair Project
 - Downspout Diagram
 - B. Retaining Wall Restoration
 - Schedule
 - C. Fuel Station Site

6. Acceptance of Unaudited Financial Statements as of August 31, 2025
7. Approval of Minutes
 - A. August 21, 2025 Special Board Meeting and Attorney-Client Sessions
 - B. September 4, 2025 Regular Meeting
8. 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
 - October 16, 2025 at 10:00 AM [Special Meeting and Attorney-Client Sessions]
 - November 6, 2025 at 10:00 AM [Regular Meeting]
 - QUORUM CHECK
9. Board Members' Comments/Requests
10. Public Comments *Non-Agenda Items (3 Minutes Per Speaker)*
11. Adjournment

SEAT 1	HERBERT LANESE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SIMA BAKER	<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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**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:

John Buchholz is appointed Chair

Richard Bennington is appointed Vice Chair

Herbert Lanese is appointed Assistant Secretary

Denis Bourque is appointed Assistant Secretary

Sima Baker 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

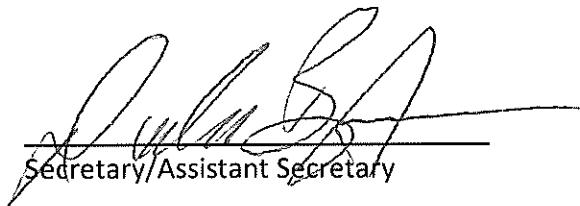
Craig Wrathell is Treasurer

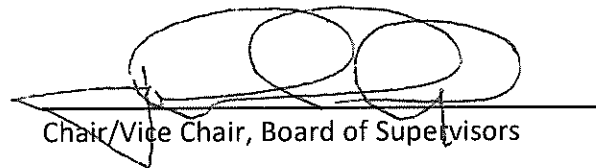
Jeff Pinder is Assistant Treasurer

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

ATTEST:

**WILDBLUE COMMUNITY DEVELOPMENT
DISTRICT**


Secretary/Assistant Secretary

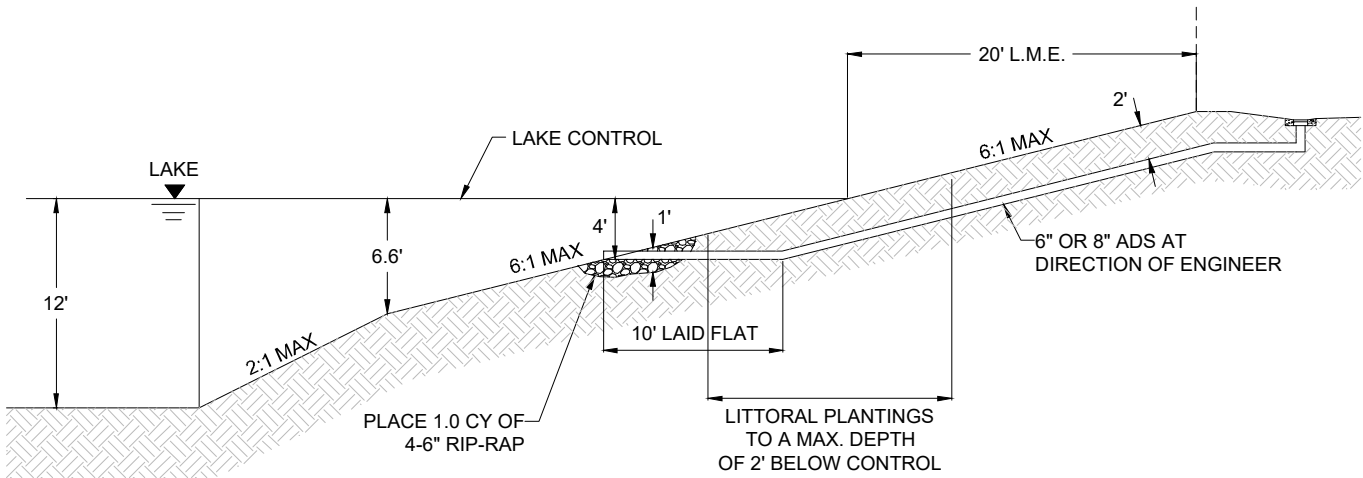

Chair/Vice Chair, Board of Supervisors

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

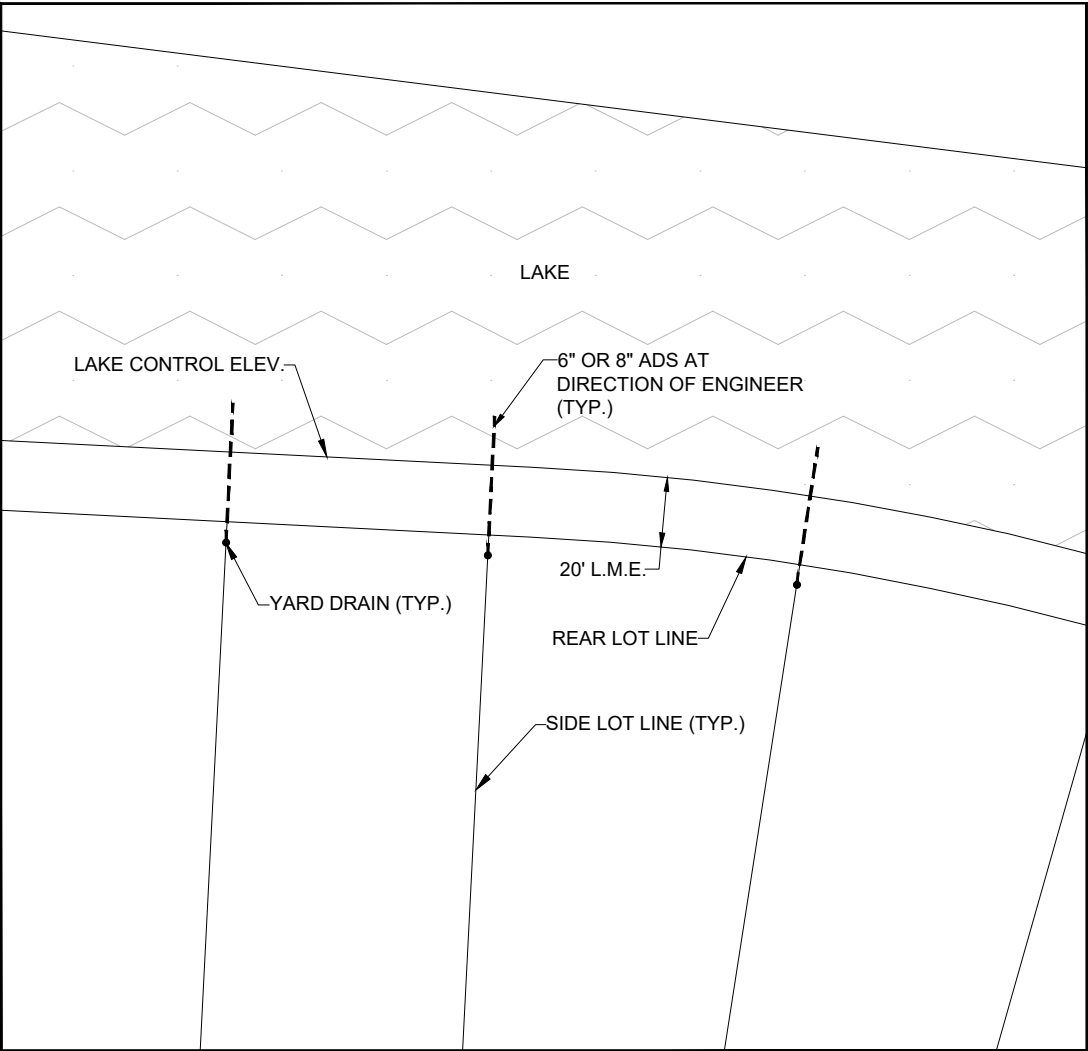
5A



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
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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

5B

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	August 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
AUGUST 31, 2025**

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

	General Fund	General Fund-SRF	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS					
Cash	\$ 35,552	\$ -	\$ -	\$ -	\$ 35,552
Synovus Note	-	4,039,198	-	-	4,039,198
Investments					
Synovus Reserve	-	150,000	-	-	150,000
Revenue	-	-	610,755	-	610,755
Reserve	-	-	700,145	-	700,145
Prepayment	-	-	27,700	-	27,700
Construction	-	-	-	91,240	91,240
Utility deposit	400	-	-	-	400
Total assets	<u>\$ 35,952</u>	<u>\$ 4,189,198</u>	<u>\$ 1,338,600</u>	<u>\$ 91,240</u>	<u>\$ 5,654,990</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	157,265	-	-	-	157,265
Retainage payable	-	-	-	433,933	433,933
Tax Payable	490	-	-	-	490
Landowner advance	6,000	-	-	-	6,000
Total liabilities	<u>163,755</u>	<u>-</u>	<u>-</u>	<u>433,933</u>	<u>597,688</u>
Fund balances:					
Restricted for:					
Debt service	-	-	1,338,600	-	1,338,600
Capital projects	-	-	-	(342,693)	(342,693)
Unassigned	(127,803)	4,189,198	-	-	4,061,395
Total fund balances	<u>(127,803)</u>	<u>4,189,198</u>	<u>1,338,600</u>	<u>(342,693)</u>	<u>5,057,302</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 35,952</u>	<u>\$ 4,189,198</u>	<u>\$ 1,338,600</u>	<u>\$ 91,240</u>	<u>\$ 5,654,990</u>
Total liabilities and fund balances	<u>\$ 35,952</u>	<u>\$ 4,189,198</u>	<u>\$ 1,338,600</u>	<u>\$ 91,240</u>	<u>\$ 5,654,990</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 629,555	\$ 626,775	100%
Interest and miscellaneous	256	1,331	-	N/A
Transfer in	-	700,058	-	N/A
Total revenues	<u>256</u>	<u>1,330,944</u>	<u>626,775</u>	212%
EXPENDITURES				
Professional & administrative				
Supervisors	2,891	13,499	6,000	225%
Management/accounting/recording	4,000	44,000	48,000	92%
Legal	(270,242)	22,585	15,000	151%
Special counsel	296,422	414,430	10,000	4144%
Engineering	-	86,985	20,000	435%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	500	500	1,500	33%
Dissemination agent	83	917	2,000	46%
Trustee	-	4,676	8,000	58%
Telephone	16	183	200	92%
Postage	105	1,323	500	265%
Printing & binding	989	1,406	500	281%
Legal advertising	511	3,043	2,000	152%
Annual special district fee	-	175	175	100%
Insurance	-	6,477	6,800	95%
Contingencies/bank charges	118	1,601	500	320%
Website				
Hosting	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>35,393</u>	<u>602,505</u>	<u>128,590</u>	469%
Field operations				
Field management	833	9,166	10,000	92%
Aquatic maintenance	(72,357)	152,429	76,000	201%
Conservation area maintenance	78,750	166,253	315,000	53%
Conservation area monitoring & reporting	1,750	48,819	30,000	163%
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	7,907	7,907	15,000	53%
Aeration operating supplies	769	1,020	7,500	14%
Contingencies	-	724	5,000	14%
Principal - 2024 Note	-	275,020	-	N/A
Interest - 2024 Note	-	15,304	-	N/A
Shoreline/seawall repair and replacements	-	241,008	15,000	1607%
Total field operations	<u>17,652</u>	<u>999,013</u>	<u>496,500</u>	201%

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 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%
Total other fees and charges	-	1,911	1,683	114%
Total expenditures	<u>53,045</u>	<u>1,603,429</u>	<u>626,773</u>	256%
Excess/(deficiency) of revenues over/(under) expenditures	(52,789)	(272,485)	3	
Fund balances - beginning	(75,014)	144,682	230,519	
Fund balances - ending	<u><u>\$ (127,803)</u></u>	<u><u>\$ (127,803)</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 AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7,020	\$ 23,979
Total revenues	<u>7,020</u>	<u>23,979</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	50,000
Engineering	28,221	49,181
Retaining wall recovery	22,816	23,762
Shoreline/seawall repair & replacements	-	11,780
Total expenditures	<u>51,037</u>	<u>134,723</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (44,017)	 (110,744)
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	 (44,017)	 4,189,198
Fund balances - beginning	4,233,215	-
Fund balances - ending	<u><u>\$ 4,189,198</u></u>	<u><u>\$ 4,189,198</u></u>

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 1,395,767	\$ 1,392,509	100%
Assessment prepayments	-	27,452	-	N/A
Interest	4,425	64,940	-	N/A
Total revenues	<u>4,425</u>	<u>1,488,159</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	4,425	88,040	(7,610)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	(36,986)	-	N/A
Total other financing sources	<u>-</u>	<u>(36,986)</u>	<u>-</u>	N/A
Net change in fund balances	4,425	51,054	(7,610)	
Fund balances - beginning	<u>1,334,175</u>	<u>1,287,546</u>	<u>1,253,431</u>	
Fund balances - ending	<u><u>\$ 1,338,600</u></u>	<u><u>\$ 1,338,600</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 AUGUST 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 298	\$ 2,119
Total revenues	<u>298</u>	<u>2,119</u>
EXPENDITURES	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	298	2,119
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	36,986
Total other financing sources/(uses)	<u>-</u>	<u>36,986</u>
Net change in fund balances	298	39,105
Fund balances - beginning	(342,991)	(381,798)
Fund balances - ending	<u>\$ (342,693)</u>	<u>\$ (342,693)</u>

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES
A

DRAFT

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Special Meeting and Attorney-Client Sessions on August 21, 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

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Wes Haber (via zoom/phone)	District Counsel
Frank Savage	District Engineer
Kevin Hennessy (via zoom/phone)	Special Counsel
Sarah Spardy (via zoom/phone)	Lewis, Longman & Walker, P.A.
David Gurley (via zoom/phone)	Special Counsel
Chris Fiore (via zoom/phone)	Gurley Fant, P.A.
Adam Levy	Real Estate Broker

Residents present: (in person or via phone)

Tom Oliveri Kristy Huston Mary Ensley Kathleen O'Connor Other Residents

The names of all attendees, residents and/or members of the public might not appear 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 a 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 Buchholz, Bennington, Lanese and Bourque were present. Supervisor Hasty was not present.

Mr. Adams stated that, since there is no Court Reporter in attendance, the shade sessions will not be held, but the Special Meeting will proceed.

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

Public Comments were heard following the Eleventh Order of Business.

THIRD ORDER OF BUSINESS**Update: Shoreline Stabilization**

This item was presented following the Eleventh Order of Business.

FOURTH ORDER OF BUSINESS**ANNOUNCE ATTORNEY-CLIENT SESSION
SHADE MEETING 1/RECESS SPECIAL
BOARD MEETING**

This item was deferred.

FIFTH ORDER OF BUSINESS**COMMENCEMENT OF ATTORNEY-CLIENT
SESSION SHADE MEETING (Closed to the
Public by Law)**

- Executive Session Regarding: Terry Kurth, derivatively on behalf of WildBlue Master Property Owners Association, Inc. v. Lennar Homes, LLC, Pulte Home Company, LLC, SDWB, LLC, SD WildBlue, LLC, WCI Communities, LLC, Barraco and Associates, Inc., Turrell, Hall & Associates, Inc. and WildBlue Community Development District, pending in the Twentieth Judicial Circuit in and for Lee County Florida, Case No. 001775. Pending Litigation

This item was deferred.

SIXTH ORDER OF BUSINESS**ADJOURN ATTORNEY-CLIENT SESSION
SHADE MEETING 1**

This item was deferred.

SEVENTH ORDER OF BUSINESS

ANNOUNCE ATTORNEY-CLIENT SESSION
SHADE MEETING 2

This item was deferred.

EIGHTH ORDER OF BUSINESS

COMMENCEMENT OF ATTORNEY-CLIENT
SESSION SHADE MEETING 2 (Closed to the
Public by Law)

- Executive Session Regarding: WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants. Case No. 25-CA-1837, Circuit Court Lee County. Pending Litigation

This item was deferred.

NINTH ORDER OF BUSINESS

ADJOURN ATTORNEY-CLIENT SESSION
SHADE MEETING 2/RECONVENE SPECIAL
BOARD MEETING

This item was deferred.

TENTH ORDER OF BUSINESS

Consideration of Matters Related to Terry Kurth, derivatively on behalf of WildBlue Master Property Owners Association, Inc. v. Lennar Homes, LLC, Pulte Home Company, LLC, SDWB, LLC, SD WildBlue, LLC, WCI Communities, LLC, Barraco and Associates, Inc., Turrell, Hall & Associates, Inc. and WildBlue Community Development District, pending in the Twentieth Judicial Circuit in and for Lee County Florida, Case No. 001775

Mr. Buchholz distributed the Schedule from Gurley Fant, P.A. He is pushing to keep the schedule on track so they can start construction this year to protect the homes and publish the Request for Proposals (RFP) before the December 3, 2025 mediation meeting, so the true costs for the main portion of the project are available to use in negotiations with the Developers. Mr. Gurley stated that having the costs is essential for productive discussions. The Judge issued his

own Mediation Order yesterday setting a different mediation date and mediator than the one Counsel would present, who all parties agreed upon for the September 2, 2025 court hearing to set the mediation date. He hopes to clear this up before or the day of the hearing; he hopes to keep the original mediation date and mediator.

Mr. Buchholz stated he will follow up with Mr. Fiore regarding his comments to the Taylor Engineering Invoices needing backup materials.

ELEVENTH ORDER OF BUSINESS

**Consideration of Matters Related to
WILDBLUE COMMUNITY DEVELOPMENT
DISTRICT, Plaintiff, v. FL WILDBLUE, LLC,
and 38769 TAMPA FL, LLC,
Defendants. Case No. 25-CA-1837, Circuit
Court Lee County.**

Mr. Hennessy recalled that an agreement with the Developer was reached in mediation but the case is now aggressively being litigated. He discussed his and Mr. Buchholz's subsequent actions in trying to get the Developer back on track in regard to a settlement, which was derailed due to a misunderstanding. The Developer's response is pending. The litigation budget spreadsheet he sent will be less if the settlement negotiations resume and they settle the case. Discovery is underway and he will contact Mr. Buchholz and Mr. Adams for further direction, once he receives the responses to the CDD's Request for Admissions, which was sent this week.

Mr. Buchholz request information from the Holz.

▪ **Public Comments: Agenda Items (3 Minutes Per Speaker)**

This item, previously the Second Order of Business, was presented out of order.

Resident Kathleen O'Connor recalled discussion of mats at the last meeting and asked what they are for. Mr. Willis stated the discussion was about the sea mattress/concrete mattress.

On behalf of his clients Carmen and June Pinto who are under contract to purchase 17244 Blue Sapphire Drive, Realtor Adam Leby asked for information about the seawall and what to expect regarding the potential economic impact. It was noted that the Fiscal Year 2026 Operations and Maintenance (O&M) assessments will increase \$240 per unit; future impact is unknown until mediation and litigation is completed. Mr. Adams and Mr. Buchholz gave an update on the schedule and restoration project, which will be communicated to homeowners.

144 Mr. Leby was directed to review the CDD website and to call Mr. Adams or Mr. Buchholz with
145 questions.

146 Resident Tom Oliveri thanked the Board for getting to this point and asked how to protect
147 the homes when the wall is down. Mr. Buchholz stated the Board is proceeding with the project
148 as quickly as possible.

149 ▪ **Update: Shoreline Stabilization**

150 **This item, previously the Third Order of Business, was presented out of order.**

151 Mr. Savage discussed the schedule and reported the following:

152 ➤ The dates on the schedule are locked in.

153 Discussion ensued regarding the Phase 1 timeline which is expected to be completed
154 within one year of the November 2025 commencement date.

155 ➤ Referring to the I.D. Number Items 33 and 35 on the Schedule, the plan is to submit a
156 draft RFP Package at the next meeting. The full bid review is expected to be completed by the
157 beginning of November.

158 Mr. Bennington stressed that the litigation and construction timelines are completely
159 independent, nothing in the construction timeline is dependent upon the litigation.

160 ➤ Zoning is under review.

161 ➤ Items 17 and 25: The Limited Development Order (LDO) and the Environmental Resource
162 Permit (ERP) Modifications will be submitted to the County and to the South Florida Water
163 Management District (SFWMD), respectively, by the end of next week.

164 ➤ The initial financing for a certain amount is already in place for Phase 1 and, based on the
165 bid amounts, it might require another bond issuance, which was included in the bond validation
166 amount. Phase 2 has no designs in place so the costs provided for mediation are estimates; it
167 might require going through another bond validation process.

168 Mr. Adams asked for an updated Engineer's Report so he can start on the financing
169 portion. Mr. Haber stated that \$23 million is remaining in the prior bond validation judgement
170 and they have to do another bond validation only if costs exceed that amount. He proposed
171 providing certain language to insert in the RFP that defines the Phase 1 Project and allows
172 execution of a contract with certain terms and conditions allowing the CDD to issue various

173 notices to proceed, subject to financing. He suggested that he and Litigation Counsel play a part
174 in preparing the language for certain parts of the RFP and contract.

175 The Board and Staff discussed the intent to work on the Phase 1 and Phase 2 projects
176 simultaneously, prioritizing projects, mattress pads, rock revenant, designating staging area, how
177 to address the existing docks in Phase 1, preparing communication to homeowners with docks
178 and defining scores in the Evaluation Matrix/Ranking sheet.

179 Mr. Bennington offered to obtain quotes to provide to homeowners so they can remove
180 and reinstall their own docks upon completion of the CDD project, subject to Board approval.

181 Discussion ensued regarding if the CDD can give homeowners the option to pay an
182 additional amount to reinforce the wall if they are not happy with the CDD's remediation; it was
183 noted that it would affect the SFWMD permit. Mr. Haber stated the Board will initiate the
184 standard for homeowners who want to do something different in the future; Board approval
185 would be needed first, followed by entering into an Agreement with the CDD outlining any future
186 repairs must be substantially similar to what the CDD did for the remainder of the CDD.

187 Mr. Savage stated he will follow up with Mr. Cheifet on this conversation and noted that
188 the design is not accommodating residents leaving the pilings in. Mr. Buchholz stated he would
189 like the pilings to remain untouched but further research is needed before a final decision on
190 what homeowners should do is made.

191 Board Members asked questions, gave suggestions and discussed things to consider
192 related to the docks and restoration projects. It was noted that the wall does not accommodate
193 for the docks and the docks have to accommodate for the wall. Distribution of a communication
194 plan will be included in the bid documents.

195 In response to a question, Mr. Haber stated that the CDD cannot incur costs to remove
196 items the homeowner is responsible for. He suggested sending a communication to homeowners
197 with docks outlining the action that will be necessary on their part and what their rights or lack
198 of rights are as it relates to the CDD proceeding with the project.

199 Discussion ensued regarding assigning tasks to Board Members at the next meeting and
200 including items on the next agenda related to accepting Mr. Hasty's resignation and
201 consideration of an appointment to fill the vacant seat.

Mr. Willis stated he will email Karen a notice to e-blast to residents asking interested candidates to submit a letter of interest and to attend the next meeting.

TWELFTH ORDER OF BUSINESS**UPCOMING MEETINGS**

- **September 4, 2025 at 10:00 AM [Regular Meeting]**
- **September 18, 2025 at 10:00 AM [Special Meeting and Attorney-Client Sessions]**
- **QUORUM CHECK**

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

Residents posed questions and Staff and the Board responded.

Regarding if the \$23 million of remaining bond funds are readily available now, Mr. Buchholz stated he believes so. Regarding if the reason for cutting in landward is because the shelf eroded or there is not sufficient shelf for the mattress, Mr. Savage replied affirmatively. Regarding the parameters used to find “good” contractors, Mr. Willis discussed the mechanism and parameters utilized in soliciting contractors.

Mr. Haber asked if the Board is interested in copying Blue Lake CDD, who is working with the HOA on issuing an Easement Agreement over the parcels the HOA owns for storage of building materials.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Bennington and seconded by Mr. Lanese, with all in favor, the meeting adjourned at 12:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES
B

DRAFT
MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the WildBlue Community Development District held 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.

Present:

John Buchholz	Chair
Rick Bennington	Vice Chair
Herbert Lanese	Assistant Secretary
Denis Bourque (via telephone)	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)

Kathleen O'Connor	Chris Whiten	Kristi Huston	Ross Dunlap	Bill Magri
Bede Brickleman	Sima Baker	Other Residents		

The names of all attendees, residents and/or members of the public might not appear in the 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 a 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, Buchholz and Lanese were present. Supervisor Borque arrived after roll call. Supervisor Hasty was absent.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items (3 Minutes Per Speaker)

Resident Bede Brickleman asked for update on Latitude Lake treatments, the aerator lakes, Mr. Hasty's update on lowering the lake level and pursuing other "mining" groups. Mr. Willis

stated that Latitude Lake was treated for algae, which is typical this time of year, a second treatment for the algae along the shoreline is imminent and will continue, if needed; treatments must occur seven to ten days apart. Aerator inspections were added to the checklist; installing indicator lights on the boxes would void the installation warranty. Mr. Adams stated that dredging the lake would not likely occur due to the steps involved in a mining operation. SOLitude fell behind on maintenance but is now caught up; however, it might take a few months to see the results. Mr. Willis stated that, since the permit was approved at the current stormwater status and the lake is functioning properly, he does not think the project will be approved.

Mr. Borque joined the meeting at 10:02 a.m., via telephone.

Mr. Borque stated that the call in telephone number on the email is incorrect.

Resident Ross Dunlap asked who owns the lake and asked for the depth of Latitude Lake. Mr. Buchholz stated the CDD maintains the lake and Lennar owns it; it will be conveyed to the CDD once the development is completed. The lake is about 4' to 5' deep.

Resident Kathleen O'Connor stated she had comments to the meeting minutes and edits to Resolution 2025-13. She asked how they will be able to maintain the same compaction standards if they do not use a barge for Phase 1 since there may or may not have a retaining wall in place. She asked if there are compaction standards and if it will be included in the Request for Proposals (RFP), along with provisions to address installation defects. She was asked to hold her comments until that upcoming agenda item.

Resident Chris Whiten asked the Board to explain the next steps of the lawsuit, especially regarding the non-binding mediation; and the anticipated goals, outcome, and additional costs over the next few months. Mr. Adams stated District Counsel will address it later in the meeting.

THIRD ORDER OF BUSINESS

Update: Draft Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Adams stated the new Auditor requested additional information from Barraco & Associates to include in the Notes section. He will email the Audit, and place it on the next agenda. Berger, Toombs, Elam, Gaines & Frank (BTEGF) has struggled to complete audits timely, due to its principal Accountant, Mr. Gaines leaving the firm halfway through the audit season.

FOURTH ORDER OF BUSINESS

Acceptance of Resignation of Chris Hasty

On MOTION by Mr. Buchholz and seconded by Mr. Lanese, with all in favor, the resignation of Chris Hasty from Seat 2, was accepted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Adams stated that Seat 2 is a Landowner-elected seat, not a General Election seat; therefore, the Board's obligation is to consider nominations and appoint someone to fill the vacant seat who is a US citizen, at least 18 years of age, and a legal resident of Florida. The emails from the two candidates showing interest in filling Seat 2 were emailed to the Board.

Discussion ensued regarding the outcome referenced on Lines 77 through 84 of the prior meeting minutes regarding candidate Chris Whiten and his wife's Facebook posts deemed threatening against the Board and the CDD, reviewing the posts and Board Members looking for certain attributes in other Board Members, in light of upcoming projects and litigation matters.

Mr. Buchholz asked each candidate to speak.

Candidate Chris Whiten voiced his opinion that the Facebook posts are open to interpretation. He thinks the CDD Board and HOA Boards are very one sided. In his opinion, the posts were not a threat against the Board. Based on comments to him to get more involved and his belief there is room for improvement in managing assets, is why he expressed interest. He suggested changing the meeting time to increase attendance. He noted difficulty joining the meeting via telephone.

Mr. Buchholz stated there are plans to hold a meeting once the bids are received.

Candidate Sima Baker discussed her involvement with the Master HOA. She thinks there should be more synergy between the HOA Boards and CDD Board. She discussed what she sees as the roles of the CDD.

Board Members deliberated on the appointment and expressed their reasoning.

Mr. Buchholz nominated Sima Baker to fill Seat 2. No other nominations were made.

On MOTION by Mr. Buchholz and seconded by Mr. Bennington, with all in favor, the appointment of Sima Baker to fill Seat 2, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)**

The Oath of Office will be administered to Sima Baker at or before the next meeting.

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-13,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-13. Mr. Bennington nominated the following:

John Buchholz	Chair
Richard Bennington	Vice Chair
Herbert Lanese	Assistant Secretary
Denis Bourque	Assistant Secretary
Sima Baker	Assistant Secretary

No other nominations were made. This Resolution removes the following:

Chris Hasty	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams	Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

The following correction will be made to Resolution 2025-13:

Section 3: Change: "Boar" to "Board"

On MOTION by Mr. Bennington and seconded by Mr. Buchholz, with all in favor, Resolution 2025-13, as amended, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Updates:

Mr. Savage and Mr. Barraco presented and discussed the following:

A. Lake Bank Erosion Repair Project

- **Downspout Diagram**

➤ Supplement #1 to the Master Engineer's Report dated September 4, 2025 was distributed and presented. It sets the framework to allow additional bonds to be obtained to support the two parallel restoration, those being the Recreational Lake Phase 1 project to restore the retaining wall via rock revetment covering the northern half of the lake and the erosion repairs on the 16 surface water management "non-recreational" lakes.

➤ Issuing the Series 2025 Bonds will likely not require additional bond validation.

➤ The Exhibits, on Pages 4 through 6, depict the limits of restoration areas for the recreational and non-recreational lakes.

➤ Pages 7 and 8 reflect the details of what the solution will look like.

➤ Barraco & Associates will be the Engineer of Record for portions of the Phase 1 area and for land work of the proposed solution Cummins Cederberg, Inc. (CC) designs. CC is the design engineer and Engineer of Record from their solution waterward of their solution for the recreational lakes only.

Mr. Savage requested approving the Report in substantial form in order to verify with Mr. Cheifet, of CC, that the Recreational Lake Bank Restoration estimated cost is representative of the marine mattress costs, as it was a late addition.

➤ The Permitting Matrix will be updated to reflect that the package was submitted to the South Florida Water Management District (SFWMD) and the County last week.

➤ The RFP for the Phase 1 Recreational Lake Bank Restoration project and the Phase 2 Non-Recreational Surface Water Management Lakes project will likely be presented later this month for approval to advertise.

➤ The bid responses will determine the engineering costs and will include contingency costs to cover potential overrides, as construction costs is difficult to determine,

Mr. Savage was asked to enhance the project scope related to landward and waterward solutions; remove the north shore of Lakes A-1 and A-2 from the Exhibit since it will be the County's responsibility; remove references to "temporary stabilization" and redefine the approximate erosion limit areas and any other outdated information.

A Board Member wants residents to know that Phase 1 pertains to Amenity Center East.

➤ The Phase 2 Non-Recreational Surface Water Management Lakes solution is to restore the slope to a 6:1 slope and any vertical drop. It was recommended that homeowners install additional downspout drains to help alleviate some of the upstream impacts.

The Board and Staff discussed the suggestion to install riprap or erosion fencing behind homes or mandate homeowners install downspouts to help minimize erosion and future repair caused by wind and rain events, the current plans to install littorals and the suggestion to install rock revetment on a trial bases at the lot lines to determine if this would minimize future erosion.

Resident Bill Magri stated that, despite installing coco mats and stones, it all failed after the first rain; only after he and his neighbor installed littorals did the erosion issue resolve itself.

Mr. Buchholz suggested deferring discussion of washouts and reshaping the soil so water flows from the downspouts into the runoff collection boxes until everything else is in place.

No further action was necessary.

▪ **Schedule**

This item, previously Item 7D, was presented out of order.

Mr. Savage presented the latest Phase 1 Recreational Restoration Schedule that Staff is working from. It was updated on August 14, 2025 and posted on the CDD website.

B. Retaining Wall Restoration

• **Presentation and Discussion of Project Manual**

Mr. Savage stated he reviewed the preliminary front end documents District Counsel prepared and expects to have the technical specifications he prepared and Mr. Cheifet's specifications in final form to present at the next meeting.

In response to a question about the Project Manual, Mr. Adams stated that he expects to advertise the RFP and send the Project Manual to qualified contractors.

➤ Mr. Cheifet's and Barraco & Associates' plans are basically landward of the retaining wall and depict the demarcation to reestablish the water quality swale between the home and the original retaining wall, to ensure compliance the Permit.

➤ Permission from the lot owners is needed to restore beyond the easement to pre "Pre Hurricane Ian" conditions.

Discussion ensued regarding addressing the earlier comment about compaction standards by including a "Means and Method" in the RFP Evaluation Criteria, rather than limiting the amount of bid responses. It can also be added as an addendum to the RFP, should things come up at the pre-bid meeting.

Mr. Barraco proposed adding incentives for the contractor who can accelerate costs and completion.

Ms. O'Connor asked if working from the land will negatively impact the integrity of the compaction, since there will be no resistance from the wall, and if there is a guarantee from the contractor if the installation fails. Mr. Barraco stated that he and the contractor will work together; any means and methods considered detrimental to the CDD will be addressed. The CDD will provide the contractors with what it wants built. The contractor then typically comes up with a creative and unique method of how to build it that works well for the residents and the contractor. Barraco & Associates will oversee the project.

Regarding a guarantee, Mr. Haber stated warranty language and payment of performance bond forms of Agreement will be included in the RFP package. Mr. Barraco stated there are several checks and balances where the Engineer will certify that the contractor built the wall in accordance with the Engineer's plans and specifications; if the contractor fails to meet the obligations, the bond provides compensation to the owner for any financial losses incurred.

C. Fuel Station Site

Mr. Buchholz stated the next meeting includes a Shade Session where the Board will hear and make decisions on his latest conversation with the Developer to finalize negotiations.

D. Schedule

This item was presented after Item 7A.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2025**

Mr. Adams stated he and Mr. Haber spoke to the Bank Counsel regarding borrowing from the Special Revenue Fund and showing it on the Balance Sheet as "Due to From", which would be returned once the CDD collects the funds in November. He will follow up on Friday and, if the answer is no, he will pursue a bridge loan to cover gap funding.

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2025. Corrections will be made due to coding certain Taylor Engineering invoices to the wrong budget and additional new "Special litigation" line items will be added. An Affidavit of No Liens from the Developer and the Engineer's Certificate of Completion are being obtained; these are required to close the construction fund account, which has a negative balance of \$380,000.

The financials were accepted.

NINTH ORDER OF BUSINESS**Approval of August 7, 2025 Public Hearings
and Regular Meeting Minutes**

The following changes were made, which included edits from Ms. O'Connor:

Line 28: Insert "Bede Brickelman" after "Bill Magri"

Line 47: Change "A resident" to "Bede Brickelman" and "Lakes" to "Lake"

Line 49: Change "land" to "fill"

Line 69: Change "and was directed to email them to Mr. Willis" to "which were provided later in the meeting."

Lines 77 and 83: Change "A Board Member" to "Mr. Bennington"

Line 78: Change "Whitting" to "Whitten" and "post" to "posts"

Line 88: Change "did not go through property channels" to "which was not obtained correctly, procedurally"

Line 133: Change "work" to "ward" and "pertaining" to "retaining"

Line 148: Insert "." after "permitting"

Lines 149 through 150 Delete ", on a case-by-case basis, which will require recording a document with the County"

Lines 169 through 170: Delete "Answer and" and change "Counter Claim" to "Counterclaim"

Line 192: Change "it" to "is"

Line 279: Insert "Minutes" after "Meeting"

Line 329: Change "Acqua" to "Aqua"

<p>On MOTION by Mr. Buchholz and seconded by Mr. Bennington, with all in favor, the August 7, 2025 Public Hearings and Regular Meeting Minutes, as amended, were approved.</p>

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

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

B. District Engineer: Barraco and Associates, Inc.

District Counsel and the District Engineer had nothing further to report.

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

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

There were no Board Members comments or requests.

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

Resident Kristy Houston asked what time they expect the shade sessions to end and when residents should arrive at the next meeting. Mr. Adams stated at about 11:00 a.m.

Mr. Magri asked for details about the Phase 1 project scope, if there is damage in Phase 2, and if the vote to engage in litigation with the Developer occurred in a Shade Session. Mr. Savage stated Phase 1 is rock revetment; any remaining wall is buried. The walls in Phases 2 and 3 are failing and will be discussed further. Mr. Magri asked for the date of the publicly noticed meeting where the Board voted to proceed with litigation.

Ms. O'Connor noted that residents can participate in the CDD without being a Board Member by attending CDD meetings. She suggested Karen Murphy send email notices of upcoming CDD meeting dates. Mr. Adams stated that his office just added Ms. Murphy to the electronic distribution list. It was noted that, in addition to the CDD website, the CDD's Meeting Schedule is posted on the Master's calendar on its website and on the electronic boards in both of the Amenities Center.

Regarding the meeting date of the vote to pursue litigation, Mr. Willis stated it is in the February 27, 2025 meeting minutes.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Mr. Buchholz and seconded by Mr. Bennington, with all in favor, the meeting adjourned at 12:39 p.m.</p>
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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 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