

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on June 2, 2022 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

Present were:

Russell Smith	Chair
Barry Ernst	Assistant Secretary
Aaron Milosevic	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Wes Kayne	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Smith, Ernst, Milosevic were present, in person. Supervisors Johnson and Hasty were not present.

SECOND ORDER OF BUSINESS

Public Comments

A resident presented photographs and voiced their opinion that there is an erosion issue in the lake and described what residents have been experiencing. He discussed the beach, lake, rocks, dry season, runoff between homes and the potential for flooding once the rainy season commences. Residents are hearing that the CDD Board will not do anything until Pulte does something and Pulte believes it is a CDD issue. He felt that the erosion must be addressed and asked about next steps.

Mr. Adams stated the CDD has yet to issue a response regarding this and the repairs would likely be a combined effort between the CDD and the Developer because the source of the runoff is from the houses. The way it is distributed into the pond, particularly in the dry season when water levels are low, needs to be corrected.

Discussion ensued regarding which entity is responsible, Facebook posts on the matter and lake maintenance.

Mr. Kayne stated that erosion is inevitable in CDDs with stormwater management systems and the answer is for Pulte, Lennar and the CDD to meet and determine how best to address the issue. The lakes are technically owned by the CDD. Mr. Adams would coordinate with the District Engineer and contact representatives at Pulte and Lennar.

Mr. Adams stated each entity must inspect the lake and surrounding areas and come to a solution that will work. Regarding who residents should contact to inspect drainage prior to hurricane season, contacting the District Engineer was suggested. Asked if residents could be included in a meeting with Staff and Developer representatives, Mr. Adams stated, once Mr. Barraco, the CDD's lead Engineer returns, Staff will coordinate his schedule along with the Developer representatives, perform individual on-site inspections and set a meeting date after the rainy season.

▪ **Consideration of Award of Contract for Conservation Area Maintenance *(to be provided under separate cover)***

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

Mr. Adams stated the Board should have received the tabulation from the recent conservation area maintenance bid results via email. He reported the following:

- This project went through the sealed bid process.
- Three contractors responded: Sand Hill (the incumbent), SOLitude and EarthBalance.
- This is a one-year contract with a second-year and a third-year option.
- Cumulatively, for all three years, EarthBalance is the lowest bidder at \$499,436, SOLitude was the next lowest bidder at \$635,018 and Sand Hill was third at \$687,767.
- \$305,000 was budgeted for Fiscal Year 2022. The draft Fiscal Year 2023 budget, behind Tab 3, was prepared prior to the bid responses at an amount of \$290,000.

Asked for his opinion, Mr. Adams stated he has worked with all three respondents and all are quality contractors; therefore, it comes down to the pricing.

Discussion ensued regarding the bid results. The Board's consensus was to engage EarthBalance.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, awarding the Conservation Area Maintenance contract to EarthBalance, the lowest responsive and responsible bidder, was approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams reviewed the proposed Fiscal Year 2023 budget and noted a fairly significant reduction in the “Conservation area maintenance” line item. He asked if the strategy is to keep assessments flat, year-over-year, and repurpose the difference into future erosion repairs. Mr. Smith replied affirmatively.

Mr. Adams presented Resolution 2022-03.

On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 1, 2022 at 10:00 a.m., at Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Adams presented Resolution 2022-04.

On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Designating a Date, Time, and Location for Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2022-05. Seats 1, 2 and 3, currently held by Supervisors Milosevic, Hasty and Ernst, respectively, will be up for election.

On MOTION by Mr. Milosevic and seconded by Mr. Ernst, with all in favor, Resolution 2022-05, Designating a Date, Time, and Location of November 3, 2022 at 10:00 a.m., at Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901, for the Landowners’ Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Award of Contract for Conservation Area Maintenance *(to be provided under separate cover)*

This item was presented following the Second Order of Business.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Consideration of March 3, 2022 Regular Meeting Minutes

Mr. Adams presented the March 3, 2022 Regular Meeting Minutes.

On MOTION by Mr. Ernst and seconded by Mr. Smith, with all in favor, the March 3, 2022 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Mr. Haber stated that recently passed legislation will allow CDDs to notice public hearings on the County’s website, which could potentially be a cost-savings for the CDD, if the County does not adopt a fee greater than what the local newspapers charge for published notices. He will work with Management’s office regarding whether it would be beneficial for the CDD to take advantage of this opportunity, which goes into effect on January 1, 2023.

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

There was no report.

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

I. 503 Registered Voters in District as of April 15, 2022

II. NEXT MEETING DATE: July 7, 2022 at 10:00 A.M.

o QUORUM CHECK

The next meeting will be held on July 7, 2022.

TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

There were no Board Members’ comments or requests.

ELEVENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, the meeting adjourned at 10:40 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair