

# **WILDBLUE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**October 5, 2023**

**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**

September 28, 2023

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

Board of Supervisors  
WildBlue Community Development District

Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Regular Meeting on October 5, 2023 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda Items (3 Minutes Per Speaker)*
3. Discussion: Commercial Parcel Survey
4. Update: Retaining Wall Cleanup Project
5. Acceptance of Unaudited Financial Statements as of August 31, 2023
6. Approval of September 7, 2023 Public Hearing and Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Barraco and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: November 2, 2023 at 10:00 AM


○ QUORUM CHECK

|        |                   |                          |           |                          |       |                          |    |
|--------|-------------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | AARON MILOSEVIC   | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 2 | CHRISTOPHER HASTY | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 3 | BARRY ERNST       | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 4 | DAVID MEYERS      | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| SEAT 5 |                   | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |

8. Board Members' Comments/Requests
9. Public Comments *Non-Agenda Items (3 Minutes Per Speaker)*
10. Adjournment

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

Sincerely,

  
Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2023**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2023**

|                                      | <u>General<br/>Fund</u> | <u>Debt<br/>Service<br/>Fund</u> | <u>Capital<br/>Projects<br/>Fund</u> | <u>Total<br/>Governmental<br/>Funds</u> |
|--------------------------------------|-------------------------|----------------------------------|--------------------------------------|---|
| <b>ASSETS</b>                        |                         |                                  |                                      |   |
| Cash                                 | \$ 320,465              | \$ -                             | \$ -                                 | \$ 320,465                              |
| Investments                          |                         |                                  |                                      |   |
| Revenue                              | -                       | 523,580                          | -                                    | 523,580                                 |
| Reserve                              | -                       | 706,281                          | -                                    | 706,281                                 |
| Construction                         | -                       | -                                | 16,135                               | 16,135                                  |
| Principal                            | -                       | 1                                | -                                    | 1                                       |
| Utility deposit                      | 400                     | -                                | -                                    | 400                                     |
| Total assets                         | <u>\$ 320,865</u>       | <u>\$ 1,229,862</u>              | <u>\$ 16,135</u>                     | <u>\$ 1,566,862</u>                     |
| <b>LIABILITIES AND FUND BALANCES</b> |                         |                                  |                                      |   |
| Liabilities:                         |                         |                                  |                                      |   |
| Retainage payable                    | \$ -                    | \$ -                             | \$ 433,933                           | \$ 433,933                              |
| Landowner advance                    | 6,000                   | -                                | -                                    | 6,000                                   |
| Total liabilities                    | <u>6,000</u>            | <u>-</u>                         | <u>433,933</u>                       | <u>439,933</u>                          |
| Fund balances:                       |                         |                                  |                                      |   |
| Restricted for:                      |                         |                                  |                                      |   |
| Debt service                         | -                       | 1,229,862                        | -                                    | 1,229,862                               |
| Capital projects                     | -                       | -                                | (417,798)                            | (417,798)                               |
| Unassigned                           | 314,865                 | -                                | -                                    | 314,865                                 |
| Total fund balances                  | <u>314,865</u>          | <u>1,229,862</u>                 | <u>(417,798)</u>                     | <u>1,126,929</u>                        |
| Total liabilities and fund balances  | <u>\$ 320,865</u>       | <u>\$ 1,229,862</u>              | <u>\$ 16,135</u>                     | <u>\$ 1,566,862</u>                     |

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2023**

|  | Current<br>Month  | Year to<br>Date   | Budget            | % of<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>  |                   |                   |                   |                |
| Assessment levy: on-roll - net                               | \$ -              | \$ 626,855        | \$ 624,611        | 100%           |
| Interlocal agreement - Vista Blue                            | -                 | -                 | 13,000            | 0%             |
| Total revenues   | <u>-</u>          | <u>626,855</u>    | <u>637,611</u>    | 98%            |
| <b>EXPENDITURES</b>  |                   |                   |                   |                |
| <b>Professional &amp; administrative</b>                     |                   |                   |                   |                |
| Management/accounting/recording                              | 4,000             | 44,000            | 48,000            | 92%            |
| Legal  | 831               | 9,171             | 15,000            | 61%            |
| Engineering  | 10,235            | 59,915            | 4,000             | 1498%          |
| Audit  | -                 | 3,710             | 5,500             | 67%            |
| Arbitrage rebate calculation                                 | -                 | 1,000             | 750               | 133%           |
| Dissemination agent  | 83                | 916               | 1,000             | 92%            |
| Trustee  | -                 | 4,246             | 3,950             | 107%           |
| Telephone  | 17                | 183               | 200               | 92%            |
| Postage  | 54                | 362               | 500               | 72%            |
| Printing & binding   | 42                | 458               | 500               | 92%            |
| Legal advertising  | -                 | 1,177             | 1,200             | 98%            |
| Annual special district fee                                  | -                 | 175               | 175               | 100%           |
| Insurance  | -                 | 5,988             | 5,500             | 109%           |
| Contingencies/bank charges                                   | -                 | 13                | 1,200             | 1%             |
| Website  |                   |                   |                   |                |
| Hosting  | -                 | 705               | 705               | 100%           |
| ADA compliance   | 210               | 210               | 210               | 100%           |
| Total professional & administrative                          | <u>15,472</u>     | <u>132,229</u>    | <u>88,390</u>     | 150%           |
| <b>Field operations</b>                                      |                   |                   |                   |                |
| Field management   | 833               | 9,167             | 10,000            | 92%            |
| Aquatic maintenance  | 6,393             | 73,341            | 83,000            | 88%            |
| Conservation area maintenance                                | -                 | 84,100            | 180,000           | 47%            |
| Conservation area monitoring & reporting                     | 192               | 76,772            | 69,000            | 111%           |
| Hurricane Ian clean-up                                       | -                 | 62,881            | -                 | N/A            |
| Lake bank erosion repairs                                    | -                 | 46,847            | 109,540           | 43%            |
| Water level and quality reporting                            | -                 | -                 | 26,000            | 0%             |
| Littoral plant replacements                                  | -                 | 25,987            | 20,000            | 130%           |
| Conservation area fence review/repairs                       | -                 | -                 | 10,000            | 0%             |
| Aeration operating supplies                                  | 438               | 4,892             | 5,000             | 98%            |
| Contingencies  | 8,450             | 20,332            | 10,000            | 203%           |
| Shoreline/seawall repair and replacements                    | -                 | -                 | 25,000            | 0%             |
| Total field operations                                       | <u>16,306</u>     | <u>404,319</u>    | <u>547,540</u>    | 74%            |
| <b>Other fees and charges</b>                                |                   |                   |                   |                |
| Property appraiser   | -                 | 673               | 673               | 100%           |
| Tax collector  | -                 | 976               | 1,010             | 97%            |
| Total other fees and charges                                 | <u>-</u>          | <u>1,649</u>      | <u>1,683</u>      | 98%            |
| Total expenditures   | <u>31,778</u>     | <u>538,197</u>    | <u>637,613</u>    | 84%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (31,778)          | 88,658            | (2)               |                |
| Fund balances - beginning                                    | 346,643           | 226,207           | 193,728           |                |
| Fund balances - ending                                       | <u>\$ 314,865</u> | <u>\$ 314,865</u> | <u>\$ 193,726</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, 2023**

|  | <u>Current<br/>Month</u> | <u>Year To<br/>Date</u> | <u>Budget</u>       | <u>% of<br/>Budget</u> |
|--|--------------------------|-------------------------|---------------------|------------------------|
| <b>REVENUES</b>  |                          |                         |                     |                        |
| Special assessment: on-roll                                  | \$ -                     | \$ 1,395,042            | \$ 1,392,509        | 100%                   |
| Interest   | 4,916                    | 53,025                  | -                   | N/A                    |
| Total revenues   | <u>4,916</u>             | <u>1,448,067</u>        | <u>1,392,509</u>    | 104%                   |
| <b>EXPENDITURES</b>  |                          |                         |                     |                        |
| Principal  | -                        | 465,000                 | 465,000             | 100%                   |
| Interest   | -                        | 933,194                 | 933,194             | 100%                   |
| Total expenditures   | <u>-</u>                 | <u>1,398,194</u>        | <u>1,398,194</u>    | 100%                   |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 4,916                    | 49,873                  | (5,685)             |                        |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                          |                         |                     |                        |
| Transfers out  | -                        | (15,787)                | -                   | N/A                    |
| Total other financing sources                                | <u>-</u>                 | <u>(15,787)</u>         | <u>-</u>            | N/A                    |
| Net change in fund balances                                  | 4,916                    | 34,086                  | (5,685)             |                        |
| Fund balances - beginning                                    | 1,224,946                | 1,195,776               | 1,188,308           |                        |
| Fund balances - ending                                       | <u>\$ 1,229,862</u>      | <u>\$ 1,229,862</u>     | <u>\$ 1,182,623</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, 2023**

|  | Current<br>Month | Year To<br>Date |
|--|------------------|-----------------|
| <b>REVENUES</b>  |                  |                 |
| Interest   | \$ 64            | \$ 256          |
| Total revenues   | 64               | 256             |
| <b>EXPENDITURES</b>  |                  |                 |
| Total expenditures   | -                | -               |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 64               | 256             |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                  |                 |
| Transfer in  | -                | 15,787          |
| Total other financing sources/(uses)                         | -                | 15,787          |
| Fund balances - beginning                                    | (417,862)        | (433,841)       |
| Fund balances - ending                                       | \$ (417,798)     | \$ (417,798)    |

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the WildBlue Community Development District held a Public Hearing and Regular Meeting on September 7, 2023 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

**Present were:**

|                   |                     |
|-------------------|---------------------|
| Christopher Hasty | Chair               |
| Barry Ernst       | Vice Chair          |
| Aaron Milosevic   | Assistant Secretary |
| David Myers       | Assistant Secretary |

**Also present, were:**

|                           |  |
|---------------------------|--|
| Chuck Adams               | District Manager                       |
| Wes Haber (via telephone) | District Counsel                       |
| Carl Barraco              | District Engineer                      |
| Frank Savage              | Barraco and Associates, Inc. (Barraco) |
| Kristi Houston            | Resident                               |
| John Buchholz             | Resident                               |
| Bill Magri                | Resident                               |
| Rick Bennington           | Resident                               |
| Don Crispen               | Resident                               |
| Gregg Christensen         | Resident                               |
| Dave White                | Resident                               |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Milosevic, Ernst, Hasty and Meyers were present. One seat was vacant.

▪ **Acknowledging Receipt of Demand Letter Regarding Retaining Wall**

**This item was an addition to the agenda.**

Mr. Haber stated his office received a demand letter from an attorney representing a group of residents, along with third-party Engineer Report about the retaining wall. Due to the potential threat of litigation, he suggested refraining from an open exchange dialog with residents about this matter like has occurred in prior meetings and, instead, he recommended

41 adhering to the public comments protocol, as adopted via Resolution in 2017, which resembles  
 42 how a City or County meeting is operated. There are two public comment periods during which  
 43 speakers are allowed three minutes each to make their comments. One is near the beginning of  
 44 the meeting for comments about agenda items and the other is near the end of the meeting for  
 45 non-agenda items.

46 Mr. Haber suggested amending the Fifth Order of Business to add a Notice for a Request  
 47 for Qualifications (RFQ) for a Design Engineer for retaining wall repairs and a Request for  
 48 Proposals (RFP) for a retaining wall cleanup project.

49

50 **On MOTION by Mr. Hasty and seconded by Mr. Milosevic, with all in favor,**  
 51 **amending the Fifth Order of Business to add Consideration of advertising a**  
 52 **Request for Qualifications for Design Services for Retaining Wall Repairs, was**  
 53 **approved.**

54

55

56 **On MOTION by Mr. Hasty and seconded by Mr. Milosevic, with all in favor,**  
 57 **amending the Fifth Order of Business to add Consideration of advertising a**  
 58 **Request for Proposals for cleanup of retaining wall damage, memorialized in**  
 59 **Resolution 2023-11, was approved.**

60

61

62 **SECOND ORDER OF BUSINESS**

**Public Comments**

63

64 Regarding the proposed Fiscal Year 2024 budget, resident Kristi Houston stated she  
 65 thought the CDD was transferring the “Interlocal Agreement-Vista Blue” and the “Water level  
 66 and quality reporting” budget line items to the HOA. Mr. Adams stated this will be discussed  
 67 during the Third Order of Business.

68 Resident John Buchholz asked when the erosion repair work will commence. Mr. Adams  
 69 stated that timing is dependent on the rainy season ending and water levels receding.

70 Mr. Buchholz stated he is part of the group that initiated the Demand Letter mentioned  
 71 earlier and noted that he and the other residents in no way meant for it to be a threat directed  
 72 to the CDD or Board; their attorney was engaged to review the transition and review the Report  
 73 with the Board.

74

75 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2023/2024 Budget**

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**A. Proof/Affidavit of Publication**

**B. Consideration of Resolution 2023-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams stated that the proposed Fiscal Year 2024 budget is the same as the version presented at prior meetings. Regarding Ms. Houston’s earlier comment, he will revise the the version “Water level and quality reporting” budget line item definition on the definitions page, as the budget for that was decreased because the CDD will not be doing water quality testing in conjunction with Blue Lake.

Resident Dave White asked why the CDD is not testing water quality. Mr. Adams stated the HOA will be doing it.

**On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, the Public Hearing was opened.**

There were no public comments.

**On MOTION by Mr. Hasty and seconded by Mr. Milosevic, with all in favor, the Public Hearing was closed.**

**On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, Resolution 2023-09, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, as amended to revise the definition regarding water quality testing; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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

There were no comments from members of the public regarding this item.

On MOTION by Mr. Hasty and seconded by Mr. Ernst, with all in favor, Resolution 2023-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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.

FIFTH ORDER OF BUSINESS

Update: Retaining Wall and Lake Bank Erosion Repair Activities

A. Consideration and Authorization of Procurement Process for Retaining Wall Project

This item was addressed in conjunction with the added agenda items below.

- Consideration Resolution 2023-11, Approving Request for Proposal Documents for the Lake Bank Cleanup Project; Providing a Severability Clause; and Providing an Effective Date

This item was an addition to the agenda.

Mr. Adams distributed and presented Resolution 2023-11 and accompanying exhibits.

Mr. Haber stated Resolution 2023-11 approves, in form, the RFP Notice and Evaluation Criteria and authorizes Staff to work with the Chair on the RFP package.

Mr. Barraco and Mr. Haber reviewed the point structure. Regarding unit prices, Mr. Adams stated the Unit Pricing Schedule will be completed once Mr. Barraco’s office submits the Project Manual. Regarding penalties, Mr. Haber stated there is a liquidated damage provision in the CDD’s standard form of Agreement.

The Board opened the floor to public comments.

151 Resident Bill Magri asked if quality is a component of the project and what assurance  
 152 there is to homeowners affected by this activity that the project will be completed to the  
 153 homeowners’ satisfaction. Mr. Hasty stated, indirectly, under the point system, it is experience.  
 154 Mr. Barraco’s office is preparing the work for the RFP, which will generate the scope of work.

155 Regarding restoring homeowner property, Mr. Adams stated the contractor is expected  
 156 to restore the property to the condition it was prior to the project. Regarding the Cleanup  
 157 Project, it will not involve any private property.

158

159 **On MOTION by Mr. Hasty and seconded by Mr. Milosevic, with all in favor,**  
 160 **Resolution 2023-11, Approving Request for Proposal Documents for the Lake**  
 161 **Bank Cleanup Project; Providing a Severability Clause; and Providing an**  
 162 **Effective Date, was adopted.**

163

164

- 165 **▪ Consideration of Request for Qualifications for Design Engineering Services for**
- 166 **Retaining Wall Repairs**

167 **This item was an addition to the agenda.**

168 Mr. Adams distributed and presented the RFQ for Design Engineering Services with  
 169 exhibits to design the retaining wall. Regarding the Competitive Selection Criteria, Mr. Haber  
 170 stated that the CDD must consider proposals based only on the qualifications, not the bid  
 171 prices, since it must adhere to the Consultants Competitive Negotiation Act (CCNA). He  
 172 discussed the overall RFQ process.

173 Mr. Barraco suggested and the Board agreed to make the following changes to the  
 174 Competitive Selection Criteria:

175 Item 3, Geographic Location: Change “20 Points” to “15 Points”

176 Item 4, Willingness to Meet Time and Budget Requirements: Change “15 Points” to “20  
 177 Points”

178

179 **On MOTION by Mr. Hasty and seconded by Mr. Milosevic, with all in favor, the**  
 180 **Request for Qualifications and Competitive Selection Criteria, as amended, and**  
 181 **authorizing Staff to proceed with the RFQ, was approved.**

182

183

185



186 It was noted that are no additional updates. An appraisal was submitted but whether  
187 the purchase amount remained the same or increased is not known.

188

189 **SEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
190 **Statements as of July 31, 2023**

191

192 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2023. Lennar  
193 declaring that the retainages in the Construction Fund have been paid is still pending.

194 The financials were accepted.

195

196 **EIGHTH ORDER OF BUSINESS** **Approval of August 3, 2023 Regular**  
197 **Meeting Minutes**

198

199 Mr. Adams presented the August 3, 2023 Regular Meeting Minutes.

200

201 **On MOTION by Mr. Ernst and seconded by Mr. Meyers, with all in favor, the**  
202 **August 3, 2023 Regular Meeting Minutes, as presented, were approved.**

203

204

205 **NINTH ORDER OF BUSINESS** **Staff Reports**

206

207 **A. District Counsel: Kutak Rock LLP**

208 There was no report.

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

210 Mr. Barraco introduced Mr. Frank Savage, who rejoined Barraco after a sabbatical and  
211 will be assisting on CDD matters.

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

- 213 • **NEXT MEETING DATE: October 5, 2023 at 10:00 A.M.**

- 214 ○ **QUORUM CHECK**

215 Mr. Ernest noted that the Fiscal Year 2024 Meeting Schedule in the agenda depicts the  
216 meeting location as the WildBlue Clubhouse Card Room instead of the offices of Barraco &  
217 Associates. Mr. Adams stated that the document in the agenda was incorrect. The correct  
218 meeting location is Barraco & Associates' offices and, as advertised, it is not expected to change  
219 until the retaining wall and erosion repairs projects are completed and public participation is  
220 expected to ease such that it does not exceed the card room capacity. A Board Member stated

221 he is negotiating with Lennar to hold meetings at the restaurant on Mondays and Tuesdays  
222 when they are closed and can accommodate 75 persons. He suggested the CDD change its  
223 meeting day. Mr. Adams stated Tuesdays are preferred but he would have to ask everyone  
224 about their availability.

225

226 **TENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

227

228 There were no Board Members' comments or requests.

229

230 **ELEVENTH ORDER OF BUSINESS**

**Public Comments**

231

232 Ms. Houston asked Mr. Adams and Mr. Hasty if they were able to apply for the Federal  
233 Emergency Management Agency (FEMA) Hazard Mitigation Grant Program that had an August  
234 29, 2023 deadline. Mr. Adams replied no, as he reviewed the program and noted the deadline  
235 to register via FEMA's portal was May 31, 2023.

236 Discussion ensued regarding FEMA extending the deadline for submittals to August 29,  
237 2023 but it not being indicated on the portal, having Staff proceed with registration in the  
238 future since most agencies use this process as a bookmark and the CDD considering engaging  
239 consultants.

240 Mr. Buchholz asked for additional information about publishing and other dates related  
241 to the RFQ and RFP. Mr. Adams stated that the RFQ will be published within the next few days  
242 and other documents will need to be prepared for the RFP.

243 Discussion ensued regarding the differences between the RFQ for Engineering Design  
244 Services and the RFP, publishing requests in The News-Press and inviting qualified contractors  
245 to bid.

246 Mr. Magri asked who is responsible for cleaning up Stock Homes' and WTI's  
247 construction debris in the retention ponds on the reserve side, as water levels recede. Mr.  
248 Adams stated the CDD's contractor will remove exposed debris once the water levels recede.

249 Resident Rick Bennington asked about bonds for the commercial property and how Mr.  
250 Hasty wants community support demonstrated. Mr. Hasty stated he received a few emails and  
251 calls against it and he thinks that the window, in terms of timing, is closing. There will be no  
252 issue obtaining a bond to purchase the property as long as the CDD is using it for public benefit.

253 To proceed, the Board would want a two-thirds in favor vote from property owners. He prefers  
254 to discuss the general accepted practice for the CDD with Mr. Haber after the meeting and will  
255 have Mr. Adams email it to Mr. Bennington, Mr. Buchholz and Mr. Don Crispen.

256 Regarding creating a survey on SurveyMonkey, Mr. Haber stated as the CDD is a  
257 governmental entity, he provided additional language to include stating "It is ultimately a  
258 decision for the Board to proceed on a matter regardless of the outcome of the survey."

259 Mr. Crispen voiced his belief that, since Mr. Bennington and Mr. Buchholz are in favor of  
260 purchasing the commercial property, the CDD should prepare whatever form is needed, be it a  
261 survey or otherwise. Mr. Adams stated Mr. Bennington and Mr. Buchholz will take the lead in  
262 preparing the questions, the Board will review and approve the language prior to distribution  
263 and he and Mr. Hasty will be copied on all responses.

264 Resident Gregg Christensen asked for the cost to be included in the survey and for it to  
265 be broken down by homeowner.

266 A resident felt that a survey should include other facts about further commercial  
267 development, such as if they proceed with the purchase what it might mean to the CDD and the  
268 potential economic impact to homeowners.

269 A resident asked about the CDD's interest for purchasing commercial property. Mr.  
270 Adams stated there is none. His other CDDs have purchased property for public benefit to use  
271 as a developed or undeveloped park.

272 A resident voiced his concern that surveys can be manipulated.

273 A resident noted hearing rumors about the various ways the bond lien might be applied  
274 and asked if it would be based on lot size. Mr. Adams replied affirmatively; the current,  
275 validated allocation methodology would be utilized.

276 Mr. Buchholz stated that the Developer will be attending the Lee County Hearing  
277 Examiner Meeting on September 21, 2023 and this will be the CDD's last chance to make any  
278 points with the Developer before Ms. Donna Marie Collins, Esq., Chief Hearing Examiner,  
279 approves redevelopment of the front area, as zoning is already approved.

280 Discussion ensued between Mr. Crispen and Mr. Buchholz regarding the zoning status,  
281 egress and ingress issues possibly stopping the entire project, the Developer not wanting to pay  
282 for the stop light and questioning the County's planning, reviews and recommendations as to  
283 how to handle the entrance on Wildblue Boulevard.

284 Mr. Crispen wants the CDD to do its due diligence finding out what the Developer is  
285 proposing for Wildblue Boulevard and whether they plan to use the existing facilities. Residents  
286 should insist the Developer pay for the stop light, instead of the River Creek and Wildblue  
287 HOAs, as stated. He suggested the CDD restrict turns onto Wildblue Boulevard from Corkscrew  
288 Road unless the Developer pays for these other items.

289 Mr. White asked the Board to respond to Mr. Crispen’s comments. Mr. Hasty stated he  
290 will research this due to conflicting comments and speak to Mr. Haber. He suggested residents  
291 attend the Hearing Examiner Meeting to place their comments on the record, as Ms. Collins will  
292 provide her recommendation to the County Commissioners for consideration.

293 Mr. Buchholz stated he submitted several items to the Commercial Developer for  
294 consideration about changing the site triangles, requesting buffers and redirecting the flow of  
295 aquifers. The Developer might consider a request to install an entrance out to Corkscrew.

296 Discussion ensued regarding egress and ingress outside the commercial property still  
297 being an issue and the stop light possibly being an impediment to the project.

298 Mr. Hasty reiterated that he will research these matters, check with the Developer  
299 regarding the status of the project, obtain a purchase price, work with Mr. Haber on the survey  
300 and determine if a letter from the CDD to the Developer is warranted.

301 Ms. Houston asked about the CDD being indemnified in the event of an accident. Mr.  
302 Adams stated that vendors carry their own insurance. The property is operated by the HOA via  
303 an Agreement.

304 Mr. Barraco corrected an earlier statement whereby, occasionally, certain actions  
305 require Lee County Board approvals; he will research if this is one of those situations.

306 Mr. Hasty asked Mr. Buchholz to email the materials he submitted to the Developer.

307 Mr. Barraco asked if the statement in the MKA Report stating that the Report was done  
308 on behalf of the WildBlue CDD is correct. The answer was no, the CDD did not engage that  
309 Engineer; the Report was solicited by WildBlue CDD residents.

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311 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

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**On MOTION by Mr. Milosevic and seconded by Mr. Meyers, with all in favor,  
the meeting adjourned at 11:17 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**WILDBLUE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901*

| <b>DATE</b>              | <b>POTENTIAL DISCUSSION/FOCUS</b> | <b>TIME</b>     |
|--------------------------|-----------------------------------|-----------------|
| <b>October 5, 2023</b>   | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>November 2, 2023</b>  | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>December 7, 2023</b>  | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>January 4, 2024</b>   | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>February 1, 2024</b>  | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>March 7, 2024</b>     | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>April 4, 2024</b>     | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>May 2, 2024</b>       | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>June 6, 2024</b>      | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>July 4, 2024*</b>     | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>August 1, 2024</b>    | <b>Regular Meeting</b>            | <b>10:00 AM</b> |
| <b>September 5, 2024</b> | <b>Regular Meeting</b>            | <b>10:00 AM</b> |

**\*Exception/Note**

*The July meeting date is on the Independence Day holiday*