

# **WILDBLUE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 5, 2024**

**BOARD OF SUPERVISORS  
PUBLIC HEARINGS  
AND REGULAR  
MEETING AGENDA**

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

**AGENDA**  
**LETTER**

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

August 29, 2024

Board of Supervisors  
WildBlue Community Development District

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Public Hearing and Regular Meeting on September 5, 2024 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. Updates
  - A. Lake Bank Erosion Repair Project
  - B. Retaining Wall Order of Magnitude Pricing for Selected Rebuild Options
  - C. Updated District Map Regarding CDD Localized Lake Bank Erosion Repairs Responsibility Versus Builders
  - D. Fuel Station Site
4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2024-09, Providing for Funding for the FY 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Acceptance of Unaudited Financial Statements as of July 31, 2024

- 7. Approval of August 1, 2024 Regular Meeting Minutes
- 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.*
    - Presentation: Potential Landscape Buffer
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: October 3, 2024 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		<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

- 9. Discussion: Continue Consideration of Lennar Retaining Wall Settlement Offer
- 10. Board Members' Comments/Requests
- 11. Public Comments *Non-Agenda Items (3 Minutes Per Speaker)*
- 12. 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**

**4A**

**AFFIDAVIT OF PUBLICATION**

Daphne Gilyard  
Wildblue CDD  
2300 Glades RD # 410W  
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

08/16/2024, 08/23/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/23/2024

*M. V. [Signature]*

Legal Clerk

*Keegan Moran*

Notary, State of WI, County of Brown

21428

My commission expires

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KEEGAN MORAN  
Notary Public  
State of Wisconsin

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the WildBlue Community Development District ("District") will hold a public hearing and regular meeting as follows:  
DATE: September 5, 2024  
TIME: 10:00 a.m.  
LOCATION: Community Center (Card Room)  
18721 WildBlue Boulevard  
Fort Myers, Florida 33913

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://wildbluecdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
August 16, 23, 2024

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

**4B**

**RESOLUTION 2024-08**  
**[FY 2025 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the WildBlue Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.



- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the WildBlue Community Development District for the Fiscal Year Ending September 30, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF SEPTEMBER, 2024**

ATTEST:

**WILDBLUE COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2025 Budget

**Exhibit A:** FY 2025 Budget

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
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**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 648,301				\$ 652,891
Allowable discounts (4%)	(25,932)				(26,116)
Assessment levy: on-roll - net	622,369	\$ 615,009	\$ 7,360	\$ 622,369	626,775
Lake Bank Repairs 2 year line of credit	-	-	300,000	300,000	-
Total revenues	622,369	615,009	307,360	922,369	626,775
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	-	-	-	6,000
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	4,738	7,500	12,238	15,000
Special Counsel	-	13,931	7,500	21,431	10,000
Engineering	15,000	24,646	45,000	69,646	20,000
Audit**	5,500	-	5,500	5,500	6,500
Arbitrage rebate calculation**	750	-	750	750	1,500
Dissemination agent*	1,000	500	500	1,000	2,000
Trustee*	3,950	-	3,950	3,950	8,000
Telephone	200	100	100	200	200
Postage	500	324	176	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	1,360	500	1,860	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,500	6,228	272	6,500	6,800
Contingencies/bank charges	1,200	-	1,200	1,200	500
Website					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & administrative	100,390	76,957	97,408	174,365	128,590
<b>Field operations</b>					
Field management	10,000	5,000	5,000	10,000	10,000
Aquatic maintenance	78,000	45,858	40,000	85,858	76,000
Conservation area maintenance	190,000	-	190,000	190,000	315,000
Conservation area monitoring & reporting	69,000	26,458	35,000	61,458	30,000
Lake bank repairs	85,000	19,220	265,000	284,220	-
Water level reporting	13,000	-	13,000	13,000	13,000
Littoral plant replacements	20,000	-	20,000	20,000	10,000
Conservation area fence review/repairs	10,000	13,800	-	13,800	15,000
Aeration operating supplies	7,500	2,452	4,000	6,452	7,500
Contingencies	10,000	-	5,000	5,000	5,000
Shoreline/seawall repair and replacements	25,000	-	-	-	15,000
Total field operations	517,500	112,788	577,000	689,788	496,500

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
Other fees and charges					
Property appraiser	673	-	673	673	673
Tax collector	1,010	1,238	-	1,238	1,010
Total other fees and charges	<u>1,683</u>	<u>1,238</u>	<u>673</u>	<u>1,911</u>	<u>1,683</u>
Total expenditures	<u>619,573</u>	<u>190,983</u>	<u>675,081</u>	<u>866,064</u>	<u>626,773</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,796	424,026	(367,721)	56,305	3
Net increase/(decrease) of fund balance	2,796	424,026	(367,721)	56,305	3
Fund balance - beginning (unaudited)	178,216	174,214	598,240	174,214	230,519
Fund balance - ending (projected)	<u>\$ 181,012</u>	<u>\$ 598,240</u>	<u>\$ 230,519</u>	<u>\$ 230,519</u>	<u>\$ 230,522</u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ 6,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Special Counsel	10,000
Engineering	20,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	6,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation**	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	8,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
<b>EXPENDITURES (continued)</b>	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting	705
ADA compliance	210
Total professional and admin	<u>128,590</u>



**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

<b>Field operations</b>		
Field management		10,000
Aquatic maintenance		76,000
	Covers the costs of contracting with a licensed and qualified aquatic maintenance company to maintain the District's recreational and stormwater ponds, free of non beneficial vegetation and algae.	
Conservation area maintenance		315,000
	Covers the costs of contracting with a qualified and licensed maintenance company to maintain the Districts Conservation Areas, free of State of Florida identified Category I and II exotics and invasives in accordance with the requirements of the conservation area easement/permit and by utilizing semi annual maintenance events. In fiscal year 2021, the CDD accepted full annual maintenance responsibility for areas AB, CD, EF and GH from the developer. Due to significant labor costs increases over the last couple of years, it is anticipated when the work is re-bid that the contractual costs will increase.	
Conservation area monitoring & reporting		30,000
	Covers the costs of contracting with a qualified and licensed company to periodically monitor and report the progress of the conservation area maintenance and replanting efforts, in accordance with the requirements of the Conservation Area Easement/Permit. It is anticipated that some of the areas will satisfy the 5 year monitoring during Fiscal Year 2024 and will therefore no longer be required to perform the monitoring and reporting requirements of the permit.	
Lake bank repairs		-
	Intended to cover periodic lake bank erosion and/or retaining wall repairs	
Water level reporting		13,000
	Covers the cost of providing periodic water level monitoring and reporting as required by the conditions of the Environmental Resource Permit with South Florida Water Management District.	
Littoral plant replacements		10,000
	Covers the costs of periodic replacements to insure compliance with the surface water management permit.	
Conservation area fence review/repairs		15,000
	Covers the costs of annual review and repairs of the conservation areas fence lines.	
Aeration operating supplies		7,500
	Covers the costs of electricity and repairs and maintenance for an aeration system to be installed in the lake H1 which was developed during fiscal year 2020 and is required to have aeration pursuant to Lee County Deep Lake Management policies.	
Contingencies		5,000
Shoreline/seawall repair and replacements		15,000
	Intended to cover the costs of eventual shoreline erosion and seawall repairs.	
Total field operations		<u>496,500</u>
<b>Other fees and charges</b>		
Property appraiser		673
Tax collector		<u>1,010</u>
Total other fees and charges		1,683
Total expenditures		<u><u>\$ 626,773</u></u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2019  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ 1,450,530				\$ 1,450,530
Allowable discounts (4%)	(58,021)				(58,021)
Assessment levy: net	1,392,509	\$ 1,373,184	\$ 19,325	\$ 1,392,509	1,392,509
Interest	-	35,168	-	35,168	-
Total revenues	1,392,509	1,408,352	19,325	1,427,677	1,392,509
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	480,000	-	480,000	480,000	500,000
Interest	916,919	458,459	458,460	916,919	900,119
Total expenditures	1,396,919	458,459	938,460	1,396,919	1,400,119
Excess/(deficiency) of revenues over/(under) expenditures	(4,410)	949,893	(919,135)	30,758	(7,610)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer out	-	(16,645)	-	(16,645)	-
Total other financing sources/(uses)	-	(16,645)	-	(16,645)	-
Fund balance:					
Net increase/(decrease) in fund balance	(4,410)	933,248	(919,135)	14,113	(7,610)
Beginning fund balance (unaudited)	1,205,966	1,239,318	2,172,566	1,239,318	1,253,431
Ending fund balance (projected)	<u>\$ 1,201,556</u>	<u>\$ 2,172,566</u>	<u>\$ 1,253,431</u>	<u>\$ 1,253,431</u>	<u>1,245,821</u>
Use of fund balance:					
Debt service reserve account balance (required)					(695,469)
Principal and Interest expense - December 15, 2025					(440,684)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 109,668</u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
12/15/24			450,059.38	450,059.38	21,235,000.00
06/15/25	500,000.00	3.750%	450,059.38	950,059.38	20,735,000.00
12/15/25			440,684.38	440,684.38	20,735,000.00
06/15/26	515,000.00	3.750%	440,684.38	955,684.38	20,220,000.00
12/15/26			431,028.13	431,028.13	20,220,000.00
06/15/27	535,000.00	3.750%	431,028.13	966,028.13	19,685,000.00
12/15/27			420,996.88	420,996.88	19,685,000.00
06/15/28	555,000.00	3.750%	420,996.88	975,996.88	19,130,000.00
12/15/28			410,590.63	410,590.63	19,130,000.00
06/15/29	580,000.00	3.750%	410,590.63	990,590.63	18,550,000.00
12/15/29			399,715.63	399,715.63	18,550,000.00
06/15/30	600,000.00	3.750%	399,715.63	999,715.63	17,950,000.00
12/15/30			388,465.63	388,465.63	17,950,000.00
06/15/31	625,000.00	4.250%	388,465.63	1,013,465.63	17,325,000.00
12/15/31			375,184.38	375,184.38	17,325,000.00
06/15/32	650,000.00	4.250%	375,184.38	1,025,184.38	16,675,000.00
12/15/32			361,371.88	361,371.88	16,675,000.00
06/15/33	680,000.00	4.250%	361,371.88	1,041,371.88	15,995,000.00
12/15/33			346,921.88	346,921.88	15,995,000.00
06/15/34	710,000.00	4.250%	346,921.88	1,056,921.88	15,285,000.00
12/15/34			331,834.38	331,834.38	15,285,000.00
06/15/35	740,000.00	4.250%	331,834.38	1,071,834.38	14,545,000.00
12/15/35			316,109.38	316,109.38	14,545,000.00
06/15/36	775,000.00	4.250%	316,109.38	1,091,109.38	13,770,000.00
12/15/36			299,640.63	299,640.63	13,770,000.00
06/15/37	805,000.00	4.250%	299,640.63	1,104,640.63	12,965,000.00
12/15/37			282,534.38	282,534.38	12,965,000.00
06/15/38	840,000.00	4.250%	282,534.38	1,122,534.38	12,125,000.00
12/15/38			264,684.38	264,684.38	12,125,000.00
06/15/39	880,000.00	4.250%	264,684.38	1,144,684.38	11,245,000.00
12/15/39			245,984.38	245,984.38	11,245,000.00
06/15/40	915,000.00	4.375%	245,984.38	1,160,984.38	10,330,000.00
12/15/40			225,968.75	225,968.75	10,330,000.00
06/15/41	960,000.00	4.375%	225,968.75	1,185,968.75	9,370,000.00
12/15/41			204,968.75	204,968.75	9,370,000.00
06/15/42	1,000,000.00	4.375%	204,968.75	1,204,968.75	8,370,000.00
12/15/42			183,093.75	183,093.75	8,370,000.00
06/15/43	1,045,000.00	4.375%	183,093.75	1,228,093.75	7,325,000.00

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
12/15/43			160,234.38	160,234.38	7,325,000.00
06/15/44	1,090,000.00	4.375%	160,234.38	1,250,234.38	6,235,000.00
12/15/44			136,390.63	136,390.63	6,235,000.00
06/15/45	1,140,000.00	4.375%	136,390.63	1,276,390.63	5,095,000.00
12/15/45			111,453.13	111,453.13	5,095,000.00
06/15/46	1,190,000.00	4.375%	111,453.13	1,301,453.13	3,905,000.00
12/15/46			85,421.88	85,421.88	3,905,000.00
06/15/47	1,245,000.00	4.375%	85,421.88	1,330,421.88	2,660,000.00
12/15/47			58,187.50	58,187.50	2,660,000.00
06/15/48	1,300,000.00	4.375%	58,187.50	1,358,187.50	1,360,000.00
12/15/48			29,750.00	29,750.00	1,360,000.00
06/15/49	1,360,000.00	4.375%	29,750.00	1,389,750.00	-
<b>Total</b>	<b>21,235,000.00</b>		<b>13,922,550.20</b>	<b>35,157,550.20</b>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

<b>On-Roll Assessments</b>
----------------------------

<b>Product</b>	<b>Units</b>	<b>FY 2025 O&amp;M Assessment per Unit</b>	<b>FY 2025 DS Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>	<b>FY 2024 Total Assessment per Unit</b>
SF 52'	99	\$ 970.12	\$ 1,513.08	\$ 2,483.20	2,476.38
SF 66'	99	970.12	1,920.43	2,890.55	2,883.73
SF 72'	58	970.12	2,095.01	3,065.13	3,058.31
SF 75'	269	970.12	2,182.30	3,152.42	3,145.60
SF 85'	102	970.12	2,473.26	3,443.38	3,436.56
SF 102'	34	970.12	2,967.89	3,938.01	3,931.19
SF 140'	12	970.12	4,073.55	5,043.67	5,036.85
<b>Total</b>	<b>673</b>				

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

**5**

**RESOLUTION 2024-09**  
**[FY 2025 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the WildBlue Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Lee County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
  - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“O&M Assessment(s)”) is hereby levied and imposed on benefitted lands within the District and in accordance with Exhibit A and Exhibit B. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“Debt Assessments,” and together with the O&M Assessments, the “Assessments”) in accordance with this Resolution and as further set forth in Exhibit A and Exhibit B, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in Exhibit A and Exhibit B, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “Tax Roll Property” identified in Exhibit B shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“Uniform Method”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in



future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of September, 2024.

ATTEST:

**WILDBLUE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

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

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

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2024**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 431,407	\$ -	\$ -	\$ 431,407
Investments				
Revenue	-	569,150	-	569,150
Reserve	-	704,120	-	704,120
Construction	-	-	51,702	51,702
Principal	-	1	-	1
Utility deposit	400	-	-	400
Total assets	<u>\$ 431,807</u>	<u>\$ 1,273,271</u>	<u>\$ 51,702</u>	<u>\$ 1,756,780</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Retainage payable	-	-	433,933	433,933
Due to other	264,520	-	-	264,520
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>270,520</u>	<u>-</u>	<u>433,933</u>	<u>704,453</u>
Fund balances:				
Restricted for:				
Debt service	-	1,273,271	-	1,273,271
Capital projects	-	-	(382,231)	(382,231)
Unassigned	161,287	-	-	161,287
Total fund balances	<u>161,287</u>	<u>1,273,271</u>	<u>(382,231)</u>	<u>1,052,327</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 431,807</u>	<u>\$ 1,273,271</u>	<u>\$ 51,702</u>	<u>\$ 1,756,780</u>
Total liabilities and fund balances	<u>\$ 431,807</u>	<u>\$ 1,273,271</u>	<u>\$ 51,702</u>	<u>\$ 1,756,780</u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 625,366	\$ 622,369	100%
Total revenues	<u>-</u>	<u>625,366</u>	<u>622,369</u>	100%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	1,789	8,123	15,000	54%
Special Counsel	3,010	30,204	-	N/A
Engineering	270	51,531	15,000	344%
Audit	-	-	5,500	0%
Arbitrage rebate calculation	500	500	750	67%
Dissemination agent	83	833	1,000	83%
Trustee	4,246	4,246	3,950	107%
Telephone	17	167	200	84%
Postage	114	629	500	126%
Printing & binding	41	417	500	83%
Legal advertising	-	1,974	1,200	165%
Annual special district fee	-	175	175	100%
Insurance	-	6,228	6,500	96%
Contingencies/bank charges	-	-	1,200	0%
Website				
Hosting	-	705	705	100%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>14,070</u>	<u>145,732</u>	<u>100,390</u>	145%
<b>Field operations</b>				
Field management	833	8,333	10,000	83%
Aquatic maintenance	-	45,858	78,000	59%
Conservation area maintenance	-	429	190,000	0%
Conservation area monitoring & reporting	1,284	37,254	69,000	54%
Lake bank erosion repairs	-	283,740	85,000	334%
Water level and quality reporting	-	-	13,000	0%
Littoral plant replacements	-	-	20,000	0%
Conservation area fence review/repairs	-	110,800	10,000	1108%
Aeration operating supplies	483	3,843	7,500	51%
Contingencies	1,065	1,065	10,000	11%
Shoreline/seawall repair and replacements	-	-	25,000	0%
Total field operations	<u>3,665</u>	<u>491,322</u>	<u>517,500</u>	95%
<b>Other fees and charges</b>				
Tax collector	-	1,238	1,010	123%
Total other fees and charges	<u>-</u>	<u>1,238</u>	<u>1,683</u>	74%
Total expenditures	<u>17,735</u>	<u>638,292</u>	<u>619,573</u>	103%
Excess/(deficiency) of revenues over/(under) expenditures	(17,735)	(12,926)	2,796	
Fund balances - beginning	179,023	174,214	178,216	
Fund balances - ending	<u>\$ 161,288</u>	<u>\$ 161,288</u>	<u>\$ 181,012</u>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019  
FOR THE PERIOD ENDED JULY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 1,396,356	\$ 1,392,509	100%
Interest	7,069	68,659	-	N/A
Total revenues	<u>7,069</u>	<u>1,465,015</u>	<u>1,392,509</u>	105%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	480,000	480,000	100%
Interest	-	916,919	916,919	100%
Total debt service	<u>-</u>	<u>1,396,919</u>	<u>1,396,919</u>	100%
Total expenditures	<u>-</u>	<u>1,396,919</u>	<u>1,396,919</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	7,069	68,096	(4,410)	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	(34,143)	-	N/A
Total other financing sources	<u>-</u>	<u>(34,143)</u>	<u>-</u>	N/A
Net change in fund balances	7,069	33,953	(4,410)	
Fund balances - beginning	1,266,202	1,239,318	1,205,966	
Fund balances - ending	<u>\$ 1,273,271</u>	<u>\$ 1,273,271</u>	<u>\$ 1,201,556</u>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019  
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 208	\$ 1,356
Total revenues	208	1,356
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	208	1,356
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	34,143
Total other financing sources/(uses)	-	34,143
Net change in fund balances	208	35,499
Fund balances - beginning	(382,439)	(417,730)
Fund balances - ending	\$ (382,231)	\$ (382,231)

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

**MINUTES**



**DRAFT**  
**MINUTES OF MEETING**  
**WILDBLUE**  
**COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on August 1, 2024 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913.

**Present:**

Christopher Hasty	Chair
Aaron Milosevic	Assistant Secretary
David Meyers	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Shane Willis	Operations Manager
Frank Savage	District Engineer
Carl Barraco	Barraco & Associates
Jordan Cheifet	Cummins Cederberg
Jeff Molding	SOLitude
Terry Kurth (via telephone)	SOLitude
Paul Daly (via telephone)	Resident

**Residents in attendance:**

Kristi Houston	Julia Lambert	Bill Magry	Roseanne Duffy	Michael Daily
John Buckholtz	Sherri Lewall	Eva Harden	Louis Vaccarella	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:02 a.m. Supervisors Hasty, Milosevic and Meyers were present. Two seats were vacant.

**SECOND ORDER OF BUSINESS**

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

Resident Roseanne Duffy voiced her hope that the lake bank erosion repair project will be discussed later in the agenda, as she thinks there seems to be a disconnect on the plan and what was actually executed.

42 Resident Julia Lambert followed up on her previous request for installation of a visual  
43 barrier on the commercial parcel, on the WildBlue side of the lake, to protect the community  
44 from outsiders. She stated that both Lennar and Pulte engaged in spot zoning; placing the  
45 residential homes right beside the commercial, which she feels was wrong. She provided a brief  
46 synopsis of the history behind the residential property, on the Pulte side.

47 Resident John Buckholtz looked forward to discussing the Engineer's findings regarding  
48 the seawall.

49

### 50 THIRD ORDER OF BUSINESS

### Updates

51

#### 52 ■ Retaining Sea Wall Review and Rebuild Options

53 **This item, previously Item 3B, was presented out of order.**

54 Mr. Adams stated a list of questions was prepared after the last meeting and was  
55 provided to Mr. Cheifet. Staff conferred with Mr. Cheifet regarding this item yesterday and  
56 agreed that the most important thing is to start with a discussion about price and what the  
57 current order of magnitude is, versus the Engineer's cost opinion, versus bid pricing.

58 Mr. Cheifet stated part of his original alternative analysis included the order of  
59 magnitude cost estimate, which is very similar to an Engineer's cost estimate but the order of  
60 magnitude provides an estimated cost to allow the owner, the client in this case, to make an  
61 "apples-to-apples" decision about which option or alternative, from a cost standpoint, makes  
62 the most sense given certain factors, such as schedule and aesthetics. He stated that only 10%  
63 of the design has been completed and a few assumptions were made based on background  
64 data. He addressed questions regarding Option 6, which is the revetement, the scale of the  
65 project, the volume of rock, rock sizes, how the order of magnitude cost was formulated,  
66 sending the project out to bid, the availability of local contractors, the design parameters,  
67 construction drawings, contingency, how the project schedule affects the cost, transporting  
68 equipment and the mobilization fee.

69 Mr. Adams stated one of the questions was about what was done to the Type 6 design  
70 to lower the cost. Mr. Cheifet stated the only thing he can see to reduce the cost on this would  
71 be reducing the size of the rocks, which would decrease the level of protection.

72 Referencing slides, Mr. Buckholtz asked to go through each question with Mr. Cheifet.

73 Mr. Cheifet responded to questions regarding Option 6A, hydrostatic pressure behind  
74 the wall, leaving the wall in place, the overall scheme, replacement of the north being a total  
75 rebuild, the fetch, creating weep holes that are the vertical seams in the panels, the 6:1 slope,  
76 a 2:1 slope and the intent of riprap primarily.

77 Ms. Houston asked if shallow rock will be used when installing a vinyl wall. Mr. Cheifet  
78 stated, for new walls, soil or rock can be used; whatever is locally available, rock is sometimes  
79 used to give a little bit more drainage but it is not required.

80 Discussion ensued regarding which is the most appropriate option to employ to repair  
81 the seawall, repairing the original wall and adding enhancements to it, the original installer, the  
82 order of magnitude costs and a 30% contingency.

83 In response to a question regarding what can be done today, Mr. Barraco stated,  
84 without asking for permission from the County, every option discussed can be explored but it is  
85 important to go to the standard required, which is no wall, no riprap, a 6:1 slope and 2:1 slope;  
86 that is where it all starts. He discussed permitting and maintenance replacement and stated  
87 that the other approved standard is a riprap option; it must be consistent with the cross section  
88 that was approved by the County.

89 Mr. Adams read resident questions that were previously forwarded to Staff.

90 Regarding if the shoreline repairs include replacing fill in the original shoreline soil  
91 elevation, Mr. Cheifet replied yes; that elevation, from the original design, can be restored, and  
92 soil and littorals can be added for stabilization.

93 Regarding if the permitted documents of the wall require the wall and shoreline to be  
94 installed at specific elevations relative to the lake outfall, Mr. Cheifet stated the CDD must  
95 comply with the permitted documents or change the permitted documents to comply with the  
96 wall.

97 Discussion ensued regarding a survey, the design process, sealed bid process, next  
98 steps, breakwater option, funding sources, levying an assessment, a bond issuance, capitalized  
99 interest and the budget.

100 Regarding costs, Mr. Hasty stated the CDD is taking the approach that it needs to  
101 determine the best reasonable fix, do the repairs and reserve the right to pursue any and every  
102 available source for reimbursement.

103 Mr. Willis stated the project will occur in two phases; Phase 1 entails repairs in the  
104 water break and hopefully starting immediately using the current permits and Phase 2 would

105 be options to repair the current wall back to its original state, where they can, with riprap.  
106 Options 5 and 6 would be to replace where needed.

107

**On MOTION by Mr. Meyers and seconded by Mr. Milosevic, with all in favor, rebuilding the seawall in two phases; Phase 1, Breakwater, which is Option 7, and Phase 2, involving Options 5 and 6, was approved.**

111

112

113 It was noted that a Request for Proposals (RFP) is needed for the riprap and Staff will  
114 start working on obtaining pricing for the materials and reaching out to local contractors.

115 **▪ Consider Award of Contract for Wetland Maintenance**

- 116 **• Respondent: SOLitude Lake Management, LLC**

117 **This item, previously the Fifth Order of Business, was presented out of order.**

118 Mr. Willis stated that, although he did not send personal invitations to other aquatic  
119 management companies, as previously stated, the RFP was legally advertised in accordance  
120 with Florida law.

121 Mr. Milosevic stated he is comfortable with awarding the contract for Wetland  
122 Maintenance to SOLitude.

123

**On MOTION by Mr. Milosevic and seconded by Mr. Meyers, with all in favor, awarding the contract for Wetland Maintenance to SOLitude Lake Management, LLC, in the amount of \$315,000 per year, was approved.**

127

128

129 **A. Lake Bank Erosion Repair Project**

130 Mr. Savage stated that Staff is still working on a draft of a map of the community.  
131 Crocker Land Development completed the first phase of the erosion repair work in April and the  
132 pay application was certified. Mr. Savage stated he conducted a walk-through with several  
133 residents and observed the current erosion conditions; he noted a presence of localized erosion  
134 and linear erosion. This work will continue to be ongoing; no repairs are being recommended at  
135 this time because of the water levels. The CDD should be budgeting for the next phase of this  
136 project. Staff is updating all the maps and working on clarifying the discrepancies between  
137 information on the spreadsheets and on the maps, in terms of items that are CDD

138 responsibilities and items that fall under the Developer Agreement. An updated map will be  
139 ready to be circulated at the next meeting.

140 **B. Retaining Sea Wall Review and Rebuild Options**

141 Mr. Adams recalled that the Board and Staff previously discussed financing the retaining  
142 wall replacement/remediation and will continue working on the bonds and finances. A Board  
143 Member stated the preliminary work should be done early enough so that when the dry season  
144 comes, the contractors can start right away.

145 Ms. Duffy stated, during the walk-through she participated in, it was discovered that the  
146 work that was done was not according to plan. She previously distributed copies of the Aqua  
147 Shore closings and they were within the scope of what was supposed to have been restored,  
148 but not what was done on Waterman and Aqua View. Mr. Savage noted some discrepancies  
149 between the erosion and the designation of which homes are CDD responsibility versus which  
150 homes were under the Builder Agreement; that still needs to be reconciled. It looks like 50  
151 homes that were originally designated and it is in the identification of the additional 30 or so  
152 that still need clarification. Ultimately, erosion repair was performed but it is unclear if the  
153 repairs that were made under the contract by the CDD should be under the Builder Agreement  
154 and vice versa; this should all be reconciled by the next meeting.

155 Ms. Duffy stated she would like the Board and Staff to recognize the errors in the  
156 project plan and voiced her opinion that the repairs on Waterman and Aqua View are  
157 inconsistent, there is no coordination and there should be one solution for everything. A Board  
158 Member stated, to Ms. Duffy's point, it is the same builder, which is Pulte. It is very concerning  
159 because it is the same builder, same area and same lake but done differently by different  
160 contractors. Staff needs to monitor the repairs in the different locations and figure out a way to  
161 proceed so that it is a coordinated effort so the erosion repair project is not a recurring one.  
162 Ms. Duffy urged the Board Members to inspect the areas in question.

163 Discussion ensued regarding the erosion repairs, sod, coco mat installations, cause of  
164 the washouts, contractors, Pulte, the CDD, turnover and the reconciliation plan.

165 **C. Updated District Map Regarding CDD Ownership**

166 Mr. Savage reiterated that Staff is working on updating the map and will present it at  
167 the next meeting.

168 **D. Resident Feedback (Jordan Cheifet)**

169 **E. Consideration of Sea Wall Repair Proposal**

170 Items 3D and 3E were discussed in conjunction with Item 3B.

171

172 **FOURTH ORDER OF BUSINESS**

**Discussion: Calusa Barrier**

173

174 Mr. Hasty stated Staff will look into facilitating Ms. Lambert’s request of planting a visual  
175 barrier in the lake maintenance easement surrounding the commercial parcel.

176 Discussion ensued regarding the 20’ lake maintenance easement adjacent to the  
177 commercial property, installing vegetation, Pulte owning the parcel in question, the permits for  
178 the property and the future of the commercial development.

179 This item will be carried over to the next agenda.

180

181 **FIFTH ORDER OF BUSINESS**

**Consider Award of Contract for Wetland  
Maintenance**

182

183

- 184 • **Respondent: SOLitude Lake Management, LLC**

185 This item was addressed following Item 3B.

186

187 **SIXTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives  
Reporting [HB7013 - Special Districts  
Performance Measures and Standards  
Reporting]**

188

189

190

191

192 Mr. Adams presented Management’s Memorandum regarding HB7013 – Special District  
193 Performance Measures and Standards Reporting. Staff coordinated with District Counsel to  
194 prepare goals and objectives to satisfying the requirements. The Report will be submitted to  
195 the State annually. He recommended approval of the Report, as presented.

196

197 **On MOTION by Mr. Hasty and seconded by Mr. Milosevic, with all in favor, the**  
198 **Goals and Objectives and Performance Measures/Standards & Annual**  
199 **Reporting Form, were approved.**

197

198

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201

202 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of June 30, 2024**

203

204

205 The financials were accepted.

206

207 EIGHTH ORDER OF BUSINESS

Approval of July 11, 2024 Regular Meeting Minutes

208  
209

210 **On MOTION by Mr. Milosevic and seconded by Mr. Meyers, with all in favor,**  
211 **the July 11, 2024 Regular Meeting Minutes, as presented, were approved.**

212  
213

214 NINTH ORDER OF BUSINESS

Staff Reports

215  
216

A. District Counsel: Kutak Rock LLP

217  
218

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

219 There was no report.

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

221 Mr. Savage stated, per the Board’s direction, Staff contacted an attorney to discuss the  
222 CDD challenging the commercial parcel; that conversation is ongoing. The Attorney will send an  
223 engagement letter to Mr. Adams.

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

- NEXT MEETING DATE: September 5, 2024 at 10:00 AM [Adoption of FY2025 Budget]

- QUORUM CHECK

228 All Supervisors confirmed their attendance at the September 5, 2024 meeting.

229

230 TENTH ORDER OF BUSINESS

Board Members’ Comments/Requests

231  
232 There were no Board Members’ comments or requests.

233

234 ELEVENTH ORDER OF BUSINESS

Public Comments Non-Agenda Items (3 Minutes Per Speaker)

235  
236  
237

238 Mr. Buckholtz thanked the Board and District Staff for their hard work on the retaining  
239 wall replacement project. He thinks today’s meeting was very productive.

240 TWELFTH ORDER OF BUSINESS

Adjournment

241  
242  
243

**On MOTION by Mr. Meyers and seconded by Mr. Milosevic, with all in favor,**  
**the meeting adjourned at 12:30 p.m.**

244

245

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249 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_ Chair/Vice Chair



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

**STAFF**  
**REPORTS B**

## Brendha Silva

**Subject:** FW: WildBlue CDD - potential landscape buffer

**From:** Frank Savage <[franks@barraco.net](mailto:franks@barraco.net)>

**Sent:** Friday, August 23, 2024 1:09 PM

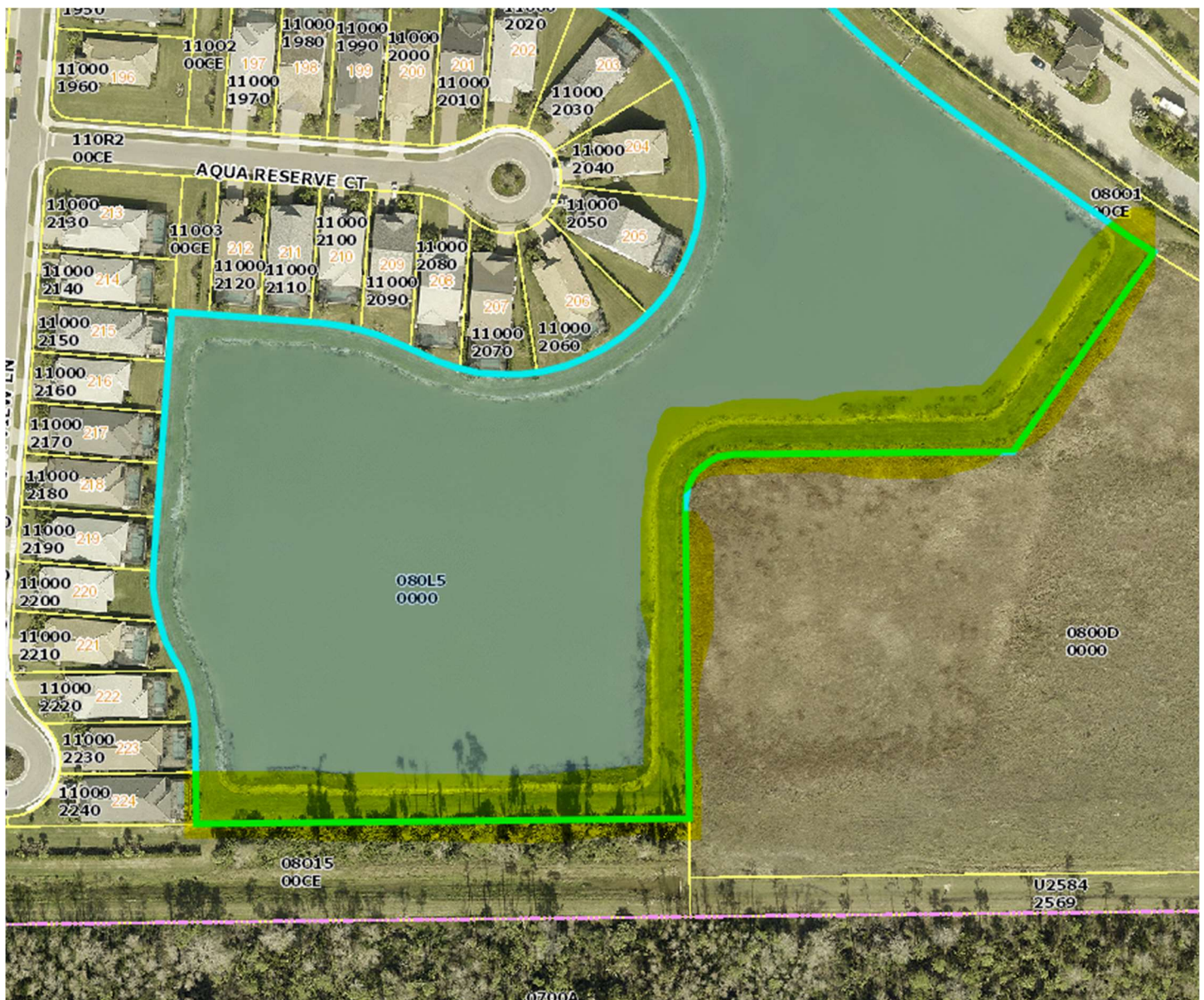
**To:** Chuck Adams <[adamsc@whassociates.com](mailto:adamsc@whassociates.com)>; 'Christopher Michael Hasty ([chrishastycdd@gmail.com](mailto:chrishastycdd@gmail.com))' <[chrishastycdd@gmail.com](mailto:chrishastycdd@gmail.com)>; Haber, Wesley S. <[Wesley.Haber@KutakRock.com](mailto:Wesley.Haber@KutakRock.com)>; shane willis <[williss@whassociates.com](mailto:williss@whassociates.com)>

**Cc:** Carl A. Barraco <[CarlB@barraco.net](mailto:CarlB@barraco.net)>

**Subject:** WildBlue CDD - potential landscape buffer

Good afternoon,

At the last CDD BOS meeting, there was a follow-up request from the previous meeting to investigate the feasibility of installing plantings over the lands shown below (highlighted area).



Per LeePA.org the real property is owned by Pulte and the recorded plat (instrument 2018000070231) has dedication in favor of the CDD over the entire lake tract (tract L-5), which includes the highlighted area (see plat dedication language below).

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT ALICO EAST FUND LLC, A FLORIDA LIMITED LIABILITY COMPANY, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND HEREIN DESCRIBED HAS CAUSED THIS PLAT OF WILDBLUE SOUTHWEST, A REPLAT OF ALL OF TRACT "F-2", WILDBLUE PHASE 2, RECORDED IN INSTRUMENT No. 2018000070231, LEE COUNTY RECORDS, A SUBDIVISION LYING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY :

1. RESERVES TO ALICO EAST FUND LLC:

A) TRACT "D" FOR COMMERCIAL DEVELOPMENT PURPOSES.

2. RESERVES TO PULTE HOME COMPANY, LLC:

A) TRACTS "F-1" AND "F-2" FOR FUTURE DEVELOPMENT PURPOSES.

3. DEDICATE TO THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, WITH RESPONSIBILITY FOR MAINTENANCE:

- A) TRACTS "L-1", "L-2", "L-3", "L-4", "L-5" AND "L-6" FOR LAKE PURPOSES.
- B) ALL ACCESS EASEMENTS (A.E.), LAKE ACCESS EASEMENTS (L.A.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL DRAINAGE EASEMENTS (D.E.).

4. DEDICATE TO THE WILDBLUE MASTER PROPERTY OWNERS ASSOCIATION, INC, WITH RESPONSIBILITY FOR MAINTENANCE:

- A) TRACTS "O-1", "O-2", "O-3", "O-4", "O-5" AND "O-15" FOR OPEN SPACE.
- B) TRACTS "R-1", "R-2", "R-3" AND "R-4" FOR PRIVATE ROAD RIGHT OF WAY.
- C) ALL IRRIGATION EASEMENTS (I.E.)

7. DEDICATE AND TO A TIME TO I PERFORM OBLIGATI INGRESS

- A) A NON ACRO.
- B) ALL PI

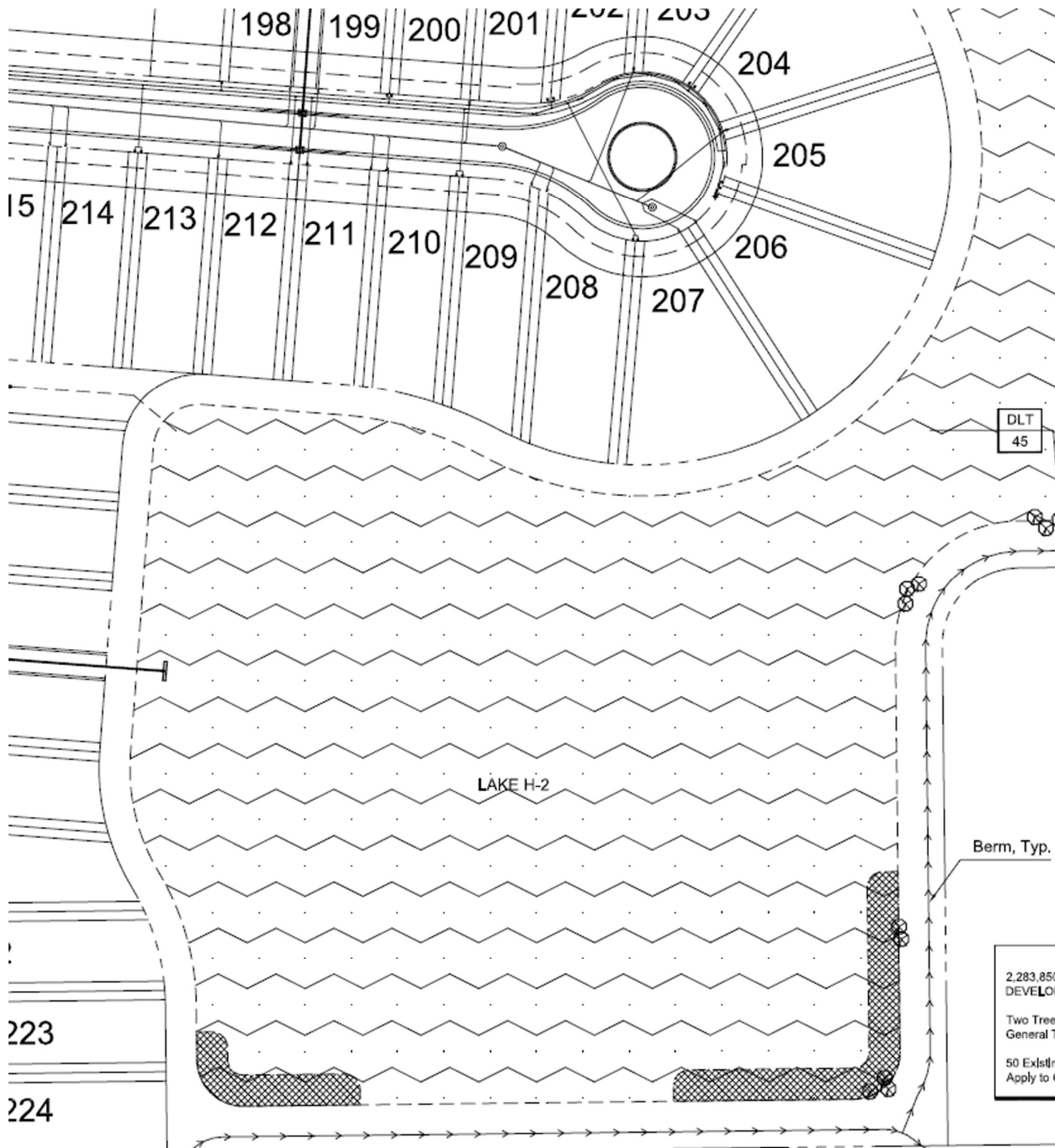
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8. DEDICATE DISTRICT, ACROSS '

9. DEDICATE COUNTY):

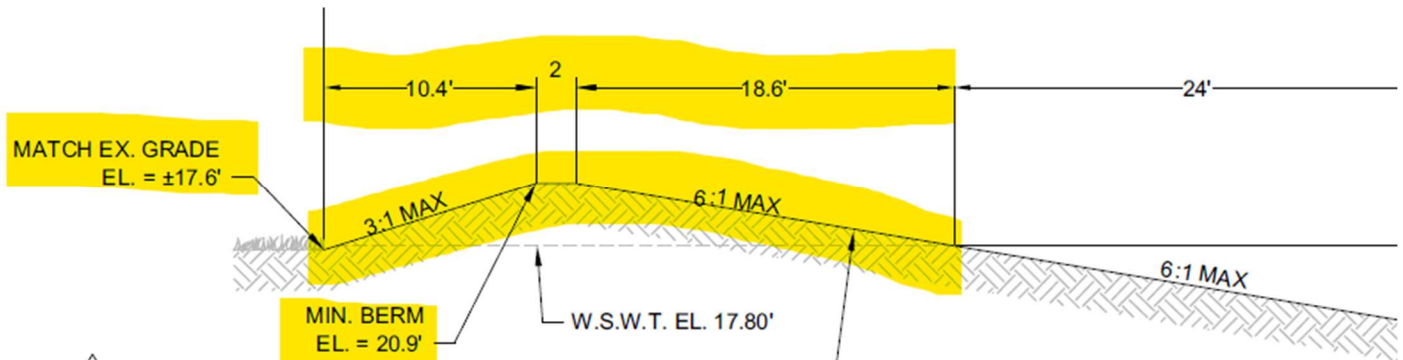
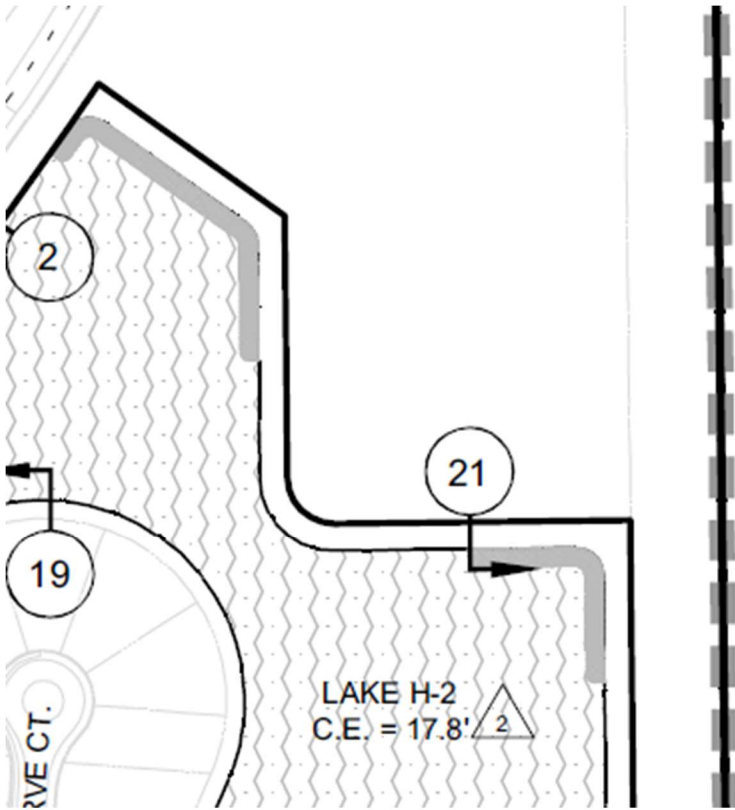
A) THOSE

I have located and identified the approved landscape plans for this area, permitted under DOS2018-00007. There are required deep lake trees scattered throughout the area but no other required plantings (please see below).



The approved typical cross-section for this area shows the property extends roughly 31 feet landward of control elevation to what I assume is the property line (please see below).





2 FOR LAKE BANKS, A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR EMBANKMENTS THAT WILL SUPPORT STRUCTURES, AND 90% OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR) FOR OTHER EMBANKMENTS IN ACCORD WITH ASTM D1557 MUST BE OBTAINED [10-329(D)(4)A.]

21

## BASIN H: EXISTING GROUND TC

N.T.S.

Altogether, it appears the CDD has authorization to access the property and has an ongoing obligation to maintain the property as required for lake purposes. Additionally, the property appears to have sufficient width to accommodate additional landscaping so long as the required banks and berm can be maintained. However, since the CDD does not own the real property, I do not believe the dedication provided via plat would allow for installation of new, non-required plants by the CDD without first getting authorization from the owner of the real

property (Pulte). It would also create an ongoing maintenance obligation that I also do not believe the CDD would have authority to perform from the current dedications provided.

The other element of interest is the buffer required for the commercial D.O. however those plans are not yet approved, therefore we have a records request into Lee County to see what has been submitted to date. I will review that information and share my initial thoughts once received.

Frank Savage  
Senior Project Manager  
Barraco and Associates, Inc.  
Civil Engineers ~ Land Surveyors ~ Planners  
2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901  
(239) 461-3170 Phone  
(239) 461-3169 Fax

File: 23620

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

**STAFF**  
**REPORTS C**

**WILDBLUE COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

*Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 3, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>November 7, 2024</b>	<b>Landowners' Meeting &amp; Regular Meeting</b>	<b>10:00 AM</b>
<b>December 5, 2024</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>January 9, 2025*</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>February 6, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>March 6, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>April 3, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>May 1, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>June 5, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>July 3, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>August 7, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>
<b>September 4, 2025</b>	<b>Regular Meeting</b>	<b>10:00 AM</b>

**Exception**

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