

WILDBLUE

**COMMUNITY DEVELOPMENT
DISTRICT**

November 7, 2024

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

October 31, 2024

Board of Supervisors
WildBlue Community Development District

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

Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Regular Meeting on November 7, 2024 at 11:00 a.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda Items (3 Minutes Per Speaker)*
3. Administration of Oath of Office to Newly Elected Supervisor **[SEAT 3]** *(the following to be provided in a separate package)*
 - A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date
5. Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
6. Updates
 - A. Lake Bank Erosion Repair Project
 - B. Retaining Wall Order of Magnitude Pricing for Selected Rebuild Options
 - C. Fuel Station Site

7. Acceptance of Unaudited Financial Statements as of September 30, 2024

8. Staff Reports

A. District Counsel: *Kutak Rock LLP*

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

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

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

- UPCOMING MEETINGS

➤ November 21, 2024 at 1:00 PM

➤ December 5, 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	JOHN BUCHOLZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RICHARD BENNINGTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Discussion: Continue Consideration of Lennar Retaining Wall Settlement Offer

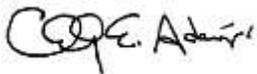
10. Board Members' Comments/Requests

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

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WILDBLUE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the WildBlue Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 7, 2024 and the below recited person was duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

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

Section 1. The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

SEAT	BOARD MEMBER	VOTES
3		

Section 2. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

SEAT	BOARD MEMBER	TERM OF OFFICE
3		4-Year Term

Section 3. This resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED THIS 7th DAY OF NOVEMBER, 2024.

Attest:

**WILDBLUE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

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

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

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

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

SECTION 1. The following is/are elected as Officer(s) of the District effective November 7, 2024:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of November 7, 2024:

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

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 7th day of November, 2024.

ATTEST:

**WILDBLUE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2024**

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 259,981	\$ -	\$ -	\$ 259,981
Investments				
Revenue	-	573,867	-	573,867
Reserve	-	710,006	-	710,006
Construction	-	-	52,134	52,134
Principal	-	1	-	1
Assessment receivable	1,923	3,672	-	5,595
Utility deposit	400	-	-	400
Deposits	6,477			6,477
Total assets	<u>\$ 268,781</u>	<u>\$ 1,287,546</u>	<u>\$ 52,134</u>	<u>\$ 1,608,461</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 94,437	\$ -	\$ -	\$ 94,437
Retainage payable	-	-	433,933	433,933
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>100,437</u>	<u>-</u>	<u>433,933</u>	<u>534,370</u>
Fund balances:				
Restricted for:				
Debt service	-	1,287,546	-	1,287,546
Capital projects	-	-	(381,799)	(381,799)
Unassigned	168,344	-	-	168,344
Total fund balances	<u>168,344</u>	<u>1,287,546</u>	<u>(381,799)</u>	<u>1,074,091</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 268,781</u>	<u>\$ 1,287,546</u>	<u>\$ 52,134</u>	<u>\$ 1,608,461</u>
Total liabilities and fund balances	<u>\$ 268,781</u>	<u>\$ 1,287,546</u>	<u>\$ 52,134</u>	<u>\$ 1,608,461</u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,641	\$ 627,007	\$ 622,369	101%
Total revenues	<u>1,641</u>	<u>627,007</u>	<u>622,369</u>	101%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	48,000	48,000	100%
Legal	38,670	47,497	15,000	317%
Special Counsel	19,590	52,395	-	N/A
Engineering	43,560	95,091	15,000	634%
Audit	3,710	3,710	5,500	67%
Arbitrage rebate calculation	-	500	750	67%
Dissemination agent	83	1,000	1,000	100%
Trustee	-	4,246	3,950	107%
Telephone	16	200	200	100%
Postage	52	750	500	150%
Printing & binding	42	500	500	100%
Legal advertising	1,082	3,263	1,200	272%
Annual special district fee	-	175	175	100%
Insurance	-	6,228	6,500	96%
Contingencies/bank charges	43	1,873	1,200	156%
Website				
Hosting	-	705	705	100%
ADA compliance	-	210	210	100%
Total professional & administrative	<u>110,848</u>	<u>266,343</u>	<u>100,390</u>	265%
Field operations				
Field management	833	10,000	10,000	100%
Aquatic maintenance	110,715	162,966	78,000	209%
Conservation area maintenance	-	1,043	190,000	1%
Conservation area monitoring & reporting	4,100	42,289	69,000	61%
Lake bank erosion repairs	-	330,587	85,000	389%
Lake and pond services	-	125	-	N/A
Water level and quality reporting	-	-	13,000	0%
Littoral plant replacements	-	-	20,000	0%
Conservation area fence review/repairs	8,950	119,750	10,000	1198%
Aeration operating supplies	348	4,347	7,500	58%
Contingencies	3,992	5,165	10,000	52%
Shoreline/seawall repair and replacements	-	-	25,000	0%
Total field operations	<u>128,938</u>	<u>676,272</u>	<u>517,500</u>	131%
Other fees and charges				
Property appraiser	-	673	673	100%
Tax collector	(282)	956	1,010	95%
Cost of Issuance	-	10,500	-	N/A
Total other fees and charges	<u>(282)</u>	<u>12,129</u>	<u>1,683</u>	721%
Total expenditures	<u>239,504</u>	<u>954,744</u>	<u>619,573</u>	154%
Excess/(deficiency) of revenues over/(under) expenditures	(237,863)	(327,737)	2,796	
OTHER FINANCING SOURCES				
Note/LOC Proceeds	-	275,020	-	
Total other financing sources	<u>-</u>	<u>275,020</u>	<u>-</u>	
Net change in fund balances	(237,863)	(52,717)	2,796	
Fund balances - beginning	406,207	221,061	178,216	
Fund balances - ending	<u>\$ 168,344</u>	<u>\$ 168,344</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 3,672	\$ 1,400,028	\$ 1,392,509	101%
Interest	5,326	79,262	-	N/A
Total revenues	<u>8,998</u>	<u>1,479,290</u>	<u>1,392,509</u>	106%
EXPENDITURES				
Debt service				
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	8,998	82,371	(4,410)	
OTHER FINANCING SOURCES/(USES)				
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	8,998	48,228	(4,410)	
Fund balances - beginning	1,278,548	1,239,318	1,205,966	
Fund balances - ending	<u>\$ 1,287,546</u>	<u>\$ 1,287,546</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 SEPTEMBER 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 216	\$ 1,788
Total revenues	216	1,788
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	216	1,788
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	34,143
Total other financing sources/(uses)	-	34,143
Net change in fund balances	216	35,931
Fund balances - beginning	(382,015)	(417,730)
Fund balances - ending	\$ (381,799)	\$ (381,799)

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 <i>Rescheduled to October 8, 2024</i>	Regular Meeting	10:00 AM
October 8, 2024 CANCELED <i>Inclement Weather</i>	Regular Meeting and Attorney-Client Executive Session Shade Meeting	10:00 AM
October 30, 2024	Special Meeting and Attorney-Client Executive Session Shade Meeting	11:00 AM
November 7, 2024	Landowners' Meeting & Regular Meeting	11:00 AM
November 21, 2024	Regular Meeting	1:00 PM
December 5, 2024	Regular Meeting	10:00 AM
January 9, 2025*	Regular Meeting	10:00 AM
January 23, 2025	Regular Meeting	1:00 PM
February 6, 2025	Regular Meeting	10:00 AM
March 6, 2025	Regular Meeting	10:00 AM
April 3, 2025	Regular Meeting	10:00 AM
May 1, 2025	Regular Meeting	10:00 AM
June 5, 2025	Regular Meeting	10:00 AM
July 3, 2025	Regular Meeting	10:00 AM
August 7, 2025	Regular Meeting	10:00 AM

September 4, 2025	Regular Meeting	10:00 AM

Exception

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