

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Special Meeting on January 23, 2025 at 1:00 p.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913.

Present:

Christopher Hasty	Chair
David Meyers	Vice Chair
Aaron Milosevic	Assistant Secretary
John Buchholz (via telephone)	Assistant Secretary
Rick Bennington	Assistant Secretary

Also present:

Shane Willis	Operations Manager
Wes Haber (via telephone)	District Counsel
Frank Savage	District Engineer

Residents present:

Terry Kurth	Kristi Huston	Steve Vannelli	Sylvia Bon	Gerry O'Malley
Joe Magri	Sue Lucente	Dave Hartman	___ Arnett	Christopher Gregson

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Willis called the meeting to order at 1:05 p.m. Supervisors Hasty, Meyers, Milosevic and Bennington were present. Supervisor Buchholz was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (3 Minutes Per Speaker)

Mr. Willis stated that all comments will be restricted to updates on the shoreline and the retainment wall, unless the Board decides to address any other topics.

No members of the public spoke.

THIRD ORDER OF BUSINESS

Update: Shoreline

Mr. Savage reported the following:

➤ A virtual call with Mr. Savage; Mr. Buchholz; Mr. Adams; Mr. Willis; Mr. Barraco and Mr. Jordan Cheifet, of Cummins Cederberg, Inc. (CC), was held last week to actionize what, if anything, can be done without any permitting. This resulted in the conversation pivoting to restoration and/or enhancement of the damaged areas. Possible enhancements include river concrete pour cap, additional tie backs, resetting pilings deeper with some of the existing sheet pile pieces on the understanding that rock, etc., cannot be authorized without permitting.

Supervisor Buchholz joined the meeting, via telephone, at 1:08 p.m.

➤ Mr. Cheifet, the Marine Consultant who did the initial alternative analysis, is drafting an addendum on the ultimate design for everything that was discussed on the call. It entails providing sufficient information on the details of what the cap will be, the additional tie backs, etc. Anything necessary to get an initial piece out to bid, as well as the idea of some alternate restoration.

➤ The punch list items from the latest call included the District Engineer finalizing the survey information, which Mr. Savage completed and sent to Mr. Cheifet, and the District Engineer verifying with the municipalities that what is being considered will not require any permitting. Mr. Barraco sent the email to the County; additional follow-up with the Southwest Florida Water Management District (SWFWMD) was not deemed necessary as there are several active permits in various stages; nothing being considered should require any permit modification until there is something considered for water works control.

Mr. Savage stated that Mr. Cheifet requested geo-technical information, which his firm does not provide as a service, but could recommend local firms that his office has worked with. He met with the Blue Lake CDD to discuss its ongoing work last week and obtained soil density information, which may or may not be sufficient for the geo-technical information Mr. Cheifet requested.

Mr. Buchholz stated they are looking at the solution with the wall with some enhancements, because what they are hoping to do will allow the CDD to move forward on a solution to protect the homes. With that in mind, if the two authorities do not allow the CDD to use the old permit and proceed with enhancing the wall, he would want to reconsider looking at rip rap.

Mr. Buchholz stated that Blue Lake CDD is proceeding with rip rap. He asked Mr. Savage if it is true the projections to rebuilding the wall would cost three times that of rip rap. Mr. Savage stated that CC provided the CDD a needs analysis over various recommendations and unit

prices. Overall, based on the preliminary figures, CC's initial estimate for rip rap, per linear foot, was 10% of the new retaining wall figure. Subsequent to that, Barraco & Associates was asked to try to prove some of these costs. The order of magnitude for this CDD ranged about \$15 million.

Mr. Savage outlined what Barraco & Associates' costs are for the replacement and/or the new CDD wall, \$400 to \$600 and \$800 to \$1,000 per linear feet, respectively, which is lower than CC's \$1,800 to \$2,000 cost per linear foot. He expressed concern that some of the contingency priced for the wall revetement may not be sufficient for the means and methods that have subsequently been discussed, due to unknowns like not knowing how much of the existing wall can be salvaged and an analysis was not done about the loss of land and the amount of earth that will be necessary.

Mr. Buchholz stated that the CDD lost only 5' or 6' of its maintenance barrier. Once they find out if the two authorities buyoff on the CDD already having the permit for the wall in hand and if the timeframe for both projects is nine months to a year, he thinks they should re-direct into the revetement, particularly due to costs; as he believes it will not be that much different than Blue Lake CDD's designs.

Resident Terry Kurth recalled prior discussions that the base of the wall was supposed to be buried, but was not because of the rock. If they decide to install a wall, they would have to cut in and place it so that the base of the wall is anchored into the rock. Mr. Willis stated that Mr. Cheifet included this in the original schematics for the enhanced wall, toe anchor option. Mr. Cheifet was provided information needed to develop different options for the different locations based on current conditions while seeing what can be done without a permit.

An attendee asked if they are looking at the wall option because of cost and it can be done in advance of the upcoming hurricane system due to cost, although it might not be the better option. Mr. Willis stated that to begin construction of a wall in some locations before the hurricane season, is dependent on the State Agencies' stance on whether they can proceed under the existing maintenance permit or have to apply for a new permit. The level of service will be based on Mr. Cheifet's analysis.

Mr. Hasty suggested holding CDD meetings every two weeks.

Mr. Willis opened public comments.

No affected property owners or members of the public spoke.

Mr. Willis closed public comments.

The second monthly meeting will be held on the fourth Thursday of each month, at 1:00 p.m., from February 2025 to June 2025.

Mr. Willis stated he will forward the new schedule to the HOA to e-blast to residents.

On MOTION by Mr. Hasty and seconded by Mr. Bennington, with all in favor, scheduling two meetings per month, from February 2025 to June 2025, and authorizing Staff to advertise, was approved.

A resident asked about the anticipated bidding time for wall repairs and replacement. Mr. Willis stated, as Mr. Hasty discussed at the last meeting, it will be a couple of months to commence work if the project is approved via the maintenance portion of the permit and Mr. Cheifet provides the information to proceed with the sealed bid process. If necessary, the permit process will take an additional three or four months.

Discussion ensued regarding the intent to install the wall as it was originally intended, reinforce and improve those areas, continue to enhance those areas and the ability to start both the financing and the procurement processes at the same time so funding is in place in time to award and execute a contract.

▪ **Public Comments (3 Minutes Per Speaker)**

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

Mr. Savage and Mr. Willis responded to questions regarding if there was a variance in the survey, the work that stopped in the middle of 17472 Blue Sapphire Drive being specific to bringing the Environmental Resource Permit into compliance, it having nothing to do with the retaining wall, the hope that it does not touch the docks once shoreline repairs start, homeowners incurring some costs and clarifying where funding is originating from.

It was noted that the Board has the obligation to fund and repair CDD improvements and the fiduciary responsibility to pursue any reimbursement that it can get from all available sources and levy assessments in the most economical and advantageous way.

Mr. Savage and Mr. Willis responded to questions regarding permitting requirements determining if the wall or riprap project is the fastest to be completed, a suggestion to involve a legislator to pressure County officials, residents contacting County officials directly, lack of retainment wall standards for recreational lakes, determining access points, restoring property damaged during the project, deferring the top-coat project until repairs are completed,

delineating lake ownership and maintenance responsibilities, the Master Association stopping the Boat Club from allowing residents to throw Christmas trees into the lake, CDD protocol to execute User Maintenance Agreement to transfer responsibilities and researching the option to pour concrete into the base.

Regarding whether the homeowner or CDD is responsible for protecting homes from further erosion while negotiations are underway, Mr. Haber stated that he cannot give a definitive answer, as there are legal arguments to be made for each party as to liability and responsibility.

Regarding the inability to share CDD litigation details with residents, Mr. Haber stated that defining what can be shared would fall under the purview of Litigation Counsel. He advised residents to contact Board Members to obtain updates. Mr. Hasty stated that the Developer offered the CDD a Confidential Contribution Agreement, which the Board can only discuss in a Shade Session, so as not to tip the CDD’s hand to the other side, since the CDD meeting minutes are public record. The Board authorized the Litigation Attorney to engage an Engineer to vet the Contribution Agreement and start negotiating the business terms with the Developer and, once that information is obtained, the Litigation Attorney will request another Shade Session.

Mr. Willis encouraged residents to email their questions to info@WildblueCDD.net

FOURTH ORDER OF BUSINESS

UPCOMING MEETINGS

- **February 6, 2025 at 10:00 AM [Regular Meeting]**
- **March 6, 2025 at 10:00 AM [Regular Meeting]**
 - **QUORUM CHECK**

FIFTH ORDER OF BUSINESS

Public Comments (3 Minutes Per Speaker)

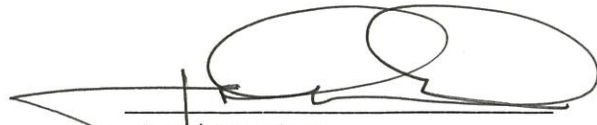
This item was presenting following the Third Order of Business.

SIXTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Milosevic and seconded by Mr. Bennington, with all in favor, the meeting adjourned at 2:52 p.m.


Secretary/Assistant Secretary


Chair/~~Vice Chair~~