

**WILDBLUE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**February 5, 2026**

**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**  
**<https://wildbluecdd.net/>**

January 28, 2026

Board of Supervisors  
WildBlue Community Development District

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

Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Regular Meeting on February 5, 2026 at 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913. The agenda is as follows:

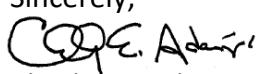
1. Call to Order/Roll Call
2. Public Comments: *Agenda Items (3 Minutes Per Speaker)*
3. Updates
  - A. Lake Bank Erosion Repair Project
    - Downspout Diagram
  - B. Retaining Wall Restoration
    - Schedule
  - C. Fuel Station Site
  - D. Lake Bank Revetment Communication
4. Acceptance of Unaudited Financial Statements as of December 31, 2025
5. Approval of January 15, 2026 Regular Meeting and Attorney-Client Sessions Minutes
6. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Barraco and Associates, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)

- UPCOMING MEETINGS
  - February 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client Session]
  - March 5, 2026 at 10:00 AM [Regular Meeting]
  - March 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client Session]
- QUORUM CHECK

SEAT 1	HERBERT LANESE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	SIMA BAKER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	DENIS BOURQUE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	JOHN BUCHHOLZ	<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

7. Board Members' Comments/Requests
  - Discussion/Consideration of Official WildBlue CDD Public Statement Regarding the Retention Wall Project
8. Public Comments Non-Agenda Items (*3 Minutes Per Speaker*)
9. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114 or Shane Willis at 239-259-4299.

Sincerely,  
  
Chesley E. Adams, Jr.  
District Manager

**CONFERENCE CALL INFORMATION:**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**

PREPARED FOR

**WILDBLUE  
COMMUNITY  
DEVELOPMENT  
DISTRICT**

PROJECT DESCRIPTION

**WILDBLUE  
CDD**

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND  
INTENDED FOR CONCEPTUAL  
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE  
INTENSITIES OR DENSITIES MAY  
CHANGE SIGNIFICANTLY BASED  
UPON SURVEY, ENGINEERING,  
ENVIRONMENTAL AND / OR  
REGULATORY CONSTRAINTS  
AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE  
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.  
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 23620LBR LAKE DETAILS.DWG

LOCATION: J:\\23620\\DWG\\LBR\\EXH

PLOT DATE: THU. 6-29-2023 - 2:34 PM

PLOT BY: CHRIS PAULY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

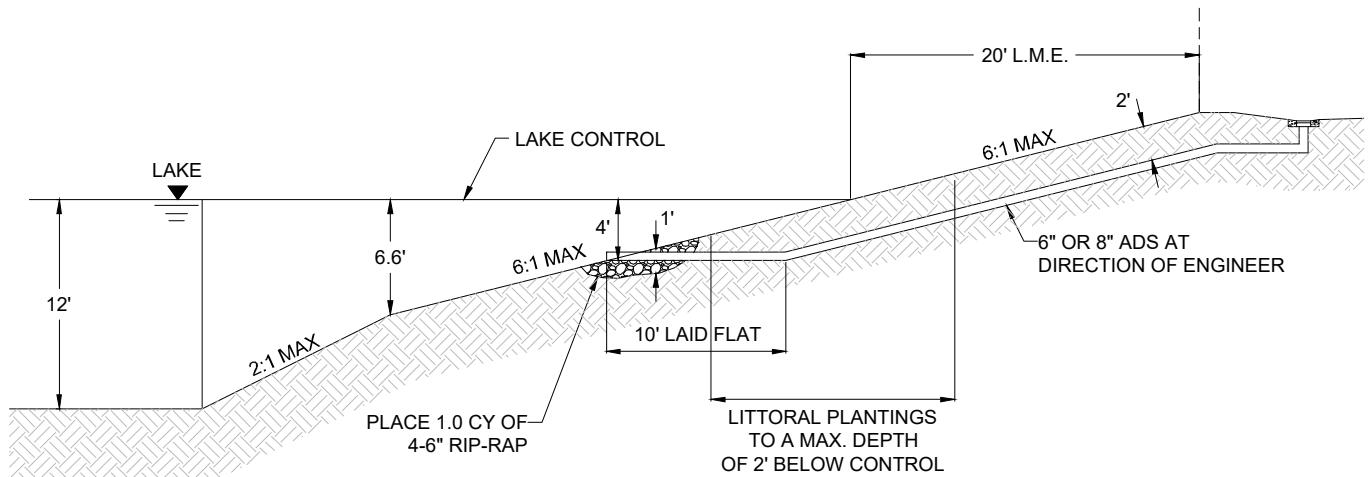
PLAN STATUS

EXHIBIT

REAR LOT TO LAKE  
DRAINAGE  
EXHIBIT

PROJECT / FILE NO. SHEET NUMBER

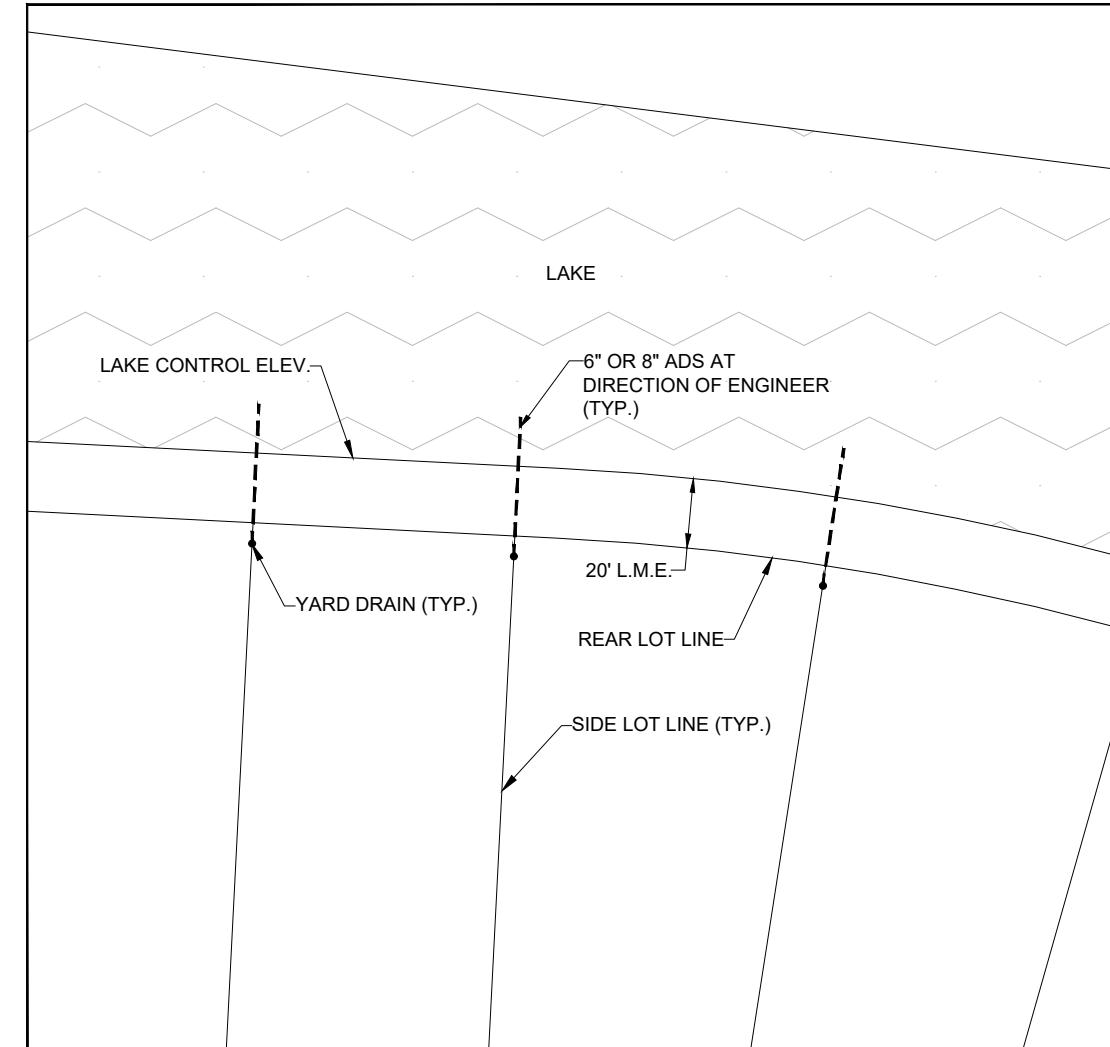
**23620 EXH**



**LAKE BANK WITH SECONDARY DRAINAGE**

N.T.S.

NOTE: THIS SECTION IS OPTIONAL AND MAY BE IMPLEMENTED AT COMMON LOT LINES BY THE OWNER(S).



**LAKE BANK WITH SECONDARY DRAINAGE**

N.T.S.

NOTE: THIS SECTION IS OPTIONAL AND MAY BE IMPLEMENTED AT COMMON LOT LINES BY THE OWNER(S).

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

**3B**

**WildBlue CDD**  
**Phase 1 Rec Lake Restoration Schedule**

ID	Task Name	Duration	Start	Finish	May B M E	June B M E	July B M E	August B M E	September B M E	October B M E	November B M E	December B M E	January B M E	February B M E	March B M E	April B M E	May B M E
1	<b>Phase 1 Restoration Timeline</b>	586 d	Mon 5/12/25	Fri 12/18/26													
2	<b>Phase 1 Restoration Design</b>	51 d	Mon 5/12/25	Tue 7/1/25													
3	<b>60% Construction Set Design</b>	23 d	Mon 5/12/25	Tue 6/3/25													
4	Prepare 60% Construction Plans for Review (Cummins Cederberg)	23 d	Mon 5/12/25	Tue 6/3/25													
5	<b>90% Construction Set Design</b>	58 d	Wed 6/4/25	Thu 7/31/25													
6	Prepare 90% Construction Plans for Review (Cummins Cederberg)	59 d	Wed 6/4/25	Fri 8/1/25													
7	<b>Phase 1 Permitting</b>	142 d	Thu 6/12/25	Fri 10/31/25													
8	<b>Lee County Administrative Amendment (AA) - if needed (Zoning)*</b>	114 d	Thu 6/12/25	Fri 10/3/25													
9	Pre-submission meeting with Lee County staff	9 d	Thu 6/12/25	Fri 6/20/25													
10	Initial AA Submission (BAI)	19 d	Mon 6/30/25	Fri 7/18/25													
11	Lee County AA Initial Review	31 d	Sat 7/19/25	Mon 8/18/25													
12	Review Lee County AA RAI and First Resubmission (BAI)	14 d	Tue 8/19/25	Mon 9/1/25													
13	Lee County AA Review and Approval	30 d	Tue 9/2/25	Wed 10/1/25													
14	Permit Issued	2 d	Thu 10/2/25	Fri 10/3/25													
15	<b>Lee County Limited Review Development Order (LDO)</b>	142 d	Thu 6/12/25	Fri 10/31/25													
16	Pre-submission meeting with Lee County staff	9 d	Thu 6/12/25	Fri 6/20/25													
17	Initial LDO Submission (BAI)	33 d	Mon 6/30/25	Fri 8/1/25													
18	Lee County LDO Initial Review	31 d	Sat 8/2/25	Mon 9/1/25													
19	Review Lee County LDO RAI and First Resubmission (BAI)	14 d	Tue 9/2/25	Mon 9/15/25													
20	Lee County LDO 2nd Review	30 d	Tue 9/16/25	Wed 10/15/25													
21	Paperwork Resubmission (BAI) and LDO Approval	14 d	Thu 10/16/25	Wed 10/29/25													
22	Permit Issued	2 d	Thu 10/30/25	Fri 10/31/25													
23	<b>SFWMD ERP Minor Modification - if needed</b>	128 d	Thu 6/12/25	Fri 10/17/25													
24	Pre-submission meeting with SFWMD staff	9 d	Thu 6/12/25	Fri 6/20/25													
25	Initial ERP Minor Mod Submission (BAI)	33 d	Mon 6/30/25	Fri 8/1/25													
26	SFWMD Initial Review	31 d	Sat 8/2/25	Mon 9/1/25													
27	Review SFWMD RAI and First Resubmission (BAI)	14 d	Tue 9/2/25	Mon 9/15/25													
28	SFWMD Resubmission Review and Approval	30 d	Tue 9/16/25	Wed 10/15/25													
29	Permit Issued	2 d	Thu 10/16/25	Fri 10/17/25													
30	<b>Phase 1 Construction Services</b>	586 d	Mon 5/12/25	Fri 12/18/26													
31	Phase 1 Technical Specifications (Cummins Cederberg - concurrent to construction plan design)	51 d	Mon 5/12/25	Tue 7/1/25													
32	Optional - Obtain updated Order of Magnitude pricing (Cummins Cederberg - based on 60% design)	28 d	Wed 6/4/25	Tue 7/1/25													
33	Prepare Project Manual and Bid Documents (Cummins Cederberg - based on 90% design)	14 d	Fri 8/1/25	Thu 8/14/25													
34	Review and Finalize Bid Documents (concurrent to construction plans)	20 d	Fri 8/15/25	Wed 9/3/25													
35	Send Request for Proposals (RFP) Phase 1	1 d	Thu 9/4/25	Thu 9/4/25													
36	Phase 1 Bidding Coordination (Pre-bid, review and respond to questions, etc.)	32 d	Fri 9/5/25	Mon 10/6/25													
37	Phase 1 Bid Reviews and Recommendations	10 d	Tue 10/7/25	Thu 10/16/25													
38	Phase 1 Contract Award and Construction Commencement	21 d	Sat 11/1/25	Fri 11/21/25													
39	Phase 1 Construction Duration	392 d	Sat 11/22/25	Fri 12/18/26													
40	<b>Phase 1 Financing</b>	121 d	Mon 5/12/25	Tue 9/9/25													
41	Obtain Initial Financing (Interest Only)	2 d	Mon 5/12/25	Tue 5/13/25													
42	Prepare Supplemental Engineer Report	22 d	Wed 6/4/25	Wed 6/25/25													
43	Prepare Supplemental Methodology Report	21 d	Thu 6/26/25	Wed 7/16/25													
44	Obtain Bond Financing (Long Term)	121 d	Mon 5/12/25	Tue 9/9/25													

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2025**

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2025**

	General Fund	General Fund-SRF	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>					
Cash	\$ 1,925,467	\$ -	\$ -	\$ -	\$ 1,925,467
Synovus Note	482,762	3,548,480	-	-	4,031,242
Investments					
Synovus Reserve	-	55,129	-	-	55,129
Revenue	-	-	180,644	-	180,644
Reserve	-	-	701,964	-	701,964
Prepayment	-	-	28,051	-	28,051
Construction	-	-	-	99,447	99,447
Due from general fund	-	-	1,199,520	-	1,199,520
Utility deposit	400	-	-	-	400
Prepaid expense	850	-	-	-	850
Total assets	<u>\$ 2,409,479</u>	<u>\$ 3,603,609</u>	<u>\$ 2,110,179</u>	<u>\$ 99,447</u>	<u>\$ 8,222,714</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	129,696	1,000	-	-	130,696
Tax Payable	796	-	-	-	796
Due to debt service fund	1,199,520	-	-	-	1,199,520
Accrued wages payable	2,800	-	-	-	2,800
Landowner advance	6,000	-	-	-	6,000
Total liabilities	<u>1,338,812</u>	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>1,339,812</u>
Fund balances:					
Restricted for:					
Debt service	-	-	2,110,179	-	2,110,179
Capital projects	-	-	-	99,447	99,447
Unassigned	<u>1,070,667</u>	<u>3,602,609</u>	<u>-</u>	<u>-</u>	<u>4,673,276</u>
Total fund balances	<u>1,070,667</u>	<u>3,602,609</u>	<u>2,110,179</u>	<u>99,447</u>	<u>6,882,902</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,409,479</u>	<u>\$ 3,603,609</u>	<u>\$ 2,110,179</u>	<u>\$ 99,447</u>	<u>\$ 8,222,714</u>
Total liabilities and fund balances	<u><u>\$ 2,409,479</u></u>	<u><u>\$ 3,603,609</u></u>	<u><u>\$ 2,110,179</u></u>	<u><u>\$ 99,447</u></u>	<u><u>\$ 8,222,714</u></u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ 493,387	\$ 675,435	\$ 767,995	88%
Total revenues	<u>493,387</u>	<u>675,435</u>	<u>767,995</u>	88%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	4,091	7,105	6,000	118%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	34,003	41,584	20,000	208%
Special counsel	9,446	39,177	50,000	78%
Engineering	-	2,215	100,000	2%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	500	2,000	25%
Trustee	-	-	8,000	0%
Telephone	16	50	200	25%
Postage	70	153	500	31%
Printing & binding	41	125	500	25%
Legal advertising	390	591	2,000	30%
Annual special district fee	-	175	175	100%
Insurance	-	6,866	7,790	88%
Contingencies/bank charges	-	233	500	47%
Website				
Hosting	-	-	705	0%
ADA compliance	-	-	210	0%
Total professional & administrative	<u>52,224</u>	<u>110,774</u>	<u>254,580</u>	44%
<b>Field operations</b>				
Field management	833	2,500	10,000	25%
Aquatic maintenance	85,368	98,154	80,000	123%
Conservation area maintenance	-	-	320,000	0%
Conservation area monitoring & reporting	-	-	45,000	0%
Water level and quality reporting	-	-	13,000	0%
Littoral plant replacements	-	-	10,000	0%
Conservation area fence review/repairs	-	-	15,000	0%
Aeration operating supplies	387	1,201	7,500	16%
Contingencies	-	-	5,000	0%
Principal - 2024 Note	-	-	103,000	0%
Interest - 2024 Note	-	-	103,000	0%
Shoreline/seawall repair and replacements	-	-	2,500,000	0%
Total field operations	<u>86,588</u>	<u>101,855</u>	<u>3,211,500</u>	3%

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	-	673	673	100%
Tax collector	-	1,238	1,238	100%
Transfer in	(482,500)	(482,500)	3,000,000	-16%
Cost of issuance	-	17,500	-	N/A
Total other fees and charges	<u>(482,500)</u>	<u>(463,089)</u>	<u>3,001,911</u>	<u>-15%</u>
Total expenditures	<u>(343,688)</u>	<u>(250,460)</u>	<u>6,467,991</u>	<u>-4%</u>
Excess/(deficiency) of revenues over/(under) expenditures	837,075	925,895	(5,699,995)	
<b>OTHER FINANCING SOURCES</b>				
Note/LOC Proceeds	-	500,000	-	
Total other financing sources	<u>-</u>	<u>500,000</u>	<u>-</u>	
Net change in fund balances	837,075	1,425,895	(5,699,995)	
Fund balances - beginning	233,592	(355,228)	476,814	
Fund balances - ending	<u>\$ 1,070,667</u>	<u>\$ 1,070,667</u>	<u>\$ (5,223,181)</u>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
SPECIAL REVENUE FUND NOTE 2025  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 6,352	\$ 19,399
Total revenues	<u>6,352</u>	<u>19,399</u>
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Interest	-	96,444
Engineering	12,177	25,359
Contingencies	<u>-</u>	<u>1,000</u>
Total debt service	<u>12,177</u>	<u>122,803</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5,825)	(103,404)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	(482,500)	(482,500)
Total other financing sources	<u>(482,500)</u>	<u>(482,500)</u>
Fund balances - beginning	4,090,934	4,188,513
Fund balances - ending	<u>\$ 3,602,609</u>	<u>\$ 3,602,609</u>

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2019  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 877,826	\$ 1,199,520	\$ 1,392,509	86%
Interest	3,964	12,463	-	N/A
<b>Total revenues</b>	<b>881,790</b>	<b>1,211,983</b>	<b>1,392,509</b>	<b>87%</b>
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	515,000	0%
Interest	440,684	440,684	881,369	50%
<b>Total expenditures</b>	<b>440,684</b>	<b>440,684</b>	<b>1,396,369</b>	<b>32%</b>
Excess/(deficiency) of revenues over/(under) expenditures	441,106	771,299	(3,860)	
Fund balances - beginning	1,669,073	1,338,880	1,312,535	
<b>Fund balances - ending</b>	<b>\$ 2,110,179</b>	<b>\$ 2,110,179</b>	<b>\$ 1,308,675</b>	

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2019  
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 292	\$ 901
Total revenues	<u>292</u>	<u>901</u>
<b>EXPENDITURES</b>	-	-
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	292	901
Fund balances - beginning	99,155	98,546
Fund balances - ending	<u>\$ 99,447</u>	<u>\$ 99,447</u>

**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 and Attorney-Client Session on January 15, 2026 at 10:00 a.m., at the Community Center Room, 18721 WildBlue Blvd., Fort Myers, Florida 33913.

## Present:

John Buchholz	Chair
Rick Bennington	Vice Chair
Herbert Lanese	Assistant Secretary
Denis Bourque	Assistant Secretary
Sima Baker	Assistant Secretary

### Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Wes Haber (via Zoom/phone)	District Counsel
Carl Barraco	District Engineer
Christopher Fiore (via Zoom/phone)	Special Counsel
Court Reporter (via Zoom/phone)	

**Residents present in person or via Zoom/phone:**

Chris Brexton David Goodman Richard Gurney Doreen Shaheen Elaine Bailey  
Peter Brown Chris Gregson Mark Sorensen Kathleen O'Connor Brian Grillo  
Ann & Joe Faro Jerry O'Malley Scott Herbman Steve Humphrey Terry Kurth  
Kristi Huston Julia Lambert Joseph Cerbone Greg Christiansen Caitlin Galligan

The names of all attendees, residents and/or members of the public might not appear in meeting minutes. If the person did not identify themselves, their name was inaudible or their did not appear in the meeting notes or on a sign in sheet, the name was not listed.

## FIRST ORDER OF BUSINESS

## Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. All Supervisors were present.

## **SECOND ORDER OF BUSINESS**

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

43  
44       Mr. Buchholz welcomed the attendees and discussed public comment protocols.  
45       Resident Richard Gurney asked for a summary of events leading up to the current status  
46       of the wall project.

47       It was noted that, in coordination with Mr. Buchholz, a document was prepared for the  
48       Board to review and, subject to final approval, it will be disseminated to the residents within the  
49       next couple of weeks and will be posted on the website.

50       It was noted that settlement negotiations and strategy discussed in the Attorney-Client  
51       Session Shade Meetings are deemed private under the Sunshine Law and will not be disclosed  
52       until certain statutes are met. Residents are urged to attend meetings instead of obtaining  
53       information from their neighbors.

54       Resident Peter Brown asked for maps outlining Phases 1 and 2 and asked for them to be  
55       included in the communique to the residents. He asked if there are plans for the existing wall  
56       where it is okay. Mr. Buchholz stated that is being designed. The thought process is to take care  
57       of the areas that were obliterated, the District Engineer will review and provide  
58       recommendations for the second half of Phase 2, which is the south side. In general, the project  
59       scope will be for similar reinforcement to the level the North is getting but, because the wall will  
60       remain in place in many areas, it will provide enforcement. The CDD will do what is necessary.

61       Resident Doreen Shaheen asked if Legal Counsel can provide details of what occurred in  
62       mediation. Litigation Counsel Christopher Fiore stated that no settlement was reached in  
63       mediation, which is all he can share due to mediation privilege. Residents can go to the 20<sup>th</sup>  
64       Judicial Circuit Court website to review all the public litigation filings. The litigation is currently in  
65       the discovery process, where the parties exchange information that gives each party a better  
66       understanding of the position of each side of the evidence that supports the arguments; it then  
67       transitions into depositions. Mediation is an ongoing process, which may take several months.

68       Discussion ensued regarding the efforts of the resident Board versus prior Boards, and  
69       residents wanting ongoing updates instead of having to attend the CDD meetings.

70       Resident David Goodman asked about dock removal and storage and if it will be done on  
71       a case-by-case basis. Mr. Buchholz stated he will meet with J&M and the General Contractor  
72       Forman with Kelly Brothers once they are officially engaged to determine where the project is  
73       starting and provide a flow schedule of where they can store and anchor the docks. The first  
74       phase will involve removing debris, the Engineers inspecting the piping and establishing where

75 the walls used to be and establishing the heights; he expects this to take three or four months to  
76 complete before moving any docks. Homeowners are responsible for engaging J&M or another  
77 contractor to remove their docks at their expense.

78 Resident Caitlin Galligan voiced concern about the utilities being shutdown properly to  
79 avoid being electrocuted. It was noted that the construction company will provide all the  
80 requirements and those will be disseminated to residents. The docks are on Ground Fault  
81 Interrupters (GFI) breakers; individual homeowners or a group are not prevented from suing  
82 Lennar in small claims court for having to remove their docks.

83 Resident Steve Humprey discussed his experience and damages from a prior hurricane  
84 and read a statement about hurricane dangers. He believes the Board received bad advice about  
85 proceeding with litigation and thinks the remediation solution is unethical. He suggests stopping  
86 all litigation before the CDD is in financial ruin. He suggested the Board listen to the homeowners  
87 they represent and do what he thinks is the right thing and reach a compromise, or risk being  
88 voted off the Board. Mr. Buchholz stated the wall was inadequately built, in that it did not hold  
89 up in a simple storm. He suggested inspecting the wall at the marina, which was built correctly.

90 Discussion ensued regarding the Board's decision to proceed with the project to save  
91 homes during the next hurricane. It was noted that the Lennar CDD Board engaged litigation  
92 counsel and then resigned when Counsel's recommendation was to proceed with litigation; any  
93 settlement has nothing to do with remediation.

94 Resident Scott Herbman asked why the project is proceeding without a settlement.

95 Resident Ann Faro asked who approved the original retention wall and if the CDD can sue  
96 the people who approved the wall. She suggested researching the Quarry, which won its lawsuit  
97 about the wall. Mr. Buchholz believes the South Florida Water Management District (SFWMD)  
98 probably approved the wall based on the Engineer's Seal but did not review the plans.

99 Resident Joseph Cerbone discussed his loss of property and community access prior to  
100 closing on the home and explained the initial repairs for a temporary berm conducted because  
101 of water violations. He encouraged residents to attend CDD meetings.

102 Resident Elaine Bailey asked how the CDD is financing Legal and Special Counsel litigation  
103 costs, which she expects will exceed the \$70,000 budgeted in Fiscal Year 2026. Mr. Adams stated  
104 the proceeds will come from the \$500,000 gap funding Note obtained to fund the anticipated  
105 operating expense, plus \$700,000+ in levied assessments. Regarding the commercial lawsuit, Mr.  
106 Adams stated the goal is to spend what it takes to ensure that those property owners adjacent

107 to the commercial site are not impacted by the quantity and quality from the runoff coming from  
108 the commercial site.

109 Discussion ensued regarding the formula used to calculate the \$50 million in estimated  
110 remediation costs, the site plans posted on the website, and the spreadsheet outlining the  
111 financial impact in Fiscal Years 2027 and 2028, if the CDD does not recover the costs.

112 Resident Chris Gregson acknowledged there is a difference of opinion on how and when  
113 to proceed. In his opinion, there is no immediate need to do anything so the CDD should wait  
114 until the it wins or loses the lawsuit. He read a statement "Directing the CDD Board to  
115 immediately stop all the following items; commercial property acquisition, and all legal  
116 proceedings on the commercial property topic; all Phase 1, 2 and 3 progress until the Board can  
117 present a plan that convinces homeowners the plans are solid and shows the residents it can  
118 trust this plan, by needing to pass a vote of the majority of the total membership of the CDD  
119 buyer, every door, et. al." It was noted that remediation is to protect the assets of the CDD. Mr.  
120 Buchholz thanked Mr. Gregson for his comments.

121 Mr. Bennington will continue the process of texting attendees when the Regular Board  
122 Meeting reconvenes so they can return to the meeting.

123 Resident Brian Grillo asked why the Shade Session is held in the middle of the CDD  
124 meeting. Mr. Willis stated this is a Florida Statute requirement.

125 Resident Kathleen O'Connor, thanked the Board for their performance over the last 13  
126 months. She does not see any reasons to delay the project. She and Mr. Cerbone have not had a  
127 wall on their property since a year before their closing and their properties continue to erode.  
128 She encouraged residents to attend the CDD meetings.

129

130 **THIRD ORDER OF BUSINESS**

131 **ANNOUNCE ATTORNEY-CLIENT SESSION**  
132 **SHADE MEETING/RECESS REGULAR BOARD**  
133 **MEETING**

134 Mr. Haber announced the Attorney-Client Session Shade Meeting.

135 Mr. Haber stated the Shade Meeting acknowledges implementation of a portion of  
136 Sunshine Law allowing the Board to meet privately with Counsel and the District Manager when  
137 the District is subject to litigation. This is specifically related to Lee County Case No. 1775 outlined  
138 in the Fourth Order of Business. The Shade Session was formally requested at a prior meeting  
139 and properly noticed. Shade Session attendees include CDD Board Members, Mr. Haber,

140 Litigation Counsel Chris Fiore, District Management representatives Chuck Adams and Shane  
141 Willis, and the Court Reporter. The Attorney-Client Session Shade Meeting must be confined to  
142 settlement negotiations or strategy related to litigation and not disclosed to third parties.

143 The Regular Meeting recessed at 11:03 a.m. In-person members of the public left the  
144 room, and Mr. Willis disconnected the phone lines and recording.

145 The meeting transitioned to the Court Reporter.

146

147 **FOURTH ORDER OF BUSINESS**

**COMMENCEMENT OF ATTORNEY-CLIENT  
SESSION SHADE MEETING (Closed to the  
Public by Law)**

150

151 • **Executive Session Regarding: Terry Kurth, derivatively on behalf of WildBlue Master**  
**Property Owners Association, Inc. v. Lennar Homes, LLC, Pulte Home Company, LLC,**  
**SDWB, LLC, SD WildBlue, LLC, WCI Communities, LLC, Barraco and Associates, Inc.,**  
**Turrell, Hall & Associates, Inc. and WildBlue Community Development District, pending**  
**in the Twentieth Judicial Circuit in and for Lee County Florida, Case No. 001775. Pending**  
**Litigation**

152 The Attorney-Client Session Shade Meeting Executive Session commenced.

153

155 **FIFTH ORDER OF BUSINESS**

**ADJOURN ATTORNEY-CLIENT SESSION  
SHADE MEETING/RECONVENE REGULAR  
BOARD MEETING**

156 The Attorney-Client Session Shade Meeting adjourned at 11:45 a.m.

157 Mr. Adams reconvened the Regular Board Meeting at 11:56 a.m. The phone lines and  
158 audio recording were reconnected and the meeting room was opened to the public. The same  
159 Board Members present at roll call were still present.

160

161 **SIXTH ORDER OF BUSINESS**

**Consideration of Matters Related to Terry**  
**Kurth, derivatively on behalf of WildBlue**  
**Master Property Owners Association, Inc. v.**  
**Lennar Homes, LLC, Pulte Home Company,**  
**LLC, SDWB, LLC, SD WildBlue, LLC, WCI**  
**Communities, LLC, Barraco and Associates,**  
**Inc., Turrell, Hall & Associates, Inc. and**  
**WildBlue Community Development District,**  
**pending in the Twentieth Judicial Circuit in**

177  
178

179

180 There were no matters to consider.

181

182 **SEVENTH ORDER OF BUSINESS** Updates

183

184 **A. Lake Bank Erosion Repair Project**185 • **Downspout Diagram**

186 This item was discussed during Item 7B.

187 **B. Retaining Wall Restoration**188 • **Schedule**

189 These items were included for informational purposes.

190 Mr. Barraco discussed the following:

191 ➤ The bid package to remediate erosion on the non-recreational lakes is underway. The  
192 contract will be awarded soon and the project will commence during the dry season, when  
193 conditions are favorable.194 ➤ The downspout diagram is posted on the website. Homeowners should provide the  
195 diagram to their contractors. The Engineer's recommendation is to install the pipe deep into the  
196 lake to avoid potential exposure during the dry season.

197 ➤ A contractor has been selected.

198 ➤ District Staff, the District Engineer and the Marine Engineer will coordinate items such as  
199 docks, access, storage areas, schedules, etc., before construction starts. A way to submit any  
200 concerns or questions during construction will be implemented.201 **C. Fuel Station Site**

202 There was no update.

203 Mr. Buchholz asked Mr. Adams to reschedule his deposition to the following week.

204 It was noted that Mr. Gregson's prior statement about the CDD planning to acquire the  
205 Fuel Station Site is untrue.

206

207 **EIGHTH ORDER OF BUSINESS** Discussion/Consideration/Ratification:  
208 Performance Measures/Standard & Annual  
209 Reporting Form

210

211 Mr. Adams stated that the 2025 Goals and Objectives Reporting was completed.

212 A. **October 1, 2024 – September 30, 2025 [Posted]**

213 **On MOTION by Mr. Lanese and seconded by Mr. Bennington, with all in favor,**  
214 **the Fiscal Year 2025 Goals and Objectives Annual Reporting, was ratified.**

215  
216  
217 B. **October 1, 2025 – September 30, 2026**

218 Mr. Adams stated that the Goals and Objectives Fiscal Year 2026 Performance Measures  
219 and Standards are the same as for Fiscal Year 2025.

220 **On MOTION by Mr. Bourque and seconded by Mr. Lanese, with all in favor, the**  
221 **Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and**  
222 **Standards, were approved.**

223  
224  
225 **NINTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial  
Statements as of November 30, 2025

228 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2025.  
229 The financials were accepted.

230  
231 **TENTH ORDER OF BUSINESS**

Approval of Minutes

232 A. **November 20, 2025 Special Meeting and Attorney-Client Sessions**

233 **On MOTION by Mr. Buchholz and seconded by Mr. Bourque, with all in favor,**  
234 **the November 20, 2025 Special Meeting and Attorney-Client Sessions Minutes,**  
235 **as presented, were approved.**

236  
237  
238 B. **December 4, 2025 Regular Meeting and Attorney-Client Session**

239 The following changes were made, which included edits from Ms. O'Connor and others:  
240 Line 26 and throughout: Change "Phil Magery" to "Bill Magri"  
241 Line 50: Insert "pre-mediation" after "Lennar's"  
242 Line 60 and throughout: Change "Magery" and "Magery's" to "Magri"  
243 Line 148: Change "City" to "County"  
244 Line 152: Change "Counter Claim" to "counterclaim"  
245 Line 297: Change "linier" to "linear"  
246 Line 308: Change "Bailey" to "Daily"  
247 Line 313: Change "to the point of" to "to this point in"

249  
250       **On MOTION by Mr. Buchholz and seconded by Mr. Lanese, with all in favor, the**  
251       **December 4, 2025 Regular Meeting and Attorney-Client Session Minutes, as**  
252       **amended, were approved.**

253

254       **C. December 18, 2025 Special Meeting and Attorney-Client Session**

255       The following changes submitted by Ms. O'Connor were made:

256       Line 27 and throughout: Change "Wirley" to "Worley"

257       Line 28 and throughout: Change "Merrill" to "Meryl"

258       Lines 55 to 58: Delete

259       Lines 60 and 61: Delete

260       Line 69: Change "after submitting the Report" to "after the litigation attorney submitted  
261       their report"

262       Lines 137, 153, 160, 176: Change "Projects" to "Project"

263       Line 156: Change "bond performance to "performance bond"

264       Line 171: Insert "be" after "will"

265       Lines 172 and 175: Change "Phases 2 and 3" to "Phase 2"

266       Mr. Adams noted the Phase 2 contract addressing stormwater runoff/washout  
267       deficiencies is currently out to bid.

268       Line 175: Change "Phases 2 and 3 projects" to "Phase 2 project"

269       Line 191: Insert "for" after "filing"

270       Line 198: Change "Feinstein" to "Finkelstein"

271       Line 199: Insert "sought" after "amount"

272       Line 208: Change "it will" to "Phase 1 will"

273       Line 209: Insert "for Phase 2" after "estimate"

274       Line 227: Insert "he" after "yesterday,"

275       **On MOTION by Mr. Bennington and seconded by Mr. Bourque, with all in favor,**  
276       **the December 18, 2025 Special Meeting and Attorney-Client Session Minutes, as**  
277       **amended, were approved.**

278

279       **ELEVENTH ORDER OF BUSINESS**

280       **Staff Reports**

281

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

283       Mr. Haber requested amending the agenda to add consideration of a bid protest filed in  
284 response to the award of contract related to the Request for Proposals (RFP) for Lake Bank and  
285 Wall Remediation Projects.

286       **On MOTION by Mr. Bourque and seconded by Mr. Buchholz, with all in favor,  
287 amending the agenda to add Discussion and Decision Regarding the Bid Protest  
288 to the Request for Proposals for Lake Bank and Wall Remediation Projects, was  
289 approved.**

290

291

292       ▪     **Discussion and Decision Regarding the Bid Protest to the Request for Proposals for Lake  
293 Bank and Wall Remediation Projects**

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

295       Mr. Haber recommended rejecting B&Z Construction's protest and deny any action with  
296 respect to the request which are based either on procedural and substantive reasonings, such as  
297 failure to make factual or legal arguments as to why the CDD should provide B&Z Construction,  
298 any relief to cure and submit a bond, or to timely post a protest bond, respectively, which are  
299 outlined in his memorandum to the Board.

300       Mr. Haber described the bid protest status and suggested sending a formal notice to B&Z  
301 Construction that their protest has been rejected based on items the Board reviewed and their  
302 decision to award the contract to Kelly Brothers, Inc. Since the contract with Kelly Brothers, Inc.  
303 cannot be executed until the protest is resolved, he suggests scheduling an informal meeting with  
304 B&Z Construction coming before the Board to make an argument as to why they think they  
305 should be entitled to the contract, at which the Board can then decide whether or not to engage  
306 further on this matter. The decision was made to continue this meeting to January 23, 2026 at  
307 10:00 a.m. to avoid further delays.

308       Mr. Haber suggested designating a Board Member to contact B&Z Construction prior to  
309 the January 23, 2026 meeting to discuss the Board's decision regarding the protest and, if B&Z  
310 Construction decides to withdraw its protest, having them provide that in writing.

311       Mr. Buchholz was designated spokesperson on behalf of the Board.

312       **On MOTION by Mr. Bourque and seconded by Mr. Bennington, with all in favor,  
313 rejecting the B&Z Construction Protest for the reasons Mr. Haber stated and  
314 directing Staff to send a formal notice of the rejection to B&Z Construction and  
315 advising that an informal proceeding has been scheduled for January 23, 2026 at  
316 10:00 a.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort  
317 Myers, Florida 33913, was approved.**

318

319

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

321 There was no report.

322 **C. District Manager: Wrathell, Hunt and Associates, LLC**323 • **UPCOMING MEETINGS**324 ➤ **February 5, 2026 at 10:00 AM [Regular Meeting]**325 ➤ **February 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client**  
326 **Session]**327 ➤ **March 5, 2026 at 10:00 AM [Regular Meeting]**328 ○ **QUORUM CHECK**329 The January 23, 2025 Continued Meeting might be cancelled, subject to B&Z Construction  
330 submitting a letter withdrawing its protest prior to the meeting date.

331

332 **TWELFTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

333

334 • **Discussion/Consideration of Official Wildblue CDD Public Statement Regarding the**  
335 **Retention Wall Project**336 Board Members were asked to submit their comments to Mr. Adams. This item will be on  
337 the next agenda.

338

339 **THIRTEENTH ORDER OF BUSINESS** **Public Comments (3 Minutes Per Speaker)**

340

341 Resident Doreen Shaheen asked if the lakes will be shut down during the project. Mr.  
342 Buchholz stated there is potential for a partial shutdown but that will not be decided until they  
343 receive input from the contractor. Mr. Barraco suggested posting weekly work schedules on the  
344 website.

345 Resident Krisi Huston asked if the bid is good for 120 days. Mr. Willis replied affirmatively.

346 Resident Jerry O'Malley listed reasons he believes the District needs to proceed with the  
347 repairs and the Lennar litigation. He suggested the Engineers for Phases 2 and 3 review the maps  
348 and locate where the Lennar contractors installed the wall and back filled with rock.349 Resident Julia Lambert asked if individuals can modify personal property, such as building  
350 up the wall at their own expense, once the project is completed. Mr. Willis replied no; since the  
351 SFWMD and the County will not approve individual permit modifications on a lot-by-lot basis.

352 Residents can only modify on the landward side of the wall, up the lake bank towards the wall,  
353 any of which will require approval from the Architectural Review Committee (ARC).

354 Resident Terry Kurth expressed frustration with unfavorable Facebook posts. He  
355 discussed his out-of-pocket litigation expenses exceeding the settlement amount and expressed  
356 support for the District's litigation against Lennar.

357 **Mr. Bennington left the meeting at 1:02 p.m.**

358 Regarding the map of the erosion restoration project, resident Mark Sorensen asked for  
359 clarification of the differences between builder responsibility versus CDD responsibility. It was  
360 noted that the map is posted on the wildbluecdd.net website. Regarding Retention Pond G1  
361 identified on the map as builder responsibility only, Mr. Adams confirmed that the CDD included  
362 Pond G1 on the map and in the bid sheet.

363 A resident offered to provide a video supporting wave action over the shoreline on a good  
364 day.

365 Resident Kathleen O'Connor recommended the communication to residents include  
366 bullet points, a thorough explanation of the project progress, a segment on the differences  
367 between the CDD and HOA and provide the Board Members' contact information.

368 Discussion ensued about the Board's ongoing efforts to communicate information to  
369 residents, who in turn pose questions that are outlined in prior communiqus or just complain  
370 about nonfactual information, the CDD setting up a Facebook account to offset negative posts,  
371 and a resident suggestion to consider installing flood control walls in certain areas.

372

373 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

375 **On MOTION by Mr. Bourque and seconded by Mr. Lanese, with all in favor, the**  
376 **meeting recessed at 1:19 p.m. and was continued to January 23, 2026 at 10:00**  
377 **a.m., at the Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers,**  
378 **Florida 33913.**

379

380

381

382 Secretary/Assistant Secretary

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Chair/Vice Chair

**WILDBLUE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**WILDBLUE COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1      District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

## **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

## **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No

COP 5A:

District Manager

Chuck Adams

Print Name

Date

1/15/26

Chair/Vice Chair, Board of Supervisors

John Buchholz

Print Name

Date

1/15/26

**WILDBLUE COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE****LOCATION**

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Regular Meeting	10:00 AM
October 16, 2025	Special Meeting and Attorney-Client Sessions	10:00 AM
November 6, 2025	Regular Meeting	10:00 AM
November 20, 2025	Special Meeting and Attorney-Client Sessions	10:00 AM
December 4, 2025	Regular Meeting and Attorney-Client Session	10:00 AM
December 18, 2025	Special Meeting and Attorney-Client Session	10:00 AM
January 15, 2026	Regular Meeting and Attorney-Client Session	10:00 AM
January 23, 2026	Continued Regular Meeting	10:00 AM
February 5, 2026	Regular Meeting	10:00 AM
February 19, 2026	Special Meeting and Attorney-Client Session	10:00 AM
March 5, 2026	Regular Meeting	10:00 AM
March 19, 2026	Special Meeting and Attorney-Client Session	10:00 AM
April 2, 2026	Regular Meeting	10:00 AM
April 16, 2026	Special Meeting and Attorney-Client Session	10:00 AM
May 7, 2026	Regular Meeting	10:00 AM
May 21, 2026	Special Meeting and Attorney-Client Session	10:00 AM
June 4, 2026	Regular Meeting	10:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 18, 2026	Special Meeting and Attorney-Client Session	10:00 AM
July 2, 2026	Regular Meeting	10:00 AM
July 16, 2026	Special Meeting and Attorney-Client Session	10:00 AM
August 6, 2026	Regular Meeting	10:00 AM
August 20, 2026	Special Meeting and Attorney-Client Session	10:00 AM
September 3, 2026	Regular Meeting	10:00 AM
September 17, 2026	Special Meeting and Attorney-Client Session	10:00 AM