

WILDBLUE

**COMMUNITY DEVELOPMENT
DISTRICT**

February 19, 2026

BOARD OF SUPERVISORS

**SPECIAL MEETING
AND ATTORNEY-CLIENT
SESSIONS 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/>

February 12, 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 Special Meeting and Attorney-Client Session on February 19, 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. ANNOUNCE ATTORNEY-CLIENT SESSION SHADE MEETING 1/RECESS SPECIAL BOARD MEETING
4. COMMENCEMENT OF ATTORNEY-CLIENT SESSION SHADE MEETING (Closed to the Public by Law)
 - 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
5. ADJOURN ATTORNEY-CLIENT SESSION SHADE MEETING 1
6. ANNOUNCE ATTORNEY-CLIENT SESSION SHADE MEETING 2
7. COMMENCEMENT OF ATTORNEY-CLIENT SESSION SHADE MEETING 2 (Closed to the Public by Law)
 - Executive Session Regarding: WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants. Case No. 25-CA-1837, Circuit Court Lee County. Pending Litigation
8. ADJOURN ATTORNEY-CLIENT SESSION SHADE MEETING 2/RECONVENE SPECIAL BOARD MEETING

9. 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 and for Lee County Florida, Case No. 001775
10. Consideration of Matters Related to WILDBLUE COMMUNITY DEVELOPMENT DISTRICT, Plaintiff, v. FL WILDBLUE, LLC, and 38769 TAMPA FL, LLC, Defendants. Case No. 25-CA-1837, Circuit Court Lee County.
11. Updates
 - A. Lake Bank Erosion Repair Project
 - Downspout Diagram
 - B. Retaining Wall Restoration
 - Schedule
 - C. Fuel Station Site
12. 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
 - March 5, 2026 at 10:00 AM [Regular Meeting]
 - March 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client Session]
 - April 2, 2026 at 10:00 AM [Regular Meeting]
 - 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

13. Board Members' Comments/Requests

- Discussion/Consideration of Official WildBlue CDD Public Statement Regarding the Retention Wall Project

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

15. 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

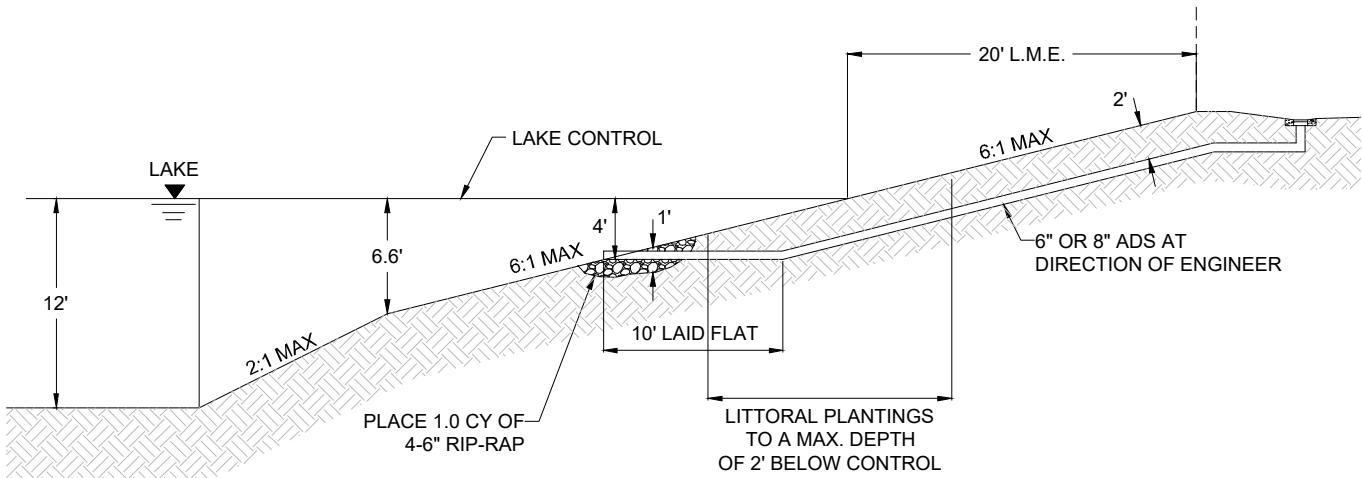
PARTICIPANT PASSCODE: 229 774 8903

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

11

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

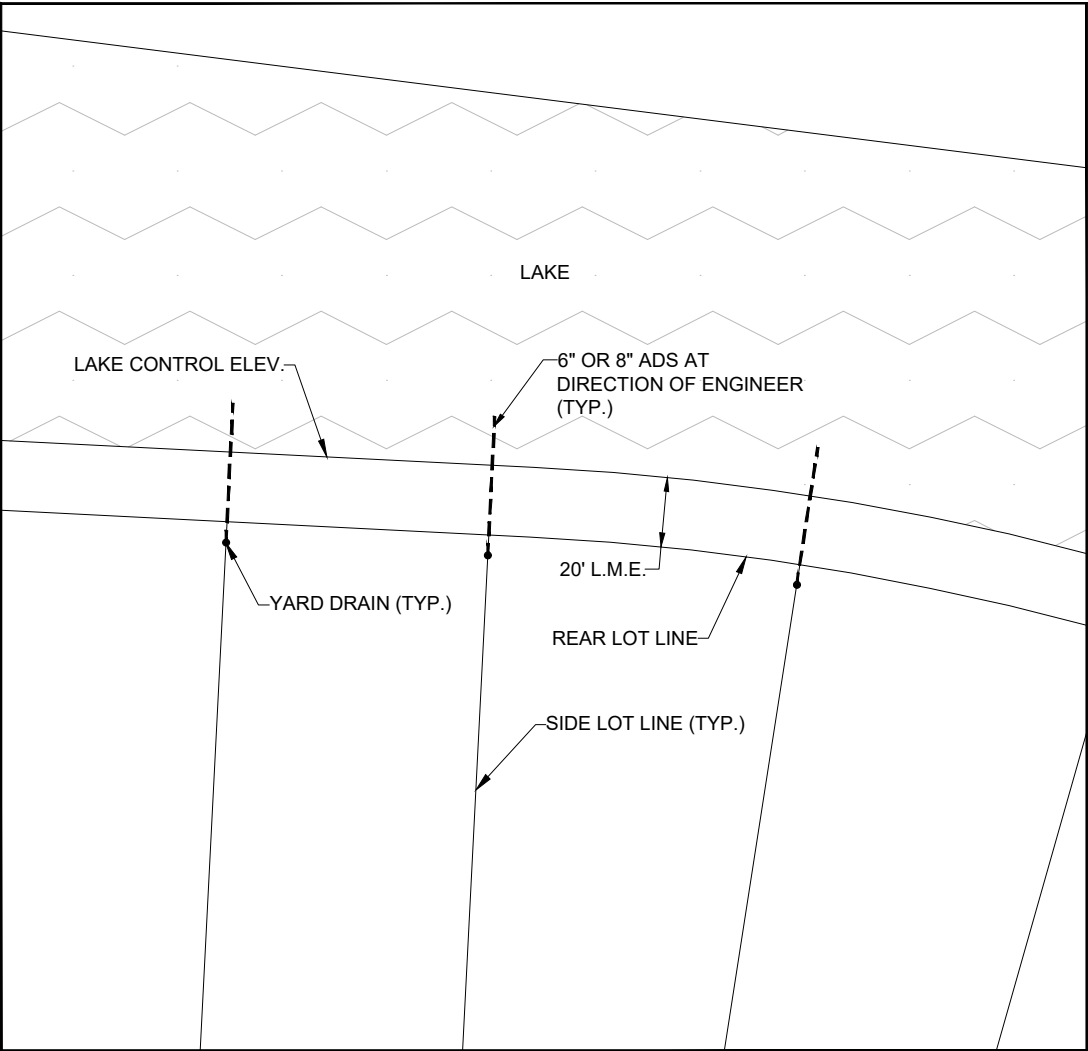
11A



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).

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
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REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	J:\23620\DWG\LBR LAKE DETAILS.DWG
LOCATION	J:\23620\DWG\LBR\EXH1
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

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

11B

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	June B M E	July B M E	August B M E
1	Phase 1 Restoration Timeline	586 d	Mon 5/12/25	Fri 12/18/26																
2	Phase 1 Restoration Design	51 d	Mon 5/12/25	Tue 7/1/25																
3	60% Construction Set Design	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	90% Construction Set Design	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	Phase 1 Permitting	142 d	Thu 6/12/25	Fri 10/31/25																
8	Lee County Administrative Amendment (AA) - if needed (Zoning)*	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	Lee County Limited Review Development Order (LDO)	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	SFWMD ERP Minor Modification - if needed	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	Phase 1 Construction Services	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	Phase 1 Financing	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																

* Assumes no public hearing is required.

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 SA
District Manager

Chuck Adams
Print Name

1/15/26
Date

[Signature]
Chair/Vice Chair, Board of Supervisors

John Buchholz
Print Name

1/15/26
Date

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Community Center (Card Room), 18721 WildBlue Blvd., Fort Myers, Florida 33913</i>		
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