

WILDBLUE

**COMMUNITY DEVELOPMENT
DISTRICT**

March 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/>

February 26, 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 March 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
4. Acceptance of Unaudited Financial Statements as of January 31, 2026
5. Approval of Minutes
 - A. January 23, 2026 Continued Regular Meeting
 - B. February 5, 2026 Regular Meeting
6. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - UPCOMING MEETINGS

- March 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client Session]
- April 2, 2026 at 10:00 AM [Regular Meeting]
- April 16, 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

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

7. Board Members' Comments/Requests

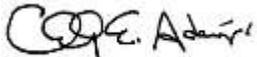
- Discussion/Consideration of Official WildBlue CDD Public Statement Regarding the Retention Wall Project

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

**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

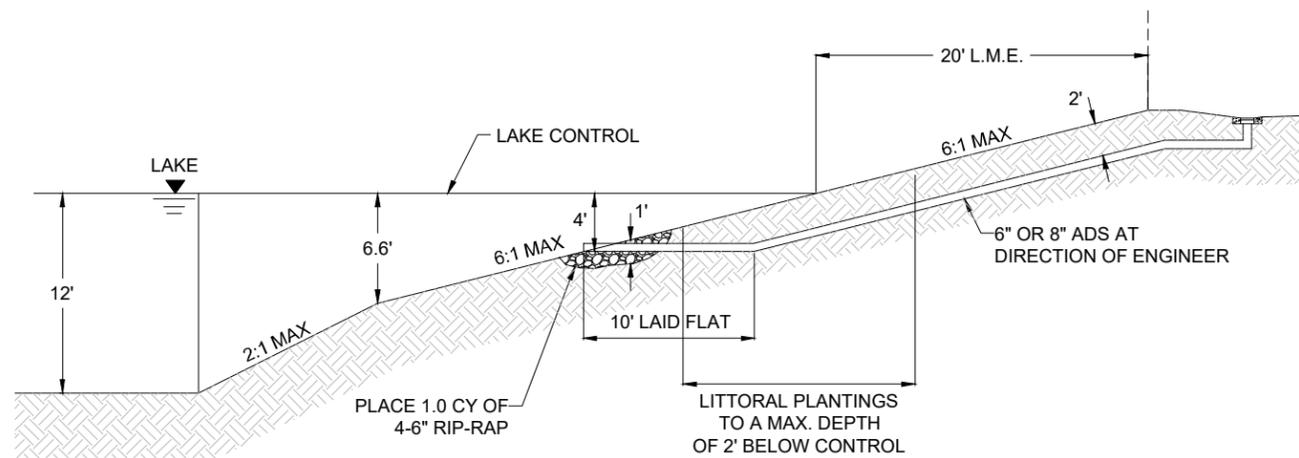
PLAN REVISIONS

PLAN STATUS

EXHIBIT

**REAR LOT TO LAKE
DRAINAGE
EXHIBIT**

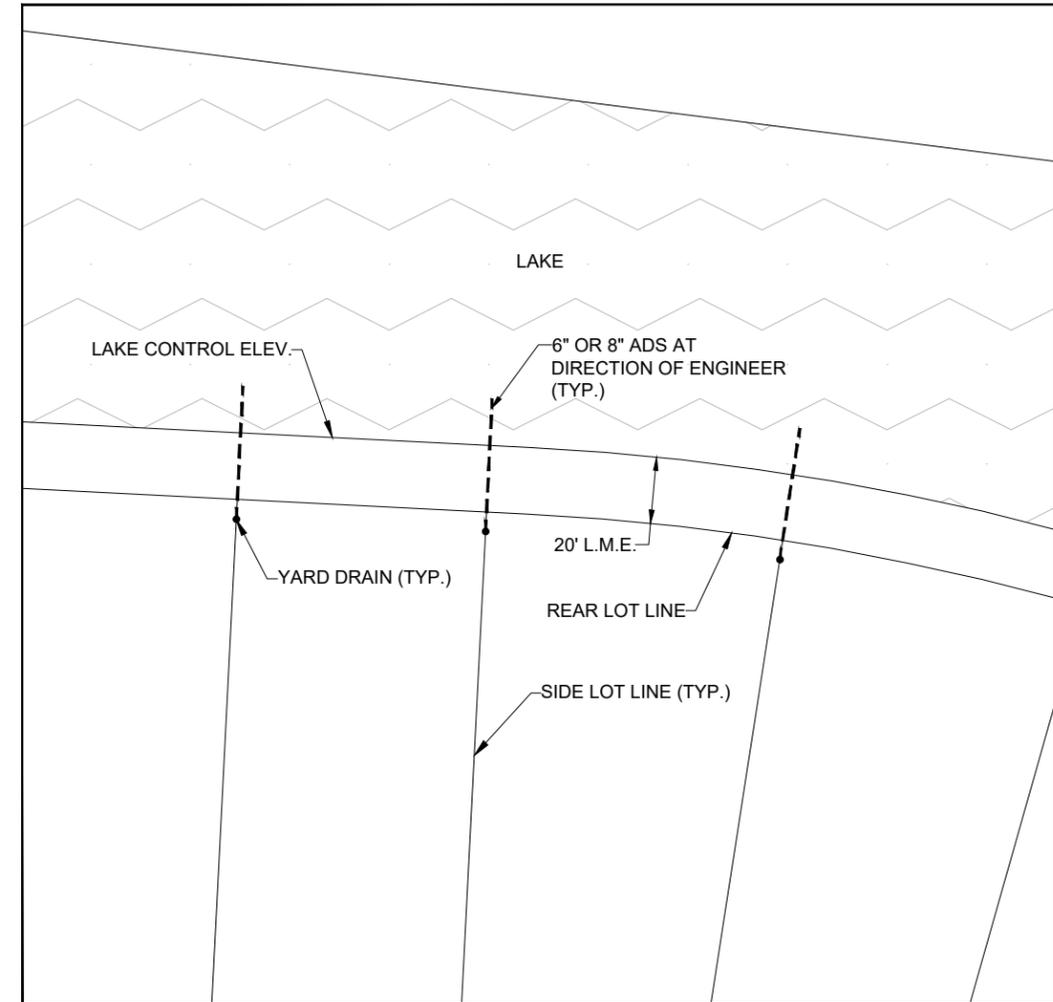
PROJECT / FILE NO.	SHEET NUMBER
23620	EXH



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



0 250 500 1,000 Feet
 Map Scale: 1:10,200
 1 inch = 850 feet

CUMMINS | CEDERBERG
 Coastal & Marine Engineering

Miami | Fort Lauderdale | Jupiter | Tallahassee
 St. Petersburg | Sarasota | Jacksonville | Gainesville
 201 Alhambra Circle, Suite 601, Coral Gables, Florida 33134
 T: +1 305-741-6155 F: +1 305-974-1969
 www.cumminscederberg.com

Project:
 WildBlue Shoreline Stabilization

Client:
 WildBlue Community Development District

Sheet Title:
 Shoreline Stabilization Phasing Plan

Legend

- Staging Areas
- Phase 1A (3,444.20 ft)
- Phase 1B (10,299.62 ft)
- Phase 2 (14,518.61 ft)
- Phase 3 (5,775.80 ft)

Notes:
 1. Background Imagery Date (Source): 1/1/2025 (Lee County, FL)

WildBlue CDD Phase 1 Rec Lake Restoration Schedule

ID	Task Name	Duration	Start	Finish	May	June	July	August	September	October	November	December	January	February	March	April	May
					B	M	E	B	M	E	B	M	E	B	M	E	B
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

UNAUDITED
FINANCIAL
STATEMENTS

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026**

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026**

	General Fund	General Fund-SRF	Debt Service Fund	Capital Projects Fund	Total Governmenta l
ASSETS					
Cash	\$ 1,582,387	\$ -	\$ -	\$ -	\$ 1,582,387
Synovus Note	482,762	3,554,651	-	-	4,037,413
Investments					
Synovus reserve	-	55,213	-	-	55,213
Revenue	-	-	503,447	-	503,447
Reserve	-	-	703,999	-	703,999
Prepayment	-	-	28,132	-	28,132
Construction	-	-	-	99,735	99,735
Due from general fund	-	-	941,093	-	941,093
Utility deposit	400	-	-	-	400
Total assets	<u>\$ 2,065,549</u>	<u>\$ 3,609,864</u>	<u>\$ 2,176,671</u>	<u>\$ 99,735</u>	<u>\$ 7,951,819</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	31,378	6,240	-	-	37,618
Due to debt service fund	941,093	-	-	-	941,093
Taxes payable	306	-	-	-	306
Landowner advance	6,000	-	-	-	6,000
Total liabilities	<u>978,777</u>	<u>6,240</u>	<u>-</u>	<u>-</u>	<u>985,017</u>
Fund balances:					
Restricted for:					
Debt service	-	-	2,176,671	-	2,176,671
Capital projects	-	-	-	99,735	99,735
Unassigned	1,086,772	3,603,624	-	-	4,690,396
Total fund balances	<u>1,086,772</u>	<u>3,603,624</u>	<u>2,176,671</u>	<u>99,735</u>	<u>6,966,802</u>
Total liabilities and fund balances	<u>\$ 2,065,549</u>	<u>\$ 3,609,864</u>	<u>\$ 2,176,671</u>	<u>\$ 99,735</u>	<u>\$ 7,951,819</u>

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 35,559	\$ 710,993	\$ 767,995	93%
Total revenues	<u>35,559</u>	<u>710,993</u>	<u>767,995</u>	93%
EXPENDITURES				
Professional & administrative				
Supervisors	2,153	6,244	6,000	104%
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	-	41,584	20,000	208%
Special counsel	-	39,177	50,000	78%
Engineering	-	2,215	100,000	2%
Audit	-	-	6,500	0%
Arbitrage rebate calculation	-	-	1,500	0%
Dissemination agent	167	667	2,000	33%
Trustee	-	-	8,000	0%
Telephone	16	66	200	33%
Postage	-	153	500	31%
Printing & binding	41	167	500	33%
Legal advertising	-	591	2,000	30%
Annual special district fee	-	175	175	100%
Insurance	-	6,866	7,790	88%
Contingencies/bank charges	-	320	500	64%
Website				
Hosting	705	705	705	100%
ADA compliance	145	145	210	69%
Total professional & administrative	<u>7,227</u>	<u>115,075</u>	<u>254,580</u>	45%
Field operations				
Field management	833	3,333	10,000	33%
Aquatic maintenance	-	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	-	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>833</u>	<u>102,688</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 JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	673	673	100%
Tax collector	-	1,238	1,238	100%
Cost of issuance	-	17,500	-	N/A
Total other fees and charges	-	19,411	1,911	1016%
Total expenditures	8,060	237,174	3,467,991	7%
Excess/(deficiency) of revenues over/(under) expenditures	27,499	473,819	(2,699,995)	
OTHER FINANCING SOURCES				
Transfer in	-	482,500	3,000,000	16%
Note/LOC proceeds	-	500,000	-	N/A
Total other financing sources	-	982,500	3,000,000	
Net change in fund balances	27,499	1,456,319	300,005	
Fund balances - beginning	1,059,273	(369,547)	476,814	
Fund balances - ending	<u>\$ 1,086,772</u>	<u>\$ 1,086,772</u>	<u>\$ 776,819</u>	

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND NOTE 2025
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 6,255	\$ 25,654
Total revenues	6,255	25,654
EXPENDITURES		
Debt service		
Interest	-	96,444
Engineering	-	25,359
Contingencies	-	1,000
Total debt service	-	122,803
Excess/(deficiency) of revenues over/(under) expenditures	6,255	(97,149)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(482,500)
Total other financing sources	-	(482,500)
Fund balances - beginning	3,597,369	4,183,273
Fund balances - ending	\$ 3,603,624	\$ 3,603,624

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2019
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 63,267	\$ 1,262,787	\$ 1,392,509	91%
Interest	3,226	15,688	-	N/A
Total revenues	<u>66,493</u>	<u>1,278,475</u>	<u>1,392,509</u>	92%
EXPENDITURES				
Debt service				
Principal	-	-	515,000	0%
Interest	-	440,684	881,369	50%
Total debt service	<u>-</u>	<u>440,684</u>	<u>1,396,369</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	66,493	837,791	(3,860)	
Fund balances - beginning	2,110,178	1,338,880	1,312,535	
Fund balances - ending	<u>\$ 2,176,671</u>	<u>\$ 2,176,671</u>	<u>\$ 1,308,675</u>	

**WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2019
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest	\$ 288	\$ 1,189
Total revenues	288	1,189
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	288	1,189
Fund balances - beginning	99,447	98,546
Fund balances - ending	\$ 99,735	\$ 99,735

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

DRAFT

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

The Board of Supervisors of the WildBlue Community Development District held a Continued Regular Meeting on January 23, 2026 at 10:00 a.m., at the Community Center (Card 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
Wes Haber (via Zoom/phone)	District Counsel
John Capasso	B&Z Construction-General Manager
Zach Aldin	B&Z Construction-Managing Partner

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

**Informal Phase 1 Lake Bank Remediation
Project Bid Protest Hearing with B&Z**

Mr. Adams stated the purpose of the continued meeting is to hold an informal Project Bid Protest hearing with B&Z who filed a protest regarding the Phase 1 Lake Bank Remediation contract award.

Mr. Haber recapped the Boards action of going out to bid for the Phase 1 Project, evaluating the three responses based on the criteria in the Request for Proposals (RFP) and sending Notice of Award letters. In response to the Notice of Award, B&Z filed a timely Notice of

39 Protest but, as noted at the prior meeting, the notice excluded the required protest bond. The
40 Board reviewed the Notice of Protest at the last meeting and, along with the explanation, he
41 provided the Board the options, as it relates to how to deal with the protest. The Board ultimately
42 chose to conduct an informal proceeding which is in accordance with the District's Rules of
43 Procedure, when a protest does not raise any issue of material fact. The Board has no obligation
44 to go through a more formal process, which involves doing some level of fact finding; rather, the
45 Board is able to schedule an informal proceeding.

46 Mr. Haber stated the process going forward will afford B&Z Representatives the
47 opportunity to explain their position as to the protest and the Board will make a determination
48 of how it would like to find, with respect to the award after B&Z's presentation. The Board can
49 ask questions but is not required to respond to any inquiries or questions from B&Z. With respect
50 to the decision, the District has already evaluated the proposals and made an award. As
51 previously noted, B&Z's protest did not include any issue of material facts and did not include
52 any issue of applicable law. B&Z's position was essentially that they believe their proposal was
53 just as good, if not better, than the proposer that was chosen and, as a result, the District should
54 chose them instead of the proposer that was chosen. Mr. Haber stated that is not an adequate
55 reason to overturn the Board's prior decision. To successfully overturn the Board's decision, B&Z
56 would need to show that the winner had a material defect with their proposal and/or that the
57 process that the District followed was flawed in some way. The process that the District followed,
58 as noted, was consistent with the RFP and the CDD, as a unit of government, has wide discretion
59 in making the determination as to who it awards a contract to via the RFP process. The absence
60 of those things mentioned earlier, the Board's prior decision should remain in place. Likewise, as
61 also discussed, the failure to file the protest bond in accordance with the RFP documents in and
62 of itself was adequate to dismiss the protest without the need to be formal today; however, the
63 Board chose to move forward with it to give B&Z an opportunity to speak.

64 Mr. Buchholz stated the items Mr. Haber just mentioned are the same ones he and B&Z
65 Construction General Manager John Capasso reviewed last week, which resulted in Mr. Capasso
66 requesting this meeting so he can talk to the Board.

67 Mr. Capasso introduced Managing Partner Zach Aldin and noted he and Mr. Aldin
68 prepared the bid response. He distributed and presented a chronology and supporting
69 documents outlining the key basis for their protest, which did not factor in the Evaluation Criteria
70 as he received that today. He noted the following:

- 71 ➤ They have no issue with Kelly Brothers or the other respondents.
- 72 ➤ They took issue with the CDD's timing of the letter and meeting the response
73 requirements in a timely manner, given its corporate office having to obtain a protest bond
74 during the holiday season.
- 75 ➤ Regarding the process of following the District's Rules of Procedures, he noted the
76 District's letter states "the CDD may request a protect bond," which conflicts with the RFP, that
77 states "you have to include a protest bond." Although the Board accepted the appeal letter, he
78 suggested correcting this in future RFPs.

79 Mr. Haber stated that a conflict does not exist. The District's Rules of Procedure and the
80 RFP document are consistent.

81 Mr. Capasso continued as follows:

- 82 ➤ Bid Comparison Tabulation: This spreadsheet, along with the chronology, outlines the
83 basis for their protest. He highlighted specific items listed as "Key Advantages of Contracting
84 B&Z" that supports the protest, as follows:

85 Mobilization: B&Z's mobilization costs versus other contractors.

86 Lowest Bidder; Lowest price bidder. There is also quality built into their bid, as they
87 procure locally sourced material.

88 Schedule: B&Z provides the shortest schedule.

89 Riprap Installation: B&Z is well experienced installing rip rap.

90 Bonding Capacity: B&Z meets the bonding capacity.

91 Mr. Aldin voiced his opinion that, out of all six categories in the Evaluation Criteria,
92 Personnel should have been the only category they would have lost on. He provided B&Z's
93 opinion of the scores B&Z should have received in each category against the other bidders and
94 the basis behind those scores, which overall is the basis for the protest.

95 The Board Members posed questions and Mr. Capasso and Mr. Aldin responded regarding
96 staffing on the west coast, equipment ownership, varying contactors' riprap cost versus
97 installation costs, B&Z being deemed a small business enterprise which has limits in earning, and
98 B&Z having less overhead costs than others.

99 Mr. Capasso and Mr. Aldin expanded on past experience with similar projects, etc.

100 Mr. Buchholz stated he wished the explanations provided today were included in B&Z's
101 introduction page, as he believes it might have had an effect on the outcome. He discussed the
102 urgency of starting the project.

103 A Board Member agreed with Mr. Buchholz's comments and encouraged B&Z to bid on
104 the next phases of the project.

105 Ms. Baker voiced concerns about project overruns potentially impacting B&Z's revenue
106 limits and therefore being unable to adhere to the project scope. Mr. Aldin stated he exceeded
107 the limit last year; however, they recently raised the cap to \$21 million. At some point, he will
108 exceed the revenue limits and take the step of going from a small business owner to specifically
109 submitting bids for general contracting business.

110 Discussion ensued regarding why B&Z's letterhead says it is a diving and construction
111 company, the duties of the Indiana office, and the Kelly Brothers bid providing pictures and
112 descriptions of similar jobs along with an equipment list.

113 Mr. Haber stated the next step is for the Board to initiate a motion and, absent of showing
114 a defect in the Kelly Brothers proposal or a material defect in how the Board reviewed the
115 proposals, the Board's prior determination should stand, as he did not hear anything in the
116 presentation that showed either of those things.

117 Mr. Buchholz voiced concern that changing the outcome would cause further project
118 delays and potentially initiate protests from Kelly Brothers.

119 Ms. Baker asked how many projects B&Z has going on and if they are at capacity. Mr.
120 Aldin stated there are five and they are completing an \$11 million project next week. B&Z has 30
121 employees and about 12 machines they can allocate to the project.

122 A Board Member voiced their opinion that B&Z's bid did not identify them as a company
123 of substance, compared to what they discussed today. He was suspect as to why the bid was so

124 much lower than the other respondents. Mr. Aldin agreed and acknowledged the need to spruce
125 up future bid submittals going forward. He discussed the methods used in marking up riprap costs
126 to offset potential change orders.

127 Mr. Haber stated the CDD would have greater exposure from Kelly Brothers and other
128 respondents if the Board changes course and awards the contract to B&Z, since B&Z’s protest
129 does not meet the legal standard for a successful protest, as noted earlier.

130 A Board Member asked if Mr. Aldin is willing to waive, in writing, B&Z’s right to further
131 appeal after today’s procedure, if the Board follows through and B&Z does not get the contract.
132 Mr. Aldin replied affirmatively, based on the discussions today as to why B&Z did not win the
133 contract.

134 In response to a question, Mr. Haber stated the Board is able to meet with the
135 respondents during a CDD meeting; however, questions and answers must be structured to
136 ensure no one is given the opportunity to supplement their package or provide details outside
137 the parameters of the proposal, as that would be in violation of the law.

On MOTION by Mr. Buchholz and seconded by Mr. Bennington, with all in favor, the award of the contract to Kelly Brothers, was ratified; and rejecting the protest filed by B&Z Construction, based on District Counsel’s discussion, was approved.

138
139
140
141

142
143

THIRD ORDER OF BUSINESS

UPCOMING MEETINGS

- 144 ➤ **February 5, 2026 at 10:00 AM [Regular Meeting]**
- 145
- 146 ➤ **February 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client Session]**
- 147
- 148 ➤ **March 5, 2026 at 10:00 AM [Regular Meeting]**

149

FOURTH ORDER OF BUSINESS

Adjournment

150
151
152
153

On MOTION by Mr. Bourque and seconded by Mr. Bennington, with all in favor, the meeting adjourned at 11:06 a.m.

154
155
156
157

Secretary/Assistant Secretary

Chair/Vice Chair

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

DRAFT

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

The Board of Supervisors of the WildBlue Community Development District held 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.

Present:

John Buchholz	Chair
Rick Bennington	Vice Chair
Herbert Lanese (via Zoom/phone)	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 (via Zoom/phone)	District Engineer
Frank Savage (via Zoom/phone)	Barraco and Associates, Inc.

Residents present in person or via Zoom/phone:

Terry Kurth	John Meyer	Greg Christiansen	Don Martin
Chris Gregson	Kathleen O'Connor	Richard Gurney	Jerry O'Malley
Thomas Knight	Ann Mussero	Paul & Elaine Daly	Bill & Doreen Shaheen
Michael Downhart	Kristi Huston	Will Schneider	

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name 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. Supervisors Buchholz, Bennington, Bourque and Baker were present. Supervisor Lanese attended via phone.

40 **SECOND ORDER OF BUSINESS**

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

41
42

43 Mr. Buchholz welcomed the attendees and discussed public comment protocols.

44
45
46
47
48

Resident Paul Daly stated the Engineer he works with believes laying down fabric will sufficiently remediate instead of laying down the mattress. Having a construction background, Mr. Daly stated that he agrees with the Engineer. He disparaged the Board’s decision not to accept Lennar’s \$5 million settlement offer, since there are no assurances the CDD will receive a large settlement and homeowners would be the ones left paying additional costs, via a bond.

49

Mr. Daly was asked if he resides in the CDD. He replied affirmatively.

50
51
52
53
54
55
56
57

Mr. Buchholz stated that the Board based its decisions on the recommendation of the two biggest Marine Engineering companies in Florida. They told Lennar they would review the offer and investigate how much the wall would cost; the Board did not reject the offer. It was noted that the Lennar-controlled CDD Board presented Lennar’s offer and engaged Litigation Counsel to research Mr. Kurth’s lawsuit. The Lennar Board Members then resigned when Litigation Counsel’s recommendation was to proceed with litigation, based on Taylor Engineering’s review of how much the actual cost would be to construct the wall properly and to protect the CDD’s interest.

58
59
60
61

Resident Doreen Shaheen asked when the CDD took ownership of the wall. It was noted that the CDD did not take ownership of the wall because of the litigation and possible encumbrances of the CDD taking possession of a liability. Lennar or one of its subsidiaries owns the wall.

62
63
64
65

Resident Terry Kurth encouraged residents not to take Facebook comments or false news as being accurate and to put their faith in the Board and the professionals they engage and in the recommendations for remediating the wall. He is willing to gamble a potential \$5 million to potentially get \$25 million.

66
67
68

Resident John Meyer noted that the CDD is responsible for maintaining existing assets and asked if the CDD repaired the wall after the 100-year storm about three and a half years ago. Mr. Buchholz stated the CDD repaired all the necessary things, such as the broken water lines,

69 sprinkler heads and drainage lines, and laid down soil to prevent homes from eroding into the
70 lake, while obtaining engineering studies, drawing designs, bids and engaging a contractor.

71 Discussion ensued regarding the project, the thought that the entire wall is defective and
72 failing, Phases of the project, Phase 1 taking care of the areas that were obliterated, having the
73 Engineer provide recommendations for Phase 2 the south side, the Board determining where
74 mediation takes them, construction not being dependent on the litigation, Phase 1 estimates of
75 \$10 million, and the Category 4 Fort Myers Beach hurricane with Category 2 wind speed at the
76 airport and less than that in the CDD.

77 Resident Ann Mussero asked how many phases are in the project. She would like the
78 scope of work for each phase to be defined. Mr. Buchholz stated there are three project phases,
79 which were covered in prior meetings. The Phase 1 project is laying three miles of
80 riprap/mattress, which commences next month.

81 A resident asked if residents will be able to keep their boat docks once the riprap is laid.
82 Mr. Buchholz replied affirmatively. Phase 1 is similar to the riprap in Esplanade on Alico Road. It
83 was noted that the details of Design 2, which is the new cross section, are posted on the CDD
84 website.

85 A resident asked if there is a plan to remove the docks. Mr. Buchholz stated that J&M is
86 meeting with the homeowners to remove their docks; homeowners will be provided with the
87 contractor's schedule to use to coordinate removing their docks at the homeowner's expense;
88 this will be done in phases. He outlined the project scope in which J&M, or any other
89 homeowner's contractor, and Kelly Brothers will determine how far down the steel must be.

90 Resident Michael Downhart asked how the CDD can start the project when Lennar still
91 owns the property and does not own the homes. Mr. Adams stated that the CDD owns the
92 Environmental Resource Stormwater permit and is responsible for returning the lake bank into
93 compliance with the permit to avoid being fined \$10,000 a day. As the project increased from \$3
94 million, he asked for a copy of the Engineer's Estimate. Mr. Buchholz stated the Board thinks the
95 Engineer's cost estimate is lower than the cost of redoing the wall and it is a better design.

96 Regarding a comment that another mediation will be scheduled in the next 90 days, a
97 resident asked why the litigation has not progressed to the point where Lennar declares why they

98 believe they are not at fault. Mr. Buchholz stated the CDD's Engineering Reports prove there
99 were problems both in the design and implementation. Mr. Haber stated that, by law, mediation
100 and settlement discussions must be kept confidential. The CDD is represented by litigation
101 counsel and has construction litigation experts who advised the Board that they believe the CDD
102 has a valid case against Lennar; they made no guarantees but thought, for various reasons, that
103 it was the correct decision to file the complaint that the CDD filed. The parties are mediating and,
104 by law, cannot provide details about the mediation. The Board and litigation counsel meet
105 monthly in a Shade Session held within a Public meeting. The Shade Session is closed to the public
106 for the purpose of discussing litigation strategy and is not available until litigation has ended. This
107 is to avoid sharing decisions/strategy with opposing parties and to ensure the CDD's position in
108 the litigation remains as advantageous as possible. The Board should be careful not to disclose
109 settlement or mediation discussions or the CDD's position in litigation.

110 A resident asked about the litigation timeline. Mr. Haber stated the parties are required
111 to resolve the litigation via the Rules of Civil Procedure to go to trial.

112 A resident asked how the CDD is accounting for the costs. Mr. Adams stated the bridge
113 loan and expenditures are recorded in the General Fund Special Revenue Fund of the Unaudited
114 Financial Statements. A bond will be issued for Phases 2 and 3 and, upon settlement, those funds
115 will be used to pay down the principal amount of the bonds and can result in reduced
116 assessments.

117 A resident asked about the legal fees and what happened to the bridge loan. Mr. Adams
118 stated the bid is for \$10 million, the CDD is only issuing a Notice to Proceed for an amount less
119 than \$3.5 million that is still available from the bridge loan, which also covered significant
120 engineering, design and emergency lake bank erosion repair costs. The General Fund is funding
121 the legal fees.

122 Resident Chris Gregson stated, now that Mr. Kurth's case settled, the court records show
123 that CDD litigation counsel filed an answer to Mr. Kurth's second amended complaint but Mr.
124 Kurth has not filed a dismissal notice. Mr. Haber stated that, while settlement discussions might
125 still be outstanding, the parties must still adhere to the Civil Rules of Procedure on filing.

126 Resident Elaine Daly stated the Phase 1 project might exceed \$7 million. The bid is based
127 on unit prices and she asked if there is a penalty if Kelly Brothers does not complete the one-year
128 project completion deadline. Mr. Buchholz stated, like any other construction project, there
129 might be change orders. The bond issue will fund all three phases and repay the \$5 million bridge
130 loan. The CDD will fine Kelly Brothers \$750 a day if they do not meet the completion deadline.

131

132 **THIRD ORDER OF BUSINESS**

Updates

133

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

- 135 • **Downspout Diagram**

136 **B. Retaining Wall Restoration**

- 137 ▪ **Schedule**

138 These items were included for informational purposes.

139 Mr. Savage stated this update is parallel to the earlier discussions about the recreational
140 lake and ongoing work with Kelly Brothers. He expects the bid process to conclude in the next
141 few weeks for the surface water management lakes for the erosion conditions that were both
142 linear and localized along those components. He is working with Staff to finalize certain contract
143 documents and to generate and send the Request for Information (RFI) addendums to the
144 contractors, so they can meet the response deadline. He hopes to present bid responses and
145 recommendations at the next meeting. Mr. Barraco stated the intent is to execute the contract
146 and have the contractor working and completed before the end of this dry season and before the
147 lakes water levels start increasing based on the rainy season.

148 **C. Fuel Station Site**

149 Mr. Buchholz stated he spoke to the attorneys today. He had nothing else to report.

150 Mr. Adams stated they are moving towards mediation. There is also a desire to file a
151 Declaratory Judgment. He intends on asking the attorney to convey the CDD's position to counsel
152 and see if they can reach a settlement.

153 **D. Lake Bank Revetment Communication**

154 This item was discussed during the Seventh Order of Business.

155

156 **FOURTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 157 **Statements as of December 31, 2025**

158
 159 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2025. The
 160 majority coded to the Aquatic maintenance budget will be recoded to the correct Conservation
 161 area maintenance budget item.

162 The financials were accepted.

163
 164 **FIFTH ORDER OF BUSINESS** **Approval of January 15, 2026 Regular**
 165 **Meeting and Attorney-Client Sessions**
 166 **Minutes**

167
 168 The following changes were made, including edits from Ms. O’Connor and others:

169 Line 28 and throughout: Delete “Chris Brexton” and change “Dailey” to Daly”

170 Line 29: Delete “Brian Grillo”

171 Line 30 and throughout: Change “Faro” to “Mussaro” and change “Herbman” to
 172 “Hartman”

173 Line 72: Change “Forman” to “Foreman”

174 Line 83: Change “Humprey” to “Humphrey”

175 Line 114: Delete “the”

176 Line 123: Change “Brian Grillo” to “A resident”

177 Line 284: Insert “a” after “award of”

178 Line 370: Delete “the CDD setting up a Facebook account to offset negative posts;”

179 **On MOTION by Mr. Buchholz and seconded by Mr. Bourque, with all in favor,**
 180 **the January 15, 2026 Regular Meeting and Attorney-Client Sessions Minutes, as**
 181 **amended, were approved.**

182
 183
 184 **SIXTH ORDER OF BUSINESS** **Staff Reports**

185
 186 **A. District Counsel: Kutak Rock LLP**

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

188 There were no District Counsel or District Engineer reports.

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

190 • **Performance Measures/Standards & Annual Reporting Form (for informational**
191 **purposes)**

192 • **UPCOMING MEETINGS**

193 ➤ **February 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client**
194 **Session]**

195 Special Counsel Mr. Hennessy and Mr. Fiore will be invited to the next meeting. It was
196 noted that Special Meeting “Shade Sessions” are held at the second meeting of the month.

197 ➤ **March 5, 2026 at 10:00 AM [Regular Meeting]**

198 ➤ **March 19, 2026 at 10:00 AM [Special Meeting and Attorney-Client**
199 **Session]**

200 ○ **QUORUM CHECK**

201

202 **SEVENTH ORDER OF BUSINESS**

Board Members’ Comments/Requests

203

204 • **Discussion/Consideration of Official Wildblue CDD Public Statement Regarding the Retention**
205 **Wall Project**

206 Mr. Buchholz distributed and presented the draft of the Official Wildblue CDD Public
207 Statement Regarding the Retention Wall Project. Board Members were asked to submit their
208 comments to Mr. Adams. He hopes to finalize and e-blast the document to homeowners and
209 residents within the next two weeks.

210 This item will be on the next agenda.

211 Ms. Baker asked about Kelly Brothers responsibility with regard to the roads while the
212 project is underway, as opinions differ as to whether to do the final lift of asphalt now or after
213 the project. Mr. Barraco stated photographs and videos will be taken of CDD assets prior to
214 preconstruction, which will help determine if Kelly Brothers is responsible for repairing damage.
215 He recommends deferring the second lift of asphalt until Phase 1 is complete.

216 A Board Member caution residents about posting comments online, as a Senior
217 Management employee of Lennar resides on Wildblue Boulevard and might be reporting the
218 comments to Lennar Management.

219

220 **EIGHTH ORDER OF BUSINESS****Public Comments Non-Agenda Items (3
Minutes Per Speaker)**

221

222

223 Resident Kristi Huston asked if the weeds on the Vista Blue fences are removed by hand
224 after being sprayed. Mr. Willis stated he notify Vista Blue to remove the weeds.

225

226

227

Resident Bill Shaheen voiced his safety concerns about protruding sewer caps on the
peninsula potentially flipping over golf carts. Ms. Baker stated she will ask Karen Murphy to
contact Lennar about coal patching around the sewer caps to help soften the bump.

228

229

230

231

232

Resident Richard Gurney asked if the CDD received all the permits listed on the Lake
Restoration Schedule and if the Phases 2 and 3 project scopes of installing riprap at the base of
the current wall and reinforcing the cap changed. Mr. Barraco discussed the progress on the
retaining wall permits. Mr. Buchholz stated he will speak to the engineers next week to shore up
Phases 2 and 3 and will provide an update at the next meeting.

233

234

235

236

Resident Jerry O'Malley asked for an explanation of the Phase 1 schedule. Mr. Buchholz
stated the project will start from the circle on Blue Sapphire. The contractor will remove the wall,
lay the mattresses, and build the wall moving in sections, counterclockwise. The schedule and
map of Phase 1 will be posted on the website, once finalized.

237

238

239

240

241

242

In response to Mr. Kurth's earlier comment, Mr. Daly stated that having a difference of
opinion does not mean you have misinformation. He thinks it is inaccurate and unnecessary to
diminish somebody by claiming that they are misinforming somebody. The Board inferring he
could be a spy or supporter of Lennar simply because he has more experience than them is untrue
and inappropriate. A Board Member stated he asked the question because Lennar can drag him
into this because of his posts. He noted his background experience.

243

244

245

246

Resident Thomas Knight asked if the contract includes restoring the roads on the circle
and if the residents will be renumerated from the settlement for what they paid. Mr. Buchholz
replied affirmatively, there will be new curbing, landscaping, etc. Mr. Adams stated funds will be
used to reduce the principal on the bonds resulting in reduced annual assessments.

247

248

Ms. Shaheen asked how homeowners who paid off their bond debt would receive the
settlement funds. Mr. Buchholz stated that would have to be reviewed with the Trustee.

249 Resident Will Schneider commended the Board on preparing the communication to
250 homeowners and residents to keep them apprised of the project. Mr. Buchholz stated the
251 communique will be posted on the CDD website and forwarded to Karen Murphy to e-blast to
252 homeowners and residents. Mr. Schneider thinks the Board should elaborate in the communique
253 how the assessments and settlement funds will be addressed. A Board Member stated he will
254 email the informal spreadsheet he prepared and shared in prior meetings, which outlines the
255 financial impact in Fiscal Years 2027 and 2028, if the CDD does not recover the costs.

256 A resident posed and Mr. Adams responded to questions regarding the Liabilities,
257 Landowner advance budget item. As discussed earlier, the CDD has not issued the settlement
258 check to Mr. Kurth. Regarding the \$500,000 spent on the commercial property matter, those
259 funds were spent for the administrative hearing filing with the Water Management District and
260 the Developer. The CDD filed for attorney's fees and the primary reason for continuing to pursue
261 this matter is flooding. The CDD is in negotiations with the Developer to alleviate several matters.

262 Mr. Kurth stated that Lennar had absolute control over the CDD Board for two years. He
263 asked the attendees not to punish the resident-controlled CDD Board for the actions of the prior
264 Board and to realize the professional engineers deem that it will take \$20 million to \$25 million
265 or more to remediate. Litigation Counsel and the Engineer think the CDD has a high chance of
266 winning this case and recouping the costs. He disagreed with Mr. Daly's comment that he was
267 stating an opinion when he stated four times as facts.

268 Somebody stated that the debt service assessment amount is not a fixed amount per
269 household.

270 Based on earlier comments on being new to the community and not everyone is able to
271 attend the meetings, resident Kathleen O'Connor stated that, although it is not required, the
272 Board has graciously provided the ability for people to attend and participate in CDD meetings
273 via telephone. The contact information is on the agenda.

274

275 **NINTH ORDER OF BUSINESS**

Adjournment

276

277 **On MOTION by Mr. Bennington and seconded by Ms. Baker, with all in favor, the**
278 **meeting adjourned at 11:54 p.m.**

279
280
281
282

Secretary/Assistant Secretary

Chair/Vice Chair

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

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

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
4/15/26
Date

[Signature]
Chair/Vice Chair, Board of Supervisors
John Buchholtz
Print Name
4/15/26
Date