

WILDBLUE

**COMMUNITY DEVELOPMENT
DISTRICT**

March 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/>

March 12, 2026

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

Board of Supervisors
WildBlue Community Development District

Dear Board Members:

The Board of Supervisors of the WildBlue Community Development District will hold a Special Meeting and Attorney-Client Sessions on March 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. Consideration of Greenberg Traurig, P.A. Engagement Letter to Issue Series 2026 Bonds
13. Consideration of FMSbonds, Inc. Agreement for Underwriter Services & Rule G-17 Disclosure Letter
14. Discussion/Consideration of WildBlue Fishing Club Community Shoreline Fishing Derby Waiver (*Supervisor Baker*)
15. 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
 - April 2, 2026 at 10:00 AM [Regular Meeting]

- April 16, 2026 at 10:00 AM [Special Meeting and Attorney-Client Session]
- May 7, 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 |

16. Board Members' Comments/Requests

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

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

18. 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

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WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

11A

**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

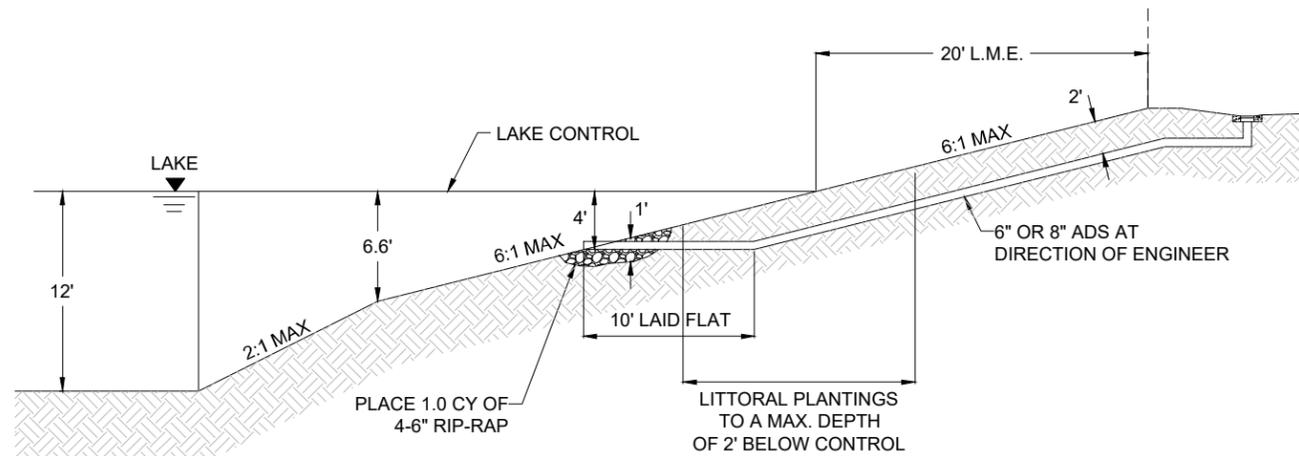
PLAN REVISIONS

PLAN STATUS

EXHIBIT

**REAR LOT TO LAKE
DRAINAGE
EXHIBIT**

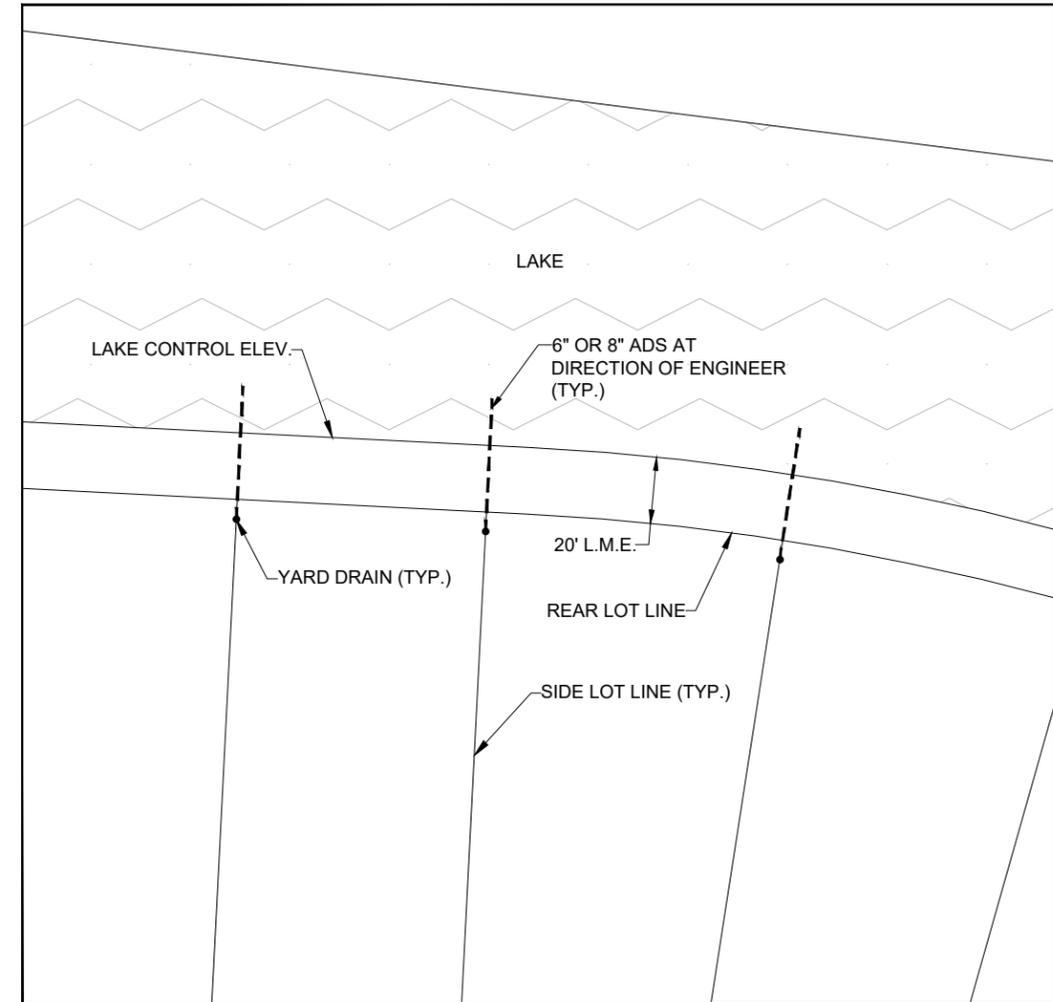
| | |
|--------------------|--------------|
| PROJECT / FILE NO. | SHEET NUMBER |
| 23620 | EXH |



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

11B

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

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March 11, 2026

Board of Supervisors of
Wildblue Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Attn: Chesley "Chuck" Adams

**Re: Wildblue Community Development District
Special Assessment Bonds, Series 2026**

Dear Board Members:

Greenberg Traurig, P.A. would be pleased to serve as Bond Counsel to the Wildblue Community Development District (the "District") in connection with the above-referenced proposed special assessment bond issue (the "Bonds") to be issued to finance certain public infrastructure improvements within the District (herein, the "Project") and the costs of issuance of the Bonds.

We would propose to perform all of the services customarily performed by bond counsel, including necessary tax analysis in connection with the issuance of the above-referenced Bonds under the existing master trust indenture and a supplemental trust indenture (which we shall prepare), the preparation of all bond resolutions, the drafting of all closing papers, the delivery of our tax opinion to the investors and, providing assistance in the preparation of a preliminary and final limited offering memorandum. For our legal services, we would propose a fee of not to exceed \$60,000 for each issue of Bonds. We would like to point out that our Firm will provide an unqualified tax opinion subject to additional tax diligence in light of the Villages TAM. We would also assist District Counsel in the validation of the Bonds. In addition, we would review all required assessment proceedings prepared by District Counsel or the District Manager.

We will also seek reimbursement of our reasonable documented expenses; such fees and expenses payable at, and contingent upon, the closing of the Bond issue (other than our expenses which are not contingent on the closing of the Bonds). Our out-of-pocket expenses, for which we will bill the District at the time of delivery of the Bonds, will not include the cost of preparing the final bond transcripts. Such item will be a post-closing matter and will be billed to the District at cost. Our fees assume that the requirements of Circular 230 will not be applicable to the Bonds; but in any event could not exceed the above stated amounts without notice to the Board of Supervisors.

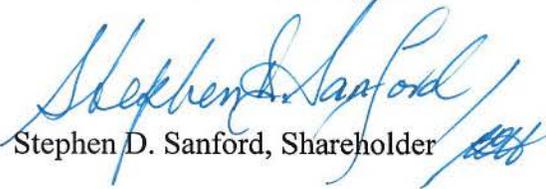
If for any reason the District is unable to complete its financing or shall abandon issuing the Bonds utilizing special assessment bonds to finance the costs of the Project, our proposed bond counsel fee would be payable in the amount described below on or before the close of calendar year 2026. Such amount due would be equal to our normal hourly rates, discounted by 10%, plus our reasonable documented out-of-pocket expenses. In all cases, if we were to be paid under such formula, our total fee for services provided as bond counsel would not exceed our actual time or \$60,000, whichever is less. We presume that under that scenario, where there are no bond proceeds available to pay our fees, payment would be made from general fund moneys of the District or moneys provided by the primary landowner/developer.

If our fee quote is acceptable to you, please indicate by signing below and return the same to me.

If you have any questions, please feel free to give me a call. We look forward to the opportunity to work with you on this financing.

Very truly yours,

GREENBERG TRAUIG, P.A.


Stephen D. Sanford, Shareholder

Agreed and Accepted:

WILDBLUE COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT

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fmsbonds
Municipal Bond Specialists

20660 W. Dixie Highway
North Miami Beach, FL 33180

March 12, 2026

WildBlue Community Development District
c/o Wrathell Hunt & Associates, LLC
2300 Glades Road, Suite # 410W
Boca Raton, Florida 33431
Attn: Mr. Chuck Adams

Re: Agreement for Underwriter Services & Rule G-17 Disclosure

Dear Mr. Adams:

Thank you for the opportunity to work with the WildBlue Community Development District (the “Issuer”) regarding the underwriting of the Issuer’s Special Assessment Bonds, Series 2025 and future series of bonds (the “Bonds”). The Issuer and FMSbonds, Inc. (“FMS”), solely in its capacity as underwriter, agree to the proposed terms set forth herein in Attachment I. By executing this letter both parties agree to the terms set forth herein.

FMS’s role is limited to act as Underwriter within the Scope of Services set forth herein as Attachment I, and not as a financial advisor or municipal advisor. Any information that FMS has previously provided was solely for discussion purposes in anticipation of being retained as your underwriter. Attachment II, attached hereto, contains the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)¹ (the “Notice”). We ask that you provide this letter to the appropriate person at the Issuer.

We look forward to working with you.

Yours truly,

FMSbonds, Inc.

By: 

Name: Jon Kessler

Title: Executive Director

Agreed to and accepted as of the date first written above:

WILDBLUE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

¹ Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

ATTACHMENT I

Section 1 **Scope of Services of FMS:** FMS proposes that its duties as Underwriter shall be limited to the following:

1. To provide advice to the Issuer on the structure, timing and terms of the Bonds;
2. To coordinate the financing process;
3. To conduct due diligence;
4. To assist in the preparation of an offering memorandum;
5. To review the assessment methodology and Bond documents;
6. To market and offer Bonds to investors.

Section 2 **Terms and Conditions:**

1. Underwriter Fee (“Underwriting Fee”). FMS shall act as sole lead underwriter. The Underwriting Fee to FMS for acting as Underwriter shall be 1.5% of the par amount of any Bonds issued. The Underwriting Fee shall be due and payable only upon the closing of the Bonds. The Underwriting Fee may be modified pursuant to a bond delegation or award resolution approved by the Board and consented to by the Underwriter.
2. Price and Interest Rates: The offering price and interest rates are expected to be based on recent comparable transactions in the market, if any. FMS and the Issuer will jointly determine the offering price and interest rates immediately prior to the start of the order period, based on market conditions then prevailing.
3. Bond Purchase Agreement. The obligations of the Underwriter and those of the Issuer would be subject to the satisfactory completion of due diligence and to the customary representations, warranties, covenants, conditions, including provisions respecting its termination contained in the form of a bond purchase agreement FMS will prepare and as generally used in connection with the offering of Bonds for this type of transaction.
4. Costs of Issuance. The Issuer shall be responsible for the payment of all expenses relating to the offering, including but not limited to, attorney fees, consultant fees, costs associated with preparing offering documents, if any, the purchase agreement, regulatory fees and filing fees and expenses for qualification under blue sky laws designated by FMS and approved by the Issuer.
5. Assumptions. The proposed terms and statements of intention set forth in this attachment are based on information currently available to FMS about the Issuer and the market for special assessment bonds similar to the Bonds and the assumptions that:

- a) the financial condition and history of the project shall be substantially as understood, and the financial information for the relevant and appropriate period ended to be included in the final offering memorandum will not vary materially from those set forth in the material furnished to FMS;
 - b) no adverse developments shall occur which materially and adversely affect the underlying security and financial condition of the Issuer and the primary landowner and developer;
 - c) the offering memorandum will comply with all applicable laws and regulations;
 - d) there will not be any unanticipated substantial delays on the part of the Issuer in completing the transaction; and
 - e) all conditions of the Underwriter to purchase Bonds will be included in the bond purchase agreement and conditions shall be satisfied or waived, in the sole discretion of the Underwriter.
6. Information. The Issuer agrees to reasonably and actively assist FMS in achieving an underwriting that is satisfactory to FMS and the Issuer. To assist FMS in the underwriting the Issuer will (a) provide and cause the Issuer's staff and its professionals to provide FMS upon request with all information reasonably deemed necessary by FMS to complete the underwritings, included but not limited to, information and evaluations prepared by the Issuer and its advisors and the primary landowner and developer; and (b) otherwise assist FMS in its underwriting efforts.
7. Term of Engagement. The term of our engagement shall commence as of the date the covering letter is executed by the Issuer and continue in full force and effect unless terminated by either party. In event of termination by the Issuer without cause, FMS shall be entitled to recover its reasonable out of pocket expenses incurred up to the date of termination.
8. No Commitment. Notwithstanding the foregoing, nothing herein shall constitute an agreement to provide a firm commitment, underwriting or placement or arrangement of any securities by FMS or its affiliates. Any such commitment, placement or arrangement shall only be made a part of an underwriting agreement or purchase agreement at the time of the sale of the Bonds.

The engagement contemplated hereby is solely for the benefit of the Issuer and FMS and their respective successors, assigns and representatives and no other person or entity shall acquire or have any right under or by virtue hereof.

This engagement contains the entire understanding of the parties relating to the transactions contemplated hereby and supersedes all prior agreements, understandings and negotiations with respect thereto.

9. No Financial Advisor. FMS's role is limited to that of an Underwriter and not a financial advisor or municipal advisor.

ATTACHMENT II

MSRB Rule G-17 Disclosure --- The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the “Underwriter”) and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the “Bonds”). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in this transaction.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.
- The Underwriter’s primary role is to purchase the Bonds in an arm’s-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter’s compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: 
Name: Jon Kessler
Title: Executive Director

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
4/15/26
Date

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

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 |