

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held an Emergency Meeting on April 24, 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
Carl Barraco (via zoom/phone)	District Engineer
Thomas Knight	Resident
Tom McNamara	Resident
Terry Kurth	Resident
Kenny Yoakum	Resident
Bill Magri	Resident
Kathleen O'Connor	Resident

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 10:04 a.m. All Supervisors were present.

Mr. Buchholz stated the purpose of the Emergency Meeting is to discuss Lennar's plan to do the final lift of asphalt in relation to commencement of the Phase 1A Lake Bank Remediation Project and Lennar's unwillingness to postpone the final lift of asphalt. He discussed the pros and cons and steps necessary if the CDD executes the Agreement Regarding Final Lift of Asphalt and General Release. This is the same information he provided at the Master Association meeting.

Mr. Barraco stated the Deputy Director of Lee County just confirmed that the County is on the same page as the CDD. If the CDD wants, they can change the obligation to finish the paving from Lennar to the CDD and have it wrapped into the CDD's Development Order for the

Shoreline Project. Referencing a map, he reviewed the area where the CDD would take on the obligation to lay the final lift of asphalt.

SECOND ORDER OF BUSINESS**Public Comments: Agenda Items (3 Minutes Per Speaker)**

A resident recalled a comment that Kelly Brothers would be responsible for repairing roads damaged during the project and asked about insurance coverage from Kelly Brothers and the paving contractor for potential lawsuits. Mr. Buchholz stated Kelly Brothers used a drone to take before and after photos in order to determine damages that they are responsible for. The CDD will make sure it obtains the proper insurance amounts.

Resident Thomas Knight asked if there are sections of curb repairs still open. Mr. Buchholz stated the curb repairs are all done. He will make sure Lennar is going to cold patch the gaps in the curbs on Blue Sapphire and elsewhere. Kelly Brothers asked him to conduct a walkthrough.

Resident Tom McNamara asked if this will be an issue during Phase 2. Mr. Buchholz stated the circle will most likely be used. The hope is that Phase 2 will not be as extensive as Phase 1.

Mr. Barraco stated once the wall is complete the CDD can decide whether to finish the paving then or wait until the next phase is completed, which will result in the County holding the surety bond.

A resident asked what the issue is with respect to damage of the road when several trucks typically come in and out. Mr. Barraco stated the biggest concern is putting the weight of the project materials on the road soon after laying the asphalt before it has time to cure. The service lane will most likely need to be done.

Resident Terry Kurth stated there are "marked" sidewalks on Blue Sapphire Drive that still need to be replaced. Mr. Adams stated Lennar is still obligated to complete those repairs.

A resident asked if the same staging area will be used for Phases 2 and 3. It was noted that the boats will come in at the end of Blue Sapphire Drive and the materials for Phase 2 will come in from the Alico circle.

Resident Denny Yoakum asked if the paving project was part of the CDD's infrastructure bond. Mr. Adams replied no. The CDD funds the stormwater and utilities assets, not the roads.

Resident Bill Magri asked if the CDD can ask Lennar to make the color of the curbs cohesive. Mr. Adams stated that is not a CDD matter.

THIRD ORDER OF BUSINESS

Consideration of Certain Matters Related to the Phase 1A Lake Bank Remediation Project

Mr. Haber highlighted the terms of the Agreement Regarding Final Lift of Asphalt and General Release, which Lennar’s Counsel prepared. He thinks the releases in the Agreement are specific enough that it does not adversely impact the CDD’s outstanding lawsuit against Lennar. He suggested approval in substantial form as he has not heard from Litigation Counsel. A request was made to mention the concerns the POA brought up in its meeting.

On MOTION by Mr. Bennington and seconded by Mr. Bourque, with all in favor, the Agreement Regarding Final Lift of Asphalt Bonding Responsibility Agreement with Lennar, in substantial form, and delegating authority to the Chair to work with Counsel to finalize and execute the Agreement on the District’s behalf based on any additional input from Litigation Counsel to the extent there are items the CDD wants to raise to Lennar in order to address some of the language in the Agreement, was approved.

FOURTH ORDER OF BUSINESS

UPCOMING MEETINGS

- **May 14, 2026 at 10:00 AM [Public Hearing and Regular Meeting]**
- **May 21, 2026 at 10:00 AM [Special Meeting and Attorney-Client Session]**
- **June 4, 2026 at 10:00 AM [Regular Meeting – Presentation of FY2027 Proposed Budget]**
 - **QUORUM CHECK**

FIFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Mr. Buchholz stated the Lennar Representative and County Staff asked him to advise residents not to call them about this matter. He is available to take questions.

SIXTH ORDER OF BUSINESS


Public Comments Agenda Items (3 Minutes Per Speaker)

No members of the public spoke.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bennington and seconded by Mr. Bourque, with all in favor, the meeting adjourned at 10:37 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair