BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING
NOVEMBER 10, 2026
3:00 P.M.

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.bluelakecdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
WildBlue Social Building
18721 WildBlue Boulevard
Fort Myers, Florida 33913
REGULAR BOARD MEETING
November 10, 2026
3:00 P.M.
Call- In: (800) 743-4099 Passcode: 7423990 (for residents)

A. Call to Order
B. Proof of Publication…….....Page 1
C. Establish Quorum
D. Attorney-Client Session (closed to the public)…….....Page 1
E. Additions or Deletions to Agenda
F. Discussion on Filling Vacancies
G. Approval of Minutes
    1. September 22, 2026 Regular Board Meeting …….....Page 2
H. Comments from the Public for Items on the Agenda
I. Old Business
    1. Discussion Regarding Current Litigation Settlement Offer
    2. Lake Bank Phase 1 Project Update
J. New Business
    1. Consider Resolution No. 2026-07 – Goals and Objectives Annual Report……...Page 9
    2. Consider Resolution No. 2026-08 – Adopting a Fiscal Year 2025/2026 Amended Budget……..Page 12
    3. Line of Credit Use
        a. Consider Authorizing Debt Assessments to Fulfill Conditions Under Line of Credit Agreement for Additional Draws
        b. Consider Resolution 2026-09 – Declaring Assessments Securing the Line of Credit Agreement…..Page 17
        c. Consider Resolution 2026-10 – Setting a Public Hearing for Levy and Imposition of Debt Assessments…….Page 20
    4. Discussion Regarding CDD/HOA Maintenance Agreement and Responsibilities……Page 22
K. Administrative Matters
    1. Engineer's Report
    2. Attorney's Report
        a. Lake Bank Repair Project Issues
            1. B&Z Contract Update & Commencement Letter
            2. Dockholder Removal Status
            3. Staging Areas Agreement with HOA
        b. Resident Illegal Drain Placement
    3. Manager's Report
        a. Next Meeting – December 17, 2026 & January 26, 2027
L. Comments from the Public for Items Not on the Agenda
M. Board Member Comments
N. Adjourn

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Blue Lake Comm. Development
2501 Burns RD
Suite A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

NDN Naples Daily News 11/05/2026
NDN naplesnews.com 11/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/05/2026

Legal Clerk Denise Roberts

Notary, State of WI, County of Brown 4-6-27

My commission expires

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DENISE ROBERTS
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BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Blue Lake Community Development District ("District") Board of Supervisors ("Board") will conduct the following attorney-client sessions at its Board of Supervisors meeting.

Attorney-Client Session
November 10, 2026, at 3:00 p.m.
18721 WildBlue Boulevard
Fort Myers, Florida 33913

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Blue Lake Community Development District v. Lennar Homes, LLC; CalAtlantic Group LLC; Barraco and Associates, Inc; Turrell, Hall &Associates, Inc., Marine Contracting Group Inc., and Earth Tech Enterprises Inc., Case No: 2025-CA-004085. The following persons are anticipated to be in attendance at the attorney-client session: David Bello, Terry Vette, Paul Marsanik, Brian O. Cross, Amanda Broadwell, Benjamin Thomas, Kathleen Meneely, Wesley Haber, and a court reporter. The attorney-client session is expected to last approximately 120 minutes.

The board meeting begins at 3:00 p.m. on the same date and at the same location and will occur prior to the attorney-client session for the purpose of considering any business of the District and will continue to be held after the attorney-client session for the purpose of taking up any business that may be the result of the attorney-client session or any other business of the District. Both portions of the board meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (561) 630-4922. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

Kathleen Meneely, District Manager
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
www.bluelakecdd.org
11/5/26 #12762098

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 22, 2026

A. CALL TO ORDER

The September 22, 2026, Regular Board Meeting of the Blue Lake Community Development District (the "District") was called to order at 3:00 p.m. in the WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33913.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Naples Daily News* on September 11, 2026, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Board Members constituted a quorum:

Chairman	Terry Vette	Present
Supervisor	David Bello	Present
Supervisor	Paul Marsjanik	Present

Also present were the following Staff Members:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Wes Haber (via phone)	Kutak Rock LLP
District Engineer	Carl Barraco	Barraco and Associates, Inc.

Others present included:

Brian Cross, Litigation Counsel; and the following District residents Robert Kudlacik, Wally Barlott, Doug and Nancy Oby, Michael and Patti Langer, Matt Robbins, Hans Tobrocke, Marc and Sydell Nusbaum, John Reis, Cathy and Zeke DeMartis, Tom Jusczak, Jim Spalding, Karla Meyer, Jeanne Keramis and John Hadginikitas.

D. ATTORNEY-CLIENT SESSION (CLOSED TO THE PUBLIC)

Ms. Meneely advised at the beginning of the meeting that the attorney-client session would commence upon arrival of the court reporter and that, in the interim, the Board would proceed with other agenda items. Several agenda items were therefore heard prior to the attorney-client session as noted below.

At 3:43 p.m., the Regular Board Meeting was recessed for the closed attorney-client session. Following completion of the attorney-client session, the Regular Meeting was reconvened at 4:07 p.m.

E. ADDITIONS OR DELETIONS TO AGENDA (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

Mr. Bello requested that discussion of a nepotism policy be added under Board Member Comments. The item was subsequently not discussed.

F. CONSIDER ACCEPTANCE OF RESIGNATION (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

The Board considered the resignation of Michael Langer.

A **motion** was made by Mr. Vette, seconded by Mr. Bello and passed unanimously accepting the resignation of Michael Langer, as presented.

Discussion followed regarding the two Board vacancies. Ms. Meneely advised that a notice had already been circulated seeking resumes for Seat 3 through mid-October. The Board agreed not to make any appointments at this meeting and directed Ms. Meneely to issue a separate notice seeking applicants for Seat 4, with resumes to be submitted in sufficient time for consideration at the November meeting. Both seats have terms extending through 2028.

G. APPROVAL OF MINUTES (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

1. August 25, 2026, Public Hearing & Regular Board Meeting

The Board reviewed the minutes of the August 25, 2026, Regular Board Meeting and Public Hearing. A correction was requested to reflect the attendance of Michael Langer. Discussion also occurred regarding the description of the FGCU project and whether the minutes accurately reflected the nature and scope of the project as discussed at the prior meeting. The Board discussed the distinction between the approved CDD-related component of the FGCU project and other activities that had subsequently been discussed with FGCU.

A **motion** was made by Mr. Bello, seconded by Mr. Vette and passed unanimously approving the minutes of the August 25, 2026, Public Hearing & Regular Board Meeting, as amended.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

Jim Spalding commented on the tone of the preceding Board discussion and encouraged a more orderly and respectful meeting environment.

Matt Robbins continued comments from the prior meeting regarding storm-frequency considerations and lake bank repair decisions. He encouraged the Board to consider those risks in evaluating the lake bank work and litigation strategy. Mr. Vette clarified Robbins' calculation regarding the approximate per-home impact of each $1 Million in project costs.

Tom Jusczak asked whether the Board would provide a status update on Phase 1, including the contract and funding. Mr. Vette advised that the Phase 1 update would be addressed under Old Business.

I. OLD BUSINESS

1. Lake Bank Phase 1 Project Update (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

The Board received an update regarding Phase 1 of the lake bank project. Mr. Barraco reported that the administrative deviation from Lee County and the environmental resource approval from the South Florida Water Management District were in place and that the project was ready to move forward, subject to final review of the withdrawal plans.

Mr. Haber explained the proposed limited Notice to Proceed, which would allow the District to begin a portion of the project using available funds while continuing to pursue funding for the remainder. The structure was intended to minimize the possibility of duplicate mobilization and demobilization costs if additional funding became available while the initial work was underway. Mr. Haber also confirmed that execution of the overall B&Z contract was a condition associated with accessing financing.

A **motion** was made by Mr. Bello, seconded by Mr. Vette and passed unanimously authorizing District Counsel to proceed with the limited Notice to Proceed and further authorizing the Chairman to execute the necessary documents on behalf of the District.

2. Lake Bank Phase 2 Project Update (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

The Board reviewed the Phase 2 recommendations prepared by Cummins Cederberg. Approximately 3,200 linear feet, primarily within the fishtail areas, was identified as having no lake bank or shelf damage and also as being unlikely to experience significant damage due to the limited fetch. For those areas the recommendation was to install the required littoral plantings. The remaining approximately 9,000 linear feet of Phase 2 remained under evaluation, and no final decision had been made regarding that portion of the project.

The littoral planting proposals associated with the 3,200 linear feet were considered under Item J.1.

3. Mediation Update

Mr. Bello reported that an approximately six-and-one-half-hour (6 ½) mediation session had been held the previous Wednesday involving the District, Lennar, the other defendants, insurers and legal counsel. He reported that discussions were continuing and that no settlement had been finalized. He stated that the parties remained engaged with the mediator and that additional information might be available within approximately two to three weeks, although no outcome was guaranteed.

J. NEW BUSINESS

1. Discussion on Littoral Planting Plan and Request for Quote (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

The Board considered proposals for littoral plantings along approximately 3,200 linear feet identified in the Phase 2 recommendations. Five firms had been contacted; two declined and three submitted proposals for the same scope of work. Advanced Aquatics submitted a proposal in the amount of $36,352; Solitude submitted a proposal in the amount of $42,350; and Premier Lakes submitted the lowest proposal in the amount of $25,600.

Discussion included the required plant species and quantities and the need to comply with applicable requirements. The Board also discussed having a landscape architect verify the species and number of plants following installation.

A **motion** was made by Mr. Vette, seconded by Mr. Marsjanik and passed unanimously approving the Premier Lakes' proposal in the amount of $25,600, subject to District Counsel's review of the contract; and authorizing the Chairman to executed the agreement on behalf of the District.

By consensus, the Board agreed that a landscape architect would review the completed installation to verify that the required species and quantities had been installed.

2. Discussion on Line of Credit Access and Timing

The Board discussed modification of the District's $2.5 Million line of credit with Seacoast National Bank. The existing draw period was scheduled to expire October 1, 2026. The proposed modification would provide additional flexibility to access funds necessary to begin Phase 1 while the litigation and potential settlement remained unresolved.

Ms. Meneely reviewed the specific approvals required for the loan modification. The Board specifically discussed and approved the following:

1. Extension of the interest-only and draw period for an additional twelve months through October 1, 2027;
2. Extension of the first principal payment date to May 1, 2028;
3. Calculation of principal payments based upon the final draw amount, with principal spread equally and annually over the remaining term of the loan through 2035;
4. Engagement of District Counsel Wesley Haber in connection with the loan modification;
5. Engagement of external counsel Brett Weber to prepare the loan modification documents; and
6. Authorization for Terry Vette, as Chairman, to execute all documents related to the loan and loan modification on behalf of the District.

The Board clarified that payments on amounts previously drawn would continue and that the extension applied to additional borrowing under the modified facility. It was also noted that there was no prepayment penalty; however, funds drawn and subsequently repaid could not thereafter be redrawn.

Public discussion followed regarding alternative financing methods, including possible vendor financing and whether lower-cost financing alternatives should be explored. District Counsel advised that he was not aware of a legal prohibition against vendor financing provided the vendor understood and agreed to the financing arrangement and associated risks. Discussion also addressed the intended use of additional draws for Phase 1 and the goal of completing the work before the 2027 hurricane season.

A **motion** was made by Mr. Bello, seconded by Mr. Vette and passed unanimously approving the about 6 items relating to modification of the District's line of credit and further authorizes the Chairman to execute all documents necessary to effectuate the loan modification and all loan documents, as presented.

3. Discussion Regarding Proposals for Preserve Maintenance

Ms. Meneely reviewed proposals received from Premier and Sand Hill for required preserve maintenance. She recommended Premier's proposal in the amount of $93,000 for the upcoming fiscal year. It was clarified that the Premier contract would replace the existing Sand Hill preserve maintenance contract.

Discussion ensued regarding Premier's qualifications and a provision in the proposal contemplating the District providing ATVs or UTVs. The Board determined that the District would not provide such equipment and requested that District Counsel review the proposal and prepare the appropriate contract language.

A **motion** was made by Mr. Vette, seconded by Mr. Marsjanik and passed unanimously approving the Premier proposal in the amount of $93,000, subject to removal of the requirement that the District provide ATVs/UTVs and District Counsel's review and preparation of appropriate contract language.

K. ADMINISTRATIVE MATTERS

1. Engineer's Report (HEARD PRIOR TO ATTORNEY-CLIENT SESSION)

Mr. Barraco reported that landscape cuttings and debris were accumulating around the outfall structures in the dry detention areas and could interfere with proper drainage. The HOA and landscape contractor have been notified regarding cleanup.

The Board also discussed fencing adjacent to preserve areas. Mr. Barraco reviewed the referenced location and determined that the fence in question was located on WildBlue Master property rather than within District-maintained preserve property.

2. Attorney's Report

Mr. Haber stated that his principal update had been provided earlier in connection with the B&Z Notice to Proceed and that he had no additional report.

3. Manager's Report

a. Financials

Ms. Meneely reviewed the financial statements through August 2026, noting that the District was approximately 97% through the fiscal year.

Questions were raised regarding the absence of Supervisor fees reflected for August, the maintenance reserve budget line and the apparent year-to-date favorable variance. Ms. Meneely advised that she would obtain clarification regarding the maintenance reserve line and explained that the District still had outstanding invoices and that the year-end amended budget would reconcile the fiscal year's activity.

Ms. Meneely also addressed the review of detailed invoices from the District's current litigation counsel. Because Mr. Bello is directly involved in communications with litigation counsel and is familiar with the work being performed, the Board authorized Mr. Bello to review the detailed litigation counsel invoices on behalf of the Board.

b. Next Meetings – October 27, 2026 & November 18, 2026

The Board discussed availability for the October 27 and November 18, 2026 meetings. Ms. Meneely advised that an earlier October meeting could be scheduled, if necessary, subject to applicable notice requirements and Board availability.

L. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Hans Tobrocke followed up regarding public records requests for Gurley Fant records and Barraco work authorizations. Ms. Meneely explained that extensive requests requiring significant staff time may require a deposit and that the District had requested a $150 deposit for the extensive request. Discussion also addressed legal billing records in light of the pending litigation and advice of litigation counsel.

Mr. Marsjanik commented that fulfilling extensive public records requests could result in costs to the District and its residents and that the cost of compiling the requested records should be considered. Additional public discussion addressed the costs associated with locating and compiling extensive records requests.

Mr. Vette reported on the prior review of Gurley Fant invoices and stated that the review resulted in approximately $8,000 in reductions. He noted that the District had concluded its financial relationship with the firm.

John Hadginikitas suggested establishing a secure SharePoint site or similar electronic repository for District records to improve document storage and accessibility and facilitate responses to future public records requests. The Board indicated that the suggestion could be investigated.

Residents also raised concerns regarding oversight and quality control of preserve and other maintenance contracts, prior maintenance of animal crossings and fencing, and verification that contractors were performing work in accordance with contract requirements. The Board discussed the respective roles of the supervising Board Member, the District Engineer and District Counsel in reviewing proposals and contracts and acknowledged the importance of improving contract administration and quality control procedures.

Additional public comments concerned Board vacancies and the solicitation of applicants for Seats 3 and 4.

M. BOARD MEMBER COMMENTS

1. FGCU Project Update

Mr. Bello reviewed the history and intended scope of the District's involvement with the FGCU project. He stated that resident Larry Sutherland had initially brought forward the concept of partnering with FGCU and that the Board had agreed in July to proceed with a CDD-related project focused on water testing, water quality and related matters within the District's responsibilities.

Discussion addressed the subsequent expansion of the students' work into topics outside the District's responsibilities. The Board discussed distinguishing activities directly related to District responsibilities from projects or recommendations that may fall within HOA or individual homeowner responsibilities. Resident Larry Sutherland offered to continue coordinating with FGCU and to ensure that water quality remained the priority for the CDD-related component of the project, while allowing other interested parties to coordinate separately with FGCU on matters outside the District's responsibilities. The Board expressed agreement with that approach.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Vette, seconded by Mr. Bello and passed unanimously adjourning the Regular Board Meeting at 5:15 p.m.

ATTESTED BY:

_____	_____
Secretary/Assistant Secretary	Chairperson/Vice-Chair

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Blue Lake Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-06 on August 13, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 10th day of November, 2026.

ATTEST:	**_____ COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings
Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities
Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- "No findings" for annual financial audit (**NO**)
    - If "yes" explain

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets
Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Blue Lake Community Development District ("District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 10th day of November, 2026.

ATTEST:

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chairperson/Vice Chairperson

Blue Lake
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O & M Assessments	1,260,500	**1,261,848**	1,261,848
Debt Assessments	663,697	**662,288**	662,288
Line of Credit Assessments	720	**0**	0
Developer Contribution - O&M	0	**0**	0
Other Revenues - Line Of Credit Proceeds	0	**0**	0
Interest Income	960	**21,356**	21,356
Total Revenues	**$ 1,925,877**	**$ 1,945,492**	**$ 1,945,492**
EXPENDITURES			
Supervisor Fees	12,000	**9,000**	9,000
Payroll Taxes (Employer)	960	**6,589**	689
Engineering/Inspections	40,000	**130,359**	130,359
Engineering Extraordinary - Retaining Wall	125,000	**45,000**	27,701
Mitigation Monitoring	138,500	**143,026**	143,026
Lake Maintenance	60,000	**37,025**	37,025
Lake Bank Repair Project - Interest Payments	677	**10,067**	10,067
Flow Way Inspection Certification	5,000	**0**	0
Vista Dry Retention Area	0	**0**	0
Detention Area Maintenance	36,000	**37,227**	37,227
Miscellaneous Maintenance (Shoreline Stabilization Etc.)	100,000	**250,000**	190,860
Maintenance Reserve	55,000	**55,000**	0
Management	31,452	**31,452**	31,452
Legal	40,000	**80,000**	59,425
Legal Extraordinary - Retaining Wall	500,000	**267,042**	267,042
Assessment Roll	4,000	**4,000**	4,000
Audit Fees	5,200	**3,900**	3,900
Arbitrage Rebate Fee	650	**650**	650
Insurance	14,700	**12,231**	12,231
Legal Advertisements	6,000	**10,000**	8,228
Miscellaneous	3,993	**4,000**	3,437
Postage	900	**725**	705
Office Supplies	1,250	**2,450**	2,346
Dues & Subscriptions	175	**175**	175
Trustee Fees	4,050	**4,246**	4,246
Continuing Disclosure Fee	1,000	**350**	350
TOTAL EXPENDITURES	**$ 1,186,507**	**$ 1,144,514**	**$ 984,141**
Excess/ (Shortfall)	**$ 739,370**	**$ 800,978**	**$ 961,351**
Bond Payments	(623,875)	**(637,550)**	(637,550)
Balance	**$ 115,495**	**$ 163,428**	**$ 323,801**
County Appraiser & Tax Collector Fee	(38,498)	**(1,201)**	(1,201)
Discounts For Early Payments	(76,997)	**(70,667)**	(70,667)
Net Excess/ (Shortfall)	**$ -**	**$ 91,560**	**$ 251,933**

FUND BALANCE AS OF 9/30/25	($40,971)
FY 2025/2026 ACTIVITY	$91,560
FUND BALANCE AS OF 9/30/26	$50,589

AMENDED FINAL BUDGET

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**25,500**	25,436
NAV Tax Collection	623,875	**632,964**	632,964
Payment By Developer	0	**0**	0
Total Revenues	**$ 624,875**	**$ 658,464**	**$ 658,400**
EXPENDITURES			
Principal Payments	225,000	**225,000**	225,000
Interest Payments	394,338	**398,838**	398,838
Bond Redemption	5,537	**0**	0
Transfer To Construction Fund	0	**10,351**	10,351
Total Expenditures	**$ 624,875**	**$ 634,189**	**$ 634,189**
Excess/ (Shortfall)	**$ -**	**$ 24,275**	**$ 24,211**

FUND BALANCE AS OF 9/30/25	$623,922
FY 2025/2026 ACTIVITY	$24,275
FUND BALANCE AS OF 9/30/26	$648,197

Notes

Reserve Fund Balance = $311,938*. Revenue Fund Balance = $336,259*.

Revenue Fund Balance To Be Used To Make 12/15/2026 Interest Payment Of $194,919.

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	$10,400,000	Annual Principal Payments Due:
Interest Rate =	3.50% - 4.5%	June 15th
Issue Date =	May 2019	Annual Interest Payments Due:
Maturity Date =	June 2049	June 15th & December 15th
Par Amount As Of 9/30/26 =	$8,970,000	

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Blue Lake Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's *Supplement #1 to the Blue Lake Community Development District Master Engineer's Report*, dated May 12, 2026, as amended by the *First Amendment to Supplement #1 to the Master Engineer's Report*, dated November 10, 2026 attached hereto as **Composite Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Phase 1A Line of Credit Note Special Assessment Methodology Report*, dated November 10, 2026, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT:

1. Assessments shall be levied to defray a portion of the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is $2,122,100 (the "Estimated Cost").

4. The Assessments will defray approximately $2,138,400, which amount includes the Estimated Costs, plus financing-related costs, but excludes interest.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of

land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of November, 2026.

ATTEST:	**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Composite Exhibit A: District's *Supplement #1 to the Blue Lake Community Development District Master Engineer's Report*, dated May 12, 2026 and *First Amendment to Supplement #1 to the Master Engineer's Report*, dated November 10, 2026
Exhibit B: *Phase 1A Line of Credit Note Special Assessment Methodology Report*, dated November 10, 2026

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 202__, AT _____ __.M. AT _____, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors of the Blue Lake Community Development District (the "Board") has previously adopted Resolution 2027-__ entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2026-09, a Preliminary Special Assessment Roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at 2501A Burns Road, Palm Beach Gardens, Florida 33410 (the "District Records Office").

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT:

1. There is hereby declared a public hearing to be held at _____ _.m. on _____, 202__, at _____, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the Preliminary Special Assessment Roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Lee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 10th day of November, 2026.

ATTEST:

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

1. Dry detention area to HOA — Currently CDD contracts with Premeire Lake Mangement on fixed fee basis. Propose to continue to end of cont
HOA to assume responsibility at end of contract and CDD will remove contract amount from budget starting

2. Fence to HOA — Exotic plant removal is currently completed by Premeire Lake Mangement under fixed fee contract through 9/30/27
HOA to approve fence condition and CDD to make any noted repairs prior to transition
HOA to assume responsibility at contract end and CDD to remove from budget starting 10/1

Bear damage and other repairs are currently completed as needed by CDD. HOA will assume responsibility beginning 10/1/27
CDD will total any repairs from 10/1/26 - 9/30/27. Amount spent will be removed from CDD budget beginning 10/1/27

Property	Activity	Proposed Responsible Party	
Conservation area	Remove exotic and nuisance plants	CDD	
Dry Detention Area	Remove exotic and nuisance plants,	HOA	See transition plan for 10/1/27
	Aesthetic trimming of plants	HOA	
	Maintain proper water drainage	CDD	
	Maintaintain water control structures	CDD	
Fence	Maintenance and repair	HOA	See transition plan for 10/1/27
Littoral area	Remove exotic and nuisance plants	CDD	
	Maintain littoral vegetation	CDD	
	Erosion control	CDD	
	Fertilization best practices*	HOA	*adjacent property and landscapin
Lake	Remove exotic and nuisance plants	CDD	
	Maintain littoral vegetation	CDD	
	Manage stormwater runoff	CDD	
	lake bank stabilization	CDD	
	Water quality monitoring	CDD	
	Erosion control	CDD	
	Boat management, including spill mgmt	HOA	
	Surface use control	HOA	
	Dock management	HOA	
	Fertilizer best practices	HOA	
	Irrigation and water level monitoring	HOA	
	Education materials	HOA	
	Lake Mgmt Plan	CDD	

Common Areas	Landscaping	HOA
(incl front entrance)	Sod mowing	HOA
	Wastewater drainage	CDD

Property	Current Owner	Future Owner	Controling Document
Conservation area	Lennar / Cal Atlantic	CDD	Permits
Dry Detention Area	Lennar / Cal Atlantic	HOA	Plat dedication
Fence	Lennar / Cal Atlantic	HOA	Plat dedication
Lake	Lennar / Cal Atlantic	CDD	Plat dedication
Littoral Shelves	Lennar / Cal Atlantic	CDD	Permit
Common Areas/ Front Entrance incl Gate to Corkscrew	HOA	HOA	No change