



**BLUE LAKE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 14, 2023  
1:00 P.M.**

Special District Services, Inc.  
27499 Riverview Center Boulevard, #253  
Bonita Springs, FL 33134

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**AGENDA**  
**BLUE LAKE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Conference Room of the Offices of Lennar  
10461 Ben C. Pratt, Six Mile Cypress Parkway  
Fort Myers, Florida 33966  
**REGULAR BOARD MEETING**  
**February 14, 2023**  
**1:00 P.M.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Administer Oath of Office & Review Board Member Responsibilities and Duties
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. December 13, 2022 Regular Board Meeting.....Page 2
- H. Old Business
- I. New Business
  - 1. Discussion/Update on Wilson Retaining Wall Report
- J. Administrative Matters
  - 1. Manager’s Report
  - 2. Engineer’s Report
- K. Board Members Comments
- L. Adjourn

# Naples Daily News

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## Affidavit of Publication

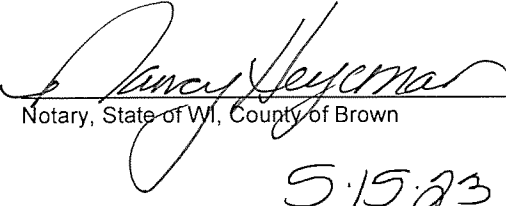
STATE OF WISCONSIN  
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper issue(s) dated or by publication on the newspaper's website, if authorized, on

Issue(s) dated: 09/30/2022

Subscribed and sworn to before on September 30, 2022:

  
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$406.00  
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PO #: FY 22/23  
# of Affidavits 1

This is not an invoice

## BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Blue Lake Community Development District will hold Regular Board Meetings in the Conference Room of the offices of Lennar located at 10461 Ben C. Pratt, Six Mile Cypress Parkway, Fort Myers, Florida 33966 at 1:00 p.m. on the following dates:

October 11, 2022  
November 8, 2022  
December 13, 2022  
January 10, 2023  
February 14, 2023  
March 14, 2023  
April 11, 2023  
May 9, 2023  
June 13, 2023  
July 11, 2023  
August 8, 2023  
September 12, 2023

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 239-444-5790 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 239-444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

www.bluelakecdd.org  
Pub Date: Sept. 30, 2022

No. 5421705

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
DECEMBER 13, 2022**

**A. CALL TO ORDER**

The December 13, 2022, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 1:03 p.m. in the Conference Room of the Offices of Lennar located at 10461 Ben C. Pratt, Six Mile Cypress Parkway, Fort Myers, Florida 33966.

**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 30, 2022, as part of the District’s Fiscal year 2022/2023 Meeting Schedule, as legally required.

**C. SEAT NEW BOARD MEMBERS**

Ms. Meneely advised that Mr. Truxton had declined appointment to the Board, as he was working outside of the area. Mr. Haber reminded the Supervisors that Mr. Truxton had been elected at the landowners’ election. After discussion, a **motion** was made by Mr. Edwards, seconded by Mr. Ernst and passed unanimously appointing Chris Hasty to Seat #1.

**D. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES**

Ms. Meneely administered the oath of office to Mr. Hasty and Mr. Haber went over the Sunshine Law and Public Records Law.

**E. ESTABLISH A QUORUM**

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

Chairman	Christ Hasty	Present
Vice Chairman	Scott Edwards	Present
Supervisor	Tommy Dean	Present
Supervisor	Walter Fluegel	Absent
Supervisor	Barry Ernst	Present

Also virtually 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.

Also present were Patricia and John Reis via phone.

**F. ELECTION OF OFFICERS**

The following slate of officers was elected on a motion made y Mr. Edwards, seconded by Mr. Dean and passed unanimously:

Chairman – Christ Hasty  
Vice Chairman – Scott Edwards  
Secretary/Treasurer – Kathleen Meneely  
Assistant Secretaries – Tommy Dean, Walter Fluegel and Barry Ernst

#### **G. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

#### **H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

#### **I. APPROVAL OF MINUTES**

##### **1. June 27, 2022, Public Hearing & Regular Board Meeting**

The minutes of the June 27, 2022, Public Hearing & Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Ernst, seconded by Mr. Edwards and passed unanimously approving the minutes of the June 27, 2022, Public Hearing & Regular Board Meeting, as presented.

##### **2. October 18, 2022, Special Board Meeting**

The minutes of the October 18, 2022, Special Board Meeting were presented for consideration.

A **motion** was made by Mr. Edwards, seconded by Mr. Dean and passed unanimously approving the minutes of the October 18, 2022, Special Board Meeting, as presented.

#### **J. NEW BUSINESS**

##### **1. Discussion Regarding Hurricane Ian Damage**

Mr. Barraco went over the damage to the retaining wall and recommended hiring a marine engineer to examine the failures. He added that Wild Blue CD was going through the same process. Mr. Edwards stated that Turrell Hall and Associates had designed the wall and that Hans Wilson & Associates were being hired to do the examination at Wild Blue. Mr. Reis asked if the wall was designed to specification and indicated that there were erosion issues prior to the hurricane. Mr. Edwards gave a history and stated that the wall was designed to a certain level specification, but not a Category 5 hurricane. He also suggested getting an independent set of eyes on the wall for a professional opinion on the issues. Mr. Barraco stated that the erosion and design issues would be addressed in the report as well as it outlining future design parameters.

Ms. Meneely reminded the Board that a funding agreement may need to be put into place to handle the expenses to the District not covered in the current budget. Mr. Haber added that a funding agreement works to fund the inspection and repairs, then the CDD would issue another bond and assess property owners to reimburse the developer.

Mr. Reis asked if the retaining wall had been turned over to the CDD. Mr. Haber stated that it had not, but the easements and maintenance obligation were in the conveyance documents and the actual deeds were in process of turnover.

Mr. Haber advised that due to the emergency nature of Hurricane Ian, no procurement process was necessary, and the Board could hire who they want, as the assessment is under the threshold necessary for bids. He advised of obtaining a proposal from Hans Wilson & Associates, since that is who Wild Blue was using for efficiencies and designating the Chair the authorization to sign a contract in between meetings.

A **motion** was made by Mr. Edwards, seconded by Mr. Ernst and passed unanimously authorizing obtaining a proposal from Hans Wilson & Associates for a not to exceed cost of \$20,000 and further authorizing for the Chair to execute same between meetings.

## **2. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2021/2022 Amended Budget**

Resolution No. 2022-05 was presented, entitled:

### **RESOLUTION NO. 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Mr. Edwards, seconded by Mr. Dean and passed unanimously adopting Resolution No. 2022-05, as presented.

## **3. Consider Sandhill 2023 Proposal**

Ms. Meneely advised that Sandhill had presented a proposal for the remainder of the 2023 fiscal year. She added that the proposal was within budget, but would be more in future years due to tasks being added over the last year. Discussion ensued regarding approving the item, but to obtain quotes for next year’s budget.

A **motion** was made by Mr. Edwards, seconded by Mr. Dean and passed unanimously approving the 2023 Sandhill proposal, as presented.

## **4. Consider Audit Renewal**

A **motion** was made by Mr. Edwards, seconded by Mr. Dean and passed unanimously approving the auditor renewal with Grau & Associates, as presented.

## **K. ADMINISTRATIVE MATTERS**

### **1. Manager’s Report**

Ms. Meneely reminded the Board that the next meetings were scheduled for January 9, 2023, and February 14, 2023.

## 2. Engineer's Report

Mr. Barraco noted that erosion in the large lake and in the dry detention areas were different. He will review dry detention areas to see if additional work is necessary. He added that the previously approved evaluation report would cover the retaining wall.

### L. BOARD MEMBER COMMENTS

There were no Board Member comments.

### M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Ernst, seconded by Mr. Dean and passed unanimously adjourning the meeting at 1:37 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair