



**BLUE LAKE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
JUNE 13, 2023  
1:00 P.M.**

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

[www.bluelakecdd.org](http://www.bluelakecdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**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**  
**June 13, 2023**  
**1:00 P.M.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. May 9, 2023 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Retaining Wall
    - Consider Approval of Addendum to Scope of Services with Hans Wilson & Associate...Page 6
  - 2. Discussion on Hurricane Fence Damage.....Page 7
  - 3. Consider Approval of Fiscal Year 2023/2024 Developer Funding Agreement.....Page 8
- I. Administrative Matters
  - 1. Manager’s Report
  - 2. Engineer’s Report
    - Presentation of District Ownership and Maintenance Exhibits and Master Drainage Plan...Page 9
- J. Board Members Comments
- K. Adjourn

## Miscellaneous Notices

Published in Naples Daily News on June 2, 2023

### Location

Collier County, Florida

### Notice Text

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD MEETING NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Blue Lake Community Development District will hold a Regular Board Meeting in the Offices of Lennar located at 10481 Ben C. Pratt, Six Mile Cypress Parkway, Fort Myers, Florida 33966 at 1:00 p.m. on June 13, 2023. The purpose of the meeting is to address any business to properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting 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 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 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 this meeting, 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 this meeting 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 meeting. Meetings may be cancelled from time to time without advertised notice. BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT [www.bluelakecdd.org](http://www.bluelakecdd.org) Pub Date: Jun. 2, 2023 #5719972

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 9, 2023**

**A. CALL TO ORDER**

The May 9, 2023, 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 May 1, 2023, as legally required.

**C. ESTABLISH A QUORUM**

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

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

Also present were the following District residents: John Reis, Dr. Steven Hamburger, Ted Towgood and an additional 19 residents via the phone.

Also present via phone was Jeff Walker of Special District Services, Inc.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Mr. Reis asked about the historical documents and Mr. Haber replied that the evidence on the turnover is largely in the plat language and accepted via signature. Mr. Barraco added that this was done well before the storm. Mr. Haber stated that in addition, he believes all or portions of the water management district permit had been assigned to the CDD, but the status needs to be confirmed.

**F. APPROVAL OF MINUTES**



## **1. April 11, 2023, Regular Board Meeting**

The minutes of the April 11, 2023, Regular 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 April 11, 2023, Regular Board Meeting, as presented.

### **G. OLD BUSINESS**

There were no Old Business items to come before the Board.

### **H. NEW BUSINESS**

#### **1. Discussion Regarding Wilson Retaining Wall Report**

Mr. Haber advised that the Chairman was not in attendance due to a funeral, but he had spoken with him a few times regarding the report and indicated that Mr. Hasty was hoping the document would be more exhaustive in certain aspects. He added that the Wilson firm believes that the report fulfilled the scope and does not believe that they will be providing any further work on the report. Mr. Haber noted that the Chairman sought supplemental information, but he was not sure if more would be provided.

Mr. Fluegel asked about a presentation from Hans Wilson. Mr. Barraco indicated he would contact Hans to see if he was willing to come to a meeting for a presentation or if he was willing to add to the report. There was general discussion regarding surge over the wall and other resident obstructions.

Mr. Reis advised they had video of the surge and asked if the wall was built to code. Mr. Barraco noted there was no minimum code, as there was no code requiring the wall. Discussion ensued about the designs considered and what was required by the County regarding littoral plantings and slopes. Upon further discussion, there was a consensus of the Board to have Hans Wilson in for a presentation or request a subsequent report. Mr. Edwards stated that Wilson may not be obligated to do either. Mr. Barraco stated he would contact Mr. Wilson to determine if he would be willing to expand his agreement scope to attend a CDD meeting.

#### **2. Discussion Regarding Hurricane Fence Damage**

Ms. Meneely thanked Dr. Hamburger and the other residents who walked the property and put together the report of specific fence damage locations. Mr. Dean indicated that he had been in contact with the fence contractor and was getting a proposal. Ms. Meneely stated that the cost was not in the current budget, but she added funds in the upcoming budget, which may require a developer agreement to fund sooner.

### **3. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget**

Resolution No. 2023-01 was presented, entitled:

#### **RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE  
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED  
BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING**

**THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Walker went over the budget. Ms. Meneely noted that funds had been included to reimburse for the fence repairs, however, the cost of the project has not yet been obtained, so the funds are a guesstimate. It was the consensus of the Board to add an additional \$20,000 to the Miscellaneous Maintenance line item to make sure the cost of the fence repairs was covered. There was a discussion on the deadline for proposed and final budgets. Mr. Walker went over the new assessment amounts and reminded the Board that letters would need to be sent out since assessments were increasing.

Mr. Barraco left the meeting at 1:56 p.m.

Ms. Meneely stated that the residents present had asked her about a maintenance agreement with the HOA and Mr. Haber went over how these agreements work. Ms. Meneely stated that if such an agreement is put in place in the future, CDD assessments would be reduced since the expense would be covered by HOA assessments.

A **motion** was made by Mr. Fluegel, seconded by Mr. Edwards and passed unanimously adopting Resolution No. 2023-01, as amended, setting the Public Hearing for August 8, 2023.

**I. ADMINISTRATIVE MATTERS**

**1. Manager's Report**

Ms. Meneely went over the upcoming meeting schedule of June 13, July 11 and August 8, which is the budget public hearing date. She stated that she would be unavailable to attend the June 13<sup>th</sup> meeting, but her colleague, Michelle Krizen, could lead the meeting if it is held. There was a consensus of the Board to hold the June 13<sup>th</sup> meeting, if additional info is received from Hans Wilson or the fence contractor that would require Board action.

**2. Engineer's Report**

Dr. Hamburger asked about the diagram of drains that Mr. Barraco indicated he would put together. Ms. Meneely noted she would remind Mr. Barraco.

**J. BOARD MEMBER COMMENTS**

There were no Board Member comments.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Ernst, seconded by Mr. Fluegel and passed unanimously adjourning the Regular Board Meeting at 2:26 p.m.

**ATTESTED BY:**

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chair



Marine Engineers and Environmental Consultants

May 25, 2023

Blue Lake Community Development District
Kathleen Meneely, Manager
2501A Burns Road
Palm Beach Gardens, FL 33410

Subject: Hurricane Ian Retaining Wall Impacts – Work Scope Addendum

I. PROJECT DESCRIPTION – The following is an addendum to our current work scope for Environmental Consulting and Marine Engineering services in conjunction with assessing the retaining walls that surround Blue Lake relative to impacts from Hurricane Ian. The development is located inside of Blue Bay Circle, Section 20, Township 46 South, Range 26 East, Lee County, Florida. The purpose of this addendum is to set a budget for meeting with the CDD and residents.

II. SCOPE OF SERVICES

A.1. General Coordination – Confer with CDD staff regarding the scope of presentation at the CDD meeting. Discuss potential questions from the residents to prepare for sufficient responses. Attend a meeting with the residents of the community and CDD staff to discuss the report and addendum submitted on April 26, 2023. Provide follow up comments or written responses as an outcome of the meeting. Time & Materials, Budget \$3,000

Additional Services: Any additional services not covered in the current contract or addendum may be requested at an hourly rate, upon approval by the Client. HWA will not perform such services without consent from the Client. The hourly rates listed in this scope will remain in effect for any additional engineering services.

III. ACCEPTANCE - The Method of Compensation and Standard Terms and Conditions of our existing contract, as well as the retainer, remain in effect for this addendum. To initiate our services, please sign and return this proposal to our office.

Thank you.
[Signature]
Hans Wilson, P.E.

AUTHORIZED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Print Name: \_\_\_\_\_

THE ABOVE PROPOSAL HAS BEEN READ AND UNDERSTOOD AND IS HEREBY AGREED TO AND ACCEPTED AS EVIDENCED BY MY SIGNATURE ABOVE. IT IS ALSO UNDERSTOOD THAT INVOICING IS ON A MONTHLY BASIS AND WILL REFLECT CHARGES FOR WORK COMPLETED WITHIN THE SPECIFIED PERIOD. INVOICES ARE PAYABLE UPON RECEIPT AND ARE CONSIDERED PAST DUE AFTER 15 DAYS. AFTER 30 DAYS A FINANCE CHARGE OF 1.5% WILL BE APPLIED. PAYMENT RESPONSIBILITY IS THAT OF THE SIGNEE. THIRD PARTY AGREEMENTS ARE NOT RECOGNIZED BY HANS WILSON & ASSOC. INC. Please note that these fees are only guaranteed for 90 days.

Enclosures: Standard Business Terms & Conditions, Method of Compensation

# **DISCUSSION ON HURRICANE FENCE DAMAGE**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

**CONSIDER APPROVAL OF FISCAL  
YEAR 2023/2024 DEVELOPER  
FUNDING AGREEMENT**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

















