



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MAY 14, 2024
1:00 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
May 14, 2024
1:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Resignation and Appointment to Board Vacancy
- 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. April 9, 2024 Regular Board Meeting.....Page 2
- H. Old Business
- I. New Business
 - 1. Update on Lake Bank Repair Project
 - 2. Presentation of Construction Litigation Attorney’s Research.....Page 6
 - 3. Discussion on Hypothetical Bonding Options.....Page 7
 - 4. Consider Resolution No. 2024-02 – Canvassing 2022 Landowner Election.....Page 8
 - 5. Consider Resolution No. 2024-03 – Setting 2024 Landowners’ Election.....Page 11
- J. Administrative Matters
 - 1. Manager’s Report
 - Financials.....Page 17
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- K. Board Members Comments
- L. Adjourn

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 WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33913 at 1:00 p.m. on May 14, 2024.

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 Districts 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 ensure 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

PUBLISH: NAPLES DAILY NEWS 05/03/24

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 9, 2024**

A. CALL TO ORDER

The April 9, 2024, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 1:03 p.m. in the WildBlue Social Building located at 18721 WildBlue Boulevard, 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 March 29, 2024, as legally required.

C. ESTABLISH A QUORUM

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

Chairman	Chris Hasty	Present
Vice Chairman	Scott Edwards	Present
Supervisor	Tommy Dean	Absent
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 & Frank Savage (via phone)	Barraco and Associates, Inc.

Also present were the following: Sharon Rafter, Donald Bobrow, Richard Lothian, Mark Nelson, Dale Brazdis, Steven Hamburger, Marc & Sydel Nussbaum, Elaine & Kerry Drake, Gary Geppert, Dave Pazdernik, Cheryl Kaltz, Paula Black, Patti & John Barlake, James Towgrod, Linda Jones, Mike Proctor, Paul Thell, Steve Kiraly, Alan Levit, Bruce & Tamara Collen, Diane & Ben Mashioff, Andrew & Robin Langsam, Jim Carr, John Reis and Robert Lamb.

Present via phone – Amy Leach, Greg Miholic and others.

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 possibility of a tolling agreement between the CDD and the developer which would allow both to bargain in good faith.

Mr. Haber responded that a tolling document required agreement of both parties to do so and he was not aware of such a request to the developer as of yet. He added that it was worth discussing with litigation counsel. Mr. Reis stated that it was just suggested a day or two ago and more time would be needed to work things out.

F. APPROVAL OF MINUTES

1. March 12, 2024, Regular Board Meeting

The minutes of the March 12, 2024, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Ernst, seconded by Mr. Fluegel and passed unanimously approving the minutes of the March 12, 2024, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Update on Lake Bank Repair Project

Mr. Savage advised that Baracco & Associates continues to work with Cummins Cedarberg who are still generating options. He added that meetings had been scheduled with South Florida Water Management District (SFWMD) and Lee County to have them look at the proposed solutions and see if there are any restrictions. He continued that a meeting was set for Friday to discuss permitting options. Mr. Lamb asked if the District was in violation of any State or SFWMD policies. Mr. Barraco stated that they were aware of the situation and were not charged with violations or saying that they have the intent to do so. Mr. Hasty furthered that the area was a recreation holding lake and most runoff goes to different treatment areas, so if there are minor breaches, they do not rise to the level of violation. Mr. Carr asked if anyone from the District had looked at the lake from the water, as he believes it is not as bad as some people make it sound. The Board Members all walked the perimeter and engineering staff had investigated from the water. Dr. Hamburger stated that he thought the report would be ready this month and asked if it would be presented next month. Mr. Edwards indicated that he anticipated having it next week and going over the permitting logistics. Ms. Meneely added that if ready it would be on the website in the next agenda packet. Ms. Langsam stated that at the last meeting it was asked if Lennar put in an insurance claim. Mr. Hasty advised that he did not have an answer but a wall is typically not an insurable asset with their self-insurance. He added that they were talking to and working with different carriers.

3. Update on Construction Litigation Attorney's Research

Mr. Haber advised that a formal written opinion had not yet been received but as reflected in the last meeting, the litigation attorney had expressed that the defect was latent. He added that the attorney was currently reviewing emails and he hoped to have his opinion in writing by the next meeting. Mr. Lamb asked about a bond requirement and furthered that he had not heard any answers regarding Lennar's responsibility and asked where all this is headed. Mr. Hasty summarized that the wall was designed and built by third parties; the plat for Vista Blue dedicated the lake tract to the District for maintenance; the District received the maintenance responsibility through the platting process; Hurricane Ian happened; the District needs to repair; finger pointing takes place as to who is paying for what alternative; the Hans Wilson forensics report is done as to why it failed; there is no budget set for repairs; Cummins Cederberg is hired to design appropriate repairs and we are concurrently chasing funding mechanisms while

preserving our rights by hiring the litigation attorney. He added that this was a long process. There was general discussion regarding the certification dates and their correlation to the statute of repose dates that were discussed at the February meeting and no deadlines had passed. Ms. Rafter asked who held the deed for the lake and Mr. Haber stated that recordation of the deed had not taken place but the plat dedication did take place prior to the storm. A resident asked how long Lennar employees were on the District Board and Mr. Haber went over the State laws regarding electors and turnover. Ms. Meneely added that Seats 3 and 4 turnover to the residents this fall and those interested in running for a seat should contact the Supervisor of Elections for qualification information.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

- **Financials**

Ms. Meneely went over the financials. There were no questions from the Board.

- **Discussion Regarding Fiscal Year 2024/2025 Proposed Budget**

Ms. Meneely advised that the proposed budget was supposed to be presented next month. She suggested this be pushed off to the June meeting. She felt this would give more time to come up with the figures most accurate to cover any deficits and upcoming expenses. Discussion took place on the months and rules for presenting and finalizing a budget. There was a consensus of the Board to present the proposed budget in June.

Ms. Meneely advised that the next Board Meeting was scheduled for May 14, 2024.

Mr. Geppert stated that there was debris in the retention areas and it was covering up drains. He held up material from weed-whackers that came from the lake and stated that he had contacted ICON services. Mr. Hasty stated this was an HOA contractor and he would make a note to ICON to take a look at it and see what could be done. Mr. Reis added that this was an issue in the dry retention areas too and a concern with clogging of the drains. Mr. Edwards advised that the maintenance of those drains will forever be ongoing, especially with the type of grass in yards. He added that the County and District look at them before turnover.

Dr. Hamburger asked about fencing repairs. Ms. Meneely went over the fact that funding for all of the fence repairs had been used to hire Cummins Cederberg. She added that Mr. Dean was looking into a few areas, including where a tree had fallen onto a fence last week due to the inclement weather.

2. Engineer's Report

There was no additional report at this time.

3. Attorney's Report

Mr. Haber had nothing further to report.

J. BOARD MEMBER COMMENTS

The Board Members had no further comment.

Ms. Leach asked about contacting the engineer directly with some questions she had and Ms. Meneely stated that he was a contractor and charged for his time. She asked for clarification on the exhibit presented in February concerning certifications. Mr. Savage went over the dates confirming what was shown in the exhibit.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. .Edwards, seconded by Mr. Fluegel and passed unanimously adjourning the Regular Board Meeting at 3:03 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

**PRESENTATION OF CONSTRUCTION
LITIGATION ATTORNEY'S RESEARCH**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Blue Lake CDD Hypothetical Bonding Options
Reasonable spread of potential options in mid-2024

1. Assumption: **Current interest rate of 6.25%; includes 6% discount and fees for early payment**

30-year term	\$5 million Bond	\$10 million Bond
50' lot	\$910.00	\$1,780.00
60' lot	\$1,092.00	\$2,136.00
75' lot	\$1,365.00	\$2,670.00

20-year term	\$5 million Bond construction fund	\$10 million Bond construction fund
50' lot	\$1,365.00	\$2,670.00
60' lot	\$1,638.00	\$3,204.00
75' lot	\$2,048.00	\$4,005.00

10-year term	\$5 million Bond construction fund	\$10 million Bond construction fund
50' lot	\$2,730.00	\$5,340.00
60' lot	\$3,276.00	\$6,408.00
75' lot	\$4,095.00	\$8,010.00

2. Assumption: **Current interest rate of 6.25% minus 2% = 4.25% includes 6% discount for early payment**

30-year term	\$5 million Bond	\$10 million Bond
50' lot	\$715.00	\$1,400.00
60' lot	\$858.00	\$1,680.00
75' lot	\$1,073.00	\$2,100.00

20-year term	\$5 million Bond construction fund	\$10 million Bond construction fund
50' lot	\$1,073.00	\$2,100.00
60' lot	\$1,287.00	\$5,040.00
75' lot	\$1,610.00	\$6,300.00

10-year term	\$5 million Bond construction fund	\$10 million Bond construction fund
50' lot	\$2,145.00	\$4,200.00
60' lot	\$2,574.00	\$5,040.00
75' lot	\$3,219.00	\$6,300.00

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Blue Lake Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 8, 2022, at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, each seat received an equal number of votes, however, Section 190.006(2), *Florida Statutes*, mandates that the two candidates receiving the highest number of votes are elected to serve 4-year terms, and the remaining candidate shall serve for a 2-year term; and

WHEREAS, the District has obtained consent of the sole elector, attached hereto as **Exhibit A**, to designate Seat 5 to serve a 2-year term, which term shall expire in November 2024; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

David Truxton	Seat 1	Votes <u>572</u>
Walter Fluegel	Seat 2	Votes <u>572</u>
Tommy Dean	Seat 5	Votes <u>572</u>

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and in accordance with the attached Landowner's consent, the above-named persons are declared to have been elected for the following terms of office:

Seat 1 David Truxton	4 Year Term	Expires 11/2026
Seat 2 Walter Fluegel	4 Year Term	Expires 11/2026
Seat 5 Tommy Dean	2 Year Term	Expires 11/2024

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of May, 2024.

ATTEST:

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A

Landowner's Consent to Designate Supervisor Seat Term

The undersigned is the proxy holder of the sole elector for the landowner election duly noticed and held on November 8, 2022 (the "2022 Landowner Election") by the Blue Lake Community Development District (the "District"), and cast 572 votes for each of the three seats up for election at the 2022 Landowner Election.

The undersigned understands and acknowledges that, pursuant to Florida law, the two candidates receiving the highest number of votes are elected to serve 4-year terms, and the remaining candidate serves a 2-year term.

The undersigned hereby consents to the District's designation of Seat 5, held by Tommy Dean, to a 2-year term from the date of the 2022 Landowner Election, which term expires in November, 2024.

Executed this 18 day of APRIL, 2024.



Barry Ernst, as Proxy Holder for

BARRY ERNST

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Blue Lake Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEAT SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Chris Hasty	11/2026
2	Vacant	11/2026
3	Scott Edwards	11/2024
4	Barry Ernst	11/2024
5	Tommy Dean	11/2024

This year, Seat 3, currently held by Scott Edwards, is subject to election by landowners in November 2024. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

1. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on November 12, 2024, at 1:00 p.m., and located at WildBlue Social Building, 18721 WildBlue Boulevard, Fort Myers, Florida 33913.

2. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

3. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its _____, 2024 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were

presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at _____, or at the office of the District Manager, Special District Services, 2501A Burns Road, Palm Beach Gardens, Florida 33410 .

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 14th DAY OF May, 2024.

**BLUE LAKE COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Blue Lake Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 705.87 acres, generally located south and west of Alico Road, north of Corkscrew Road and east of Ben Hill Griffin Parkway in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2024
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (941) 875-4195 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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), for aid in contacting the District Manager's 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 such 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 to be based.

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2024

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Blue Lake Community Development District to be held at _____, on November __, 2024, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER __, 2024

For Election (1 Supervisors): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Blue Lake Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner’s Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		

Date: _____

Signed: _____
Printed Name: _____

Blue Lake
Community Development District

**Financial Report For
April 2024**

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
APRIL 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Apr-24	Year To Date Actual 10/1/23 - 4/30/24
REVENUES			
O & M Assessments	466,833	9,942	463,567
Debt Assessments	663,697	14,096	657,244
Other Revenues	240	0	0
Interest Income	0	0	6,298
Total Revenues	\$ 1,130,770	\$ 24,038	\$ 1,127,109
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Payroll Taxes (Employer)	0	0	0
Management	29,688	2,474	17,318
Legal	14,000	663	3,113
Assessment Roll	4,000	0	0
Audit Fees	4,000	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	6,700	0	12,219
Legal Advertisements	3,500	0	1,211
Miscellaneous	950	386	1,342
Postage	300	21	261
Office Supplies	1,050	20	312
Dues & Subscriptions	175	0	175
Trustee Fee	4,050	0	0
Continuing Disclosure Fee	1,000	0	0
Legal Extraordinary - Wall	0	0	6,233
Total Administrative Expenditures	70,063	3,564	42,184
Maintenance Expenditures			
Engineering/Inspections	29,500	0	8,238
Mitigation Monitoring	138,500	0	10,177
Lake Maintenance	60,000	3,532	19,902
Flow Way Inspection Certification	5,000	0	0
Vista Dry Retention Area	45,000	4,400	4,400
Detention Area Maintenance	36,000	2,895	19,600
Miscellaneous Maintenance	55,000	16,975	31,349
Total Maintenance Expenditures	369,000	27,802	93,666
Total Expenditures	\$ 439,063	\$ 31,366	\$ 135,850
REVENUES LESS EXPENDITURES	\$ 691,707	\$ (7,328)	\$ 991,259
Bond Payments	(623,875)	(14,096)	(631,695)
BALANCE	\$ 67,832	\$ (21,424)	\$ 359,564
County Appraiser & Tax Collector Fee	(22,611)	0	(1,201)
Discounts For Early Payments	(45,221)	0	(42,791)
EXCESS/ (SHORTFALL)	\$ -	\$ (21,424)	\$ 315,572
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (21,424)	\$ 315,572

Note: Operating Fund Balance As Of 9/30/23: (\$41,373.08) - Deficit

Bank Balance As Of 4/30/24	\$ 309,323.11
Accounts Payable As Of 4/30/24	\$ 35,124.63
Accounts Receivable As Of 4/30/24	\$ -
Available Funds As Of 4/30/24	\$ 274,198.48

**BLUE LAKE CDD
TAX COLLECTIONS
2023/2024**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	O & M Assessment Income (Before Discounts & Fee)	Debt Assessment Income (Before Discounts & Fee)	O & M Assessment Income (After Discounts & Fee)	Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
									\$1,130,530.00	\$466,833.00	\$ 663,697.00	\$466,833.00	\$ 663,697.00	
									\$1,062,698.00	\$438,823.00	\$ 623,875.00	\$438,823.00	\$ 623,875.00	\$ 623,875.00
1		Paid to Lee County Prop Appraiser	11/07/23	Fees			\$ (423.00)		\$ (423.00)			\$ (423.00)		\$ -
2	1	Lee County Tax Collector	11/15/23	NAV Taxes	\$ 2,457.16		\$ (778.32)	\$ (129.00)	\$ 1,549.84	\$ 1,016.26	\$ 1,440.90	\$ 640.99	\$ 908.85	\$ 908.85
3	2	Lee County Tax Collector	11/29/23	NAV Taxes	\$ 197,033.36			\$ (7,881.42)	\$ 189,151.94	\$ 81,492.96	\$ 115,540.40	\$ 78,233.19	\$ 110,918.75	\$ 110,918.75
4	3	Lee County Tax Collector	12/13/23	NAV Taxes	\$ 771,016.07			\$ (30,840.84)	\$ 740,175.23	\$ 318,892.22	\$ 452,123.85	\$ 306,136.43	\$ 434,038.80	\$ 434,038.80
5	4	Lee County Tax Collector	12/28/23	NAV Taxes	\$ 66,700.86			\$ (2,452.37)	\$ 64,248.49	\$ 27,587.46	\$ 39,113.40	\$ 26,573.14	\$ 37,675.35	\$ 37,675.35
6	5	Lee County Tax Collector	01/12/24	NAV Taxes	\$ 27,168.87			\$ (815.08)	\$ 26,353.79	\$ 11,237.02	\$ 15,931.85	\$ 10,899.89	\$ 15,453.90	\$ 15,453.90
7	6	Lee County Tax Collector	02/15/24	NAV Taxes	\$ 26,597.30			\$ (614.25)	\$ 25,983.05	\$ 11,000.60	\$ 15,596.70	\$ 10,746.55	\$ 15,236.50	\$ 15,236.50
8	7	Lee County Tax Collector	03/13/24	NAV Taxes	\$ 5,798.26			\$ (57.99)	\$ 5,740.27	\$ 2,398.16	\$ 3,400.10	\$ 2,374.17	\$ 3,366.10	\$ 3,366.10
9	8	Lee County Tax Collector	04/15/24	NAV Taxes	\$ 24,038.72				\$ 24,038.72	\$ 9,942.37	\$ 14,096.35	\$ 9,942.37	\$ 14,096.35	\$ 14,096.35
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13	Int	Lee County Tax Collector		Interest					\$ -					\$ -
14	URE	Lee County Tax Collector		Unused Revenue Fees					\$ -					\$ -
15									\$ -					\$ -
					\$ 1,120,810.60	\$ -	\$ (1,201.32)	\$ (42,790.95)	\$ 1,076,818.33	\$ 463,567.05	\$ 657,243.55	\$ 445,123.73	\$ 631,694.60	\$ 631,694.60

Collections
99.14%

Note: \$1,130,530, \$466,833 and \$663,697 are 2023/2024 Budgeted assessments before discounts and fees.
\$1,062,698, \$438,823 and \$623,875 are 2023/2024 Budgeted assessments after discounts and fees.

\$ 1,120,810.60	
\$ -	\$ 1,076,818.33
\$ (463,567.05)	\$ (445,123.73)
\$ (657,243.55)	\$ (631,694.60)
\$ -	\$ -