



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 10, 2024
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
Call-In Phone: 877-402-9753 Passcode: 1811087
REGULAR BOARD MEETING
September 10, 2024
3:00 P.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
 - 1. August 13, 2024 Regular Board Meeting & Public Hearing.....Page 2
- F. Old Business
 - 1. Update on Repair Design Status
- G. New Business
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- H. Administrative Matters
 - 1. Manager’s Report
 - Financials.....Page 13
 - 2. Engineer’s Report
 - Presentation of Inspection/Observation Report & Recommendations.....Page 16
 - 3. Attorney’s Report
- I. Comments from the Public for Items Not on the Agenda
- J. Board Members Comments
- K. Adjourn

Naples Daily News

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Special District Services, Inc
BLUE LAKE COMM. DEVE LOPMENT
2501 BURNS RD # A

Attn:
PALM BEACH GARDENS, FL 33410-5207

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

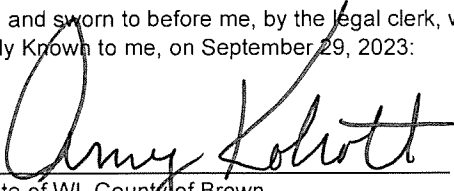
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Naples Daily News, published in Collier County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Collier and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

Issue(s) dated: 09/29/2023

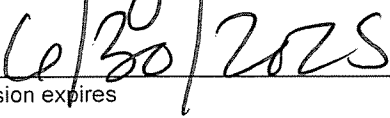
Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on September 29, 2023:



Notary, State of WI, County of Brown



My commission expires

AMY KOKOTT
Notary Public
State of Wisconsin

**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 at the WildBlue Social Building, 18721 WildBlue Boulevard, Fort Myers, Florida 33913 at 1:00 p.m. on the following dates:

- October 10, 2023
- November 14, 2023
- December 12, 2023
- January 9, 2024
- February 13, 2024
- March 12, 2024
- April 9, 2024
- May 14, 2024
- June 11, 2024
- July 9, 2024
- August 13, 2024
- September 10, 2024

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
No. 5833761

Sept. 29, 2023

Publication Cost: \$343.00

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of Affidavits 1

This is not an invoice

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 13, 2024**

A. CALL TO ORDER

The August 13, 2024, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 3:17 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 July 24, 2024, and July 31, 2024, as legally required.

C. CONSIDER APPOINTMENT TO BOARD VACANCY IN SEAT 4

Ms. Meneely advised that two people had applied for the vacancy, both were present and both had qualified for seats in the upcoming November election. She stated that Mark Rapponotti qualified for Seat #3 (Edwards) and David Bello had qualified for Seat #4 that is currently vacant. Both applicants went over their backgrounds and qualifications.

There was discussion that Mr. Edwards, who was currently in Seat #3, could resign and be reappointed to Seat #2, a landowner seat that is currently vacant. This would allow Mr. Rapponotti to be appointed to Seat #3 now instead of waiting until November. Mr. Haber went over the process whereby remaining Board Members fill vacancies.

Mr. Edwards announced his resignation from Seat #3.

A motion was made by Mr. Hasty, seconded by Mr. Shorey and passed unanimously accepting Mr. Edwards’ resignation from Seat #3 and simultaneously appointing him to Seat #2.

A motion was then made by Mr. Edwards, seconded by Mr. Shorey and passed unanimously appointing David Bello to Seat #4.

Mr. Bello took his seat at the dais and was administered the Oath of Office by Ms. Meneely.

After discussion, a motion was made by Mr. Edwards, seconded by Mr. Bello and passed unanimously appointing Mr. Rapponotti to Seat #3.

Mr. Rapponotti took his seat at the dais and Ms. Meneely administered the Oath of Office to him.

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

Mr. Haber went over the ethics, records, Sunshine and other laws and responsibilities of being a Supervisor on a special district board.

E. 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	Matthew Shorey	Present
Supervisor	David Bello	Present
Supervisor	Mark Rapponotti	Present

Also present were the following Staff Members:

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

Also present were:

Frank Savage – Barraco & Associates

Jeff Walker – SDS (via phone)

Jordan Cheifet & Rebecca Delp – Cummins Cederberg & Assoc.

District Residents: Steven Hamburger, Donald Bobrow, Ted Towgood, Bob & Lisa Kudiscik, Linda Jones, Z. McMartis, Marc & Sydell Nusbaum, Diana Windt, Dixie York, Ellen DiNulti, David Geddeis, Michael Newman, Bruce Collen, Gar Donofrio, Kevin Koger, Gregory Miholic, Dante Rainare, Dr, Due Minsky, Dale & Lisa Brazdis, Larry Noughton.

F. ADDITIONS OR DELETIONS TO AGENDA

Ms. Meneely requested that an election of officers be held since new members had joined the Board. She noted that the current officers were Chris Hasty as Chair, Scott Edwards as Vice-Chair, Ms. Meneely as Secretary and the remaining Board Members being designated as Assistant Secretaries.

A **motion** was made by Mr. Edwards, seconded by Mr. Shorey and passed unanimously to keep the current slate of officers, including Messrs. Shorey, Bello and Rapponotti being designated as Assistant Secretaries.

G. APPROVAL OF MINUTES

1. June 11, 2024, Regular Board Meeting

A **motion** was made by Mr. Edwards, seconded by Mr. Shorey and passed unanimously approving the minutes of the June 11, 2024, Regular Board Meeting, as presented.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Cummins Cederberg Lake Bank Repair Report Presentation

Jordan Cheifet gave a PowerPoint presentation summarizing the lake bank repair report. He went over the background of the entire development being a quarry and went over terms and definitions to be used throughout the presentation. He introduced Rebecca Delp who explained Lee County permit requirements and South Florida Water Management District (SFWMD). She described authorizations, deviation processes and other permitting considerations. Mr. Cheifet went over wind speed returns, the existing shoreline and seven conceptual designs for repair. These included: 1) Re-graded Shoreline; 2) Added Fill Shoreline; 3) Concrete Erosion Control Mat; 4) Modular Block Wall; 5) Retaining Wall w/ Toe Stone; 6) Rock Revetment and 7) Living Shoreline.

He also went over additional considerations of erosion control sox and geocells. Discussion ensued with audience participation on the original approved design, level of risks and various storm patterns. Mr. Collen asked what percentage of the lake bank was damaged and Mr. Savage responded that an inventory of the bank was done indicating that there is approximately 18,000 linear feet of lank bank and approximately 3,500 linear feet was damaged. Discussion ensued on how much of the bank should be repaired or upgraded as well as the process of getting cross sections designed in order to obtain dollar amounts for repairs. Mr. Hasty stated he would like to get designs out for pricing as soon as possible and suggested getting designs for Options 4, 5 and 6. The Board discussed the options and suggested adding a modified Option 5 that includes rip rap at the mud line and an option for adding a concrete cap to replace the existing cap in areas where there was little or no damage. Mr. Hasty asked Mr. Edwards to be the contact and follow-up on the process.

After further discussion, a **motion** was made by Mr. Hasty, seconded by Mr. Edwards and passed unanimously directing staff to obtain designs for pricing on Options 4, 5 and 6, plus pricing for a row of rip rap in front of the existing retaining wall and concrete caps for walls needing minor repair. Mr. Cheifet pointed out that the more flexible the community is on the use of common areas and installation, the better pricing will be.

The Board then took a 5 minute break.

2. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2024/2025 Meeting Schedule

Resolution No. 2024-05 was presented, entitled:

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 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 stated that an assessment increase was required primarily due to the creation of a maintenance reserve in the amount of \$50,000 and addressing deficit funding from last year. Ms. Meneely added that Supervisor stipends were added in case the new resident Board Members want to receive them. She continued that legal services were also increasing, not for day-to-day legal expenses, but if Gurley Fant or other outside legal opinions are necessary. Mr. Haber went over the budgeting process, noting that the budget could be lowered at the public hearing, but not raised. Mr. Hasty stated

that the net increase was \$270 per unit for O&M and an audience member stated it came to 8.7%. Mr. Edwards added that the increase was the same for every lot size.

Ms. Leach asked if it ends up that Lennar is responsible for the wall, will expenses will be reimbursed. Mr. Haber stated that any party in litigation can ask to recover amounts and use funds to offset future assessments. He added that settlement discussions on damages would be taken into consideration.

A **motion** was made by Mr. Edwards, seconded by Mr. Hasty and passed unanimously adopting Resolution No. 2024-04, as presented, setting the Public Hearing for August 13, 2024, at 3:00 p.m.

3. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Resolution No. 2024-06 was presented, entitled:

RESOLUTION 2024-06

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

A **motion** was made by Mr. Edwards, seconded by Mr. Hasty and passed unanimously adopting Resolution No. 2024-06, as presented.

Ms. Meneely then recessed the Regular Board Meeting and opened the Public Hearing.

J. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Naples Daily News* on July 24, 2024, and July 31, 2024, as legally required.

2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget

Linda Jones asked which items in the budget were increasing and Ms. Meneely went over the increases, including the \$50,000 in reserves. Mr. Hasty added that if dollars are not used, they are still available for future years. Mr. Edwards added that the budget did not include funding for the retaining wall repairs, as that is a separate issue.

3. Consider Resolution No. 2024-07 – Adopting a Fiscal Year 2024/2025 Final Budget

Resolution No. 2024-07 was presented, entitled:

RESOLUTION 2024-07 [FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO

THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Edwards, seconded by Mr. Shorey and passed unanimously adopting Resolution No. 2024-07, as presented.

4. Consider Resolution No. 2024-08 – Adopting an Annual Assessment Resolution Fiscal Year 2024/2025

Resolution No. 2024-08 was presented, entitled:

**RESOLUTION 2024-08
[FY 2025 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Haber went over the resolution stating that the roll identifies the property owners for the tax bill that includes the debt assessments and O&M. Dr. Hamburger asked if residents could pay off the bond. Ms. Meneely stated that they could, but it is a low interest rate and goes with the home, not the homeowner, if the house is sold.

A **motion** was made by Mr. Edwards, seconded by Mr. Bello and passed unanimously adopting Resolution No. 2024-08, as presented.

Ms. Meneely then closed the Public Hearing and reconvened the Regular Board Meeting.

K. ADMINISTRATIVE MATTERS

1. Manager's Report

• Financials

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

Ms. Meneely explained the stipend that was available to new Board Members for meeting attendance, adding that it was their option to take the payment. After discussion, Messrs. Bello and Rapponotti accepted the stipend.

Ms. Meneely reminded the Board that their next meeting was scheduled for September 10, 2024, at 3:00 p.m.

2. Engineer's Report

Mr. Savage advised that they had been looking into proposals for various drainage issues in the community that include some infiltration, fencing and surface water management issues.

3. Attorney's Report

Mr. Haber had nothing further.

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

Dr. Hamburger advised that he had sent photos of vegetation that may be causing some fencing issues. Ms. Meneely indicated that she had sent that information to Passarella and was awaiting a response.

Discussion ensued about some of these maintenance issues being delegated to the HOA. Mr. Hasty indicated that routine maintenance was many times better handled by the HOA since they are not governed by the same rules that the CDD has to follow. He suggested the HOA put together a list of what they would like to take over for efficiency purposes. Mr./ Haber added that maintenance was in the CDD's budget this year so these are processes to look at for future maintenance.

Dr. Hamburger also questioned when the remainder of the fencing that was not repaired would be fixed and Ms. Meneely responded that the repairs would be made in the new fiscal year.

M. BOARD MEMBER COMMENTS

There were no further comments from Board Members.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Bello, seconded by Mr. Rapponotti and passed unanimously adjourning the Regular Board Meeting at 6:05 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

To: Blue Lake CDD Board of Supervisors

Date: August 27, 2024

Dear Board of Supervisors,

Mr. Darin McMurray had reached out to me several weeks ago about holding discussions regarding the retaining wall. He wanted to involve the HOA in those discussion to make sure that the HOA was also onboard with any agreements arranged with the CDD. A non-disclosure agreement was presented for the purpose of holding these discussions and Mr. McMurray encouraged communication of this contact to our HOA members.

I had always offered to help facilitate any discussions of a wall repair with Vistablue HOA as one of its directors knowing that Vistablue HOA neither owned the retaining wall nor had any maintenance obligations with respect to it. Last Wednesday, I held a town hall meeting with the community. At most, about 93 participants attended, some of which were outside of Vistablue HOA (due to unfortunate sharing of the meeting link). During the town hall, members expressed their concerns, but the bottom-line consensus seemed to be that the CDD handle the matter entirely.

One individual at this meeting, Mr. Gregory Miholic, chose to attempt to portray the HOA Board (myself particularly as its president) as “refusing” to get involved in the retaining wall matter despite attendance the board’s attendance to nearly all CDD meetings. He felt that the board should have demanded that Lennar come to the table to negotiate over the retaining wall in the past. I had explained to him (in an interesting email exchange occurring in September of 2023) that this was the CDD’s role and that (1) the cause of wall failure must be known and (2) recommendations for a proper fix needed to be identified PRIOR to holding any meaningful discussions with the Lennar. It essentially echoed statements made by Chris Hasty at multiple CDD meetings in the past. Fast forward a year later with retaining wall solutions presented by Cummins Cederberg, and outreach by the Lennar has begun. The full context of the referenced email communication was posted to the HOA website along with other related town hall materials due to town hall relevancy and the parsed snip-it Mr. Miholic chose to include in text chat.

The board has always been willing to share any information that either Lennar or the CDD board wanted to pass along to our HOA members and have done so when any requests were made. On September 24th, my term as a board member will expire with my original intention of only serving on the board through its first post-turnover annual meeting. Mr. Murray appeared willing to at least restore the wall back to its original condition. I have concerns over deviations that were sought to the original wall design, particularly, the 2nd deviation that stripped away rip rap reinforcement of the wall along the shoreline for which toe scour had occurred. I have also shared photos with the CDD taken around the summer of 2022 showing evidence of shoreline erosion prior to the Hurricane Ian in direct conflict with the representations made in 2nd deviation which focused on shoreline stability as part of its basis for approval.

My hope is that Lennar will work with the CDD board of supervisors to arrive at a conclusion that at least leaves reasonably minded CDD residents feeling like their interests were best represented. Thank you for your consideration.

Sincerely,

John Reis
Vistablue HOA Board President

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION
EVALUATION CRITERIA**

1. *Ability of Personnel (10 Points).*

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

2. *Proposer's Experience (10 Points).*

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work (10 Points).*

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services (10 Points).*

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. *Price (10 Points).*

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2023/2024, 2024/2025 and 2025/2026
With Two Year Option (2026/2027 and 2027/2028)
Lee County, Florida**

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

SECTION 1. DUE DATE. Sealed proposals must be received no later than October 15, 2024 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. REJECTION OF PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Blue Lake Community Development District" on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION 15. REJECTION OF ALL PROPOSALS. The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

Blue Lake
Community Development District

**Financial Report For
July 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Jul-24	Year To Date Actual 10/1/23 - 7/31/24
REVENUES			
O & M Assessments	466,833	0	466,835
Debt Assessments	661,941	0	661,941
Other Revenues	240	0	0
Interest Income	0	0	8,559
Total Revenues	\$ 1,129,014	\$ -	\$ 1,137,335
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Payroll Taxes (Employer)	0	0	0
Management	29,688	2,474	24,740
Legal	14,000	1,972	5,872
Legal Extraordinary - Retaining Wall	0	0	20,214
Assessment Roll	4,000	0	0
Audit Fees	4,000	0	4,000
Arbitrage Rebate Fee	650	0	650
Insurance	6,700	0	12,219
Legal Advertisements	3,500	0	1,911
Miscellaneous	950	335	3,022
Postage	300	101	452
Office Supplies	1,050	229	615
Dues & Subscriptions	175	0	175
Trustee Fee	4,050	0	4,031
Continuing Disclosure Fee	1,000	0	0
Total Administrative Expenditures	70,063	5,111	77,901
Maintenance Expenditures			
Engineering/Inspections	29,500	0	16,555
Mitigation Monitoring	138,500	0	20,682
Lake Maintenance	60,000	2,782	29,373
Flow Way Inspection Certification	5,000	0	0
Vista Dry Retention Area	45,000	0	4,400
Detention Area Maintenance	36,000	2,895	28,287
Miscellaneous Maintenance (Fence Repairs, etc.)	55,000	1,975	46,052
Preserve Area	0	0	7,562
Total Maintenance Expenditures	369,000	7,652	152,911
Total Expenditures	\$ 439,063	\$ 12,763	\$ 230,812
REVENUES LESS EXPENDITURES	\$ 689,951	\$ (12,763)	\$ 906,523
Bond Payments	(623,875)	0	(636,392)
BALANCE	\$ 66,076	\$ (12,763)	\$ 270,131
County Appraiser & Tax Collector Fee	(22,025)	0	(1,201)
Discounts For Early Payments	(44,051)	0	(42,791)
EXCESS/ (SHORTFALL)	\$ -	\$ (12,763)	\$ 226,139
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (12,763)	\$ 226,139

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

Bank Balance As Of 7/31/24	\$ 200,415.78
Accounts Payable As Of 7/31/24	\$ 15,649.04
Accounts Receivable As Of 7/31/24	\$ -
Available Funds As Of 7/31/24	\$ 184,766.74

**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
									\$1,128,776.00	\$466,835.00	\$ 661,941.00	\$466,835.00	\$ 661,941.00	
									\$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	9	Lee County Tax Collector	05/14/24	NAV Taxes	\$ 7,965.89				\$ 7,965.89	\$ 3,268.44	\$ 4,697.45	\$ 3,268.44	\$ 4,697.45	\$ 4,697.45
11									\$ -					\$ -
12									\$ -					\$ -
13	Int	Lee County Tax Collector		Interest					\$ -					\$ -
14	URE	Lee County Tax Collector		Unused Revenue Fees					\$ -					\$ -
15									\$ -					\$ -
					\$ 1,128,776.49	\$ -	\$ (1,201.32)	\$ (42,790.95)	\$ 1,084,784.22	\$ 466,835.49	\$ 661,941.00	\$ 448,392.17	\$ 636,392.05	\$ 636,392.05

Assessment Roll	
O&M	466,835.49
Debt	661,941.00
	<u>1,128,776.49</u>

Collections	
	100.00%

Note: \$1,128,776, \$466,833 and \$661,941 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.

\$ 1,128,776.49	
\$ -	\$ 1,084,784.22
\$ (466,835.49)	\$ (448,392.17)
\$ (661,941.00)	\$ (636,392.05)
\$ -	\$ -

MEMORANDUM

TO:	Blue Lake CDD	FROM:	Frank Savage
COMPANY:	Special District Services, Inc.	DATE:	September 3, 2024
COPY TO:	Kathleen Meneely, District Manager	PROJECT NUMBER:	23685
RE:	Blue Lake CDD Inspection Requests Summary – Summer 2024		

Pursuant to various inspection requests received from and authorized by District Management in the months of June, July and August 2024, please consider this summary memorandum and all supporting documents, herein enclosed. The information provided below includes observations and recommendations that were either identified during initial inspections, as warranted, or through subsequent internal discussion, review and summary processes.

Rear-yard drainage near 13516 Blue Bay Circle, 14004 Indigo Blue Court and surrounding areas (reported June 15 – 18, 2024)

Nature of Request: Potential concern was communicated to District Management regarding the rear-yard drainage on the east side of Vista Blue, and its potential overflow into the lake. The request included two photographs, edited for clarity and provided below for reference, representing the conditions during a recent storm event (date not specified) near 13516 Blue Bay Circle, with concern expressed regarding the water level. The request included speculative causes such as clogged drains, silt screens or other blockages due to overgrowth around the rear-yard drains. The request also referenced but did not provide video of water overflowing the berm behind 14004 Indigo Blue Court on the lower east side of the development.



Observations: Pursuant to the request outlined above, an inspection was performed on June 19, 2024, during which the drainage at both addresses and adjacent areas were checked. The system appears to be recovering as intended, except for one area holding water behind 13516 Blue Bay Circle. Specifically, it appears that yard drain inlet YD-50 at this location has been planted over by landscaping, restricting

swale drainage at and immediately around this location. Standing water was present within swale at the time of the inspection, and the condition of the grate and associated 8” ADS could not be observed.

Some additional items were noted while probing inlets near both addresses, which are summarized below. Notes, locations, and photos supporting those additional items summarized below are provided within the **Appendix** of this memorandum.

- Severe damage and potential safety hazard is presenting at Type-V (valley gutter) inlet DJ4-21 grate & connecting valley gutter (open hole observed at the interface of pavement edge and structure grate); an estimated 4-6” of sediment accumulation was observed within the structure.
- An estimated 8-10” of sediment accumulation was observed within Type-V inlet DJ4-20, with filter fabric and concrete also within.
- An estimated 10-12” of sediment accumulation was observed within control structure CS-J-3, with additional sediment accumulation at the baffle which is restricting flow to orifice.
- An estimated 10-12” of sediment accumulation was observed within Type “C” Inlet DJ4-23, with the upstream YD-50 identified as a potential contributing factor.

Recommendations: The following recommendations are provided for your consideration resulting from the inspection and subsequent review processes:

- The damaged area at and surrounding valley gutter inlet DJ4-21 should be repaired. These roadways are privately owned and maintained by others, so coordination efforts may be required to determine the responsible entity and cost.
- The sediment accumulation identified drainage structures DJ4-21, DJ4-20, DJ4-23 and CS-J-3 should be considered for cleaning; additionally, the baffle at the control structure CS-J-3 should be thoroughly cleaned so that is free flowing at low stages.
- The impacted rear-yard drain inlet YD-50 planted over by landscaping is likely the homeowner’s landscaping and would presumably be their responsibility to correct. It may be advisable to put them on notice as such.

Berm breach near 14643 Blue Bay Circle (reported June 20 – 21, 2024)

Nature of Request: A breach in the perimeter berm at the preserve/lot interface behind 14643 Blue Bay Circle and the surrounding area was identified by the property owner and shared with District Management. The request expressed safety concern regarding the stability of the fence located within the impacted area. The request included the following photographs, provided below for reference, which represent the conditions observed by the resident.



Observations: Pursuant to the request outlined above, an inspection was performed on June 25, 2024, during which the conveyances in and around those areas identified in the above photographs were checked. Our field review included probing the drainage structures, as well as visually observing the associated outfall structure, and no deficiencies were noted.

Additionally, it should be noted the rainfall occurring throughout the week of June 10th significantly exceeded the design storm event for the associated roadways, therefore the conditions demonstrated within the photographs are reasonable and not necessarily indicative of any deficient systems.

Recommendations: The information provided in the request did not indicate how long it took for the system to recover (specifically the time required for the water to fully drain from the roadway following the storm event), which is fundamental to evaluating how the system is performing. That information has been requested in subsequent correspondence, and to date, has not been provided, from the resident or otherwise. This information, along with the above referenced observations detailed herein, concludes our review of the area, subject to future consideration as additional information is provided or occurs.

Drainage near 13785 Blue Bay Circle (reported August 2, 2024)

Nature of Request: A drainage structure in the vicinity of 13785 Blue Bay Circle was reported to be blocked by a resident to District Management. The request indicated the blockage has existed since Hurricane Ian without resolution, and included the following photographs, provided below for reference.



Observations: Initial research into this request uncovered this to be a duplicate request; specifically, this request was previously asked, investigated and answered in early May 2024. As communicated previously, the water in and above the inlet is in accordance with the approved permit conditions. The inlet top is designed at elevation 19.8' and the dry detention bottom is designed at elevation 20.3'. Since there is an intended 6-inch difference from the inlet top to the dry detention, this means water will stage up and around the inlet rim, up to 6 inches vertically, until the water level reaches an elevation of 20.3' and is able to flow towards the control structure.

Photographs, taken during a previous inspection on May 8, 2024, which support the observations summarized above, are provided below (next page). Since our recommendation can reasonably be provided based on available information, it is our opinion that no field inspection is warranted at this time.

Ms. Kathleen Meneely – Blue Lake CDD
Inspection Request Summary (Summer 2024)
September 3, 2024



Recommendations: The observed conditions appear to be in accordance with the permitted design and no actions are recommended at this time. If desired, rip-rap may be added (generally 6” to 8” in diameter – typical size may vary) in the area immediately by water for aesthetic purposes.

Berm breach near 14871 Blue Bay Circle (reported August 5, 2024)

Nature of Request: A breach in the perimeter berm at the preserve/lot interface behind 14871 Blue Bay Circle and the surrounding area was identified by the property owner and shared with District Management. The resident indicated that the conditions have been present and deteriorating for about a year. The request included a photograph, provided below for reference, representing the current conditions of the area.



Observations: A review of the information provided demonstrates a clear perimeter berm breach, with apparent soils from adjacent disturbed areas able to freely discharge into the adjacent preserve. Our recommendation can reasonably be provided based on available information, therefore it is our opinion that no field inspection is warranted at this time.

Ms. Kathleen Meneely – Blue Lake CDD
Inspection Request Summary (Summer 2024)
September 3, 2024

Recommendations: This area is not in accordance with the permitted conditions and is recommended for immediate repair based on the conditions apparent from the request. Similar to the berm breach behind 14643 Blue Bay Circle, outlined previously within this report, we have confirmed the lands over which these repairs are recommended, specifically an open space tract associated with STRAP Number 20-46-26-L4-08002.00CE, have dedicated drainage easements in favor of the CDD, per the VistaBlue Phase 2 Plat (Instrument 2019000027087). Additionally, as these lands are adjacent to lands protected under conservation easement, due consideration should be given to any potential impacts to those lands.

Appendix

CONSERVATION AREA
MITIGATION AREA J

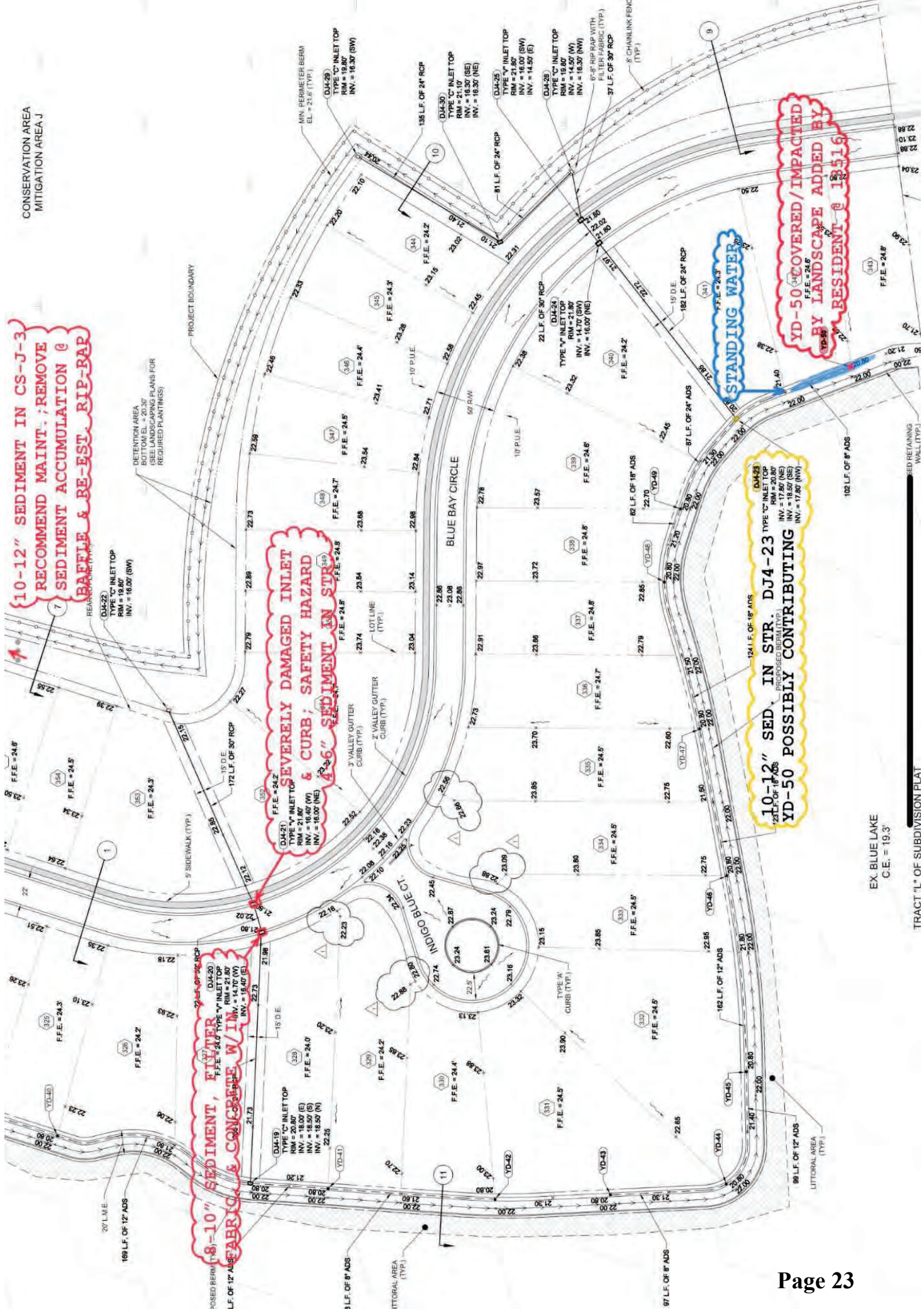
**10-12" SEDIMENT IN CS-J-3
RECOMMEND MAINT.; REMOVE
SEDIMENT ACCUMULATION @
BAFFLE & RE-EST. RIP-RAP**

**8-10" SEDIMENT, FILTER
FABRIC & CONCRETE W/IN
PROPOSED BERM**

**SEVERELY DAMAGED INLET
& CURB; SAFETY HAZARD
4-6" SEDIMENT IN STR.**

**10-12" SED. IN STR. DJ4-23
PROPOSED BERM (TYP.)
YD-50 POSSIBLY CONTRIBUTING**

**YD-50 COVERED/IMPACTED
BY LANDSCAPE ADDED BY
RESIDENT @ 18,516**



TRACT "L" OF SUBDIVISION PLAT

EX. BLUE LAKE
C.E. = 19.3'

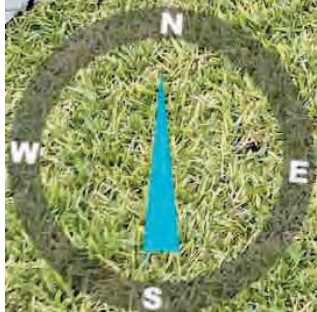
WATER POOLING @ EA. SIDE YD-50

6/19/2024 12:17 PM

N 26° 27' 15", W 81° 43' 32"

356° N

Lee County



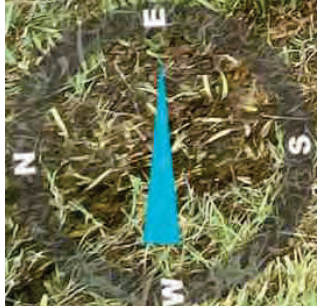
6/19/2024 12:39 PM

N 26° 27' 15", W 81° 43' 33"

94° E

Lee County

13516 BLUE
BAY CIR.



YD-50 @ END OF ROD

6/19/2024 1:46 PM

N 26° 27' 20", W 81° 43' 37"

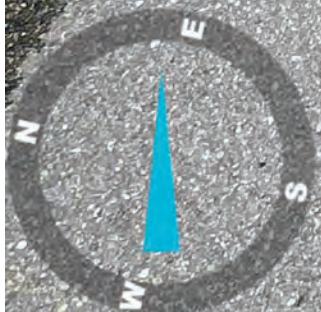
232° SW

Lee County

DJ4-21



6/19/2024 1:40 PM
N 26° 27' 20", W 81° 43' 37"
77° E
Lee County



6/19/2024 1:44 PM
N 26° 27' 22", W 81° 43' 35"
301° NW
Lee County



CS-J-3



6/19/2024 1:44 PM

N 26° 27' 22", W 81° 43' 35"

354° N

Lee County

CS-J-3

