



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
OCTOBER 8, 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
October 8, 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. September 10, 2024 Regular Board Meeting.....Page 2
- F. Old Business
 - 1. Presentation of Lake Bank Repair Costs
- G. New Business
 - 1. Consider Resolution No. 2024-09 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 6
- H. Administrative Matters
 - 1. Manager’s Report
 - Financials.....Page 11
 - 2. Engineer’s Report
 - 3. Attorney’s Report
 - Contribution & Release Agreement from Lennar Process
- I. Comments from the Public for Items Not on the Agenda
- J. Board Members Comments
- K. Adjourn

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 3:00 p.m. on the following dates:

October 8, 2024
November 12, 2024
December 10, 2024
January 14, 2025
February 11, 2025
March 11, 2025
April 8, 2025
May 13, 2025
June 10, 2025
July 8, 2025
August 12, 2025
September 9, 2025

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 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 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 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 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.10583640 Sept. 24, 2024

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 10, 2024**

A. CALL TO ORDER

The September 10, 2024, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 3:02 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 September 29, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, 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	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 (via phone)	Kutak Rock LLP
District Engineer	Carl Barraco (via phone)	Barraco and Associates, Inc.
District Engineer	Frank Savage	Barraco and Associates, Inc.

Also present were:

Jim Kane, Jim Spalding, James Towgood, Steve Hamburger, Marc & Sydell Nusbaum, David Geddeis, Bob Szymkowski, John Reis, Kevin Koger, Ben & Diane Mashioff, Donald Bobrow, Eileen & Dominic Sacca, Bob McCormick, Wayne Petterson, Nelson Cheverier and other residents via phone.

D. ADDITIONS OR DELETIONS TO AGENDA

Ms. Meneely requested the addition of Consider Gurley Fant Representation Letter. There was a consensus of the Board to add this item under New Business.

Mr. Hasty requested the addition of a Discussion on Pending Lennar Proposal Letter. There was a consensus of the Board to also add this item under New Business.

E. APPROVAL OF MINUTES

1. August 13, 2024, Public Hearing & Regular Board Meeting

A **motion** was made by Mr. Bello, seconded by Mr. Edwards and passed unanimously approving the minutes of the August 13, 2024, Public Hearing & Regular Board Meeting, as presented.

F. OLD BUSINESS

1. Update on Repair Design Status

Mr. Savage gave a background stating that they were doing pricing and refining sections. He stated that he anticipated having a report by the next Board meeting. Mr. Savage distributed a preliminary draft for discussion purposes and noted that nothing presented was binding at this point. He explained that what was shown would need a limited review development order and reasonably timed permitting in the north area, noting that the entire area was not damaged.

Mr. Spaulding stated that he appreciated the developer wanting to talk about repairs but we don't have an estimate of costs yet. Mr. Hasty explained that the direction of the Board was to figure out what the alternative repair was going to be and that he does not have details of the developer's forthcoming proposal. Discussion ensued regarding categories of storms and that there were no codes for walls to that criteria.

Mr. Bello asked about the breakwater location and Mr. Savage noted that the original order being 8 feet clear and spanning out 15 feet. He added that he would have to confirm sufficient littoral shelves be consistent with the original development order. There was general discussion about original plans, the unique conditions of the area including that it is used as a recreational lake.

G. NEW BUSINESS

1. Discussion Regarding HOA Letter

Ms. Meneely noted that a letter was received from the HOA detailing that a meeting was held with the HOA to discuss a non-disclosure agreement proposed by Lennar. Mr. Reis noted that the outcome of the meeting was that the residents prefer that Lennar deal directly with the CDD. Mr. Hasty stated that he believed Lennar was going to propose something, but he does not have details.

2. Consider Appointment of Audit Committee and Approval of Evaluation Criteria

Ms. Meneely explained that this process was undertaken every few years. There was discussion to appoint themselves as the audit committee and to approve the evaluation criteria.

A **motion** was made by Mr. Edwards, seconded by Mr. Shorey and passed unanimously appointing the entire District Board as the Audit Committee and approving the Evaluation Criteria, as presented.

3. Consider Gurley Fant Representation Letter

Mr. Haber went over the letter noting that the name of the firm had changed but recommending they continue to be retained for discussions with Lennar and any proposals. He noted that he believed the fees were the same.

After discussion, a **motion** was made by Mr. Edwards, seconded by Mr. Bello and passed unanimously approving the agreement provided that there is no rate change.

4. Discussion Regarding Pending Lennar Proposal Letter

Mr. Haber stated that he had received a call from Lennar's counsel that a proposal would soon be provided to facilitate repairs to the lake banks but he has little detail as to the funding amount. He suggested that the meeting be continued to a date certain so that the proposal could be quickly considered once received. There was consensus of the Board to do so.

H. ADMINISTRATIVE MATTERS

1. Manager's Report

- **Financials**

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

Ms. Meneely reminded the Board that their next meeting was scheduled for October 8, 2024.

2. Engineer's Report

a. Inspection Presentation/Observation Report & Recommendations

Mr. Savage explained that inspections were performed in various areas where requests had been received for issues during the summer months. He stated that the findings were memorialized in a report included in the agenda and several require Board direction. He went over several rear yard drainage issues noting which were recovering as intended and which needed remediation. He noted that four structures had sediment accumulation and in the future, inspections should be proactively planned by the Board. He continued that two residences, 14643 and 14871 Blue Bay Circle were recommended for immediate action and stated that the work was quoted at \$7,760 and \$8,899 respectively.

Mr. Edwards stated that it seemed like an excessive cost to build back the berm and Mr. Barraco noted that it was anticipated that small equipment and handwork would be necessary. Mr. Edwards stated that he would take the lead on the repairs and get more quotes.

After further discussion, a motion was made by Mr. Hasty, seconded by Mr. Rapponotti and passed unanimously authorizing Mr. Edwards to proceed on the repairs and sign an agreement at a not-to exceed cost of \$13,000 for the two locations.

Mr. Hasty requested that a silt fence be put up this week and further suggested that the engineer put together a routine schedule of inspections and come back to the Board with a scope. Mr. Kane asked if accumulation of water was normal and Mr. Savage stated that it was, as the inlets are connected to the swale and they recovered after a period of time after a large event. Mr. Hasty added that the normal recovery period is 24 hours and Mr. Kane reiterated that the drains should be inspected regularly.

Mr. McCormick stated that every house had small drains and many have been covered by the landscaper. Dr. Hamburger suggested the CDD ask Lennar to take a look at these areas and Mr. Edwards stated that if there were specific locations to let the Board know, as grass can take over. Mr. Patterson noted that the Hancock property had the wall completely gone and there was a dark hole behind it, as visible on Google Earth, believing it may be a sink hole. Mr. Edwards stated he could look at it if a contact is provided.

3. Attorney's Report

Mr. Haber had nothing further.

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

Mr. Cheverier asked if a response had been received regarding the removal of three dead trees in back of his home at 14493 Blue Bay. Ms. Meneely stated that she had reported them to SFWMD and would check to find out if they have scheduled the inspection.

J. BOARD MEMBER COMMENTS

There were no further comments from Board Members.

K. ADJOURNMENT

After discussion, a **motion** was made at 5:21 p.m. by Mr. Edwards, seconded by Mr. Bello and passed unanimously to continue the meeting to September 24, 2024, at 3:00 p.m. at the same location for the purpose of discussing the Lennar proposal, if received in a timely manner.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 8th day of October, 2024.

ATTEST:

**BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Blue Lake
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

CONTENTS

- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O & M Assessments	466,833	466,835	466,835
Debt Assessments	663,697	661,941	661,941
Developer Contribution - O&M	0	0	0
Other Revenues	0	8,722	8,722
Interest Income	240	10,450	10,385
Total Revenues	\$ 1,130,770	\$ 1,147,948	\$ 1,147,883
EXPENDITURES			
Supervisor Fees	0	800	400
Payroll Taxes (Employer)	0	62	31
Engineering/Inspections	29,500	29,500	21,561
Mitigation Monitoring	138,500	80,000	21,574
Lake Maintenance	60,000	40,000	34,938
Flow Way Inspection Certification	5,000	2,500	0
Vista Dry Retention Area	45,000	20,000	4,400
Detention Area Maintenance	36,000	38,000	34,078
Miscellaneous Maintenance	55,000	80,000	71,011
Management	29,688	29,688	29,688
Legal	14,000	14,000	6,647
Legal - Retaining Wall	0	37,000	26,811
Assessment Roll	4,000	4,000	4,000
Audit Fees	4,000	4,000	4,000
Arbitrage Rebate Fee	650	650	650
Insurance	6,700	12,219	12,219
Legal Advertisements	3,500	4,800	3,603
Miscellaneous	950	4,500	3,786
Postage	300	825	807
Office Supplies	1,050	1,250	1,187
Dues & Subscriptions	175	175	175
Trustee Fees	4,050	4,031	4,031
Continuing Disclosure Fee	1,000	500	500
TOTAL EXPENDITURES	\$ 439,063	\$ 408,500	\$ 286,097
Excess/ (Shortfall)	\$ 691,707	\$ 739,448	\$ 861,786
Bond Payments	(623,875)	(636,392)	(636,392)
Balance	\$ 67,832	\$ 103,056	\$ 225,394
County Appraiser & Tax Collector Fee	(22,611)	(1,201)	(1,201)
Discounts For Early Payments	(45,221)	(42,791)	(42,791)
Net Excess/ (Shortfall)	\$ -	\$ 59,064	\$ 181,402

FUND BALANCE AS OF 9/30/23
FY 2023/2024 ACTIVITY
FUND BALANCE AS OF 9/30/24

(\$41,373)
\$59,064
\$17,691

AMENDED FINAL BUDGET
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
Interest Income	100	36,500	36,475
NAV Tax Collection	623,875	636,392	636,392
Payment By Developer	0	0	0
Total Revenues	\$ 623,975	\$ 672,892	\$ 672,867
EXPENDITURES			
Principal Payments	210,000	210,000	210,000
Interest Payments	411,313	414,988	414,988
Bond Redemption	2,662	0	0
Transfer To Construction Fund	0	20,082	15,082
Total Expenditures	\$ 623,975	\$ 645,070	\$ 640,070
Excess/ (Shortfall)	\$ -	\$ 27,822	\$ 32,797

FUND BALANCE AS OF 9/30/23	\$561,510
FY 2023/2024 ACTIVITY	\$27,822
FUND BALANCE AS OF 9/30/24	\$589,332

Notes

Reserve Fund Balance = \$311,937*. Revenue Fund Balance = \$277,395*.

Revenue Fund Balance To Be Used To Make 12/15/2024 Interest Payment Of \$203,819.

* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	\$10,400,000	Annual Principal Payments Due:
Interest Rate =	3.50% - 4.5%	June 15th
Issue Date =	May 2019	Annual Interest Payments Due:
Maturity Date =	June 2049	June 15th & December 15th
Par Amount As Of 9/30/24 =	\$9,415,000	

Blue Lake
Community Development District

**Financial Report For
September 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Sep-24	Year To Date Actual 10/1/23 - 9/30/24
REVENUES			
O & M Assessments	466,833	0	466,835
Debt Assessments	661,941	0	661,941
Other Revenues	240	0	8,722
Interest Income	0	0	10,385
Total Revenues	\$ 1,129,014	\$ -	\$ 1,147,883
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	400	400
Payroll Taxes (Employer)	0	31	31
Management	29,688	2,474	29,688
Legal	14,000	0	6,647
Legal Extraordinary - Retaining Wall	0	0	26,811
Assessment Roll	4,000	4,000	4,000
Audit Fees	4,000	0	4,000
Arbitrage Rebate Fee	650	0	650
Insurance	6,700	0	12,219
Legal Advertisements	3,500	0	3,603
Miscellaneous	950	569	3,786
Postage	300	18	807
Office Supplies	1,050	435	1,187
Dues & Subscriptions	175	0	175
Trustee Fee	4,050	0	4,031
Continuing Disclosure Fee	1,000	500	500
Total Administrative Expenditures	70,063	8,427	98,535
Maintenance Expenditures			
Engineering/Inspections	29,500	3,469	21,561
Mitigation Monitoring	138,500	0	21,574
Lake Maintenance	60,000	2,782	34,938
Flow Way Inspection Certification	5,000	0	0
Vista Dry Retention Area	45,000	0	4,400
Detention Area Maintenance	36,000	2,895	34,078
Miscellaneous Maintenance (Fence Repairs, Stabilization Analysis, etc.)	55,000	7,421	71,011
Total Maintenance Expenditures	369,000	16,567	187,562
Total Expenditures	\$ 439,063	\$ 24,994	\$ 286,097
REVENUES LESS EXPENDITURES	\$ 689,951	\$ (24,994)	\$ 861,786
Bond Payments	(623,875)	0	(636,392)
BALANCE	\$ 66,076	\$ (24,994)	\$ 225,394
County Appraiser & Tax Collector Fee	(22,025)	0	(1,201)
Discounts For Early Payments	(44,051)	0	(42,791)
EXCESS/ (SHORTFALL)	\$ -	\$ (24,994)	\$ 181,402
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (24,994)	\$ 181,402

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

Bank Balance As Of 9/30/24	\$ 175,928.53
Accounts Payable As Of 9/30/24	\$ 35,899.64
Accounts Receivable As Of 9/30/24	\$ -
Available Funds As Of 9/30/24	\$ 140,028.89

**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									\$ -					\$ -
14									\$ -					\$ -
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)
\$ -	\$ -