



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
JANUARY 28, 2025
3:00 P.M.**

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

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AGENDA
BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT
WildBlue Social Building
18721 WildBlue Boulevard
Fort Myers, Florida 33913
REGULAR BOARD MEETING
January 28, 2025
3:00 P.M.

Call- In: (800) 743-4099 Passcode: 7423990 (for residents)

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
 - 1. January 14, 2025 Regular Board Meeting.....Page 2
- F. Old Business
 - 1. Update on Lake Bank Repair Project
 - 2. Update on Conveyance of Certain Parcels of Real Property to the District
- G. New Business
 - 1. Status Report from Taylor Engineering
 - 2. Update on Financing from Seacoast Bank
- H. Administrative Matters
 - 1. Manager’s Report
 - Next Meeting – February 11
 - 2. Engineer’s Report
 - 3. Attorney’s Report
 - Update on Maintenance Agreement with HOA
- I. Comments from the Public for Items Not on the Agenda
- J. Board Members Comments
- K. Adjourn

BOARD OF SUPERVISORS REVISED MEETING DATES
FOR BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025

The Board of Supervisors of the Blue Lake Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the Wild Blue Social Building, 18721 WildBlue Blvd., Fort Myers, Florida 33913 at 3:00 p.m. on the following dates (the 2nd and 4th Tuesdays of the month) while lake bank planning and construction takes place during the 2024/2025 Fiscal Year:

January 14 & 28, 2025

February 11 & 25, 2025

March 11 & 25, 2025

April 8 & 22, 2025

May 13 & 27, 2025

June 10 & 24, 2025

July 8 & 22, 2025

August 12 & 26, 2025

September 9 & 23, 2025

Note that the second meetings of the month will be cancelled, without further notice, if there are no actionable items or significant updates. Meetings may, in the Districts sole discretion, be broadcast through Zoom, or some other communications technology platform, but note participation may be limited to in-person attendance. Additionally, should there be a failure with the internet or other technical difficulties, the District may, in its sole discretion, continue with the in-person meeting. Instructions to participate through Zoom or other methods may be obtained from the District Manager using the below contact information.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Special District Services, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: 561-630-4922 (District Managers Office), during normal business hours, or by visiting the Districts website at www.bluelakecdd.org. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued in progress to a date, time certain, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the public hearing and meeting. 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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 such appeal is to be based.

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

District Manager

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

www.bluelakecdd.org

1/2/25 10877852

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 14, 2025**

A. CALL TO ORDER

The January 14, 2025, 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 January 2, 2025, 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 Donald Bobrow, Richard Lothian, Dale Branzdis, Mark Nelson, Jim Spaulding, Matt Robbins, Linda Jones, Steve Hamburger and Sydell Nusbaum.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. December 10, 2024, Regular Board Meeting

The minutes of the December 10, 2024, Regular Board Meeting were presented for consideration.

Mr. Bello advised that John Bucholz’s name was misspelled. Mr. Hasty noted under Old Business that “SWFWMD” should be “SFWMD.”

A **motion** was then made by Mr. Edwards, seconded by Mr. Bello and passed unanimously approving the minutes of the December 10, 2024, Regular Board Meeting, as amended.

F. OLD BUSINESS

1. District Engineer Update on Permitting for the Revetment

Mr. Savage advised that virtual meetings were held with the County and SFWMD with Mr. Bello and Cummins Cederberg staff present. It was stressed that an emergency situation existed and protections were being sought for future storms. He continued that Cummins Cederberg provided a proposal for designs, which were included in this meeting agenda and the survey information has been collected and would be sent to Cummins Cederberg. Mr. Barraco added that the County was confident that the District would not have to go through the public hearing process and could go straight to permitting with the current proposed repairs. Mr. Bello asked about the littoral shelves impacting the revetment and Mr. Savage indicated that would need to be coordinated with the County. Mr. Bello asked about the timeframe for permitting and Mr. Barraco stated that unlike the timeline in the agenda, he believes the State and County would be quick enough to take weeks, not months with the critical activity right now of getting the design done. He also stated that he believed Cummins Cederberg would need geotechnical information estimated at a not to exceed cost of \$10,000. Mr. Hasty suggested checking if there were borings from the original design that could be used since there would be no cost if they were available. Mr. Barraco noted that he could see if they were available and come back in two weeks with an update and/or proposal. Mr. Edwards stated he could check what the developer has in their records also. Mr. Hasty asked for a timeframe to start working and Mr. Barraco indicated that the design was critical and if consistent with the land development code, the approval should be quick. Mr. Savage added that the timeline proposed by Cummins Cederberg in the proposal was a worst case scenario.

G. NEW BUSINESS

1. Consider Conveyance of Certain Parcels of Real Property to the District

Mr. Haber stated that a letter from Lennar was provided in the agenda regarding conveying the deeds on certain parcels to the District. Due to the lake bank repair project, there was discussion about only accepting partial of the properties. Mr. Haber stated that he was not sure of the actions to protect our rights but certainly thinks the circumstances warrant holding off accepting those parcels. Mr. Rapponotti pointed out that the notice of bringing in a third party seemed like a threat, but hopefully accepting partial parcels would show that the District was acting in good faith. Mr. Bello stated that he failed to see how taking any of the parcels would help the District and Mr. Haber explained that it was always contemplated that the District would accept the real property. Mr. Rapponotti reiterated that he believed a partial acceptance would show good faith so that a third party would not be brought in. There was general discussion regarding use of the lake and third-party ownership with Mr. Haber stating that these were issues for litigation counsel to address. Mr. Haber stated he would go back to Lennar and ask for a new deed, including the parcels that are not related to the wall repairs, and it was consensus of the Board that he do so.

2. Consider Cummins Cederberg Addendum for Rip Rap Revetment Design

Mr. Bello went over what happened in the County and SFWMD meetings in detail, reiterating that the process could be quicker than what was in the proposal. Mr. Hasty asked if anything other than a breakwater would take longer and Mr. Barraco stated it would. Mr. Barraco went over the slope location of rip rap and the littoral locations. There was general discussion about staying the course or shifting gears and considering wall replacement with Mr. Bello stating that the wall failed and it would fail again.

He also indicated that the cost would be five times as much and he would rather do it right than right now. Mr. Rapponotti stated that the current concept was reasonable and Mr. Hasty cautioned that it was not foolproof and the District should consider annual maintenance.

After further discussion, a **motion** was made by Mr. Hasty, seconded by Mr. Bello and passed unanimously approving only Tasks 3 & 4 of the Cummins Cederberg addendum with authority for the Chairman to execute when funding is in place.

- **Report on Joint Blue Lake – Wild Blue Discussion with Cummins-Cederberg**

This item was discussed previously.

3. Taylor Engineering Status Update

Mr. Haber stated that he had not received an update. Mr. Bello indicated that he had requested an update for the last two meetings, and although the company has been paid, the Board has received no report on what they have done and what is now left. Mr. Hasty agreed and requested that Mr. Haber obtain an update for the next meeting.

4. Discussion Regarding Dead Trees in Lake

Mr. Bello stated he had submitted a picture for the agenda showing dead trees in the littoral areas. Mr. Edwards suggested they may be cypress trees that are dormant during this time of year. Mr. Hasty suggested Mr. Bello take a thumb scratch of the trees to see if they were alive and Mr. Bello indicated he would do so.

H. ADMINISTRATIVE MATTERS

1. Manager's Report

- **Financials**

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

Ms. Meneely advised that SDS staff was working with Seacoast Bank, the bank with which the District has its banking relationship, in order to obtain funding for repairs, stating that she hoped to have more information at the next meeting.

Ms. Meneely reminded the Board that the next meeting was scheduled for January 28, 2025.

2. Engineer's Report

The District Engineer had nothing further.

3. Attorney's Report

Mr. Haber had nothing further.

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

Ms. Nusbaum asked for the new schedule so that she could inform the new management of the meeting room dates. Ms. Meneely gave her the list of dates.

There was a question from a resident about the Lennar funding proposal and Mr. Hasty stated that although confidential, at some time it will come before the entire Board for approval. He added that the amount was not impacted by the proposed fix.

J. BOARD MEMBER COMMENTS

1. Discussion Regarding Board Liaison Backup for Scott Edwards – Bello

Ms. Meneely stated the issue had been resolved, noting that Mr. Bello could step in and represent the District if Mr. Edwards is not present.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Edwards, seconded by Mr. Bello and passed unanimously adjourning the Regular Board Meeting at 4:45 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair