



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
FEBRUARY 11, 2025
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
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AGENDA
BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT
WildBlue Social Building
18721 WildBlue Boulevard
Fort Myers, Florida 33913
REGULAR BOARD MEETING
February 11, 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 28, 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
 - 3. Update on Financing from Seacoast Bank.....Page 5
- G. New Business
 - 1. Discussion on 14462 Blue Bay Circle – DiNitto Property.....Page 6
- H. Administrative Matters
 - 1. Manager’s Report
 - Financials.....Page 8
 - Next Meeting – February 25th
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- I. Comments from the Public for Items Not on the Agenda
- J. Board Members Comments
- K. Adjourn

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FEBRUARY 2025 REGULAR BOARD MEETINGS

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Blue Lake Community Development District will hold two (2) Regular Board Meetings in the WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33913 at 3:00 p.m. on February 11, 2025, and February 25, 2025.

The purpose of the meetings is to address any business to properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agendas for these 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 meetings.

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 meetings 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 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 dates of the meetings.

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

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

www.bluelakecdd.org

2/3/25 10985658

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 28, 2025**

A. CALL TO ORDER

The January 28, 2025, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 3:00 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 via phone
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	Frank Savage	Barraco and Associates, Inc.

Also present were Andrew Karmeris of Special District Services, Inc. (via phone); and the following District residents: Jim Spaulding, Linda Jones, Beth Parey and Steve Hamburger.

Other residents via phone.

D. ADDITIONS OR DELETIONS TO AGENDA

Ms. Meneely requested and it was the consensus of the Board to hear Item G2 first, since Mr. Karmeris was on the line.

E. APPROVAL OF MINUTES

1. January 14, 2025, Regular Board Meeting

The minutes of the January 14, 2025, Regular Board Meeting were presented for consideration.

A **motion** was then made by Mr. Bello, seconded by Mr. Rapponotti and passed unanimously approving the minutes of the January 14, 2025, Regular Board Meeting, as presented.

F. OLD BUSINESS

1. Update on Lake Bank Repair Project

Mr. Savage advised that Mr. Edwards had located prior soil information that Cummins Cederberg said was adequate so no funds would be needed for this testing. He added that Barraco & Associates were able to supply survey info so the design will be underway once the funding is in place.

2. Update on Conveyance of Certain Parcels of Real Property to the District

Mr. Haber indicated that he had spoken with Charles Mann, Counsel for Lennar/Cal Atlantic, and advised him of the Board's discussion regarding the conveyance of properties. He noted that the Board felt that the areas involving the wall were not appropriate to convey at this time but they are willing to do the unrelated parcels to show good faith. Mr. Haber also asked that if the issue of another entity was considered, the Board would like to be given notice first. He was told that they would get back to him but he had not yet received any further communication at the time of the meeting.

G. NEW BUSINESS

1. Status Report from Taylor Engineering

Mr. Haber stated that the update given to him from the Gurley Law Firm, who hired the contractor, is that Taylor had been out on site doing physical inspections. He continued that their report was almost complete and they anticipated presenting their final report in February.

2. Update on Financing from Seacoast Bank

Mr. Karmeris went over the proposal with Seacoast Bank, noting the attorney as well as Mr. Edwards had been involved in the conversations with the bank. There were two scenarios to consider, both included in the agenda packet, with different payment structures and the second scenario being most similar to a bond loan. Mr. Rapponotti asked if there was a penalty for early payment and Mr. Karmeris stated there would not be. There was discussion on the length of the loan and Mr. Haber stated it was a business decision, considering the impacts and interest rates. Mr. Bello asked about the closing costs and how long to close. Mr. Karmeris stated that once direction was given, a term sheet would be available for signature at the February meeting. Mr. Hasty suggested getting it signed before the next meeting and Ms. Meneely suggested the Board give Vice-Chair Edwards the authority to sign since he had been involved with the negotiations.

After further discussion, a **motion** was made by Mr. Bello, seconded by Mr. Rapponotti and passed unanimously to move forward securing the loan with Seacoast Bank, under scenario two, and authorizing Mr. Edwards to execute in between meetings if staff was comfortable with the terms.

H. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely advised of the upcoming meeting schedule for February: February 11, 2025, and February 25, 2025.

Mr. Bello stated he would not be able for the February 11, 1025, meeting and Mr. Rapponotti he would be absent from the February 25, 2025, meeting but could attend by phone. It was confirmed there would still be a quorum on those dates.

2. Engineer's Report

The District Engineer had nothing further.

3. Attorney's Report

- **Update on Maintenance Agreement with HOA**

Mr. Haber noted that there was no update at this time and Ms. Meneely indicated that she would forward the HOA contact information to Mr. Haber.

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

There were no comments from the public for items not on the agenda.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Edwards, seconded by Mr. Rapponotti and passed unanimously adjourning the Regular Board Meeting at 3:27 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

UPDATE ON FINANCING FROM SEACOAST BANK

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

From: The DiNitto's <cdinitto7942@gmail.com>
Sent: Wednesday, January 29, 2025 5:16 PM
To: Chris Hasty <Chrishastycdd@gmail.com>; Scott.edwards@lennar.com;
Matt.shorey@lennar.com; Msr83.cdd@gmail.com; David Bello <Dcb.bluelakecdd@gmail.com>;
Kathleen Meneely <kmeneely@sdsinc.org>
Subject: DiNitto_14462 Blue Bay Circle_Backyard Erosion

Dear Vista Blue CDD Board,

We have previously sent you emails regarding our eroding backyard. It's getting much worse...even without a storm, if the lake's waves kick up our backyard is being washed into the lake. The drainage berm is close to being compromised. Please reference the picture that we have attached below.

It's very unsettling that we have to continue to worry about this issue. We look forward to hearing from you.

Thank you,

El & Cathy DiNitto



Galaxy S22

January 29, 2025 2:54 PM

Blue Lake
Community Development District

**Financial Report For
January 2025**

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JANUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Jan-25	Year To Date Actual 10/1/24 - 1/31/25
REVENUES			
O & M Assessments	581,132	20,815	524,658
Debt Assessments	661,941	23,709	597,606
Other Revenues	480	0	0
Interest Income	0	0	454
Total Revenues	\$ 1,243,553	\$ 44,524	\$ 1,122,718
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	12,000	0	800
Payroll Taxes (Employer)	960	0	52
Management	30,576	2,548	10,192
Legal	40,000	0	7,003
Legal Extraordinary - Retaining Wall	0	0	16,015
Assessment Roll	4,000	0	0
Audit Fees	4,100	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	13,610	0	12,850
Legal Advertisements	6,000	0	1,010
Miscellaneous	2,000	58	1,192
Postage	700	53	176
Office Supplies	1,050	55	556
Dues & Subscriptions	175	0	175
Trustee Fee	4,050	0	0
Continuing Disclosure Fee	1,000	0	0
Deficit Funding (FY 2022/2023)	41,373	0	0
Total Administrative Expenditures	162,244	2,714	50,021
Maintenance Expenditures			
Engineering/Inspections	40,000	0	11,065
Engineering Extraordinary - Retaining Wall	0	0	39,106
Mitigation Monitoring	138,500	0	7,695
Lake Maintenance	60,000	2,782	20,216
Flow Way Inspection Certification	5,000	0	0
Detention Area Maintenance	36,000	2,895	11,582
Miscellaneous Maintenance (Fence Repairs, Stabilization Analysis, etc.)	55,000	2,055	4,108
Maintenance Reserve	50,000	0	0
Preserve Area	0	0	54,859
Vista Dry Retention Arae	0	0	3,900
Total Maintenance Expenditures	384,500	7,732	152,531
Total Expenditures	\$ 546,744	\$ 10,446	\$ 202,552
REVENUES LESS EXPENDITURES	\$ 696,809	\$ 34,078	\$ 920,166
Bond Payments	(623,875)	(22,998)	(573,327)
BALANCE	\$ 72,934	\$ 11,080	\$ 346,839
County Appraiser & Tax Collector Fee	(24,312)	0	(1,201)
Discounts For Early Payments	(48,622)	(1,336)	(44,393)
EXCESS/ (SHORTFALL)	\$ -	\$ 9,744	\$ 301,245
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 9,744	\$ 301,245

Bank Balance As Of 1/31/25	\$ 501,596.64
Accounts Payable As Of 1/31/25	\$ 80,933.58
Accounts Receivable As Of 1/31/25	\$ -
Available Funds As Of 1/31/25	\$ 420,663.06

**BLUE LAKE CDD
TAX COLLECTIONS
2024/2025**

#	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
									\$1,243,073.00	\$581,132.00	\$ 661,941.00	\$581,132.00	\$ 661,941.00	
									\$1,170,139.00	\$546,264.00	\$ 623,875.00	\$546,264.00	\$ 623,875.00	\$ 623,875.00
1		Paid to Lee County Prop Appraiser	11/12/24	Fees			\$ (423.00)		\$ (423.00)			\$ (198.00)	\$ (225.00)	
2	1	Lee County Tax Collector	11/14/24	NAV Taxes	\$ 4,474.37		\$ (778.32)	\$ (234.91)	\$ 3,461.14	\$ 2,091.77	\$ 2,382.60	\$ 1,618.04	\$ 1,843.10	\$ 1,618.10
3	2	Lee County Tax Collector	11/26/24	NAV Taxes	\$ 227,303.84			\$ (9,091.89)	\$ 218,211.95	\$ 106,264.54	\$ 121,039.30	\$ 102,014.05	\$ 116,197.90	\$ 116,197.90
4	3	Lee County Tax Collector	12/11/24	NAV Taxes	\$ 779,869.44			\$ (31,193.92)	\$ 748,675.52	\$ 364,588.94	\$ 415,280.50	\$ 350,005.77	\$ 398,669.75	\$ 398,669.75
5	4	Lee County Tax Collector	12/30/24	NAV Taxes	\$ 66,092.31			\$ (2,536.35)	\$ 63,555.96	\$ 30,898.11	\$ 35,194.20	\$ 29,712.36	\$ 33,843.60	\$ 33,843.60
6	5	Lee County Tax Collector	01/15/25	NAV Taxes	\$ 44,524.43			\$ (1,335.75)	\$ 43,188.68	\$ 20,815.13	\$ 23,709.30	\$ 20,190.63	\$ 22,998.05	\$ 22,998.05
7									\$ -					\$ -
8									\$ -					\$ -
9									\$ -					\$ -
10									\$ -					\$ -
11									\$ -					\$ -
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
					\$ 1,122,264.39	\$ -	\$ (1,201.32)	\$ (44,392.82)	\$ 1,076,670.25	\$ 524,658.49	\$ 597,605.90	\$ 503,342.85	\$ 573,327.40	\$ 573,327.40

Assessment Roll	
O&M	581,134.32
Debt	661,941.00
	1,243,075.32

Collections
90.28%

Note: \$1,243,073, \$581,132 and \$661,941 are 2024/2025 Budgeted assessments before discounts and fees.
\$1,170,139, \$546,264 and \$623,875 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 1,122,264.39	
\$ -	\$ 1,076,670.25
\$ (524,658.49)	\$ (503,342.85)
\$ (597,605.90)	\$ (573,327.40)
\$ -	\$ -