



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
FEBRUARY 25, 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
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
February 25, 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. February 11, 2025 Regular Board Meeting.....Page 2
- F. Old Business
 - 1. Update on Lake Bank Repair Project
 - 2. Update on Cross Section Repair Design for 14462 Blue Bay Cr. – DiNitto Property
 - 3. Update on Financing from Seacoast Bank
- G. New Business
- H. Administrative Matters
 - 1. Manager’s Report
 - Next Meeting – March 11th
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- I. Comments from the Public for Items Not on the Agenda
- J. Board Member Comments
- K. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

_ DEFAULT

Blue Lake Comm. Development
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

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01/02/2025

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 01/02/2025

Legal Clerk

[Signature]
Notary, State of WI, County of Brown

5.15.27

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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 District's 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: 561-630-6922 ("District Manager's Office"), during normal business hours, or by visiting the District's 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 of 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 Manager's 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) / 1-800-955-6770 (Voice), for aid in contacting the District Manager's 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
1/225 10877852

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 11, 2025**

A. CALL TO ORDER

The February 11, 2025, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 3:04 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 February 3, 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	Frank Savage (via phone)	Barraco and Associates, Inc.

Also present the following District residents: Robert Kudlacik, Doug & Nancy Oby, Jim Carr, Sydell & Marc Nusbaum, Jim Spaulding, Brett Knickenbocker, Linda Jones, Alan Kalfen, Don & Beth Johnson, Diane & Ben Mashioff, Sean Claouse, Joe Gates and Walter Page.

Other residents via phone.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. January 28, 2025, Regular Board Meeting

The minutes of the January 28, 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 28, 2025, Regular Board Meeting, as presented.

F. OLD BUSINESS

1. Update on Lake Bank Repair Project

Mr. Savage indicated that there was no report on the lake project. Ms. Meneely stated that the updates were associated with Item F3 and would be presented at that time.

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

Mr. Haber indicated that there was no update at this time.

3. Update on Financing from Seacoast Bank

Mr. Edwards indicated that the term sheet had been reviewed and comments were sent. He stated that the paperwork was being updated and the loan was being finalized in underwriting. Ms. Meneely indicated that she anticipated the financing would be completed in the next few days. She explained that the agreement with Cummins Cederberg to design the repairs could not be signed until financing was in place. Mr. Carr asked why money needed to be borrowed if Lennar was offering funding. Mr. Rapponotti stated that there were serious discussions taking place with Lennar and they were serious about resolving the dispute. He added that most, if not all of the loan, could be paid off but in an effort to keep the project moving forward, the Board has approved of the loan. There was general discussion on timing, docks and the method of hardening the shoreline. Mr. Spaulding asked if the revetment would be around the complete lake and Mr. Bello stated that it was for the 6,300 square feet of damaged area. There was discussion about weather patterns, noting that winds coming from different directions would be very rare due to the location of the development and where storms come from. Mr. Hasty stated that the Board would be looking into budgeting for improving other areas and maintaining the upcoming repairs over time. Discussion ensued about the transfer of deeds and Mr. Hasty explained how litigation counsel had been hired. Mr. Hasty further explained how the deeds were turned down. Mr. Rapponotti opined that there were two sides in every dispute, and he believed the developer had good faith defenses and they were acting reasonably. He also pointed out that litigation could take years with an uncertain result. Ms. Nusbaum asked if Lennar was waiting to see what the District was going to spend on the repairs before making an offer and Mr. Hasty disagreed, stating that they had an amount and the Board authorized litigation counsel to negotiate the business terms. He further pointed out that once the confidential terms have been negotiated, it will be discussed openly and publicly and require Board action. Ms. Meneely pointed out that the Board had already authorized Mr. Edwards to sign execute the loan documents once they have been completed.

G. NEW BUSINESS

1. Discussion on 14462 Blue Bay Circle – DiNitto Property

Mr. Rapponotti indicated that he added this item to the agenda to get a sense of what the rest of the Board thought about stepping in to repair the property. Mr. Savage stated that the property had been looked at and he did not believe it was in alignment for emergency repairs and it was not causing infiltration of the lake. He continued that the Board could authorize stabilization but it would be a temporary fix. He anticipated a cost of \$5,000 for grading and stabilization as a temporary fix to further erosion. Mr. Hasty stated that he would support the funding from the loan to stabilize the property. Mark Nusbaum indicated that he believed it was a safety issue, as rain can cause washouts and mowers can get stuck. Mr. Hasty reminded the residents that revetments were not a clean look and could harbor snakes as well as grow all different sorts of vegetation.

After further discussion, a **motion** was made by Mr. Hasty, seconded by Mr. Rapponotti and passed unanimously directing the District Engineer to draw up a cross section of rip rap to repair the property so that repair proposals could be obtained and bring that information back to the Board at their next meeting.

H. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely went over the financial. There was a questions about the cost of the preservers and discussion ensued on how preserve maintenance was the responsibility of the District along with its monitoring.

Ms. Meneely advised that the next meeting was scheduled for February 25, 2025. There was a consensus of the Board to cancel the meeting if the litigation counsel report has not been received and ready for discussion.

2. Engineer's Report

The District Engineer had nothing further.

3. Attorney's Report

Mr. Haber indicated that he had been in contact with President of the HOA, Linda Jones, regarding an HOA maintenance agreement. He stated that the HOA had certain expectations including the lowering of such items in the District budget and being provided descriptions and maps. He added that the expectation was that the agreement would be ready to go into effect October 1st for the next fiscal year.

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 4:55 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair