



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MARCH 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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561.630.4923 Facsimile

AGENDA
BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT
WildBlue Social Building
18721 WildBlue Boulevard
Fort Myers, Florida 33913
REGULAR BOARD MEETING

March 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. Consider Resignations and Appointments to Board Vacancies.....Page 2
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Approval of Minutes
 - 1. February 11, 2025 Regular Board Meeting.....Page 4
- H. 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
- I. New Business
- J. Administrative Matters
 - 1. Manager’s Report
 - Financials.....Page 8
 - Next Meeting – March 25th
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- K. Comments from the Public for Items Not on the Agenda
- L. Board Member Comments
- M. Adjourn

Publication Date
2025-03-03

Subcategory
Miscellaneous Notices

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MARCH 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 March 11, 2025, and March 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

3/3/25 11078175

RESIGNATION

I, Scott Edwards, hereby resign as Vice Chair and Supervisor of BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT, effective immediately.

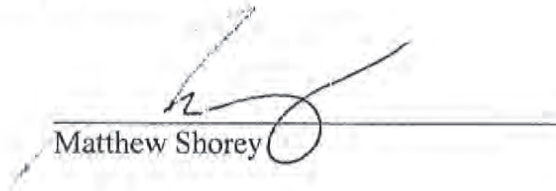


Scott Edwards

Dated: February 24, 2025

RESIGNATION

I, Matthew Shorey, hereby resign as Assistant Secretary and Supervisor of BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT, effective immediately.


Matthew Shorey

Dated: February 24, 2025

**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

Blue Lake
Community Development District

**Financial Report For
February 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Feb-25	Year To Date Actual 10/1/24 - 2/28/25
REVENUES			
O & M Assessments	581,132	24,369	549,028
Debt Assessments	661,941	27,758	625,364
Other Revenues	480	0	0
Interest Income	0	0	726
Total Revenues	\$ 1,243,553	\$ 52,127	\$ 1,175,118
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	12,000	400	2,000
Payroll Taxes (Employer)	960	31	153
Management	30,576	2,548	12,740
Legal	40,000	0	12,466
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	1,381
Miscellaneous	2,000	173	1,407
Postage	700	78	255
Office Supplies	1,050	259	815
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	3,489	60,257
Maintenance Expenditures			
Engineering/Inspections	40,000	13,941	25,006
Engineering Extraordinary - Retaining Wall	0	0	39,106
Mitigation Monitoring	138,500	0	7,695
Lake Maintenance	60,000	2,866	23,082
Flow Way Inspection Certification	5,000	0	0
Detention Area Maintenance	36,000	2,895	14,477
Miscellaneous Maintenance (Fence Repairs, Stabilization Analysis, etc.)	55,000	0	4,108
Maintenance Reserve	50,000	0	0
Preserve Area	0	0	54,859
Vista Dry Retention Area	0	0	3,900
Total Maintenance Expenditures	384,500	19,702	172,233
Total Expenditures	\$ 546,744	\$ 23,191	\$ 232,490
REVENUES LESS EXPENDITURES	\$ 696,809	\$ 28,936	\$ 942,628
Bond Payments	(623,875)	(27,138)	(600,465)
BALANCE	\$ 72,934	\$ 1,798	\$ 342,163
County Appraiser & Tax Collector Fee	(24,312)	0	(1,201)
Discounts For Early Payments	(48,622)	(1,164)	(45,557)
EXCESS/ (SHORTFALL)	\$ -	\$ 634	\$ 295,405
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 634	\$ 295,405

Bank Balance As Of 2/28/25	\$ 527,344.59
Accounts Payable As Of 2/28/25	\$ 112,521.98
Accounts Receivable As Of 2/28/25	\$ -
Available Funds As Of 2/28/25	\$ 414,822.61

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)	O & M Debt Assessment Income (After Discounts & Fee)	O & M Assessment Income (Before Discounts & Fee)	O & M Debt Assessment Income (After Discounts & Fee)	Debt Assessments Paid to Trustee
1		Paid to Lee County Prop Appraiser	11/12/24	Fees	\$ 4,474.37	\$ (423.00)		\$ (423.00)	\$1,170,139.00	\$546,264.00	\$623,875.00	\$546,264.00	\$623,875.00	\$ 623,875.00
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	6	Lee County Tax Collector	02/13/25	NAV Taxes	\$ 52,127.12			\$ (1,164.35)	\$ 50,962.77	\$ 24,369.42	\$ 27,757.70	\$ 23,825.07	\$ 27,137.70	\$ 27,137.70
8														
9														
10														
11														
12														
13														
14														
15														

Assessment Roll
O&M
Debt

581,134.32
661,941.00
1,243,075.32

94.47%
Collections

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.

\$ 1,174,391.51	\$ -	\$ 1,127,633.02	\$ -
\$ (549,027.91)	\$ (625,363.60)	\$ (527,167.92)	\$ (600,465.10)
\$ -	\$ -	\$ -	\$ -