



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
JULY 22, 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
July 22, 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. June 10, 2025 Regular Board Meeting.....Page 2
- F. Old Business
 - 1. Update on Negotiations with Developer
 - 2. Update on Lake Bank Repair Project
 - Wall Design Considerations
 - Update on Staging Areas and HOA Easement Documents
- G. New Business
 - 1. Discussion on Residential Dock Issues
 - 2. Discussion – Rules and Anti-Harassment Policy for Budget Public Hearing
- H. Administrative Matters
 - 1. Manager’s Report
 - Financials.....Page 5
 - Next Meeting – August 12, 2025 & August 26, 2025
 - 2. Engineer’s Report
 - 3. Attorney’s Report
 - Update on Maintenance Agreement with HOA
 - Update on Removal of CDD Name from County Documents
- I. Comments from the Public for Items Not on the Agenda
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-07-11

Subcategory
Miscellaneous Notices

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Blue Lake Community Development District will hold a Regular Board Meeting in the WildBlue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33913 at 3:00 p.m. on July 22, 2025.

The purpose of the meeting is to address any business to properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this 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 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 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 this meeting, 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 this meeting 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 meeting.

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

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

www.bluelakecdd.org

No.11468050 July 11, 2025

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 10, 2025**

A. CALL TO ORDER

The June 10, 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 June 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	David Bello	Present
Supervisor	Norbie Larsen	Present via phone
Supervisor	Mark Rapponotti	Present
Supervisor	Terry Vette	Present via phone

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.

Also present was Linda Jones (HOA President).

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. OLD BUSINESS

1. Update on Negotiations with Developer

Mr. Bello advised that he was meeting with Darin McMurray of Lennar on Friday, June 20, 2025. He stated that he had let Gurley Fant know about the meeting. Mr. Hasty stated that McMurray expressed frustration that the mediation was taking so long and he wanted to get it done. He furthered that the mediator that was recommended and agreed to by both sides was not available until November. Mr. Bello suggested and it was consensus of the Board that Mr. Haber reach out to Gurley Fant to see if there an alternative acceptable mediator that would be available sooner.

2. Update on Lake Bank Repair Project

Mr. Bello advised that plans were 60% completed for Wild Blue and Mr. Barraco added that Cummins Cederberg were drafting Blue Lake's plans and had continued to ask for information. Mr. Barraco stated that meetings were being scheduled with the County and SFWMD regarding permitting.

Mr. Barraco noted that there was another shoreline protection that Ms. Meneely had gotten information about at a conference. He indicated that it may be applicable, and the company was willing to meet and make a presentation. Ms. Meneely stated she would send information to the Board. Discussion ensued with the consensus of the Board agreeing to invite the company to make a presentation with the District's engineers, Mr. Bello on behalf of the District and Linda Jones on behalf of the HOA.

Mr. Bello also advised that he was meeting with Cummins Cederberg tomorrow for an update, adding that the group meets once every two weeks.

F. NEW BUSINESS

1. Update on Staging Areas

Mr. Haber stated that the engineer had sent an email with parcels that are viable for staffing, noting that all but one were owned by the HOA. He continued that the CDD has lake access easements on those parcels but material storage was different. He recommended that temporary construction easement documents be prepared naming the HOA as an additional insured as well as putting in clauses for repair of any damages. Mr. Hasty stated that the more areas available, the more it draws down the cost of the project. He mentioned some smaller open areas that may be considered. Ms. Jones stated that the entrance area could be taken out but that there were open areas behind mailboxes that the engineers could consider. Mr. Hasty added that there may be homeowners who have extra deep lots that could be considered in addition to the common areas. There was a consensus of the Board for the attorney to draft an easement agreement for the various staging areas.

2. Bond Process Update

Mr. Vette stated that he had spoken with Jon Kessler regarding bonding and that Mr. Kessler provided a timeline. Mr. Vette explained that the bond process takes about 5-6 months and begins when the engineer's report is available with costs. He continued that they had spoken about the possibility of two different bonds, one for Phase 1 and one for Phase 2, with a pay down with a settlement with Lennar built in. General discussion ensued on bifurcation of the bonds noting that there may be better rates on one larger bond. Mr. Vette stated that options would be laid out during the bond process.

G. ADMINISTRATIVE MATTERS

1. Manager's Report

- Upcoming Meetings – July 8, 2025, and July 22, 2025

Ms. Meneely went over the meeting schedule and several Board Members advised that they would not be available to attend the July 8, 2025, meeting in person. Noting that there would not be a quorum, Ms. Meneely suggested that the Board cancel the July 8, 2025, at this time.

A **motion** was made by Mr. Rapponotti, seconded by Mr. Bello and passed unanimously cancelling the July 8, 2025, meeting.

Ms. Meneely then advised that the next meeting would be held on July 22, 2025.

2. Engineer's Report

There was no Engineer's Report at this time.

3. Attorney's Report

a. Update on Maintenance Agreement with HOA

Mr. Haber stated that the HOA was continuing to review the draft agreement he had provided them. Ms. Meneely mentioned that she was working with Ms. Jones on getting the HOA items they needed to assess the costs involved. Mr. Hasty suggested the HOA consider the language of the document and have their attorney review, as the list of items that the document will cover can be dealt with down the road.

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

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

I. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

J. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Bello, seconded by Mr. Rapponotti and passed unanimously adjourning the Regular Board Meeting at 3:38 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Blue Lake
Community Development District

**Financial Report For
June 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jun-25	Year To Date Actual 10/1/24 - 6/30/25
REVENUES			
O & M Assessments	581,132	2,690	577,498
Debt Assessments	661,941	2,880	657,477
Other Revenues	480	0	0
Interest Income	0	0	9,172
Total Revenues	\$ 1,243,553	\$ 5,570	\$ 1,244,147
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	12,000	1,200	4,600
Payroll Taxes (Employer)	960	92	352
Management	30,576	2,548	22,932
Legal	40,000	5,001	13,736
Legal Extraordinary - Retaining Wall, Etc.	0	0	76,319
Assessment Roll	4,000	0	0
Audit Fees	4,100	3,800	3,800
Arbitrage Rebate Fee	650	0	0
Insurance	13,610	0	12,850
Legal Advertisements	6,000	0	2,384
Miscellaneous	2,000	202	2,378
Postage	700	36	458
Office Supplies	1,050	107	1,409
Dues & Subscriptions	175	0	175
Trustee Fee	4,050	0	4,246
Continuing Disclosure Fee	1,000	0	0
Deficit Funding (FY 2022/2023)	41,373	0	0
Total Administrative Expenditures	162,244	12,986	145,639
Maintenance Expenditures			
Engineering/Inspections	40,000	8,550	37,243
Engineering Extraordinary - Retaining Wall	0	0	77,119
Mitigation Monitoring	138,500	0	205,343
Lake Maintenance	60,000	2,866	34,545
Flow Way Inspection Certification	5,000	0	0
Detention Area Maintenance	36,000	3,011	26,407
Miscellaneous Maintenance (Fence Repairs, Stabilization Analysis, etc.)	55,000	13,175	19,337
Maintenance Reserve	50,000	0	0
Vista Dry Retention Area	0	0	3,900
Total Maintenance Expenditures	384,500	27,602	403,894
Total Expenditures	\$ 546,744	\$ 40,588	\$ 549,533
REVENUES LESS EXPENDITURES	\$ 696,809	\$ (35,018)	\$ 694,614
Bond Payments	(623,875)	(2,880)	(632,438)
BALANCE	\$ 72,934	\$ (37,898)	\$ 62,176
County Appraiser & Tax Collector Fee	(24,312)	0	(1,201)
Discounts For Early Payments	(48,622)	0	(45,820)
EXCESS/ (SHORTFALL)	\$ -	\$ (37,898)	\$ 15,155
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (37,898)	\$ 15,155

Note - Draw From Lake Bank Repair Project Line Of Credit: \$133,400.

Bank Balance As Of 5/31/25	\$ 151,093.57
Accounts Payable As Of 5/31/25	\$ 16,520.62
Accounts Receivable As Of 5/31/25	\$ -
Available Funds As Of 5/31/25	\$ 134,572.95

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
									\$1,243,075.00	\$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	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	7	Lee County Tax Collector	03/13/25	NAV Taxes	\$ 20,389.88			\$ (263.31)	\$ 20,126.57	\$ 9,532.23	\$ 10,857.65	\$ 9,409.12	\$ 10,717.45	\$ 10,717.45
9	8	Lee County Tax Collector	04/11/25	NAV Taxes	\$ 30,689.37				\$ 30,689.37	\$ 14,347.27	\$ 16,342.10	\$ 14,347.27	\$ 16,342.10	\$ 16,342.10
10	9	Lee County Tax Collector	05/15/25	NAV Taxes/Interest	\$ 3,819.36	\$ 114.58			\$ 3,933.94	\$ 1,900.09	\$ 2,033.85	\$ 1,900.09	\$ 2,033.85	\$ 2,033.85
11	10	Lee County Tax Collector	06/11/25	NAV Taxes/Interest	\$ 5,407.68	\$ 162.24			\$ 5,569.92	\$ 2,690.32	\$ 2,879.60	\$ 2,690.32	\$ 2,879.60	\$ 2,879.60
12									\$ -					\$ -
13									\$ -					\$ -
14	Int	Lee County Tax Collector		Interest					\$ -					\$ -
15	URE	Lee County Tax Collector		Unused Revenue Fees					\$ -					\$ -
					\$ 1,234,697.80	\$ 276.82	\$ (1,201.32)	\$ (45,820.48)	\$ 1,187,952.82	\$ 577,497.82	\$ 657,476.80	\$ 555,514.72	\$ 632,438.10	\$ 632,438.10

Assessment Roll	
O&M	581,134.32
Debt	661,941.00
	<u>1,243,075.32</u>

Collections	
	99.33%

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.

\$ 1,234,697.80	
\$ 276.82	\$ 1,187,952.82
\$ (577,497.82)	\$ (555,514.72)
<u>\$ (657,476.80)</u>	<u>\$ (632,438.10)</u>
\$ -	\$ -