



# **BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 10, 2026  
3:00 P.M.**

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

[www.bluelakecdd.org](http://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 10, 2026**  
**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. Comments from the Public for Items on the Agenda
- F. Approval of Minutes
  - 1. January 13, 2026 Regular Board Meeting.....Page 2
  - 2. January 27, 2026 Regular Board Meeting.....Page 9
- G. Old Business
  - 1. Update on Lake Bank Repair Project Bid
- H. New Business
  - 1. Update on Lennar Communications
  - 2. Update on Rock Staging
- I. Administrative Matters
  - 1. Engineer's Report
  - 2. Attorney's Report
    - a. Update on Dock Holders Letter
  - 3. Manager's Report
    - a. Financials.....Page 14
    - b. Next Meeting – February 24, 2026 & March 10, 2026
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Announcement of Attorney-Client Session on February 24, 2026
- M. Adjourn

**AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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NDN Naples Daily News 10/03/2025  
NDN naplesnews.com 10/03/2025

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 10/03/2025

\_\_\_\_\_  
Legal Clerk

*Kongmeng Yang*  
\_\_\_\_\_  
Notary, State of WI County of Brown

9-3-29

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**BOARD OF SUPERVISORS' MEETING DATES  
FOR BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026**

The Board of Supervisors of the Blue Lake Community Development District ("District") will hold their regular meetings for Fiscal Year 2025/2026 at the Wild Blue Social Building located at 18721 WildBlue Boulevard, Fort Myers, Florida 33913 at 3:00 p.m. on the following dates while lake bank planning and construction takes place during the fiscal year 2025/2026:

October 14 & 28, 2025  
November 11, 2025  
December 9, 2025  
January 13 & 27, 2026  
February 10 & 24, 2026  
March 10 & 24, 2026  
April 14 & 28, 2026  
May 12, 2026  
June 9 & 23, 2026  
July 14 & 28, 2026  
August 11 & 25, 2026  
September 8 & 22, 2026

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: 561-630-4922 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.bluelakecdd.org](http://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 the Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting(s). 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting(s) 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](http://www.bluelakecdd.org)  
No.11699197

Oct. 3, 2025

KONGMENG YANG  
Notary Public  
State of Wisconsin



**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 13, 2026**

**A. CALL TO ORDER**

The January 13, 2026, Regular Board Meeting of the Blue Lake Community Development District (the “District”) was called to order at 3:03 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, 2026, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Board Members constituted a quorum:

Chairman	Chris Hasty (who arrived at 3:12 p.m.)	Present
Vice Chairman	David Bello	Present
Supervisor	Norbie Larsen	Present
Supervisor	Mark Rapponotti (who arrived at 4:09 p.m.)	Present
Supervisor	Terry Vette	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.
Special Litigation Counsel	Chris Fiore	

Also present were the following:

Greg Miholic, Paul Marsjanik, Cindy Harris, Eugene Rooney, Gary & Trudi Bouvia, Marc & Sydell Nusbaum, Rick Rosenfest, Mark Schneider, Steve Kiraly, Tony Gilmore, Wally Bardeff, Beth & Mike Pavey, Malcolm Bennerr, Regina Juszczak, Hans Tolbrocke, Doug Lindberg, Hank Milius, Brett Knickerbocker, Gina Goodrice, Jeanne & John Hadginikitas, Dave Tradina, Harb Lanese, Bob Kudlacik, Andrew & Robin Langsam, Dale Brazdis, Mark Melson, Richard Lothian, Linda Jones (HOA Pres), Bill & Lisa Reiser, John Reis, Thomas Todd, Walter Page, Susie & Tony Alberuether, and others via phone.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. APPROVAL OF MINUTES**

## **1. December 9, 2025, Regular Board Meeting**

The minutes of the December 9, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Bello, seconded by Mr. Vette and passed unanimously approving the minutes of the December 9, 2025, Regular Board Meeting, as presented.

### **F. OLD BUSINESS**

#### **1. Update on Lake Bank Repair Project**

Mr. Savage advised that the bid package was posted on December 19, 2025, and that a non-mandatory pre-bid meeting was held on January 7, 2026, which was attended by Vice Chairman Bello. He noted that Jordan Chiefort of Cummins Cederberg and representatives from Kelly Brothers were present. Mr. Savage stated that several questions arose from the pre-bid meeting requiring Board direction, most notably a request to move the bid opening to a later date in order to provide contractors additional time to prepare bids. Additional questions were raised regarding evaluation criteria feedback, marine mattress language, and direct material purchases. Mr. Savage advised that these items would be forwarded to Ms. Meneely for distribution to the Board for review and feedback.

After discussion, a **motion** was made by Mr. Hasty, seconded by Mr. Larsen and passed unanimously (4-0) approving an extension of the bid opening deadline to February 24, 2026.

Mr. Savage also provided a permitting update, advising that the administrative amendment had been approved, the South Florida Water Management District permit had been resubmitted, and that staff continues to work through remaining issues with Lee County. He further noted that the Environmental Resource Permit was anticipated to be issued by the end of the month.

### **G. NEW BUSINESS**

#### **1. Update on Bear Fence Damage**

Mr. Vette advised that he was assisting with obtaining repair quotes for the fence damage caused by bear activity, noting that bears had pulled down fencing and accessed approximately six to seven properties. He further advised that two residents experienced pool screen damage and that bears had entered and had swum in their pools. Mr. Vette stated that residents with additional damage should contact him directly.

Ms. Meneely advised residents to also report incidents to the Florida Fish and Wildlife Conservation Commission, noting that if sufficient complaints are received, the agency may consider relocating the bear. Mr. Vette provided several preventive recommendations to residents, including avoiding the use of bird feeders, keeping grills clean, using backyard lighting that simulates flame effects, and placing garbage out on Friday morning rather than Thursday evening.

### **H. ADMINISTRATIVE MATTERS**

#### **1. Engineer's Report**

##### **a. Update on Map of Maintenance Responsibilities/Ownership**

Mr. Savage advised that the update remained ongoing, with continued discussions taking place regarding property conveyance. Mr. Bello noted that he had provided the HOA with additional information related to grasses.

## **2. Attorney's Report**

Mr. Bello inquired with District Counsel regarding staging areas identified by Barraco, which were discussed during the pre-bid meeting. Mr. Haber advised that he had exchanged emails with HOA President Linda Jones and that the related documentation was a work in progress. He noted that while the HOA had other priorities, efforts were ongoing.

Mr. Bello emphasized that contractors require this information in order to determine where materials, including rock, will be staged to finalize their bids. Mr. Bello also asked about the status of documentation to be sent to dock owners. Mr. Haber stated that he was not aware that the dock documentation was part of the current Request for Proposals but advised that it could be distributed within the week.

Mr. Larsen clarified that dock-related matters were not part of the current bid package and that a deductive change could be addressed in the future if necessary. Ms. Meneely advised that contractors could be informed that approximately 19 to 20 properties include docks.

## **3. Manager's Report**

### **a. Financials**

Ms. Meneely presented the financials. There were no questions from the Members of the Board.

### **b. Meeting Schedule**

Ms. Meneely reviewed the upcoming meeting dates. It was the consensus of the Board to hold the January 27, 2026, meeting as scheduled. Mr. Bello advised that he would be unable to attend the February 10, 2026, meeting, and Ms. Meneely confirmed that a quorum would still be present even with his absence.

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

Gina Goodrich addressed the Board regarding communication with residents, noting that many residents were not able to attend meetings held at 3:00 p.m. She expressed concern that the lack of regular updates has led to confusion and misinformation within the community and requested improved communication regarding Board actions, project status, timelines, and next steps. Ms. Goodrich suggested that a briefly written update or bullet-point summary be distributed to residents that would help provide clarity and reduce anxiety. She also commented that information previously shared by the Board regarding bear activity was helpful and would be beneficial if disseminated more broadly.

The Board Members discussed communication options. Mr. Bello asked for suggestions regarding preferred methods of communication, and Ms. Goodrich suggested email or newsletter-style updates coordinated through District management or the HOA. Mr. Bello volunteered to assist with drafting such communications. Chairman Hasty cautioned that the Board must comply with Florida Sunshine Laws and noted that counties and municipalities generally do not issue narrative summaries of meetings. Following discussion, it was the consensus of the Board to attempt improved communication on a trial basis with Mr. Bello drafting a summary for review by District management prior to distribution. Linda Jones, HOA President, agreed to assist with the dissemination.

John Hadginikitas presented a petition on behalf of approximately fourteen residents. He expressed concerns regarding the overall cost and scope of the lake bank repair project and stated his belief that the wall could be repaired to its original condition without the additional enhancements currently being considered. Mr. Hadginikitas commented that he had a longstanding relationship with representatives of Lennar and believed repairs could potentially be completed more efficiently through direct coordination. He further questioned whether lowering lake levels prior to major storm events could reduce stress on the wall and mitigate future failures and expressed concern regarding potential assessments. Mr. Vette reiterated that no statement had been received by Lennar and Mr. Larsen stated he would call Darrin from Lennar after today's Board meeting. Mr. Larsen continued that he had just received the old drawings today and he understood the whole community wanted the lake fixed and will take the drawings to Darrin and communicate what has discussed.

Hans Tolbrocke questioned whether lowering lake levels on a routine or seasonal basis could reduce long term pressure on the wall system. District representatives responded that altering lake control elevations outside permitted parameters would require regulatory approvals and could adversely affect downstream systems.

Mr. Barraco, District Engineer (via telephone), responded to questions regarding lake-level management. He explained that the finished floor elevations of homes were designed at the 100-year flood elevation and that prior to flooding within the community areas outside the District would experience flooding first. With respect to lowering lake levels in advance of storms, Mr. Barraco advised that pumping down the lake was impractical due to the volume of water involved, limited advance notice before storm events, continuous groundwater inflow, and regulatory discharge constraints.

During the discussion, Mr. Hadginikitas stated that he believed other communities lowered their lake levels in advance of storms. Mr. Barraco responded that he was the District Engineer for those communities as well and stated that they do not lower lake levels. He explained that stormwater systems were designed to function through controlled discharge structures and cascading elevations rather than manual drawdowns. Mr. Barraco further explained that overflow was designed to occur into preserve areas before reaching residential lots and that the wall failure was not caused by excessive lake levels. The Board Members emphasized that lowering the lake would not have prevented the failure and would not be an effective long term mitigation strategy.

Brett Knickerbocker asked clarifying questions regarding how the stormwater system functioned during extreme rainfall events and whether detention and preservation areas would overflow prior to impacting residential properties. Mr. Barraco responded that the system was designed with cascading elevations so that water would discharge into preservation areas before overtopping berms adjacent to homes.

Doug Lindberg asked whether, if Lennar were willing to reconstruct the lake bank to its original condition, the Board Members would support such an approach. Mr. Rapponotti responded that the Board cannot indicate support for any hypothetical proposal and that no commitment can be made absent a formal proposal presented to the Board. He stated that any offer from Lennar would need to be evaluated based on engineering analysis, legal considerations, and long term impacts to the community and emphasized that decisions must be made in the best interest of the District as a whole. Chairman Hasty responded that the Board could not commit to or support any proposal in advance and emphasized that no offer had been made by Lennar. He reiterated that any potential proposal would need to be formally presented, reviewed by District professionals, and considered by the Board at a duly noticed public meeting. Mr. Bello stated that the Board's decisions must be based on engineering recommendations and legal guidance and that the Board cannot predetermine support for a hypothetical

proposal. He emphasized the importance of evaluating long term durability and liability considerations. Mr. Larsen stated that the Board must rely on professional engineers to determine whether restoring the lake bank to its original condition would be appropriate or sufficient and noted that the Board's responsibility was to protect the District and residents over the long term. Mr. Vette stated that any proposal from Lennar would need to be carefully reviewed to ensure it meets current standards and provides a durable solution and that the Board cannot indicate support without understanding the full scope, costs, and implications.

The Board Members reiterated that no bonds had been issued to date, that litigation, permitting, and bidding were proceeding on parallel tracks, and that the Board's objective was to achieve a long term, durable repair solution while minimizing costs to residents.

Mark Schneider commented that he believed it would be beneficial for the Board to listen directly to any proposal Lennar may wish to present and suggested that the Board consider meeting with Lennar to hear their position. He stated that hearing Lennar's perspective could help clarify options and provide additional information for the Board's consideration. The Board Members responded that no proposal had been presented by Lennar to date and reiterated that any proposal would need to be formally submitted and reviewed by the District's professionals before being considered by the Board at a duly noticed public meeting.

Frank Pedico asked what percentage of the lake bank wall had failed and questioned whether the scope of the proposed repairs was proportional to the extent of the failure. Mr. Larsen responded that approximately thirty-six percent (36%) of the wall had failed. Mr. Pedico expressed concern regarding the cost of the repairs relative to the percentage of wall failure discussed.

Andrew Langsam stated that he wanted to ensure the Board was not misled into believing that all residents shared the same opinions regarding the lake bank repairs or related matters. He emphasized that there were differing viewpoints within the community and commented that the Board Members were elected to represent the community as a whole and should consider the range of resident perspectives when making decisions.

John Reis stated that he personally spoke with Darrin of Lennar and commented that, based on that conversation, it was his understanding that Darrin wanted to restore the lake banks. Mr. Reis further stated that he agreed with some of the points raised by John Hadginikitas regarding the matter. Mr. Larsen responded by explaining that the design of the lake bank wall relies on erosion protection, noting that maintaining a minimum three-foot (3') protective zone was critical to supporting the wall structure. He went over the role of riprap in stabilizing the lake bank and preventing further erosion. Mr. Larsen further commented that a long term approach may include setting aside funds annually for maintenance and repairs to ensure the wall remains secure over time.

Regina Juszczak commented that she was trying to understand the logic behind the proposed repair approach and the explanations provided by the Board and District professionals. She stated that while she may not agree with all aspects of the project, she appreciated the technical explanations regarding erosion, wall support, and long term stability and was attempting to follow the reasoning behind the recommendations being discussed. Mr. Larsen stated it would be helpful if people stopped putting out information that is not reality.

Greg Miholic commented that he found it interesting that Lennar wanted to meet with a few homeowners from the time Hurricane Ian occurred through the present. He further commented regarding the failure

analysis and referenced three engineers were hired to do failure analysis while Lennar employees were on the Board and Lennar still never came to the table. Chairman Hasty responded that the Board did not hire three engineers to perform the failure analysis and clarified that Lennar hired Hans Wilson for its failure analysis, Cummins Cederberg for designs and Taylor at the recommendation of litigation counsel. Chairman Hasty further stated that the District's Board decisions were being guided by the information provided by its professionals.

Hank Milius commented that he trusted the Board to make the appropriate decision moving forward. He stated that he agreed with comments previously made by Mr. Rapponotti and expressed his view that the Board should continue to rely on the information provided by its professionals and legal counsel in addressing the lake bank repairs.

Jim Spaulding commented that, in his view, Lennar's position had changed over time, which he stated had contributed to uncertainty among residents. Chairman Hasty responded that he spoke directly with Darrin of Lennar, who emphatically stated that no offer had been made. Chairman Hasty further stated that Darrin advised that the information being discussed was not what he and Mr. Hadginikitas had spoken of. Chairman Hasty explained that while individuals were attempting to help facilitate discussions and bring the parties together, options were being discussed that are not fully supported by Lennar. Chairman Hasty clarified that Mr. Hadginikitas did not represent Lennar but acknowledged that he understood Mr. Hadginikitas is attempting to help bring the parties together.

Robin Langsum thanked the Board for the work they have been doing and asked if the initial project followed the plans. Mr. Larsen stated that it did not look like it. Ms. Langsum responded that putting the lake bank back should be done properly. She also mentioned that although she wanted the project completed, the petition put out by Mr. Hadginikitas had changed three times and was signed under different conditions each time.

#### **J. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

#### **K. ATTORNEY-CLIENT SESSION RELATIVE TO SETTLEMENT NEGOTIATIONS**

The Regular Board Meeting was recessed at 5:07 p.m. in order to convene an Attorney-Client Session relative to settlement negotiations, consistent with Florida Statutes.

Chairman Chris Hasty left the meeting at 5:17 p.m..

The Regular Board Meeting was reconvened at 5:49 p.m. following the Attorney-Client Session.

A **motion** was made by Mr. Larsen, seconded by Mr. Bello and passed unanimously (4-0) reconvening the Regular Board Meeting.

#### **RECONVENING OF THE REGULAR BOARD MEETING**

Ms. Meneely advised that she would forward to all Board Members a copy of the petition that was presented. Mr. Bello noted that a resident pointed out that there were actually three different petitions that had different language when presented to them but were given to the Board as one petition. Mr. Bello also noted that as such, there were many duplicate signatures.

Mr. Larsen reiterated that he would get with Darrin of Lennar and suggested that if an agreement is reached, the remainder of the increase in assessments this year could be set aside for annual maintenance of rip rap.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Rapponotti, seconded by Mr. Bello and passed unanimously (4-0) adjourning the Regular Board Meeting at 5:54 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 27, 2026**

**A. CALL TO ORDER**

The January 27, 2026, 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, 2026, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of the following Board Members constituted a quorum:

Chairman	Chris Hasty	Absent
Vice Chairman	David Bello	Present
Supervisor	Norbie Larsen	Present
Supervisor	Mark Rapponotti	Present via phone
Supervisor	Terry Vette	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.

**D. ADDITIONS OR DELETIONS TO AGENDA**

Supervisor Bello requested the addition of a discussion regarding Public Comment. Mr. Haber reviewed the District’s adopted public comment policy, which provides for a public comment section at the beginning of a meeting for agenda items with a time limit of up to three (3) minutes per speaker total (not per agenda item). Mr. Haber noted that Board Members were not required to respond during the public comment period and may address comments during the related agenda discussion at their discretion. Mr. Haber further noted the policy was adopted by resolution in October 2018.

Following discussion, the Board indicated it would proceed with the meeting under its current format and consider placing the public comment section at the beginning of the agenda for the next meeting.

**E. OLD BUSINESS**

**1. Update on Lake Bank Repair Project Bid**

Mr. Barraco provided an update on the bid schedule and advised that Addendum No. 1 had been issued revising the schedule as follows: February 10, 2026, deadline for contractor questions; February 17, 2026, bids due and bid opening; and February 24, 2026, Board review.

Mr. Barraco advised that Addendum No. 2 was forthcoming to address contractor staging areas and information regarding docks during construction. He furthered that there was sufficient interest to support a competitive bid process.

In response to questions, Mr. Barraco advised that pre-construction conditions would be documented and the contractor would be responsible for repairs to damages attributable to construction activities, as provided in the bid documents. He also advised that permitting remained in progress and that permit applications were public record and accessible through the applicable agency websites.

## **F. NEW BUSINESS**

### **1. Update on Lennar Communications**

Supervisor Larsen advised that he had spoken with Darrin McMurray of Lennar and that no commitment had been made. He further indicated his intent to continue discussions after receiving guidance regarding what may be discussed. Mr. Haber advised that litigation counsel was coordinating with Lennar's counsel to establish a framework for settlement discussions and noted settlement discussions were confidential. The Board went over the importance of timely progress given the ongoing parallel tracks of permitting, bidding and litigation.

The Board and District Counsel responded to resident questions regarding District budgeting and the assessment process, including that the Board acts as a representative board on behalf of the community and that budget adoption included a public hearing process as required by Florida law.

**John Hadginikitas** addressed the Board by apologizing for his conduct at the prior meeting. Mr. Hadginikitas stated that his intent was to assist the community and reiterated his belief that Lennar may be willing to participate in addressing the lake bank issues. He expressed concern regarding litigation costs and stated his preference for a negotiated resolution if possible.

**A resident** asked whether any potential resolution would be decided solely by the Board or presented to the community. Supervisor Larsen responded that any potential agreement would be brought to the Board for consideration. Supervisor Vette explained that the District must have an adopted budget in place before expenditures can be made.

**Hans Tolbrocke** referenced last year's assessment notice and questioned how litigation-related costs were reflected. Mr. Haber reviewed the statutory budget and notice requirements and explained the process by which the proposed budget and assessment notices are prepared and adopted.

**John Hadginikitas** questioned whether the assessment exceeded statutory thresholds, referencing a \$175,000 limit. Mr. Haber and the Board Members responded by explaining the operation and maintenance assessment authority and the basis for the litigation line item within the adopted budget.

**Mark Schneider** asked whether the Board had made a final decision regarding the repair approach. Vice Chairman Bello responded that the Board was planning to construct a revetment system and had proceeded with permitting and bidding. Supervisor Larsen added that plans were complete and the project was currently out to bid.

**John Hadginikitas** stated that he had been told Lennar would restore the lake bank to pre-hurricane conditions at no cost to the community. Supervisor Larsen responded that restoring certain sections of the wall, particularly along the north side, to pre-hurricane conditions would not be adequate, and reiterated that he would continue discussions directly with Mr. McMurray regarding appropriate solutions.

**Cindy Harris** asked whether Lennar still owned the lake.

**Doug Lindberg** questioned why the District would proceed with repairs if Lennar retained ownership of the lake.

**Donald Bobrow** commented that Lee County was effectively immune from liability. Vice Chairman Bello responded that issues related to responsibility and liability would be addressed through the litigation process.

**Doug Lindberg** stated that residents wanted to avoid additional costs but also do not want a faulty repair solution.

**Greg Miholic** advised that he previously wrote to Lee County Board Members regarding the lake bank issues and shared information he received in response that it is 100% a civil matter. Supervisor Bello stated this would get resolved in litigation.

**Mike Parey** stated that he believed dock-related costs should be included as part of the lawsuit. Supervisor Larsen responded that the District was not planning to move docks at this time and that dock-related issues were being addressed separately.

**Jim Carr** asked how construction would proceed along the shoreline where docks are present and questioned logistics related to dock placement during construction. Supervisor Larsen responded that docks must be accommodated during construction and that specific logistics would be addressed as part of construction planning.

**John Hadginikitas** asked how many homes would be affected by wall removal and inquired about anticipated costs. Supervisor Vette responded that overall cost impacts depend on bond duration and interest rates and emphasized that final cost determinations could not be made until bids had been received.

## **2. Update on Rock Staging**

Mr. Haber advised that the District continued to collaborate with the HOA regarding an easement for staging of rock and materials on HOA property. He further reported that the HOA indicated it would allow staging, provided access to mechanical areas is not restricted and that the contractor remained responsible for repairing any damages, including landscaping and road repairs. Mr. Haber also advised that this information would be included in Addendum No. 2, and that the staging easement would be finalized prior to construction.

## **G. ADMINISTRATIVE MATTERS**

### **1. Engineer's Report**

#### **a. Update on Map of Maintenance Responsibilities/Ownership**

Mr. Barraco advised there was a minimal update at this time as efforts were focused on issuing the additional bid addendum; however, the map update remained on the schedule and would be completed.

## **2. Attorney's Report**

### **a. Update on Dock Holders Letter**

Mr. Haber advised he was collaborating with the Engineer's office to revise the dock holders letter and related documents to better describe the construction approach at docks. He further advised the intent was to clarify that the project was based on one set of plans and that dock-specific work could be addressed after contract award. Mr. Haber requested authorization for a Board Member to work with District Counsel and the Engineer's office to finalize the revisions prior to the next meeting so the letter and document could be distributed without delay.

Mr. Barraco explained the bid was structured as a unit-price/quantities contract and that quantities would be field-measured, including any segments that cannot be constructed where a dock remains in place. Board discussion emphasized the need for clear dock details to be provided to bidders in Addendum No. 2, including typical details for how the revetment will terminate and resume at docks, and expectations for work adjacent to and, where feasible, under docks.

## **3. Manager's Report**

### **a. Next Meeting**

Ms. Meneely went over the upcoming meeting dates of February 10, 2026, and February 24, 2026, and confirmed anticipated attendance to ensure a quorum.

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

Mr. Haber noted for the record that litigation counsel believed it was appropriate to schedule a shade session. It was the consensus of the Board Members to schedule a shade session for February.

John Reis provided comments regarding riprap performance during storm events and the expectation of ongoing maintenance regardless of the repair approach. Additional comments addressed shoreline vegetation conditions and herbicide spraying. District staff advised the applicable product information and MSDS could be provided upon request and that materials used were county-approved.

## **I. BOARD MEMBER COMMENTS**

### **1. Update on Bear Fence Damage – Vette**

Supervisor Vette advised the vendor was awaiting paperwork, and once completed, the work would be scheduled. Supervisor Vette further indicated coordination would occur to ensure affected areas were addressed.

### **2. Resident Petition Validation – Bello**

Vice Chairman Bello advised the petition received at the prior meeting had been reviewed for validation. He reported there were 196 lines submitted, with eight (8) duplicate signatures removed, and 67 entries reflected multiple signers from the same address. Vice Chairman Bello reported the review reflected 119 unique residents in support of the petition, representing approximately 28% of the community. Mr.

Reis noted that the idea was to call attention to the issue with some wanting a lawsuit; some wanting the wall back like before; some wanting it reinforced; and some are just passive.

John Hadginikitas stated that there had not been open communications and he wanted to bring the cost to residents down. Supervisor Larsen stated that we all want that and he joined the Board to help people who cannot afford a fix. Mr. Bello pointed out that efforts had been made to improve communication.

Sydell Nusbaum noted that she appreciated what John did but was concerned that Lennar representatives may be communicating different information to different residents, noting statements attributed to Darrin McMurray seem to be playing to both sides. Supervisor Larsen responded that he had a productive conversation with Mr. McMurray and indicated he would continue discussions to determine whether a resolution could be achieved.

Brett Knickerbocker expressed anxiety regarding litigation-related costs but thanked the Board for remaining mindful of the budget cycle. He noted the vulnerable condition of the lake and stated that timing and speed were in the best interest of the community, adding that he supported the Board moving forward.

**J. ATTORNEY-CLIENT SESSION RELATIVE TO SETTLEMENT NEGOTIATIONS**

Ms. Meneely reminded the Board that a shade session would be scheduled for February.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Bello, seconded by Mr. Vette and passed unanimously (4-0) adjourning the Regular Board Meeting at 4:42 p.m.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

Blue Lake  
Community Development District

**Financial Report For  
January 2026**

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**MONTHLY FINANCIAL REPORT**  
**JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
<b>REVENUES</b>			
O & M Assessments	1,260,500	41,729	1,144,272
Debt Assessments	663,697	21,902	600,577
Other Revenues	0	0	0
Interest Income	960	0	16
Line of Credit Assessments	720	0	0
<b>Total Revenues</b>	<b>\$ 1,925,877</b>	<b>\$ 63,631</b>	<b>\$ 1,744,865</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	12,000	0	1,600
Payroll Taxes (Employer)	960	0	122
Management	31,452	2,621	10,484
Legal	40,000	0	16,022
Legal Extraordinary - Retaining Wall, Etc.	500,000	0	36,522
Assessment Roll	4,000	0	0
Audit Fees	5,200	0	0
Arbitrage Rebate Fee	650	0	0
Insurance	14,700	0	12,231
Legal Advertisements	6,000	0	1,331
Miscellaneous	3,993	128	370
Postage	900	15	161
Office Supplies	1,250	101	452
Dues & Subscriptions	175	0	175
Trustee Fee	4,050	0	0
Continuing Disclosure Fee	1,000	0	0
Deficit Funding	0	0	0
Capital Outlay - Lake Bank Expenditure	0	0	0
<b>Total Administrative Expenditures</b>	<b>626,330</b>	<b>2,865</b>	<b>79,470</b>
<b>Maintenance Expenditures</b>			
Engineering/Inspections	40,000	0	28,176
Engineering Extraordinary - Retaining Wall	125,000	0	4,339
Mitigation Monitoring	138,500	0	0
Lake Maintenance	60,000	2,866	14,474
Flow Way Inspection Certification	5,000	0	0
Detention Area Maintenance	36,000	3,011	9,034
Miscellaneous Maintenance (Fence Maintenance, Etc.)	100,000	2,136	17,462
Maintenance Reserve	55,000	0	0
Lake Bank Repair Project - Interest Payment	677	0	0
Capital Outlay - Lake Bank	0	0	0
Construction Costs	0	0	0
<b>Total Maintenance Expenditures</b>	<b>560,177</b>	<b>8,013</b>	<b>73,485</b>
<b>Total Expenditures</b>	<b>\$ 1,186,507</b>	<b>\$ 10,878</b>	<b>\$ 152,955</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 739,370</b>	<b>\$ 52,753</b>	<b>\$ 1,591,910</b>
Bond Payments	(623,875)	(21,245)	(576,477)
<b>BALANCE</b>	<b>\$ 115,495</b>	<b>\$ 31,508</b>	<b>\$ 1,015,433</b>
County Appraiser & Tax Collector Fee	(38,498)	0	(1,201)
Discounts For Early Payments	(76,997)	(1,909)	(68,817)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 29,599</b>	<b>\$ 945,415</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 29,599</b>	<b>\$ 945,415</b>

Note - Draw In 24/25 From Lake Bank Repair Project Line Of Credit: \$133,400.

Bank Balance As Of 1/31/26	\$ 1,502,808.56
Accounts Payable As Of 1/31/26	\$ 464,996.86
Line of Credit As Of 1/31/26	\$ 133,400.00
Accounts Receivable As Of 1/31/26	\$ -
Available Funds As Of 1/31/26	\$ 904,411.70

**BLUE LAKE CDD  
TAX COLLECTIONS  
2025/2026**

#	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		Paid to Lee County Prop Appraiser	11/04/25	Fees						\$ (423.00)	\$ (277.00)	\$ (146.00)	\$ (277.00)		
1	1	Lee County Tax Collector	11/12/25	NAV Taxes	\$ 11,948.93		\$ 10,543.29	\$ 7,836.08	\$ 4,112.85	\$ 6,914.24	\$ 3,629.05	\$ 3,483.05			
2	1	Lee County Tax Collector	11/21/25	NAV Taxes	\$ 345,638.12		\$ 331,812.67	\$ 226,669.47	\$ 118,968.65	\$ 217,602.72	\$ 114,209.95	\$ 114,209.95			
3	2	Lee County Tax Collector	12/11/25	NAV Taxes	\$ 1,175,306.96		\$ 1,128,295.01	\$ 770,766.26	\$ 404,540.70	\$ 739,935.81	\$ 388,359.20	\$ 388,359.20			
4	3	Lee County Tax Collector	12/24/25	NAV Taxes	\$ 148,325.64		\$ 5,443.51	\$ 142,882.13	\$ 97,271.94	\$ 51,053.70	\$ 93,702.08	\$ 49,180.05	\$ 49,180.05		
5	4	Lee County Tax Collector	01/16/26	NAV Taxes	\$ 63,630.15		\$ (1,908.92)	\$ 61,721.23	\$ 41,728.65	\$ 21,901.50	\$ 40,476.78	\$ 21,244.45	\$ 21,244.45		
6	5	Lee County Tax Collector													
7															
8															
9															
10															
11															
12															
13															
14															
15															
16															
17															
18															
					\$ 1,744,849.80	\$ -	\$ (1,201.32)	\$ (68,817.15)	\$ 1,674,831.33	\$ 1,144,272.40	\$ 600,577.40	\$ 1,098,354.63	\$ 576,476.70	\$ 576,476.70	

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.  
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 1,744,849.80	\$ 1,674,831.33
\$ -	\$ (1,098,354.63)
\$ (1,144,272.40)	\$ (576,476.70)
<u>\$ (600,577.40)</u>	\$ -

Assessment Roll	Collections	
	O&M	Debt
	1,261,225.26	
	<u>661,941.00</u>	<u>1,002,146.26</u>