



**BLUE LAKE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
MARCH 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  
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**AGENDA  
BLUE LAKE  
COMMUNITY DEVELOPMENT DISTRICT**  
WildBlue Social Building  
18721 WildBlue Boulevard  
Fort Myers, Florida 33913  
**REGULAR BOARD MEETING**  
**March 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. Approval of Minutes
  - 1. February 10, 2026 Regular Board Meeting.....Page 2
- F. Comments from the Public for Items on the Agenda
- G. New Business
  - 1. Discussion on Lake Bank Repair Project Bid
- H. Old Business
  - 1. Update on Lennar Communications
- I. Administrative Matters
  - 1. Engineer’s Report
  - 2. Attorney’s Report
    - a. Update on Dock Holders Letter
  - 3. Manager’s Report
    - a. Financials.....Page 6
    - b. Next Meeting – March 24, 2026 & April 14, 2026
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Adjourn

Publication Date  
2026-03-02

Subcategory  
Miscellaneous Notices

BLUE LAKE COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF MARCH 2026 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 10, 2026, and March 24, 2026.

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](http://www.bluelakecdd.org)

3/3/26 #12126510

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 10, 2026**

**A. CALL TO ORDER**

The February 10, 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 February 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 via phone
Supervisor	Norbie Larsen	Present
Supervisor	Mark Rapponotti	Present
Supervisor	Terry Vette	Present

Also present were the following Staff Members:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Tucker Mackie (via phone)	Kutak Rock LLP
District Engineer	Carl Barraco	Barraco and Associates, Inc.

Also presented were the following:

Scott Morelson, Gary & Trudi Bouvia, Sydell & Marc Nusbaum, James Towgood, Bruce Collen, Bob Kudlacik, Jim & Christine Guinan, Jim Carr, Doug Lindberg, Tom Juszczak, Brett Knickerbocker, Jim Spalding, Donald Bobrow, Hank Milius, Larry DeShasor, Malcolm Bennett, John Reis, Dale Brazdis, Don & Beth Johnson, John Lancione, Scott Jessee, Carl Kelch, Cindy Harris, Chris Kassir, Patti & John Boulahanis, Paul Marsjanik, and others via phone.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda. Discussion occurred regarding previously referenced linear footage of damaged lake wall and percentage calculations. The Board noted that damage classifications were based upon the District’s mapped exhibit prepared following Hurricane Ian and emphasized consistent terminology.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Public comment was received regarding contractor staging, restoration of roads and landscaping, Lennar communications, circulating rumors regarding bond amounts, dock impacts, and the causes of lake wall damage. Residents asked whether staging and construction areas would be restored following construction, and District Engineer Barraco advised that contractors would document existing conditions and be responsible for restoring impacted areas to their pre-construction condition.

Residents requested clarification regarding communications with Lennar and whether meetings would occur with or without attorneys present. Supervisor Larsen advised that communications were being coordinated through District Counsel and Lennar's Counsel and that he expected to meet with District Counsel to discuss the next steps. He emphasized that no formal offer had been made to the District at this time. Vice Chairman Bello provided historical context regarding prior Lennar communications and clarified that Lennar had not offered to rebuild the lake bank and that prior discussions involved limited monetary proposals.

During public comment, several residents suggested that boat and dock impacts during Hurricane Ian, particularly in the northern portion of the lake, may have contributed to wall damage. Questions were raised regarding whether specific vessels caused or exacerbated failures and whether prior private legal efforts had addressed those impacts. The Board Members and District representatives responded that while storm-related boat and dock damage did occur, engineering evaluations identified broader structural and erosion-related issues with the wall system. It was noted that the wall failure could not be attributed solely to isolated boat impacts and that latent construction defects and overall design conditions were factors under review.

Residents also expressed concern regarding misinformation circulating in the community related to projected bond amounts and assessment increases. Supervisor Larsen stated that publicly circulated projections were inaccurate and emphasized that decisions would be based on engineering data and actual bid results.

## **F. APPROVAL OF MINUTES**

### **1. January 13, 2026, Regular Board Meeting**

The minutes of the January 13, 2026, Regular Board Meeting were presented for consideration. Vice Chairman Bello requested revisions in several locations to replace references to "lake bank" with "lake wall."

A **motion** was made by Mr. Larsen, seconded by Mr. Rapponotti and passed unanimously approving the minutes of the January 13, 2026, Regular Board Meeting, as amended.

### **2. January 27, 2026, Regular Board Meeting**

The minutes of the January 27, 2026, Regular Board Meeting were presented for consideration. Vice Chairman Bello requested revisions replacing references to "lake bank" with "lake wall" where applicable in the document.

A **motion** was made by Mr. Larsen, seconded by Mr. Rapponotti and passed unanimously approving the minutes of the January 27, 2026, Regular Board Meeting, as amended.

## **G. OLD BUSINESS**

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

District Engineer Barraco provided a comprehensive overview of post-Hurricane Ian wall conditions, explaining that damage varied in severity and had been mapped and classified following site inspections. He advised that marine engineering addressed water-side work while civil engineering addressed landward improvements.

Mr. Barraco reported that the project was in the bidding phase. Addenda are being prepared in response to contractor questions, and bids would be publicly opened upon receipt. He noted that bids remain valid for a specified period and that, should the Board proceed, financing timelines would follow contract award.

Public comment included requests for greater access to plans and bid documents so residents can understand the work anticipated behind their homes. District management advised that bid documents may be provided upon request. Staff further advised that efforts would be made to make the information available in an accessible manner on the District website.

Comparisons were discussed regarding similar work underway within the WildBlue CDD. It was noted that those proceedings were public record and may be obtained through the appropriate public records requests.

Supervisor Larsen emphasized that projected assessment increases being circulated in the community were inaccurate and not supported by current engineering estimates.

## **H. NEW BUSINESS**

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

Supervisor Larsen advised that there were no additional updates at this time beyond coordination through Counsel.

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

District Counsel Mackie advised that discussions with the HOA regarding temporary construction easements were ongoing and that no material issues were anticipated. The Board discussed that two northern former dock areas were the anticipated staging locations, subject to final coordination.

## **I. ADMINISTRATIVE MATTERS**

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

District Engineer Barraco provided updates as discussed previously during the meeting regarding the bidding process, addenda preparation, and anticipated bid opening schedule. No additional report was presented.

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

District Counsel Mackie advised that discussions with the HOA regarding temporary construction easements were ongoing. She further advised that correspondence to dock holders would be distributed once final drawings were attached as exhibits. It was noted that dock owners would be provided sufficient time to respond prior to contractor mobilization.

### 3. Manager's Report

#### a. Financials

Ms. Meneely presented the financial statements. Vice Chairman Bello requested consideration of adding a year-to-date budget comparison column to assist the Board in evaluating expenditures relative to budget timing. Ms. Meneely advised she would explore reporting format adjustments.

#### b. Next Meeting Dates

The next meetings are scheduled for February 24, 2026, and March 10, 2026.

District management announced that an attorney-client session relative to litigation would occur at the February 24, 2026, meeting, consistent with Florida Statutes.

### J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Public comment included questions regarding Chairman Hasty's Board status, comparative progress at WildBlue, public records availability, and voting procedures in the event of a tie vote. It was clarified that Board actions require a majority vote to pass.

### K. BOARD MEMBER COMMENTS

Vice Chairman Bello provided comparative linear footage context regarding WildBlue Phase I and Blue Lake Phase I. Supervisor Larsen reiterated that publicly circulated cost projections were inaccurate and emphasized reliance on engineering data and actual bid results.

### L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Larsen, seconded by Mr. Rapponotti and passed unanimously adjourning the Regular Board Meeting at 4:20 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  
February 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26	Year To Date Budget 10/1/25 - 2/28/26	Percent Of Of Budget Variance 10/1/25 - 2/28/26
<b>REVENUES</b>					
O & M Assessments	1,260,500	0	1,144,272	1,151,750	99.35%
Debt Assessments	663,697	0	600,577	602,283	99.72%
Other Revenues	0	0	0	0	0.00%
Interest Income	960	0	325	400	81.25%
Line of Credit Assessments	720	0	0	0	0.00%
<b>Total Revenues</b>	<b>\$ 1,925,877</b>	<b>\$ -</b>	<b>\$ 1,745,174</b>	<b>\$ 1,754,433</b>	<b>99.47%</b>
<b>EXPENDITURES</b>					
<b>Administrative Expenditures</b>					
Supervisor Fees	12,000	1,200	2,800	5,000	56.00%
Payroll Taxes (Employer)	960	92	214	400	53.50%
Management	31,452	2,621	13,105	13,105	100.00%
Legal	40,000	0	16,022	16,665	96.14%
Legal Extraordinary - Retaining Wall, Etc.	500,000	0	36,522	150,000	24.35%
Assessment Roll	4,000	0	0	0	0.00%
Audit Fees	5,200	0	0	0	0.00%
Arbitrage Rebate Fee	650	0	0	0	0.00%
Insurance	14,700	0	12,231	14,700	83.20%
Legal Advertisements	6,000	0	2,009	2,500	80.36%
Miscellaneous	3,993	363	1,033	1,665	62.04%
Postage	900	51	196	375	52.27%
Office Supplies	1,250	113	565	525	107.62%
Dues & Subscriptions	175	0	175	175	100.00%
Trustee Fee	4,050	0	0	0	0.00%
Continuing Disclosure Fee	1,000	0	0	0	0.00%
Deficit Funding	0	0	0	0	0.00%
<b>Total Administrative Expenditures</b>	<b>626,330</b>	<b>4,440</b>	<b>84,872</b>	<b>205,110</b>	<b>41.38%</b>
<b>Maintenance Expenditures</b>					
Engineering/Inspections	40,000	0	28,176	16,665	169.07%
Engineering Extraordinary - Retaining Wall	125,000	0	10,877	33,125	32.84%
Mitigation Monitoring	138,500	0	0	17,312	0.00%
Lake Maintenance	60,000	2,952	17,426	25,000	69.70%
Flow Way Inspection Certification	5,000	0	0	0	0.00%
Detention Area Maintenance	36,000	3,011	12,045	15,000	80.30%
Miscellaneous Maintenance (Fence Maintenance, Etc.)	100,000	0	24,623	22,915	107.45%
Maintenance Reserve	55,000	0	0	12,500	0.00%
Lake Bank Repair Project - Interest Payment	677	0	0	0	0.00%
Capital Outlay - Lake Bank	0	0	0	0	0.00%
Construction Costs	0	0	0	0	0.00%
<b>Total Maintenance Expenditures</b>	<b>560,177</b>	<b>5,963</b>	<b>93,147</b>	<b>142,517</b>	<b>65.36%</b>
<b>Total Expenditures</b>	<b>\$ 1,186,507</b>	<b>\$ 10,403</b>	<b>\$ 178,019</b>	<b>\$ 347,627</b>	<b>51.21%</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 739,370</b>	<b>\$ (10,403)</b>	<b>\$ 1,567,155</b>	<b>\$ 1,406,806</b>	<b>111.40%</b>
Bond Payments	(623,875)	0	(576,477)	(573,146)	100.58%
<b>BALANCE</b>	<b>\$ 115,495</b>	<b>\$ (10,403)</b>	<b>\$ 990,678</b>	<b>\$ 833,660</b>	<b>118.83%</b>
County Appraiser & Tax Collector Fee	(38,498)	0	(1,201)	(8,000)	15.01%
Discounts For Early Payments	(76,997)	0	(68,817)	(67,750)	101.57%
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (10,403)</b>	<b>\$ 920,660</b>	<b>\$ 757,910</b>	<b>121.47%</b>
Carryover From Prior Year	0	0	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (10,403)</b>	<b>\$ 920,660</b>	<b>\$ 757,910</b>	<b>121.47%</b>

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

Bank Balance As Of 2/28/26	\$ 1,107,232.39
Accounts Payable As Of 2/8/26	\$ 94,004.33
Line of Credit As Of 2/28/26	\$ 133,400.00
Accounts Receivable As Of 2/28/26	\$ -
Available Funds As Of 2/28/26	\$ 879,828.06

