



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MARCH 24, 2026
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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AGENDA
BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT
WildBlue Social Building
18721 WildBlue Boulevard
Fort Myers, Florida 33913
REGULAR BOARD MEETING
March 24, 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. Consider Board Member Resignation and Appointment to Board Vacancy.....Page 2
- D. Establish Quorum
- E. Reorganization of Board
 - Chairman
 - Vice Chairman
 - Secretary/Treasurer
 - Assistant Secretaries
- F. Additions or Deletions to Agenda
- G. Approval of Minutes
 - 1. February 24, 2026 Regular Board Meeting.....Page 3
- H. Comments from the Public for Items on the Agenda
- I. Old Business
 - 1. Update on Lennar Communications
- J. New Business
 - 1. Discussion Regarding Lake Bank Repair Project Bid
 - 2. Discussion Regarding Solitude Contract Renewal
 - 3. Discussion Regarding Initial Planning for Phase 2
 - 4. Discussion Regarding Annual Drainage and Control Structure Maintenance Plan – Barraco
- K. Administrative Matters
 - 1. Engineer’s Report
 - 2. Attorney’s Report
 - a. Update on Dock Holders Letter
 - 3. Manager’s Report
 - a. Next Meeting – April 14, 2026 & April 28, 2026
- L. Comments from the Public for Items Not on the Agenda
- M. Board Member Comments
 - a. Board Meeting Summary Discussion
- N. 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

3/3/26 #12126510

From: Chris Hasty <chrishastycdd@gmail.com>

Sent: Tuesday, March 17, 2026 8:15 AM

To: Kathleen Meneely <kmeneely@sdsinc.org>; wesley.haber@kutakrock.com

Subject: Resignation

Kathleen, Please accept my resignation from the Blue Lake CDD Board of Supervisors effective immediately. I appreciate all of your hard work along with the rest of the staff. I have enjoyed my time working alongside the resident board members and the residents of the community.

Respectfully,
Chris Hasty

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 24, 2026**

A. CALL TO ORDER

The February 24, 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 16, 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 |
| 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 | Barraco and Associates, Inc. |

Also present were the following:

John Capasso, B&Z Construction
Dane Kelly, Kelly Brothers
Litigation Counsel – Chris Fiore (via phone)

Also present were the following residents:

Gary & Trudi Bouvia, James Towgood, Jim Spalding, Steve Kiraly, Cynthia Harris, Paul Marsjanik, Dale Brazdis, Hank Milius, Beth & Mike Parey, Frank & Dede DeRosa, Scott & Sherry Jessee, John Hadginikitas, Paul Kwist, Elle Tobracke, Don & Beth Johnson, Ted Kozlowski, Robert Lamb, and others via phone.

D. ADDITIONS OR DELETIONS TO AGENDA

Vice Chairman Bello noted that the Engineer’s Report would include discussion regarding repairs at 13551 Blue Bay Circle and that motions may be required during that discussion.

No other additions or deletions to the agenda were made.

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

District management invited comments from the public regarding items on the agenda. There were no comments at that time.

F. NEW BUSINESS

1. Presentation by Solitude on Lake Maintenance Operations

Matthew Drake, Project Manager with Solitude Lake Management, provided an overview of the lake maintenance services currently provided to the District. Services include shoreline weed control, algae control, aquatic weed control, and maintenance of detention areas along roadways.

Mr. Drake reported that the lake was currently in good condition, noting strong water clarity and no visible algae issues at this time.

Mr. Drake responded to questions from the Board Members and residents regarding herbicides used, application procedures, licensing requirements, and environmental impacts.

The Board thanked Mr. Drake for the presentation.

G. OLD BUSINESS

1. Update on Lake Bank Repair Project Bid

Mr. Barraco reported that sealed bids were opened on February 20, 2026, and two bids were received. B&Z Construction submitted a bid in the approximate amount of \$4,549,000. Kelly Brothers submitted a bid in the approximate amount of \$6,165,000.

Discussion occurred regarding bid scope, contractor experience, and construction timelines.

District management advised contractor references would be reviewed prior to any contract award.

2. Update on Lennar Communications

Supervisor Larsen reported that efforts to coordinate a meeting with Lennar representatives were ongoing through District Counsel and litigation counsel.

3. Update on Rock Staging

Mr. Haber advised that discussions with the HOA regarding temporary staging areas for construction materials were ongoing.

H. ADMINISTRATIVE MATTERS

1. Engineer's Report

Mr. Barraco reported on a site visit conducted on February 16, 2026, at 13551 Blue Bay Circle regarding drainage concerns.

A **motion** was made by Mr. Larsen, seconded by Mr. Rapponotti authorizing the District Engineer to coordinate repairs to the control structure behind 13551 Blue Bay Circle for an amount not to exceed \$1,000 and inspect additional control structures. The motion passed unanimously.

2. Attorney's Report

Mr. Haber advised that dock holder letters would be distributed once final drawings have been attached as exhibits.

3. Manager's Report

Ms. Meneely noted that the next meetings were scheduled for March 10, 2026, and March 24, 2026.

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

John Hadginikitas stated that he believed the District needed assistance in addressing the lake wall repair costs and encouraged continued discussions with Lennar.

Robert Lamb asked about shoreline grasses and whether there was a plan related to vegetation management and fire prevention.

Paul Marsjanik commented on the importance of evaluating contractor qualifications.

Elle Tobracke asked questions regarding permitting requirements associated with the proposed retaining wall.

John Hadginikitas clarified that his comments were intended to help improve the situation for the community.

Hank Milius expressed appreciation for the Board's efforts and noted he believed the Board was on the right track.

Robert Lamb commented that the Board's role could often be a thankless job and that many residents had differing opinions.

Elle Tobracke asked additional questions related to water conditions and water management within the lake.

J. BOARD MEMBER COMMENTS

The Board Members provided additional remarks regarding the lake wall repair project.

K. ATTORNEY-CLIENT SESSION

The Regular Board Meeting was then recessed and the Board entered into an Attorney-Client Session at 4:47 p.m. relative to settlement negotiations and litigation strategy.

The Attorney-Client Session was then adjourned and the Regular Board Meeting was reconvened at 5:39 p.m.

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 5:39 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair