



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 7, 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
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
April 7, 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. March 10, 2026 Regular Board Meeting.....Page 2
- F. Comments from the Public for Items on the Agenda
- G. Old Business
 - 1. Update on Lennar Communications
 - 2. Update on Lake Bank Repair Project Bid
- H. New Business
 - 1. Discussion of Preserve Signs.....Page 6
- I. Administrative Matters
 - 1. Engineer’s Report
 - 2. Attorney’s Report
 - a. Update on Dock Holders Letter
 - 3. Manager’s Report
 - a. Financials.....Page 7
 - b. Discussion on Law Enforcement Presence at Meetings
 - c. Next Meeting – April 28, 2026 & May 12, 2026
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Attorney-Client Session
- M. Adjourn

Publication Date
2026-03-31

Subcategory
Miscellaneous Notices

BLUE LAKE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETINGS AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Blue Lake Community Development District (District) Board of Supervisors (Board) will conduct the below-referenced Board Meetings and attorney-client session:

Board Meeting and Attorney-Client Session

April 7, 2026, at 3:00 p.m.

18721 WildBlue Boulevard

Fort Myers, Florida 33913

Board Meeting Only

April 28, 2026, at 3:00 p.m.

18721 WildBlue Boulevard

Fort Myers, Florida 33913

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), Florida Statutes, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Blue Lake Community Development District v. Lennar Homes, LLC; CalAtlantic Group LLC; Barraco and Associates, Inc; Turrell, Hall & Associates, Inc., Marine Contracting Group Inc.; and Earth Tech Enterprises Inc., Case No: 2025-CA-004085. The following persons are anticipated to be in attendance at the attorney-client session: Dale Brazdis, David Bello, Norbert Larsen, Mark Rapponotti, Terry Vette, David Gurley, Christopher Fiore, Kathleen Meneely, Wesley Haber, and a court reporter. The attorney-client session is expected to last approximately 120 minutes.

The Attorney-Client Session will be held within the board meeting and it is anticipated that the Attorney-Client Session will be listed as and commence as one of the final items on the agenda for the board meeting and, at the conclusion of the Attorney-Client Session, the board meeting will continue to be held for the purpose of taking up any business that may be the result of the attorney-client session, and other District business. Both portions of the board meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

The board meetings may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meetings by contacting the District Manager at (561) 630-4922. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that the person will need a record of the 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 the appeal is based.

Blue Lake CDD

Kathleen Meneely, District Manager

www.bluelakecdd.org

3/31/2026

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

A. CALL TO ORDER

The March 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 March 3, 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 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	Barraco and Associates, Inc.
District Engineer	Frank Savage	Barraco and Associates, Inc.

Others present: John Capasso, B&Z Construction; Jordan Cheifet, Cummins Cederberg (via telephone)

Residents present: Tom and Regina Juszczak, Mark Nelson, Jim Spalding, Beth and Don Johnson, Andrew Langsam, Marc and Sydell Nusbaum, and others via telephone.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. February 10, 2026, Regular Board Meeting

The minutes of the February 10, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Larsen, seconded by Mr. Rapponotti and passed unanimously approving the minutes of the February 10, 2026, Regular Board Meeting, as presented.

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

There were no comments from the public.

G. NEW BUSINESS

1. Discussion on Lake Bank Repair Project Bid

Mr. Savage reviewed the status of the lake bank repair project and the two bids received. Jordan Cheifet of Cummins Cederberg participated by phone to answer engineering questions.

Board discussion focused on issues with both bids. Concerns regarding the Kelly Brothers proposal included the proposed 460-day construction timeline and pricing differences compared with similar work occurring within WildBlue. Concerns regarding the B&Z bid included the change to the liquidated damages amount from \$1,000 per day to \$250 per day and the absence of certain bid items that had been requested in the bid form.

District Counsel reviewed the District's obligations under Florida public bidding requirements, explaining that the Board must evaluate bids based on the four corners of the submitted proposals and that additional clarification beyond that could expose the District to protest risk. The Board discussed whether the project should be rebid to broaden participation or whether the B&Z proposal could move forward with specific conditions.

Public comments were received regarding rebidding, potential contractor participation, timing concerns related to hurricane season, and Lennar's potential responsibility for repairing the wall. The Board noted that Lennar had not offered to undertake the repair work and that the District was pursuing litigation regarding responsibility for the failure.

Engineering discussion also addressed hydrostatic pressure behind the wall, the function of marine mattresses, and storm design considerations. It was noted that the proposed repair design would significantly increase shoreline resilience compared with the existing condition.

Following discussion, a **motion** was made by Mr. Larsen, seconded by Mr. Rapponotti and passed unanimously to move forward with the B&Z proposal, subject to specific conditions as follows:

The motion approved acceptance of the B&Z bid provided the contractor agrees to the \$1,000 per day liquidated damages provision, treats the omitted bid items as included in the work at no additional cost, and allows marine mattress quantities to be reduced without changing the remaining unit prices.

Ms. Vette noted that financing efforts could proceed once final numbers were confirmed.

H. OLD BUSINESS

1. Update on Lennar Communications

Mr. Larsen reported that he had signed a confidentiality agreement and scheduled a meeting with Lennar representative, Darren, the following morning to discuss potential resolution options. He noted that only one Board Member could participate in discussions outside of a public meeting.

Public comments were received regarding potential involvement of Lee County officials. The Board noted that prior attempts to involve the County had not resulted in assistance and that the matter was currently being addressed through litigation.

I. ADMINISTRATIVE MATTERS

1. Engineer's Report

Mr. Barraco reported that the South Florida Water Management District permit for the shoreline work had been received. The Lee County administrative amendment had also been obtained, and the final Lake Bank Development Order approval was expected shortly.

Mr. Barraco further reported that the final certification of the District's water management system had been received from the South Florida Water Management District. The system had been constructed in phases and the final phase has now been certified. There was a Board consensus to file documentation transferring operation and maintenance responsibilities for the system to the District.

Mr. Barraco also advised that an annual maintenance outline requested by the Board had been prepared and would be distributed during the next meeting. The outline includes inspections of detention systems, berms, control structures, and drainage infrastructure.

Mr. Barraco reported that Lee County issued a Notice of Code Violation regarding unpermitted riprap along the north bank of Blue Lake. He advised that he responded to the County explaining that the District was pursuing a development order for the shoreline improvements and that the District holds operation and maintenance easement rights rather than ownership of the property.

Public comments included questions regarding shoreline design considerations and fertilizer restrictions near riprap areas.

2. Attorney's Report

a. Update on Dock Holder Letter

Mr. Haber reported that the dock holder letter package was completed, including explanatory materials, plan excerpts, and the proposed agreement for dock owners. The materials will be provided to the District Manager's office for distribution.

Discussion followed regarding potential dock configuration adjustments that may be required if docks are removed and later reinstalled following construction of shoreline improvements. Staff indicated that additional review may be necessary to determine whether permitting or design modifications could be required before the letter can be sent.

3. Manager's Report

a. Financials

Ms. Meneely presented the financial statements. A Member of the Board thanked staff for the addition of a column for improved readability.

b. Next Meeting Dates – March 24, 2026 and April 14, 2026

The Board agreed to keep the March 24, 2026, meeting scheduled due to ongoing project and litigation matters. Attendance concerns were noted for the April 14, 2026, meeting.

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

Residents raised concerns regarding debris in the preserve following clearing activity and ongoing fence maintenance issues. The Board clarified that preserve cleanup was generally an HOA responsibility, while the District’s authority was limited primarily to drainage and water management maintenance. Staff reported that fence repairs had recently been completed and additional repairs were underway.

Additional comments addressed monitoring responsibilities under the District’s lake management contract and references to prior emergency repair costs.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. 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 [REDACTED] p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

From: David Bello <dcb.bluelakecdd@gmail.com>

Sent: Thursday, March 26, 2026 7:45 AM

To: Kathleen Meneely <kmeneely@sdsinc.org>; wesley.haber@kutakrock.com; Linda Jones <lmj.vbhoa@gmail.com>

Subject: Signs

All-

I've received a couple of complaints from a resident about the condition of these signs in the retention areas. Does anyone know who owns these signs? Are they necessary?

-Dave



Blue Lake
Community Development District

**Financial Report For
March 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Mar-26	Year To Date Actual 10/1/25 - 3/31/26	Year To Date Budget 10/1/25 - 3/31/26	Percent Of Of Budget Variance 10/1/25 - 3/31/26
REVENUES					
O & M Assessments	1,260,500	32,063	1,212,097	1,173,500	103.29%
Debt Assessments	663,697	16,828	636,176	614,566	103.52%
Other Revenues	0	0	0	0	0.00%
Interest Income	960	0	326	960	33.96%
Line of Credit Assessments	720	0	0	0	0.00%
Total Revenues	\$ 1,925,877	\$ 48,891	\$ 1,848,599	\$ 1,789,026	103.33%
EXPENDITURES					
Administrative Expenditures					
Supervisor Fees	12,000	2,400	5,200	6,000	86.67%
Payroll Taxes (Employer)	960	184	398	480	82.92%
Management	31,452	2,621	15,726	15,726	100.00%
Legal	40,000	0	25,311	19,998	126.57%
Legal Extraordinary - Retaining Wall, Etc.	500,000	0	36,522	200,000	18.26%
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	2,680	3,000	89.33%
Miscellaneous	3,993	337	1,370	1,998	68.57%
Postage	900	45	102	450	22.67%
Office Supplies	1,250	45	609	630	96.67%
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%
Total Administrative Expenditures	626,330	5,632	100,324	263,157	38.12%
Maintenance Expenditures					
Engineering/Inspections	40,000	0	52,279	19,998	261.42%
Engineering Extraordinary - Retaining Wall	125,000	0	10,877	46,250	23.52%
Mitigation Monitoring	138,500	0	0	34,624	0.00%
Lake Maintenance	60,000	2,952	20,378	30,000	67.93%
Flow Way Inspection Certification	5,000	0	0	0	0.00%
Detention Area Maintenance	36,000	3,011	15,057	18,000	83.65%
Miscellaneous Maintenance (Fence Maintenance, Etc.)	100,000	2,400	30,072	27,498	109.36%
Maintenance Reserve	55,000	0	0	25,000	0.00%
Lake Bank Repair Project - Interest Payment	677	0	5,359	0	0.00%
Capital Outlay - Lake Bank	0	0	0	0	0.00%
Construction Costs	0	0	0	0	0.00%
Total Maintenance Expenditures	560,177	8,363	134,022	201,370	66.56%
Total Expenditures	\$ 1,186,507	\$ 13,995	\$ 234,346	\$ 464,527	50.45%
REVENUES LESS EXPENDITURES	\$ 739,370	\$ 34,896	\$ 1,614,253	\$ 1,324,499	121.88%
Bond Payments	(623,875)	(16,599)	(611,438)	(583,292)	104.83%
BALANCE	\$ 115,495	\$ 18,297	\$ 1,002,815	\$ 741,207	135.29%
County Appraiser & Tax Collector Fee	(38,498)	0	(1,201)	(14,000)	8.58%
Discounts For Early Payments	(76,997)	(667)	(70,667)	(69,600)	101.53%
EXCESS/ (SHORTFALL)	\$ -	\$ 17,630	\$ 930,947	\$ 657,607	141.57%
Carryover From Prior Year	0	0	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 17,630	\$ 930,947	\$ 657,607	141.57%

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

Bank Balance As Of 3/31/26	\$ 1,032,075.52
Accounts Payable As Of 3/31/26	\$ 8,699.95
Line of Credit As Of 3/31/26	\$ 133,400.00
Accounts Receivable As Of 3/31/26	\$ -
Available Funds As Of 3/31/26	\$ 889,975.57

**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
									\$1,923,166.00	\$1,261,225.00	\$661,941.00	\$1,261,225.00	\$661,941.00	
									\$1,809,422.00	\$1,185,547.00	\$623,875.00	\$1,185,547.00	\$623,875.00	\$623,875.00
									\$ (423.00)	\$ (277.00)	\$ (146.00)	\$ (277.00)	\$ (146.00)	
1		Paid to Lee County Prop Appraiser	11/04/25	Fees			\$ (423.00)		\$	\$	\$	\$	\$	
2	1	Lee County Tax Collector	11/12/25	NAV Taxes	\$ 11,948.93		\$ (78.32)	\$ (627.32)	\$ 10,543.29	\$ 7,836.08	\$ 4,112.85	\$ 6,914.24	\$ 3,629.05	\$ 3,483.05
3	2	Lee County Tax Collector	11/21/25	NAV Taxes	\$ 345,638.12		\$ (78.32)	\$ (13,825.45)	\$ 331,812.67	\$ 226,669.47	\$ 118,968.65	\$ 217,602.72	\$ 114,209.95	\$ 114,209.95
4	3	Lee County Tax Collector	12/11/25	NAV Taxes	\$ 1,175,306.96			\$ (47,011.95)	\$ 1,128,295.01	\$ 770,766.26	\$ 404,540.70	\$ 739,935.81	\$ 388,359.20	\$ 388,359.20
5	4	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
6	5	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
7	6	Lee County Tax Collector	02/12/26	NAV Taxes	\$ 54,532.44			\$ (1,183.51)	\$ 53,348.93	\$ 35,762.34	\$ 18,770.10	\$ 34,986.18	\$ 18,362.75	\$ 18,362.75
8	7	Lee County Tax Collector	03/11/26	NAV Taxes	\$ 48,890.82			\$ (666.71)	\$ 48,224.11	\$ 32,062.57	\$ 16,828.25	\$ 31,625.31	\$ 16,598.80	\$ 16,598.80
9									\$	\$	\$	\$	\$	
10									\$	\$	\$	\$	\$	
11									\$	\$	\$	\$	\$	
12									\$	\$	\$	\$	\$	
13									\$	\$	\$	\$	\$	
14									\$	\$	\$	\$	\$	
15									\$	\$	\$	\$	\$	
16									\$	\$	\$	\$	\$	
17									\$	\$	\$	\$	\$	
18									\$	\$	\$	\$	\$	
					\$ 1,848,273.06	\$ -	\$ (1,201.32)	\$ (70,667.37)	\$ 1,776,404.37	\$ 1,212,097.31	\$ 636,175.75	\$ 1,164,966.12	\$ 611,438.25	\$ 611,438.25

Assessment Roll
O&M 1,261,225.26
Debt 661,941.00
1,923,166.26

Collections 96.11%

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

\$ 1,848,273.06
\$ -
\$ (1,212,097.31)
\$ (636,175.75)
\$ -

\$ 1,776,404.37
\$ (1,164,966.12)
\$ (611,438.25)
\$ -