BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT

LEE COUNTY
REGULAR BOARD MEETING
JULY 28, 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
July 28, 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. June 9, 2026 Regular Board Meeting………………………………………………………………….Page 2
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F. Comments from the Public for Items on the Agenda
G. New Business
   1. Update on Status of Litigation
      a. Update on Lennar Negotiations
      b. Consideration of Mediation Meeting
   2. Update on Litigation Attorney Motion to Withdraw as Counsel………………………………………...Page 12
   3. Discussion of Hiring New Litigation Attorney
   4. Consider Notice to Cancel Services with Solitude Lake Management
   5. Consider Proposals for Lake & Detention Maintenance & Fence Treatment……………………………Page 13
H. Old Business
   1. Lake Bank Project Update
   2. Update on Line of Credit Payment and Other Considerations for Upcoming Budget PH
I. Administrative Matters
   1. Engineer's Report
   2. Attorney's Report
   3. Manager's Report
      a. Financials…………………………………………………………………………………….Page 36
      b. Next Meeting – August 11, 2026 & August 25, 2026
J. Comments from the Public for Items Not on the Agenda
K. Consider Appointment to Board Vacancies………………………………………………………..Page 39
   1. Consider Seating New Board Member
   2. Administer Oath of Office & Review Board Member Responsibilities and Duties
L. Board Member Comments
M. Attorney-Client Session – CANCELLED
N. Adjourn

Publication Date	Subcategory
2026-07-17	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 28, 2026.

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
7/17/26 12480069

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 9, 2026
Call- In: (800) 743-4099 Passcode: 7423990 (for residents)

A. CALL TO ORDER

The June 9, 2026, Regular Board Meeting of the Blue Lake Community Development District (the "District") was called to order at 3:01 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 1, 2026, as legally required.

C. CONSIDER APPOINTMENT TO BOARD VACANCY

The following applications were considered for Seat #2 that was recently vacated by Norbie Larsen: John Hadginikitas, Mike Parey, Paul Marsjanik, Michael Langer and Steve Hamburger. Each of the applicants, with the exception of Mike Parey who was not present, gave a brief summary of their background and their interests and answered questions from the Board Members.

After discussion, a **motion** was made by Mr. Vette, seconded by Mr. Brazdis Upon discussion, motion accepting Norbie Larsen's resignation and appointing Paul Marsjanik to Seat #2. Upon being put to a vote, the **motion** carried on a vote of 2 to 1 with Mr. Rapponotti dissenting.

D. SEAT NEW BOARD MEMBER

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Ms. Meneely administered the oath to Mr. Marsjanik and Mr. Haber went over the laws and responsibilities that govern the position including ethics and the Sunshine Law.

F. ESTABLISH A QUORUM

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

Chairman		
Vice Chairman	Terry Vette	Present
Supervisor	Dale Brazdis	Present
Supervisor	Mark Rapponotti	Present
Supervisor	Paul Marsjanik	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.
District Engineer	Frank Savage (via phone)	Barraco and Associates, Inc.

Also present were:

David Gurley, Gurley Fant
Mike Fant, Gurley Fant

Residents present included Linda Jones (HOA), Koorosh Farhoudi, Chuck & Susan Strohmaier, Donald Bobrow, Brett Knickerbocker, Wally Barfelt, David Geddeis, A Hexham, Ellis DiNutte, Dave Bello, Michael & Patricia Langer, Robert Lamb, Sean Clouse, Ursula & Gary Geppert, Rick, Rosenfelt, Jeanne & John Hadginikitas, Chris Pezzi, Dave Pazdernik, Shari Kinninger, Hans & Elle Tobrocke Bob Kudlacik, Silvania Falzarono, Amy Leach, Sydell & Marc Nusbaum, James Towgood, Matt Robbins, Malcolm Bennett, John Reis, Chris Reis, Debra Niethold, John Walter, Tom & Patrice Kurz, Deb Klick, Cindy Harris, Mark Nelson, Steve Hamburger, Jessica Falanga, Paul Marsjanik, Sue Minsky and others online. Non-residents - Josh & Amanda Evans

G. ADDITIONS OR DELETIONS TO AGENDA

Ms. Meneely requested that the Board formally accept the resignation of David Bello

A **motion** was made by Mr. Vette, seconded by Mr. Brazdis and passed unanimously accepting David Bello's resignation from the Board.

Ms. Meneely then requested the appointment of officers.

It was discussed that Terry Vette be appointed as Vice Chairman, as he now serves as Acting Chairman. There were no further nominations or volunteers to accept the role of Vice-Chair.

A **motion** was made by Mr. Rapponotti, seconded by Mr. Brazdis and passed unanimously appointing Terry Vette as the Chairman with the remaining Board Members being designated as Assistant Secretaries and other staff roles remain in place.

She then asked the Board if they wanted to use a similar process to fill the vacancy left by David Bello by sending an announcement out to the community. There was a consensus of the Board was to do so and to accept resumes up to a certain date in July in order to be considered at the July meeting.

Mr. Rapponotti asked to present an analysis of success of litigation after the lawyers presentation. It was the consensus of the Board that he do so.

H. APPROVAL OF MINUTES

1. April 7, 2026, Regular Board Meeting

The minutes of the April 7, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Rapponotti, seconded by Mr. Vette and unanimously passed approving the minutes of the April 7, 2026, Regular Board Meeting, as presented.

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

Mr. Bello encouraged the ratification of the littoral replanting and the Phase 2 Lake Bank Project

J. OLD BUSINESS

1. Lake Bank Project Update

a. Discussion of Options

Mr. Vette went over the lake bank repair options and the costs involved, which were included in the agenda packet. Mr. Rapponotti noted that he disagreed with some of the numbers that were presented in the report.

b. Gurley/Fant Executive Summary of Litigation Status

Mr. Gurley gave a presentation noting that the trial date had been set for March 2027, although most cases settle with mediation. He explained that Lennar had offered $2.8 Million with nothing in writing, but there was no basis for that number and they have basically said "take it or leave it." He believes that it is possible to negotiate something that makes sense as he believes the District has a very strong case. He noted that critical components were left out of the retaining wall and no provisions were put in for erosion. He opined that he believes there was a gaping hole in what should have been done and when given options, the developer chose the cheapest one and it failed. He also noted that Lennar warrants the wall to do what it is supposed to do to protect resident yards and will indemnify and pay for it with this paperwork hitting the courthouse in July. He stated that mediation should take place in late October with, what he believes is a substantial likelihood of success.

Mr. Rapponotti gave a synopsis of the probability of outcomes. He opined that he believes it is a breach of contract warranty claim and the community is currently just behind Wild Blue for filing. He also believes that the community will prevail and collect attorney's fees but costs are at the discretion of the court.

Residents spoke both for and against the proposal with some noting that the impact of boats hitting the wall had not been taken into account.

Mr. Vette noted that the settlement involved the HOA and that part of the agreement was that the HOA accept a portion for their costs. He added that he heard new things today regarding the warranty. There was discussion by the Board that to date nothing had been received in writing from Lennar. Mr. Rapponotti stated that he could not accept an offer that was not in writing and involves the acceptance of the HOA as part of the settlement.

Mr. Vette made a **motion** to take the Lennar contribution and have the HOA sign off while keeping the litigation fees in the budget until such time as the money from Lennar is in hand. The motion **died** for lack of a second.

Mr. Brazdis noted that there were 425 homes in the community and felt that more representative input was needed. He suggested the HOA do a poll to be used as guidance, noting that the outcome does not impact the decision of the Board as elected officials.

A **motion** was made by Mr. Brazdis, seconded by Mr. Rapponotti and passed unanimously to move forward with a community-wide poll, with the HOA's help, for feedback and to include the litigation expenses in the proposed budget.

K. NEW BUSINESS

1. Upcoming Budget Discussion

a. Decision on Inclusion of Litigation/Settlement

Discussion ensued to move forward with polling the community and including the litigation expenses in the proposed budget.

b. Review of Gurley/Fant Invoice Practice

Mr. Vette asked that the bills be explained and discussion ensued regarding the process with a consensus of the Board for Mr. Rapponoti to continue reviewing the bills.

c. Additions/Deletions

Mr. Vette asked and it was consensus of the Board to move forward with obtaining proposals for the work currently done by Solitude. Discussion ensued reading having an officer at the meeting may not be needed and could be a meeting by meeting decision. Mr. Vette brought up saving funds by not having the District attorney attend the meetings but the consensus of the Board was that Mr. Haber should attend by phone, as many issues involve legal matters. Mr. Vette stated and it was the consensus of the Board that the Board go back to monthly meetings beginning in the new fiscal year.

2. Discussion on Phase 2 Lake Bank Project Plan

Ms. Meneely noted this $32,000 proposal was signed and funded and she further noted that ratification of the Chair's signature was needed, as it was executed in between meetings.

A **motion** was made by Mr. Vette, seconded by Mr. Rapponotti and passed unanimously ratifying the $32,000 proposal signed by the Chairman.

3. Ratification of Littoral Re-Planting Project Approval

It was noted that this was part of the LDO's for construction.

A **motion** was made by Mr. Vette, seconded by Mr. Rapponotti and passed unanimously ratifying the signed proposal.

I. ADMINISTRATIVE MATTERS

1. Engineer's Report

a. Update on Annual Maintenance Inspection Proposal

Mr. Barraco stated that he would give the amount to be included for the budget to start the program and noted that there was a blowout of a berm and the cost from Estate Landscaping & Lawn Maintenance would be $1,317 to replace landscaping that had been destroyed.

A **motion** was made by Mr. Vette, seconded by Mr. Brazdis and passed unanimously approving the expenditure.

He then noted that the control structure needed work along with the breach with 17 areas requiring attention. Crocker Land Development estimated $43,000 for the work.

A **motion** was made by Mr. Vette, seconded by Mr. Rapponotti and passed unanimously to move forward with the berm and control structure repairs.

2. **Attorney's Report**
    a. **Update on Dock Holders Letter – Request for Extension**

Mr. Haber noted that 5 to 10 of the 18 letters had been returned. He indicated that one request for an extension had been received. He further noted that a contractor had agreed to move docks at a cost of $4,000 per dock, which one resident decided to pull back their letter in favor of moving their dock. He also noted that nothing had been recorded at this time, as we are not mobilized and there is no pressing time issue.

After discussion, a **motion** was made by Mr. Vette, seconded by Mr. Rapponotti and passed unanimously extending the deadline date 60 days and allowing residents to rescind their letters, if desired.

3. **Manager's Report**
    a. **Financials**

The financials were presented. There were no questions from the Board Members.

b. **Next Meetings – June 23, 2026 & July 14, 2026**

Mr. Brazdis noted that he would be resigning after the June 23rd meeting, as he was moving out of the community. Discussion ensued that there may not be a quorum for the July 14th meeting and that a shade session should be held during the August meeting.

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

Mr. Bello advised that he had been harassed by a Board Member when taking the trash out and he was going to file a complaint. Ms. Meneely advised that this Board did not have recourse and this was a police matter.

Mr. Lamb opined that the Board should have a discussion on being proactive and deal with the root causes of issues, not just the symptoms. Mr. Barraco stated that proactive measures were now part of the permitting process.

N. BOARD MEMBER COMMENTS

Mr. Marsjanik noted that hearing about latent defects in the wall changed his thought process.

Discussion ensued about Mr. Marsjanik having a construction background and suggested that he take over the liaison responsibilities for the lank banks repair project.

A motion was made by Mr. Vette, seconded by Mr. Rapponotti and passed unanimously designating Mr. Marsjanik to serve in the role as a liaison for the Board.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Rapponotti, seconded by Mr. Brazdis and passed unanimously adjourning the Regular Board Meeting at 6:52 p.m.

ATTESTED BY:

______________________________	______________________________
Secretary/Assistant Secretary	Chairperson/Vice-Chair

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JUNE 23, 2026
Call- In: (800) 743-4099 Passcode: 7423990 (for residents)

A. CALL TO ORDER

The June 23, 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 June 1, 2026, as legally required.

C. CONSIDER BOARD MEMBER RESIGNATION

A **MOTION** was made by Mr. Vette, seconded by Mr. Rapponotti accepting the resignation of Dale Brazdis from Seat #1 of the Board of Supervisors. The **MOTION** passed unanimously.

D. CONSIDER APPOINTMENT TO BOARD VACANCIES

The Board considered the applications submitted to fill the vacancy created by Mr. Brazdis' resignation. Applicants introduced themselves and summarized their qualifications before the Board discussed the candidates.

A **MOTION** was made by Mr. Vette, seconded by Mr. Marsjanik appointing David Bello to Seat #1 of the Board of Supervisors to serve the remainder of the term expiring in November 2026. The **MOTION** passed on a vote of 2-1 with Mr. Rapponotti dissenting.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

District Counsel administered the Oath of Office to Mr. Bello and also reviewed the Sunshine Law, Public Records Law, Code of Ethics, Form 1 financial disclosure requirements, and the responsibilities of Board Members.

F. ESTABLISH A QUORUM

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

Chairman	Terry Vette	Present
Vice Chairman		
Supervisor	David Bello	Present
Supervisor	Mark Rapponotti	Present
Supervisor	Paul Marsjanik	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:

Jeff Walker, Finance Director, Special Districtg Services, Inc. (via phone); John Hadginikitas, Bob Kudlacik, Matt Robbins, Donald Bobrow, Jim Spaulding, John Reis, Marc and Sydell Nusbaum, David Geddeis, Lawrence Sutherland, and others participating by telephone.

Mr. Rapponotti left the meeting at approximately 3:22 p.m. A quorum remained present for the remainder of the meeting.

G. ADDITIONS OR DELETIONS TO AGENDA

By consensus, the Board agreed to consider Item I.1, the proposed Fiscal Year 2026/2027 Budget, immediately following agenda additions to accommodate the Finance Director's schedule.

A MOTION was made by Mr. Vette, seconded by Mr. Bello and passed unanimously appointing Mr. Bello as Assistant Secretary of the District.

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

Residents commented on the Board appointment process, the proposed budget, District expenditures, engineering and legal costs, the assessment methodology, and lake bank repair funding. The Board considered the comments during the applicable agenda items.

I. OLD BUSINESS

1. Lake Bank Project Update

The Board received an update regarding the lake bank restoration project and ongoing maintenance activities. Discussion included preventive maintenance planning, annual inspections, long-term repair funding, and monitoring completed improvements. Staff was directed to continue developing preventive maintenance recommendations and long-term maintenance planning.

2. Discussion Regarding Community-Wide Survey

The Board discussed the timing of the proposed community-wide survey. Mr. Bello stated he believed the survey would be more beneficial once updated project information and current financial data were available. By consensus, the Board tabled further discussion until the July meeting.

J. NEW BUSINESS

1. Consider Resolution No 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Resolution No. 2026-01 was presented, entitled:

BLUE LAKE RESOLUTION 2026-01

[FY 2026/2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026/2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

Finance Director Jeff Walker presented the proposed Fiscal Year 2026/2027 Budget. Following discussion, the Board reduced several proposed budget line items and directed staff to continue reviewing management fees, the assessment methodology, the line of credit repayment schedule, and additional cost-saving opportunities prior to the public hearing.

A **MOTION** was made by Mr. Bello, seconded by Mr. Vette adopting Resolution No. 2026-01, as amended, setting the Public Hearing for August 25, 2026. The **MOTION** passed unanimously.

2. Consider Resolution No. 2026-02 – Rules of Procedure

Resolution No. 2026-02 was presented, entitled:

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

A **MOTION** was made by Mr. Vette, seconded by Mr. Bello and passed unanimously adopting Resolution No. 2026-02, setting a public hearing for August 25, 2026.

K. ADMINISTRATIVE MATTERS

1. Engineer's Report

The District Engineer noted that the berm blowout repair had been completed. He also gave an update on control structure repairs.

2. Attorney's Report

Mr. Haber had nothing to report at this time.

3. Manager's Report

A reminder was provided regarding 2025 Form 1 Statements of Financial Interests.

By consensus, the July 14, 2026, meeting was canceled due to the lack of a quorum. The next meeting was confirmed for July 28, 2026.

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

Additional comments were received regarding assessments, expenditures, professional service costs, litigation expenses, and other District matters.

M. BOARD MEMBER COMMENTS

Liaison assignments were confirmed: Chair Vette—Gurley Fant invoices and bonding; Mr. Marsjanik—repair project; Mr. Bello—Phase 2 lake bank repairs. The Board also discussed the Acquisition Agreement and directed District Counsel to obtain the cost of a second legal opinion. The Board further directed staff to discontinue requesting Sheriff's deputies for future meetings unless otherwise directed.

N. 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 adjourning the Regular Board Meeting at 5:37 p.m.

ATTESTED BY:

______________________________	______________________________
Secretary/Assistant Secretary	Chairperson/Vice-Chair

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT,

Plaintiff,

v. **CASE NO.:** 2025-CA-004085

LENNAR HOMES, LLC; et al.,

Defendants.

CONSENT OF PLAINTIFF, BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT, TO WITHDRAWAL OF COUNSEL

Plaintiff, Blue Lake Community Development District ("CDD"), by and through its Board of Supervisors, will not contest and hereby consents to the withdrawal of Gurley Fant, P.A. and David E. Gurley, Esq., Christopher C. Fiore, Esq., and Michael A. Fant, Esq. (collectively, "Counsel") as counsel of record in this action, and states:

1. At a duly-noticed public meeting held on July 28, 2026, at which a quorum was present, the District's Board of Supervisors considered Counsel's Motion to Withdraw as Counsel of Record ("Motion") and voted to consent to Counsel's withdrawal.

2. The CDD consents to Counsel's withdrawal and to the entry of an order granting the Motion.

EXECUTED this _____ day of __________________, 2026.

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

By: ________________________________

Name: ______________________________
Chair, Board of Supervisors

SOLITUDE COMPARISON

	Solitude	Premeire	Adv Aquatic
Lake Maintenance	$35,420	$29,400	$33,300
Detention Area	$37,580	$21,000	$27,000
Fence Maintenance	$8,544	$7,600	$5,668
TOTAL	**$81,544**	**$58,000**	**$65,968**

WATERWAY, SWALE, & PRESERVE

MAINTENANCE AGREEMENT

FOR

Blue Lake Community Development District

BLUE LAKE
COMMUNITY DEVELOPMENT DISTRICT

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie,
1-800-491-9621

July 6, 2026

Blue Lake Community Development District
c/o Special District Services, Inc.
Ms. Kathleen Meneely, District Manager
27499 Riverview Center Blvd.
Bonita Springs, FL 33134

Dear Kathleen,

Thank you for the opportunity to submit our proposal for the management of your lake at Blue Lake CDD.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 35 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Carly Centnarowicz

Carly Centnarowicz,

Aquatic Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of "Living Shorelines" of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our "Customer First" philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

Advanced AQUATIC 35th ANNIVERSARY
THE CLEAR CHOICE FOR LAKE MANAGEMENT

Blue Lake CDD

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail – Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

WATERWAY CHART

Client: Blue Lake Community Development District

Survey Date: May 2026

WATERWAY	PERIMETER:	ACREAGE:
1	17,973	234
Total:	17,973	234

Swale/Preserve	PERIMETER:	ACREAGE:
1	40,112	28.7
Total:	40,112	28.7

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621


Advanced Aquatic
35th Anniversary
The Clear Choice for Lake Management
Blue Lake CDD
Overhead Map
Legend
Lake 1
Swale
Lake 1
Panther Island Blvd
850
3000 ft
N

Proposal Date: 7/6/2026

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Blue Lake Community Development District
Special District Services, Inc.
13831 Vector Ave.
Fort Myers, FL 33907

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1) AAS, Inc. agrees to manage one (1) stormwater pond with a total shoreline of approximately 17,973 linear feet located at Blue Lake CDD in Fort Myers, Florida. Services are designed to maintain the aesthetic appearance, ecological balance, and overall health of the stormwater system.

2) A minimum of 24 inspections with treatment as required (2 visits per month) will be performed by licensed spray technicians. During each visit, the pond will be evaluated for aquatic weeds, algae, water quality conditions, and any changes that may impact pond health. Treatments will be applied as needed using EPA-registered herbicides and algaecides appropriate for the target vegetation and site conditions.

3) Monthly Swale Maintenance on one (1) swale area. Maintenance includes the following:
- Exotic vegetation control
- Invasive weed and brush control
- Casual trash removal (during scheduled visits)

4)Quarterly Preserve Maintenance on one (1) preserve area. Maintenance to include the following:

- Quarterly management of approximately 28.7 acres of preserve areas. Please see attached map for boundaries. The monthly management would entail the control of invasive exotic vegetation as defined by FLEPPC (The Florida Exotic Pest Plant Council) including control of aggressive native plants (e.g. Cattails and vines). Invasive and nuisance vegetation will be sprayed or treated with an herbicide. Vegetation will be left standing or cut down in the preserve areas to decompose naturally. Vines that are in trees or bushes will be treated and left in place to decompose. This preserve area proposed for maintenance is located in Gladiolus Preserve in Fort Myers, Florida.
- Trim back Fakahatchee grasses along the perimeter of the fenceline

- A minimum of 4 inspections per year with treatment as required (1 visit every 3 months) for preserve areas management.

*If a non-compliance violation is issued on any of the natural areas, a modification of the Environmental service agreement may be needed. A violation normally requires an initial cleanup with a strict due date. An increase in visits, horticultural waste fees will all need to be considered.

6) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Proposal Date: 7/6/2026

(Blue Lake CDD 2 of 3)

Breakdown of Services:

Aquatic Weed and Algae Control	$2,775.00
Monthly Swale Maintenance	$2,250.00
Quarterly Preserve Maintenance(Billed Monthly)	$1,417.00
Management Reporting	Included
Total Monthly Investment	$6,442.00

Payments to be made in equal and consecutive monthly installments of $6,442.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

7) This agreement is subject to the terms and conditions contained on pages 1-3 of this agreement.

8) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.

9) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).

10) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.

11) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.

Proposal Date: 7/6/2026

12) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.

13) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.

14) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

15) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.

16) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.

17) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

18) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

____
For: *Advanced Aquatic Services, Inc.*

Date: _________

____
Authorized Customer's Signature   Title

Print Name: ________________ Date: ________

Contract Start Date: _________

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-491-9621

PREMIER LAKES

Annual Management Program Agreement

Customer Name: Blue Lake CDD
Property Contact: Kathleen Dailey Meneely
Agreement Effective Date: August 1, 2026-July 31, 2027
Program Description: Annual Dry Detention Management
Premier Lakes Consultant: Bill Kurth
Consultant Phone Number: 239-707-4899

This Agreement, dated **July 6, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Blue Lake CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.

2. **Service Area:** The "Service Area" is described as **Perimeter Dry Detention Areas**

3. **Contract Services:** Premier Lakes will perform **(6) six** inspections per year of the Service Area and provide the following service as necessary.

    a. **Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur. This contract is for spraying only and does not include cordgrass trimming.

4. **Equipment Access:** Client will provide access to each pond with a utility vehicle (Kubota UTV) and a boat as needed. Reduced access may result in reduced service or additional charges.

5. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include

additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.

6. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.

7. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **monthly** installments of **$1,750.00** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

8. **Forms of Payment:** Premier Lakes accepts payment by check.

9. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

10. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.

11. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.

12. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.

13. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall

include, but not be limited to, the right to damages and injunctive relief under Florida law.

14. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

15. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.

16. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

17. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

18. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: $21,000.00

Monthly Agreement Amount: $1,750.00

Invoicing Frequency: Monthly

Accepted and Approved:

Blue Lake CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Bill Kurth

Title: Vice President

Date: July 6, 2026

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

PREMIER
LAKES

Annual Management Program Agreement

Customer Name: Blue Lake CDD
Property Contact: Kathleen Dailey Meneely
Agreement Effective Date: August 1, 2026-July 31, 2027
Program Description: Annual Lake Management
Premier Lakes Consultant: Bill Kurth
Consultant Phone Number: 239-707-4899

This Agreement, dated **July 6, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Blue Lake CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.

2. **Service Area:** The "Service Area" is described as **1 lake, 18,095 ft perimeter, 239 acres**

3. **Contract Services: Premier Lakes will perform (12) twelve inspections per year of the Service Area and provide the following service as necessary. Additionally, (6) six treatments per year with a 5 man wetland crew for detailed littoral area spraying**
4.

    a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly. Submersed weed control is not included in this contract. If submersed weed issues occur, they can be addressed seperately by quote for one-time treatment

    b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.

    c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

d. **Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.

e. **Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.

f. **Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.

g. **Aquatic Consultation:** Attendance to monthly board meetings when requested.

5. **Equipment Access:** Client will provide access to each pond with a utility vehicle (Kubota UTV) and a boat as needed. Reduced access may result in reduced service or additional charges.

6. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.

7. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with any price increase negotiated with the client, under the same terms, specifications, and conditions set forth by this Agreement.

8. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **monthly** installments of **$2,450.00** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay

Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

9. **Forms of Payment:** Premier Lakes accepts payment by check.

10. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

11. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.

12. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.

13. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.

14. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

15. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

16. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.

17. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

18. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

19. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: $29,400.00

Monthly Agreement Amount: $2,450.00.00

Invoicing Frequency: Monthly

Accepted and Approved:

Blue Lake CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name: Bill Kurth

Title: Vice President

Date: July 6, 2026

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

PREMIER
LAKES

Annual Management Program Agreement

Customer Name: Blue Lake CDD
Property Contact: Kathleen Dailey Meneely
Agreement Effective Date: June 1, 2026-May 31, 2027
Program Description: Annual Fenceline Management
Premier Lakes Consultant: Bill Kurth
Consultant Phone Number: 239-707-489

This Agreement, dated **May 5, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Blue Lake CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.

2. **Service Area:** The "Service Area" is described as **Perimeter fenceline**

3. **Contract Services:** Premier Lakes will perform **(4) four** inspections per year of the Service Area and provide the following service as necessary.

    a. **Fenceline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and trimming and hand pulling where appropriate. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial Preserve vegetation, minor damage to native vegetation may occur.

4. **Equipment Access:** Client will provide access to each pond with a utility vehicle (Kubota UTV) and a boat as needed. Reduced access may result in reduced service or additional charges.

5. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.

6. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with any increase negotiated first with the client, under the same terms, specifications, and conditions set forth by this Agreement.

7. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Quarterly** installments of **$1900.00** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

8. **Forms of Payment:** Premier Lakes accepts payment by check.

9. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

10. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.

11. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.

12. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.

13. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

14. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

15. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.

16. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

17. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

18. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: $7600.00

Quarterly Agreement Amount: $1900.00

Invoicing Frequency: Quarterly

Accepted and Approved:

Blue Lake CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature: William R Kurth

Name: Bill Kurth

Title: Vice President

Date: May 5, 2026

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Blue Lake
Community Development District

Financial Report For
June 2026

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2026

REVENUES	Annual Budget 10/1/25 - 9/30/26	Actual Jun-26	Year To Date Actual 10/1/25 - 6/30/26	Year To Date Budget 10/1/25 - 6/30/26	Percent Of Of Budget Variance 10/1/25 - 6/30/26
O & M Assessments	1,260,500	0	1,253,111	1,238,750	101.16%
Debt Assessments	663,697	0	657,702	651,415	100.97%
Other Revenues	0	0	0	0	0.00%
Interest Income	960	0	15,401	720	2139.03%
Line of Credit Assessments	720	0	0	720	0.00%
Total Revenues	**$ 1,925,877**	**$ -**	**$ 1,926,214**	**$ 1,891,605**	**101.83%**
EXPENDITURES					
Administrative Expenditures					
Supervisor Fees	12,000	1,000	7,200	9,000	80.00%
Payroll Taxes (Employer)	960	77	551	720	76.53%
Management	31,452	2,621	23,589	23,589	100.00%
Legal	40,000	0	45,331	29,997	151.12%
Legal Extraordinary - Retaining Wall, Etc.	500,000	0	155,192	350,000	44.34%
Assessment Roll	4,000	0	0	0	0.00%
Audit Fees	5,200	0	0	5,200	0.00%
Arbitrage Rebate Fee	650	0	0	650	0.00%
Insurance	14,700	0	12,231	14,700	83.20%
Legal Advertisements	6,000	0	4,940	4,500	109.78%
Miscellaneous	3,993	267	1,669	2,997	55.69%
Postage	900	89	438	675	64.89%
Office Supplies	1,250	351	1,252	945	132.49%
Dues & Subscriptions	175	0	175	175	100.00%
Trustee Fee	4,050	0	4,246	4,050	0.00%
Continuing Disclosure Fee	1,000	0	0	0	0.00%
Deficit Funding	0	0	0	0	0.00%
Payroll Processing Fee	0	53	420	0	0.00%
Total Administrative Expenditures	**626,330**	**4,458**	**257,234**	**447,198**	**57.52%**
Maintenance Expenditures					
Engineering/Inspections	40,000	0	97,259	29,997	324.23%
Engineering Extraordinary - Retaining Wall	125,000	0	12,137	85,625	14.17%
Mitigation Monitoring	138,500	0	143,026	86,560	165.23%
Lake Maintenance	60,000	2,952	26,221	45,000	58.27%
Flow Way Inspection Certification	5,000	0	0	5,000	0.00%
Detention Area Maintenance	36,000	3,130	27,463	27,000	101.71%
Miscellaneous Maintenance (Fence Maintenance, Etc.)	100,000	0	64,135	41,247	155.49%
Maintenance Reserve	55,000	0	0	62,500	0.00%
Lake Bank Repair Project - Interest Payment	677	0	10,067	677	0.00%
Capital Outlay - Lake Bank	0	0	875	0	0.00%
Construction Costs	0	0	0	0	0.00%
Total Maintenance Expenditures	**560,177**	**6,082**	**381,183**	**383,606**	**99.37%**
Total Expenditures	**$ 1,186,507**	**$ 10,540**	**$ 638,417**	**$ 830,804**	**76.84%**
REVENUES LESS EXPENDITURES	**$ 739,370**	**$ (10,540)**	**$ 1,287,797**	**$ 1,060,801**	**121.40%**
Bond Payments	(623,875)	0	(632,965)	(613,730)	103.13%
BALANCE	**$ 115,495**	**$ (10,540)**	**$ 654,832**	**$ 447,071**	**146.47%**
County Appraiser & Tax Collector Fee	(38,498)	0	(1,201)	(32,000)	3.75%
Discounts For Early Payments	(76,997)	0	(70,667)	(75,150)	94.03%
EXCESS/ (SHORTFALL)	**$ -**	**$ (10,540)**	**$ 582,964**	**$ 339,921**	**171.50%**
Carryover From Prior Year	0	0	0	0	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (10,540)**	**$ 582,964**	**$ 339,921**	**171.50%**

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

Bank Balance As Of 6/30/26	**$ 741,792.46**
Accounts Payable As Of 6/30/26	**$ 66,400.66**
Line of Credit As Of 6/30/26	**$ 133,400.00**
Accounts Receivable As Of 6/30/26	**$ -**
Available Funds As Of 6/30/26	**$ 541,991.80**

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**
1		Paid to Lee County Prop Appraiser	11/04/25	Fees			$ (423.00)		$ (423.00)			$ (277.00)	$ (146.00)	
2	1	Lee County Tax Collector	11/12/25	NAV Taxes	$ 11,948.93		$ (778.32)	$ (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			$ (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	8	Lee County Tax Collector	04/15/26	NAV Taxes	$ 42,578.71				$ 42,578.71	$ 27,923.11	$ 14,655.60	$ 27,923.11	$ 14,655.60	$ 14,655.60
10	9	Lee County Tax Collector	05/13/26	NAV Taxes/Interest	$ 19,379.63	$ 581.39			$ 19,961.02	$ 13,090.37	$ 6,870.65	$ 13,090.37	$ 6,870.65	$ 6,870.65
11									$ -					$ -
12									$ -					$ -
13									$ -					$ -
14									$ -					$ -
15									$ -					$ -
16									$ -					$ -
17									$ -					$ -
18									$ -					$ -
					$ 1,910,231.40	$ 581.39	$ (1,201.32)	$ (70,667.37)	$ 1,838,944.10	$ 1,253,110.79	$ 657,702.00	$ 1,205,979.60	$ 632,964.50	$ 632,964.50

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

Collections
99.33%

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

$ 1,910,231.40	
$ 581.39	$ 1,838,944.10
$ (1,253,110.79)	$ (1,205,979.60)
$ (657,702.00)	$ (632,964.50)
$ -	$ -

Candidates for BL Board Vacancy
Seat 4 with Term to 2028

Previously Submitted with Publicized Resumes

John Hadginikitas

Mike Parey

Michael Langer

Steven Hamburger

Hans Tobrocke

Updated Resume

Matt Robbins

From: Matt Robbins <cddandme@gmail.com>
Sent: Monday, June 29, 2026 6:31 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: Updated Resume for Open CDD Seat - Matt Robbins

Hi Kathleen: please note I have a new email address for CDD-related matters.

I've updated my resume to focus on the most relevant points for the CDD Board. Please include it for the next meeting.

Matt Robbins

Relevant Work, Education, and Volunteer History

Treasurer of Fox Point Homeowners Association (a 411-home Illinois community, 2005-2008)

Senior Managing Director and Portfolio Manager for PPM America (a $100 billion Chicago investment manager, 1996-2019)

Chartered Financial Analyst (until retirement in 2019)

MBA from Purdue University (1985)

BS in Biochemistry from UCLA (1980)

Qualifications

>> I have 3 years direct experience working on the shoreline erosion issues of Fox Point's 39-acre recreational lake, and as Treasurer, helping to explore options and managing how potential corrective actions would impact Members' dues

>> In my role as the primary portfolio manager of a very large investment account, I am accustomed to making consequential decisions that involve significant uncertainty and large amounts of money

>> While I am not a lawyer, I have worked extensively with them to structure large financial deals and to negotiate (and litigate when necessary) contractual and corporate law disputes

>> Also very relevant to the CDD's current situation, my professional work frequently involved understanding and dealing with intercompany guarantees, obligations, and liabilities

>> Other qualifications include direct experience with bond issuance, being fluent with financial statements and budgets, and familiarity with the general principles of HOA laws (such as the process for conducting orderly board meetings)

>> I mentioned my BS degree in Biochemistry as a “relevant education” item because I believe the required courses in chemistry, physics, and high-level mathematics amply prepared me to understand the true engineering issues related to Blue Lake's sea wall

>> Understanding fiduciary duty and avoiding conflicts of interest were fundamental to my work as a professional investor, and I believe that perspective would also be useful to the
Board

Thanks,
Matt Robbins
13742 Blue Bay Circle