



**BLUE LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 22, 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
September 22, 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. Attorney-Client Session (closed to the public).....Page 1
- E. Additions or Deletions to Agenda
- F. Acceptance of Resignation of Michael Langer and Discussion on Filling Vacancies
- G. Approval of Minutes
 - 1. August 25, 2026 Regular Board Meeting & Public Hearing.....Page 2
- H. Comments from the Public for Items on the Agenda
- I. Old Business
 - 1. Lake Bank Phase 1 Project Update
 - 2. Lake Bank Phase 2 Project Update
 - 3. Mediation Update – Dave
- J. New Business
 - 1. Discussion on Littoral Planting Plan and Request for Quote
 - 2. Discussion on Line of Credit Access and Timing
 - 3. Discussion /Approval of Proposals for Preserve Maintenance.....Page 10
- K. Administrative Matters
 - 1. Engineer’s Report
 - a. Discussion on Landscaping Debris in Dry Detention Area.....Page 17
 - 2. Attorney’s Report
 - a. B and Z Contract Update
 - 3. Manager’s Report
 - a. Financials.....Page 19
 - b. Next Meeting – October 27, 2026 & November 18, 2026
- L. Comments from the Public for Items Not on the Agenda
- M. Board Member Comments
 - 1. FGCU Project Update – Bello
- N. Adjourn

Publication Date
2026-09-11

Subcategory
Miscellaneous Notices

BLUE LAKE COMMUNITY
DEVELOPMENT DISTRICT

NOTICE OF BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Blue Lake Community Development District (District) Board of Supervisors (Board) will conduct the following attorney-client sessions at its Board of Supervisors meeting:

Attorney-Client Session

September 22, 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: David Bello, Terry Vette, Paul Marsjanik, Michael Langer, Brian O. Cross, Amanda Broadwell, Benjamin Thomas, Kathleen Meneely, Wesley Haber, and a court reporter. The attorney-client session is expected to last approximately 120 minutes.

The board meeting begins at 3:00 p.m. on the same date and at the same location and will occur prior to the attorney-client session for the purpose of considering any business of the District and will continue to be held after the attorney-client session for the purpose of taking up any business that may be the result of the attorney-client session or any other business of the District. 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 meeting 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 this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing 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 meeting 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.

Kathleen Meneely, District Manager

BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT

www.bluelakecdd.org

PUBLISH: NAPLES DAILY NEWS 09/11/26

**BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARINGS & REGULAR BOARD MEETING
AUGUST 25, 2026**

A. CALL TO ORDER

The August 25, 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 July 31, 2026, and August 7, 2026, as legally required.

C. ESTABLISH A QUORUM

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

Chairman	Terry Vette	Present
Supervisor	David Bello	Present
Supervisor	Paul Marsj k	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.

Others present included:

Brian Cross, Amanda Broadwell and Ben Thomas of Goede, DeBoest & Cross, PLLC; Jordan Cheifet and Stokes Patterson of Cummins Cederberg; and residents John Hadginikitas, Mark Nelson, Matt Robbins, Marc and Sydell Nusbaum, Donald Bobrow, Jim Spalding, Patti Langer and Hans Tobrocke; and others via telephone.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. APPROVAL OF MINUTES

1. July 28, 2026, Regular Board Meeting

The minutes of the July 28, 2026, Regular Board Meeting were presented for consideration.

Mr. Bello requested correcting the spelling of Andy Langsam’s last name.

A **motion** was made by Mr. Bello, seconded by Mr. Vette and unanimously passed approving the minutes of the July 28, 2026, Regular Board Meeting, as amended.

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

Matt Robbins commented on the change in litigation counsel and expressed support for the Board's decision. He also commented on the anticipated cost of the lake bank improvements and the probability of future storm events, noting that the Board should consider the potential recurrence of significant storms when evaluating the level of protection for future shoreline improvements.

Discussion ensued regarding the statistical probability of 50-year storm events and the basis for the calculations presented. It was noted that the Board would receive engineering information later during the meeting regarding Phase 2 alternatives, estimated costs and levels of protection.

Additional public comments concerned prior litigation expenses and communications with former District litigation counsel. The Board noted that the Gurley Fant invoices were separately listed under New Business and would be addressed at that time.

The Regular Board Meeting was then recessed and the Public Hearing on the Revised Rules of Procedure was opened.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Naples Daily News* on July 21, 2026, and July 28, 2026, as legally required.

2. Receive Public Comment on Revised Rules of Procedure

Mr. Haber briefly reviewed the proposed revisions, noting that the Rules of Procedure were periodically updated primarily to remain consistent with changes in Florida law. The Board requested a redline version identifying the changes and, where practical, the reason for each revision.

3. Consider Resolution No. 2026-03 – Adopting Revised Rules of Procedure

Resolution No. 2026-03 was presented, entitled:

RESOLUTION 2026-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT
ADOPTING RULES OF PROCEDURE; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE
DATE.**

The Board determined that additional time was needed to review the proposed revisions and agreed to continue the public hearing to November, with the specific date, time and location to be established later in the meeting.

A **motion** was made by Mr. Vette, seconded by Mr. Bello and passed unanimously continuing the Public Hearing to consider adoption of Revised Rules of Procedure to the November meeting.

Following the attorney-client session later in the meeting, the Board established the continued public hearing for November 18, 2026, at 3:00 p.m. at the WildBlue Social Building.

A motion was made by Mr. Bello, seconded by Mr. Vette and passed unanimously continuing the Public Hearing to consider adoption of Revised Rules of Procedure to November 18, 2026, at 3:00 p.m. at the WildBlue Social Building.

The Public Hearing regarding the Revised Rules of Procedure was continued as noted above and the Public Hearing on the Fiscal Year 2026/2027 Final Budget was opened.

H. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Naples Daily News* on July 31, 2026, and August 7, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Discussion ensued regarding the proposed budget, litigation and engineering expenses, reserves and the anticipated reduction in assessments. It was noted that the proposed assessments represented a reduction of approximately \$295 per property from the prior year.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-04 was presented, entitled:

RESOLUTION 2026-04 [FY 2026/2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

The Board reviewed the projected interest income and the principal and interest amounts associated with the District’s line of credit. It was noted that actual interest earnings were substantially higher than the amount budgeted and that the line of credit principal and interest amounts should be adjusted to reflect the actual amount borrowed and applicable interest rate. The Board agreed to increase projected interest income, reduce the budgeted line of credit principal and interest payments, and place the resulting funds into reserves.

A **motion** was made by Mr. Bello, seconded by Mr. Vette and passed unanimously approving the revisions to interest income and the line of credit principal and interest amounts, with the resulting funds to be placed into reserves.

The Board also reviewed the remaining prior year deficit funding line item. It was noted that assessments had previously been increased to address the deficit and that current year expenditures were not anticipated to exceed the budget. The Board agreed to eliminate the approximately \$41,000 deficit funding line item and place those funds into reserves rather than further reduce assessments, given the pending litigation and potential lake bank expenditures.

A **motion** was made by Mr. Langer, seconded by Mr. Bello and passed unanimously the Board adopting Resolution No. 2026-04, Adopting a Fiscal Year 2026/2027 Final Budget, as amended above.

4. Consider Resolution No. 2026-05 – Assessment Resolution for Fiscal Year 2026/2027

Resolution No. 2026-05 was presented, entitled:

RESOLUTION 2026-05 [FY 2026/2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026/2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Haber briefly reviewed the Assessment Resolution, which levies the assessments necessary to fund the adopted budget and certifies the assessment roll for collection.

A **motion** was made by Mr. Vette, seconded by Mr. Langer and passed unanimously adopting Resolution No. 2026-05, adopting a Fiscal Year 2026/2027 Final Budget, as presented.

The Public Hearing on the Fiscal Year 2026/2027 Final Budget was then closed and Regular Board Meeting was reconvened.

I. NEW BUSINESS

1. Status of Litigation/Mediation Meeting

Brian Cross provided an update on the pending lake bank litigation and advised that the court ordered mediation was scheduled for September 16, 2026. He explained that construction defect litigation was heavily dependent upon engineering opinions and expert testimony and that there were a number of factors to consider in determining the appropriate repair and the amount potentially recoverable from the defendants.

Mr. Cross discussed the need to balance the cost of continued litigation against the potential recovery and the ultimate cost of repairing and stabilizing the shoreline. He noted that the Board was evaluating whether work should be limited to failed portions of the wall or whether additional improvements to unaffected areas would be appropriate. No decision regarding the ultimate scope of the project has been made.

Mr. Cross also responded to questions regarding potential exposure to the opposing parties' attorney fees, settlement procedures, warranty claims and the relationship between the District's litigation and other litigation involving neighboring communities. He advised that the District's litigation was separate

from WildBlue's litigation. He further explained that, if mediation was unsuccessful, the case was presently anticipated to proceed to non-binding arbitration, followed potentially by trial.

2. Update on Gurley Fant Invoice Review

Mr. Vette provided an update on his review of Gurley Fant's invoices and thanked Andy Langsam for assisting with the detailed review. Mr. Vette reported that he had discussed questioned charges with Gurley Fant and that approximately \$6,000 in charges had been removed or adjusted. Additional charges remained under review, including billing rates, charges associated with the preparation of future budget estimates and other entries for which clarification had been requested.

Discussion ensued regarding the outstanding invoices and the most cost effective means of resolving the dispute. Mr. Cross recommended that the invoices and supporting correspondence be provided to him so that he can review the matter and attempt to negotiate a business resolution with Gurley Fant without unnecessarily increasing the District's legal expenses.

A **motion** was made by Mr. Vette, seconded by Mr. Marsjanik and passed unanimously authorizing Brian Cross to review the outstanding Gurley Fant invoices in his attempt to resolve the billing dispute.

3. Taylor Engineering Invoice Review

Mr. Vette raised concerns regarding approximately \$17,000 in Taylor Engineering invoices for work performed from March through June in connection with the litigation.

Because the engineering work and invoices were related to the pending litigation, the Board agreed to table further discussion until after consultation with litigation counsel. No action was taken on this matter at this time.

4. Update on Cummins Cederberg Phase 2 Options

Jordan Cheifet and Stokes Patterson of Cummins Cederberg presented the results of the Phase 2 shoreline evaluation. The shoreline was categorized as sheltered, vulnerable, and vulnerable with a narrow shelf, based upon exposure to wave action, existing seawall conditions and shelf width. They explained the unique engineering challenges associated with Blue Lake as a former quarry and reviewed the potential effects of shoreline erosion, toe scour and wave action on the existing seawall.

Cummins Cederberg reviewed various stabilization alternatives and compared the options based upon level of protection, cost, aesthetics, constructability and maintenance requirements. The recommended approach included plantings and monitoring in sheltered areas, metal mattresses in vulnerable areas, and the Phase 1 treatment in vulnerable areas with narrow shelves. Preliminary costs and recommendations for ongoing shoreline monitoring and periodic inspections were also reviewed.

Discussion ensued regarding the alternatives, costs, aesthetics, construction access and level of protection. The Board agreed that additional time was needed to review the information before determining the appropriate Phase 2 approach. Ms. Meneely stated that the entire detailed Cummins Cederberg presentation would be posted to the District's website for public review.

No action was taken on this matter at this time.

5. Consider Agreement between the District and Premier Lakes, Inc. for Annual Lake Management

Mr. Haber reviewed the revised agreement and noted that the District's form provided additional protections regarding insurance, indemnification and termination of the agreement.

A **motion** was made by Mr. Langer, seconded by Mr. Bello and passed unanimously approving the Agreement between the District and Premier Lakes, Inc. for Annual Lake Management, as presented.

6. Consider Resolution No. 2026-06 – Adopting the Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-06 was presented, entitled:

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BLUE LAKE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

The Board reviewed the proposed meeting schedule and discussed conflicts associated with the Thanksgiving, Christmas and Memorial Day holiday periods. The schedule was amended changing the November meeting to November 18, 2026, the December meeting to December 17, 2026, and the May meeting to May 19, 2027, all at 3:00 p.m., subject to room availability. All other dates remained as presented.

A **motion** was made by Mr. Vette, seconded by Mr. Langer and passed unanimously adopting Resolution No. 2026-06, approving the Fiscal Year 2026/2027 Meeting Schedule, as amended.

J. OLD BUSINESS

1. Lake Bank Project Update

The Board noted that the lake bank project had been substantially addressed during the litigation update and Cummins Cederberg Phase 2 presentation. No additional discussion or action was taken on this matter at this time.

K. ADMINISTRATIVE MATTERS

1. Engineer's Report

There was no additional Engineer's Report. An engineering invoice not included in the meeting materials was briefly discussed and it was noted that it would be placed on a subsequent agenda for ratification, if necessary.

2. Attorney's Report

Mr. Haber had no additional report.

3. Manager's Report

a. Financials

The financials were included in the meeting materials. There were no questions from the Board Members.

b. Next Meetings – September 8, 2026, and September 22, 2026

The Board discussed the two September meeting dates and agreed by consensus to cancel the September 8, 2026, meeting and to proceed with the September 22, 2026, meeting.

Ms. Meneely advised that an attorney-client session would be held in conjunction with the September 22, 2026, meeting following the September 16, 2026, mediation. The attorney-client session would begin at 3:00 p.m. with the regular meeting to follow.

Ms. Meneely also advised that notice seeking candidates to fill the vacant Board seat had been prepared. Given the litigation matters expected to be addressed in September, the Board agreed to defer consideration of filling the vacancy until the October meeting.

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

There were no additional public comments.

M. BOARD MEMBER COMMENTS

Mr. Langer reported that he and Patti Langer had met with representatives of Florida Gulf Coast University regarding an opportunity for students to evaluate the community's lake, vegetation and water-quality management. Approximately ten students would study the community during the semester and provide observations and recommendations in a final report at no cost to the District.

Community volunteers were sought to meet and collaborate with the students periodically. Mr. Haber cautioned against multiple Board Members participating together due to Sunshine Law considerations.

N. ATTORNEY-CLIENT SESSION

The Regular Board Meeting was recessed at 5:16 p.m. for the attorney-client session and reconvened at 6:56 p.m.

Upon reconvening, the Board returned to Item G, Public Hearing – Revised Rules of Procedure to establish the date certain for the continued public hearing.

A motion was made by Mr. Bello, seconded by Mr. Vette and passed unanimously continuing the Public Hearing on the Revised Rules of Procedure to November 18, 2026, at 3:00 p.m. at the WildBlue Social Building.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Langer, seconded by Mr. Vette and passed unanimously adjourning the Regular Board Meeting at 6:58 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair



Annual Management Program Agreement

Customer Name: Blue Lake CDD

Property Contact: Kathleen Dailey Meneely

Agreement Effective Date: October 1 2026- September 30 2027

Program Description: Annual Preserve Management

Premier Lakes Consultant: Bill Kurth

Consultant Phone Number: 239-707-4899

This Agreement, dated **September 3, 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 **Preserve Areas totalling approximately 299 acres. Areas to be controlled are depicted in red on attached map**
3. **Contract Services:** Premier Lakes will perform **(2) two** inspections per year of the Service Area and provide the following service as necessary.

Wetland, Preserve, and Upland Management: Services include the application of herbicides to control unwanted vegetation. Treatment of all FISC Category 1 & 2 species and native nuisance species. All target species will be killed in place. Due care will be taken to preserve understory native growth. Hand pulling and cutting of material will be performed where appropriate. Initial clean-ups, removals, or disposal will be performed at an additional charge.

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 **Semi-Annual** installments of **\$46,500.00** 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: \$93,000.00

Semi-Annual Agreement Amount: \$46,500.00

Invoicing Frequency: Semi- Annually

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: September 3, 2026

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





Grow • Enhance • Restore



Grow • Enhance • Restore

Sandhill Environmental Services, LLC
5980 SE County Road 760
Arcadia, FL 34266

Proposal

Date	Estimate #
8/28/2026	4441

Prepared by:

Courtney Ramsey
Mobile | 863-444-6015
Office | 863-494-9737
Fax | 863-494-1364
Courtney@SandhillGrowers.com

Prepared for:

Blue Lake Community Development District
c/o Special Services District
2501A Burns Road
Palm Beach Gardens, FL 33410

Terms	Project
Net 30	Vista Blue Area J

Item	Description	Qty	Cost	Total
Maintenance	One treatment of Category 1 and 2 FISC-listed exotic vegetation within Mitigation Area J (186.11± acres) to occur Fall 2026.	1	81,209.44	81,209.44
Maintenance	One treatment of Category 1 and 2 FISC-listed exotic vegetation within Mitigation Area J (186.11± acres) to occur Spring 2027. *Proposal is valid for 30 days.	1	75,273.50	75,273.50

Sandhill Environmental Services, LLC is hereby authorized to perform and/or supply the above work and I agree on behalf of the named entity to pay in full.

Total	\$156,482.94
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Approved by: _____ Date: _____

Specializing In

Natural Areas Weed Management • Nuisance & Exotic Species Removal
Lake/Littoral Shelf Plant Installation • Wetland & Upland Restoration Planting





Blue Lake
Community Development District

**Financial Report For
August 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Aug-26	Year To Date Actual 10/1/25 - 8/31/26	Year To Date Budget 10/1/25 - 8/31/26	Percent Of Of Budget Variance 10/1/25 - 8/31/26
REVENUES					
O & M Assessments	1,260,500	0	1,261,848	1,260,500	100.11%
Debt Assessments	663,697	0	662,288	663,697	99.79%
Other Revenues	0	0	0	0	0.00%
Interest Income	960	0	18,704	880	2125.45%
Line of Credit Assessments	720	0	0	720	0.00%
Total Revenues	\$ 1,925,877	\$ -	\$ 1,942,840	\$ 1,925,797	100.88%
EXPENDITURES					
Administrative Expenditures					
Supervisor Fees	12,000	0	8,400	11,000	76.36%
Payroll Taxes (Employer)	960	0	643	880	73.07%
Management	31,452	2,621	28,831	28,831	100.00%
Legal	40,000	0	55,331	36,663	150.92%
Legal Extraordinary - Retaining Wall, Etc.	500,000	3,501	179,516	450,000	39.89%
Assessment Roll	4,000	0	0	0	0.00%
Audit Fees	5,200	0	3,900	5,200	0.00%
Arbitrage Rebate Fee	650	650	650	650	0.00%
Insurance	14,700	0	12,231	14,700	83.20%
Legal Advertisements	6,000	981	7,826	5,500	142.29%
Miscellaneous	3,993	174	2,764	3,663	75.46%
Postage	900	70	645	825	78.18%
Office Supplies	1,250	210	2,166	1,150	188.35%
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	0	473	0	0.00%
Total Administrative Expenditures	626,330	8,207	307,797	563,287	54.64%
Maintenance Expenditures					
Engineering/Inspections	40,000	17,328	123,484	36,663	336.81%
Engineering Extraordinary - Retaining Wall	125,000	0	27,701	111,875	24.76%
Mitigation Monitoring	138,500	0	143,026	121,184	118.02%
Lake Maintenance	60,000	5,402	34,575	55,000	62.86%
Flow Way Inspection Certification	5,000	0	0	5,000	0.00%
Detention Area Maintenance	36,000	4,882	35,477	33,000	107.51%
Miscellaneous Maintenance (Fence Maintenance, Etc.)	100,000	15,848	139,030	50,413	275.78%
Maintenance Reserve	55,000	0	0	87,500	0.00%
Lake Bank Repair Project - Interest Payment	677	0	10,067	677	0.00%
Capital Outlay - Lake Bank	0	0	1,589	0	0.00%
Construction Costs	0	0	0	0	0.00%
Total Maintenance Expenditures	560,177	43,460	514,949	501,312	102.72%
Total Expenditures	\$ 1,186,507	\$ 51,667	\$ 822,746	\$ 1,064,599	77.28%
REVENUES LESS EXPENDITURES	\$ 739,370	\$ (51,667)	\$ 1,120,094	\$ 861,198	130.06%
Bond Payments	(623,875)	0	(637,550)	(623,875)	102.19%
BALANCE	\$ 115,495	\$ (51,667)	\$ 482,544	\$ 237,323	203.33%
County Appraiser & Tax Collector Fee	(38,498)	0	(1,201)	(38,498)	3.12%
Discounts For Early Payments	(76,997)	0	(70,667)	(76,997)	91.78%
EXCESS/ (SHORTFALL)	\$ -	\$ (51,667)	\$ 410,676	\$ 121,828	337.09%
Carryover From Prior Year	0	0	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (51,667)	\$ 410,676	\$ 121,828	337.09%

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

Bank Balance As Of 8/31/26	\$ 609,407.82
Accounts Payable As Of 8/31/26	\$ 106,304.54
Line of Credit As Of 8/31/26	\$ 133,400.00
Accounts Receivable As Of 8/31/26	\$ -
Available Funds As Of 8/31/26	\$ 369,703.28

**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	10	Lee County Tax Collector	07/15/26	NAV Taxes/Interest	\$ 12,934.86	\$ 388.05			\$ 13,322.91	\$ 8,737.11	\$ 4,585.80	\$ 8,737.11	\$ 4,585.80	\$ 4,585.80
12									\$ -					\$ -
13									\$ -					\$ -
14									\$ -					\$ -
15									\$ -					\$ -
16									\$ -					\$ -
17									\$ -					\$ -
18									\$ -					\$ -
					\$ 1,923,166.26	\$ 969.44	\$ (1,201.32)	\$ (70,667.37)	\$ 1,852,267.01	\$ 1,261,847.90	\$ 662,287.80	\$ 1,214,716.71	\$ 637,550.30	\$ 637,550.30

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

Collections
100.00%

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

\$ 1,923,166.26	
\$ 969.44	\$ 1,852,267.01
\$ (1,261,847.90)	\$ (1,214,716.71)
\$ (662,287.80)	\$ (637,550.30)
\$ -	\$ -