

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on January 7, 2021 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

Present were:

Russell Smith	Chair
Christopher Hasty	Vice Chair
Barry Ernst	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Wes Haber (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Wes Kayne	Barraco & Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Ernst, Hasty and Smith were present. Supervisors Johnson and Milosevic were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisor Chris Johnson [Seat 4] (the following to be provided in a separate package)

Mr. Adams noted that Mr. Chris Johnson was sworn in by a Florida Notary at another location and forwarded his Oath of Office. Mr. Adams would review the following items with Mr. Johnson at the first meeting that he attends.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Members, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form 1: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

FOURTH ORDER OF BUSINESS

Acceptance of WildBlue Southwest, Alico Offsite Improvements and Phases 1A1 and 1A of the Water Management System

Mr. Barraco reported the following:

- Several of the water management phases were completed, certified by the Lee County Engineer of Record and accepted by the County and the South Florida Water Management District (SFWMD).
- Staff inspected, on behalf of the District, and recommended that several of the completed basins in the maintenance phase, outlined in the document, be formally accepted by the District and doing it by drainage basin, when the SFWMD allows for the transfer of portions of the permit from the construction phase to the operations and maintenance (O&M) phase.
- During the inspection, the only item found in the document that requires correction was regarding the retaining wall, as it is located on a CDD tract, which is owned, operated and maintained as a part of the water management system.

Discussion ensued regarding the existence of a drainage ditch behind the wall, the budget, funding for the retaining wall, the stormwater system and preparation of a bill of sale for the retaining wall by Mr. Barraco and Mr. Haber. Mr. Haber would provide requisitions for all eligible items, once the bond proceeds are made available.

Mr. Haber stated the motion should contain language that the District is accepting the improvements for maintenance and that the Board, subject to sign-off from Mr. Barraco's office, agrees to accept the terms of the permit.

On MOTION by Mr. Ernst and seconded by Mr. Smith, with all in favor, accepting the WildBlue Southwest, Alico Offsite Improvements and Phases 1A1 and 1A of the Water Management System, specifically for maintenance purposes, and the District's agreement to accepting the terms of the permit, subject to sign off/execution by the District Engineer and conversion of the permits from the construction phase to the O&M phase, was approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2020. The financials were accepted.

SIXTH ORDER OF BUSINESS

Consideration of Minutes

A. November 3, 2020 Landowners' Meeting

Mr. Adams presented the November 3, 2020 Landowners' Meeting Minutes.

On MOTION by Mr. Smith and seconded by Mr. Ernst, with all in favor, the November 3, 2020 Landowners' Meeting Minutes, as presented, were approved.

B. November 5, 2020 Regular Meeting

Mr. Adams presented the November 5, 2020 Regular Meeting Minutes.

On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor, the November 5, 2020 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping, Green & Sams, P.A.*

There being no report, the next item followed.

B. District Engineer: *Barraco and Associates, Inc.*

Mr. Barraco gave the following update:

- Years ago, when the zoning was approved, ground water and surface water were integrated in the flow ways at WildBlue and were accepted and approved by the County.
- County Staff recently changed and the new Staff wanted a full review of the zoning.
- District Staff spent time in the field showing County Staff that all of the berms were in the model and nothing needed to be addressed, except a 20' section of berm near the control structure that should be sprayed, which District Staff would facilitate.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: February 4, 2021 at 10:00 A.M.**

- **QUORUM CHECK**

The next meeting will be held on February 4, 2021, unless cancelled.

EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

There being no Board Members' comments or requests, the next item followed.

NINTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

TENTH ORDER OF BUSINESS

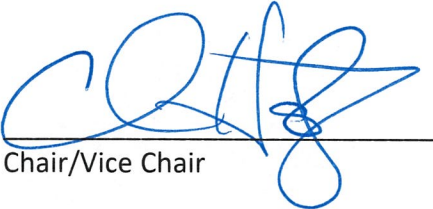
Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Ernst and seconded by Mr. Hasty, with all in favor, the meeting adjourned at 10:12 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair