

**MINUTES OF MEETING
WILDBLUE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the WildBlue Community Development District held a Regular Meeting on June 3, 2021 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

Present were:

Christopher Hasty	Vice Chair
Barry Ernst	Assistant Secretary
Chris Johnson	Assistant Secretary
Aaron Milosevic	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Carl Barraco	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, Johnson and Milosevic were present. Supervisors Smith was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor, Aaron Milosevic [Seat 1] (*the following to be provided in a separate package*)

Mr. Adams stated he administered the Oath of Office to Mr. Milosevic prior to the meeting and the following items were reviewed with Mr. Milosevic:

- 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

Consideration of Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the WildBlue Community Development District, and Providing for an Effective Date

Mr. Adams presented Resolution 2021-04. Mr. Ernst nominated the following slate of officers:

Russell Smith	Chair
Christopher Hasty	Vice Chair
Chuck Adams	Secretary
Chris Johnson	Assistant Secretary
Barry Ernst	Assistant Secretary
Aaron M. Milosevic	Assistant Secretary
Craig Wrathell	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

No other nominations were made.

On MOTION by Mr. Ernst and seconded by Mr. Johnson, with all in favor, Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the WildBlue Community Development District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public

Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2021-05. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and noted reduction in expenditures that resulted in a slight reduction in the proposed operation and maintenance (O&M) assessment levels.

On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, Resolution 2021-05, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 2, 2021 at 10:00 a.m., at the offices of Barraco & Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Designating Dates, Time and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Mr. Adams presented Resolution 2021-06.

On MOTION by Mr. Johnson and seconded by Mr. Ernst, with all in favor, Resolution 2021-06, Designating Dates, Time and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consider Acceptance of Farm Field Lake Aeration and Easement for Same

Mr. Adams presented the Perpetual Access and Maintenance Easement Agreement for Aerator Related Improvements to the Farm Field Lake, to provide electricity to serve the aeration unit.

Mr. Barraco stated that, through an amendment, the lake was added into the CDD boundaries after the CDD was established. This lake is part of the Environmental Resource Permit (ERP) that the South Florida Water Management District (SFWMD) approved. The CDD is to operate and maintain the lake; as part of the maintenance, aerators and electrical service is required. Having reviewed the plat and determining the CDD has drainage easements already in place, he believed the Agreement is appropriate. Management set up the Florida Power & Light (FPL) accounts.

Mr. Barraco thought further action regarding easements was needed but he determined that drainage easements were already in place. He noted that the Lee County Department of Transportation (LCDOT) has an easement over the lake to use it when they are draining Corkscrew and widening into that lake, as part of their system.

Mr. Adams and Mr. Barraco agreed the dedication with maintenance of those easements being a requirement of the maintenance easement will cover this need. Mr. Haber did not know if the easements on the plat were identified as maintenance easements. They are identified in certain circumstances as drainage easements and he thought the plat states that the CDD will have maintenance responsibility for the easement; those two items read together would lead to the conclusion that the CDD ultimately has the right it needs to access the property for maintenance purposes. Mr. Barraco stated the CDD and the Master Property Association both have easements for the same drainage easements; the plat really does not establish where and who is maintaining it. The ERP does establish that this CDD is operating and maintaining the drainage system. He plans to suggest formal acceptance of portions of the system for O&M, under Staff Reports. The reason the LCDOT does not have any obligation for maintenance of Farm Field Lake is because its level of maintenance would not be suitable, as the CDD requires of a higher level of maintenance.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2021**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2021. The financials were accepted.

NINTH ORDER OF BUSINESS

Consideration of January 7, 2021 Regular Meeting Minutes

Mr. Adams presented the January 7, 2021 Regular Meeting Minutes.

On MOTION by Mr. Ernst and seconded by Mr. Milosevic, with all in favor, the January 7, 2021 Regular Meeting Minutes, as presented, were approved.

TENTH 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 recommended that the CDD formally accept portions of the water management systems for O&M, as discussed at the last meeting, and that the CDD formally accept O&M responsibility for Basins A, B, C, D and H, which the Engineer of Record and the SFWMD certified as complete. He recommended approval to turnover Basins D, F and G from the construction phase to the O&M phase, upon receipt of the certification from the SFWMD.

On MOTION by Mr. Ernst and seconded by Mr. Johnson, with all in favor, transfer of the Environmental Resource Permit to the CDD for operation and maintenance, was approved.

Mr. Barraco stated that, upon inspection of the lake slopes, retaining wall and sheet wall, his firm asked the Developer to make some corrections. After further inspection, he believed everything is now satisfactory. He wanted this recorded on the record to ensure that, when erosion eventually occurs, they know that when the CDD accepted the O&M, it was all in place properly.

Mr. Haber asked if the Certification that is made to the SFWMD is a certification from the Project Engineer that the improvements are built in accordance with the plans and permits. Mr. Barraco replied affirmatively and stated that SFWMD Representatives are also performing on-site inspections; it takes three different reviews of the system to get this far.

Mr. Haber stated, for the record, that clarifying this detail in the minutes was appropriate, as not every aspect of the conversation is noted in the minutes.

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

I. 228 Registered Voters in District as of April 15, 2021

There were 228 registered voters residing within the District as of April 15, 2021. Once the number of qualified electors reaches 250, the transition to the General Election of Board Members process would commence.

II. NEXT MEETING DATE: July 1, 2021 at 10:00 A.M.

- **QUORUM CHECK**

The next meeting will be held on July 1, 2021, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

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

TWELFTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Johnson and seconded by Mr. Milosevic, with all in favor, the meeting adjourned at 10:19 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair