

**MINUTES OF MEETING**

**LUCAYA  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lucaya Community Development District was held on **Thursday, May 16, 2019 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Westbrook	<b>Board Supervisor, Chairman</b>
Kathleen Gough	<b>Board Supervisor, Vice Chairman</b>
Mary Carlson	<b>Board Supervisor, Assistant Secretary</b>
Thomas Smith	<b>Board Supervisor, Assistant Secretary (via speaker phone)</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Hopping Green &amp; Sams P.A. (via speaker phone)</b>
Wes Kayne	<b>Barraco &amp; Associates, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Blandon called the meeting to order and read roll call.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Blandon opened the floor for public comment.

Mr. Bob Davis spoke regarding HOA Board turnover at which time the sub-association Presidents will take over the Master Association Board. He spoke regarding reserve studies conducted by the Master Association as well as sub-associations which have significantly increased assessments to the residents; he inquired regarding reserve funding and recommended updating of the CDD reserve study. Mr. Davis spoke regarding the CDD balance sheet as well as CDD investments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
February 21, 2019**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on February 21, 2019. She asked if there were any questions or comments. There were none.

On a Motion by Ms. Gough, seconded by Ms. Carlson, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 21, 2019, for the Lucaya Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of January, February, and March 2019**

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of January 1-31, 2019 in the amount of \$35,031.82, the period of February 1-28, 2019 in the amount of \$10,512.15, and the period of March 1-31, 2019 in the amount of \$24,270.36 and asked if there were any questions regarding any item of expenditure. Mr. Westbrook inquired regarding an invoice for fountain services which states that there was nothing wrong with the fountain. Ms. Blandon advised that the Master Association had reported to the CDD that the fountain was not working and when the vendor arrived the fountain was functioning properly and so the District was billed for the service call.

On a Motion by Mr. Westbrook, seconded by Ms. Carlson, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the months of January 2019 (\$35,031.82), February 2019 (\$10,512.15), and March 2019 (\$24,270.36), for the Lucaya Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of the Registered Voter Count as of April 15, 2019 as Provided by the Lee County Supervisor of Elections**

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2019, there are 234 persons registered to vote residing within the Lucaya Community Development District, as provided by the Lee County Supervisor of Elections. Ms. Blandon asked if there were any questions. There were none.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Audit for Fiscal Year End September 30, 2018 as Prepared by Grau & Associates**

Ms. Blandon provided an overview of the audit for fiscal year end September 30, 2018 and asked if there were any questions. There were none.

On a Motion by Ms. Carlson, seconded by Ms. Gough, with all in favor, the Board Approved the Audit for Fiscal Year End September 30, 2018 as Prepared by Grau & Associates, for the Lucaya Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Hopping Green & Sams Fee Increase Letter**

Ms. Mackie provided an overview of the letter from Hopping Green & Sams related to the fee increase to be effective with the beginning of fiscal year 2019/2020 and asked if there were any questions. There were none.

On a Motion by Mr. Westbrook, seconded by Ms. Carlson, with all in favor, the Board Approved the Hopping Green & Sams Fee Increase Letter, to be Effective October 1, 2019, for the Lucaya Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget for Fiscal Year 2019/2020**

Ms. Blandon provided an overview of the proposed budget for fiscal year 2019/2020 highlighting the line items experiencing an increase from the current year budget. Ms. Blandon expressed the importance of having a quorum present for the August 15<sup>th</sup> meeting in order to adopt the final budget. Ms. Carlson advised that she will be in town and Mr. Westbrook will be in town so a commitment is needed from one of the other Supervisors to come back to town for the meeting. Mr. Smith advised that he will attend the August meeting in person.

On a Motion by Mr. Westbrook, seconded by Ms. Carlson, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2019/2020, for the Lucaya Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-04, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon**

Ms. Blandon provided an overview of the resolution and expressed the importance of having a quorum present for the public hearing to be held in August to adopt the final budget.

On a Motion by Ms. Carlson, seconded by Ms. Gough, with all in favor, the Board Adopted Resolution 2019-04, Approving a Proposed Budget for Fiscal Year 2019/2020, and Setting the Public Hearing Thereon for Thursday, August 15, 2019 at 9:00 a.m., to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Lucaya Community Development District.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Mackie advised she had no report.

B. District Engineer

Mr. Kayne reviewed areas of concern related to erosion and sedimentation/debris build up with drainage structures that were identified during the required annual observation conducted related to the NPDES stormwater permit. He recommended cleaning out the structures and removing any roots and sedimentation within the structures. Ms. Bandon advised that she will have the District Engineer obtain proposals for bank repairs and she will obtain proposals for cleaning out the structures.

C. District Manager

Ms. Bandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, August 15, 2019 at 9:00 a.m.

Ms. Bandon discussed ongoing issues with improper items being flushed and causing issues with the lift station.

Ms. Gough inquired regarding concerns with low water pressure. Mr. Kayne advised that his firm has prepared a potable water flow observation form for homeowners to complete and submit to the District for investigation. Discussion ensued.

Mr. Kayne advised that an automatic flushing device was installed, not a water filtration system. He advised that the CDD has had the system flushed a couple of times in an attempt to alleviate the odor concerns and so the developer installed this automatic flushing device.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Ms. Bandon opened the floor for Supervisor Requests and Comments. There were none.

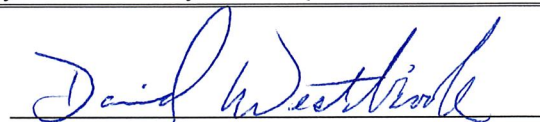
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Bandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Ms. Gough, seconded by Mr. Westbrook, with all in favor, the Board adjourned the meeting at 9:40 a.m., for the Lucaya Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman