

**MINUTES OF MEETING
LUCAYA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lucaya Community Development District was held on Wednesday, **April 13, 2022** at 9:30 a.m. at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida and by Zoom.

Present and constituting a quorum were:

Mary Carlson	Chairwoman
Fred Wiemer	Vice Chairperson
Theresa Cleland	Assistant Secretary
Marilyn Catanese	Assistant Secretary
Christopher Ramirez	Assistant Secretary

Also, present were:

Jordan Lansford	District Manager, GMS
Meredith Hammock	District Counsel, KE Law Group
Carl Barraco <i>by Zoom</i>	District Engineer, Barraco & Associates, Inc.
Wes Kayne <i>by Zoom</i>	District Engineer
John Monahan	GMS
Summit Fire	
Tom Super	Nature's Blueprint/Landscaper
Jeff Moding	Solitude

The following is a summary of the discussion and actions taken at the April 13, 2022 Cypress Creek CDD Board of Supervisors Regular Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Lansford called the meeting to order at 9:30 a.m. Five Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Specific Items on the Agenda

Resident made a comment regarding drainage issues and small dead trees.

THIRD ORDER OF BUSINESS

Supervisors Requests & Comments

A. Discussion of Villas II Drainage Report – Supervisor Ramirez

Ms. Lansford noted that the proposal totaled \$1,010.30. Mr. Ramirez noted that the engineer had created a plan and Mr. Ramirez sent that to Nature’s Blueprint. Nature’s Blueprint had a few issues when they reviewed the site. Tom Super with Nature’s Blueprint presented their proposal and reviewed their concerns with the drainage area and the original scope the engineer presented. Discussion ensued regarding who or what caused the drainage issue. Staff will research if Taylor Morrison was responsible for the issues.

After discussion, the Board directed staff to provide a turnover date for pond #5, and authorized engineer Carl Baccaro to work on gathering drainage plans and to work on providing historical information for invoices.

B. Discussion of Solitude Meeting for Lake Erosion Report – Supervisor Cleland

Ms. Lansford reviewed an example of a Lake Erosion report. Mr. Jeff Moding with Solitude introduced himself and reviewed his walk through of the community with Ms. Cleland. Mr. Moding suggested talking with a landscaper to see if they have a turf and fertility program or disease program. Lee County requires an LDO for any erosion repair. After discussion, the Board decided to move forward with new sod proposal and erosion repair proposal at the next meeting. Erosion work will be completed in phases. Solitude will provide a proposal for 800 feet in erosion, which is expected to cost somewhere between \$65,000 and \$85,000. Staff will bring back a proposal for a pond priority list at the next meeting. Ms. Lansford noted that there are no immediate erosion concerns, but she suggested that they start placing capital into reserves for erosion repair.

Discussion returned to the drainage issue. Ms. Hammock suggested, because the Board was adamant about taking action today regarding the drainage issue, that the Board approve a not to exceed \$10,000 for Mr. Ramirez to work with Nature’s Blueprint to remediate the issue. In the future, the Board will address the larger aesthetic items behind Villas II. The CDD will be taking over responsibility of the area behind Villas II. Staff will send letters out asking that foliage be

removed from behind the Villas II. A landscape addendum will be added to the landscape contract. Staff will include the plat measurements in each letter that is sent out in Villas II.

On MOTION by Ms. Carlson, SECONDED by Mr. Ramirez, WITH ALL IN FAVOR, a Not to Exceed Amount of \$10,000 for Supervisor Ramirez to Work with Nature’s Blueprint to Remediate Issue, was approved.

FOURTH ORDER OF BUSINESS Consent Agenda

There being none, the next item followed.

FIFTH ORDER OF BUSINESS Vendor Reports

A. Presentation of Nature’s Blueprint Landscape Maintenance Report

The Board reviewed the report. Ms. Lansford offered to relay any questions regarding the report.

B. Presentation of Solitude Lake Management Report

The Board reviewed the report. Ms. Lansford offered to relay any questions regarding the report.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held March 9, 2022

Ms. Lansford presented the March 9, 2022 minutes and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Catanese, SECONDED by Mr. Wiemer, WITH ALL IN FAVOR, the Minutes of the Board of Supervisors Regular Meeting Held March 9, 2022, were approved.

B. Consideration for Acceptance – The February 2022 Unaudited Financial Statements

Ms. Lansford noted that these financials were provided from DPF. Ms. Carlson motioned to postpone the acceptance due to the fact that financials were received the day prior and the Board did not have time to thoroughly review them prior to the meeting.

On MOTION by Ms. Carlson, SECONDED by Mr. Wiemer, WITH ALL IN FAVOR, Postponing Acceptance of the February 2022 Unaudited Financial Statements, was approved.

C. Resolution 2022-10

Ms. Lansford noted that this resolution adds GMS personal to the District. Ms. Lansford for signing purposes and Hannah Henry will be added as the Treasurer so she can start paying invoices.

On MOTION by Mr. Wiemer, SECONDED by Ms. Carlson, WITH ALL IN FAVOR, Resolution 2022-10, was approved.

SEVENTH ORDER OF BUSINESS Business Items

A. Discussion of Status of Summit Fire Pump Removal Proposal

Ms. Carlson motioned to cancel the Fire Summit contract and go out to bid for pump replacements. She noted that Fire Summit was welcome to submit another bid if they would like to. The Board directed Mr. Wiemer to work with staff on this item.

On MOTION by Ms. Carlson, SECONDED by Mr. Wiemer, WITH ALL IN FAVOR, Cancelling the Fire Summit Contract and Going out to Bid for Pump Replacement, was approved.

EIGHTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Hammock had nothing further to report. Ms. Carlson questioned an inadvertent overpayment by the previous management company. Ms. Lansford noted that the correct payment was reissued and the incorrect overpayment was cancelled.

B. District Engineer

There being none, the next item followed.

C. District Manager

1. Discussion of Update on Transitions from DPFPG

Ms. Lansford introduced herself and John Monahan and gave an update on the transition from DPFPG. She noted that they received financials and copies of invoices as of the day prior at 4:00 p.m. Ms. Lansford noted that she is hopeful that at the May meeting they will have a proposed budget because it does have to be approved by June 15.

The Board’s next meeting will be held on May 11, 2022 at 9:30 a.m. The Board directed Mr. Monahan to provide a list of vendors from DPFPG for the Board. Staff will find a CDD ownership map to send to Ms. Catanese.

NINTH ORDER OF BUSINESS

Audience Comments – New Business/Non-Agenda Items

An audience member expressed concern that the mowers were cutting too close to the ground.

An audience member stated that plants should not be pulled out from behind the Villas II area for the drainage issue. The audience member stated that he felt Ms. Carlson should not be the Chair of the Board because she does not listen to resident comments.

Ms. Lansford noted the meeting would be recessed if audience members did not abide to the public speaking decorum. Ms. Lansford recessed the meeting at 11:14 a.m.

On MOTION by Ms. Carlson, SECONDED by Mr. Wiemer, WITH ALL IN FAVOR, the meeting was recessed at 11:14 a.m.

Ms. Lansford reconvened the meeting at 11:20 a.m.

On MOTION by Mr. Wiemer, SECONDED by Ms. Carlson, WITH ALL IN FAVOR, the meeting was reconvened at 11:20 a.m.

Ms. Lansford asked for further audience comments. An audience member asked if an engineering report was provided to see which flowers could impede the landscape and which flowers can’t in Villas II.

An audience member noted that the mangroves had been pushed down by kids. They asked when those trees would be cleaned up. Ms. Lansford noted that if there was trespassing happening, they could contact the authorities.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Wiemer, SECONDED by Ms. Carlson, WITH ALL IN FAVOR, the meeting of the Lucaya Lakes CDD was adjourned at 11:27 a.m.


Secretary / Assistant Secretary


Chairperson / Vice Chairperson