

MINUTES OF MEETING

**LUCAYA
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Lucaya Community Development District was held on **Friday, February 26, 2021 at 9:03 a.m.** at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

Present and constituting a quorum:

Mary Carlson	Board Supervisor, Chair
Michael McInnis	Board Supervisor, Vice Chairman
Kathleen Gough	Board Supervisor, Assistant Secretary
Fred Wiemer	Board Supervisor, Assistant Secretary
Tom Smith	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Rizzetta & Company, Inc.
Matthew Huber	Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams P.A. (via speaker phone)
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Calvin Teague	Premier District Management
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.

Ms. Salveta spoke on behalf of the Graycliff Association regarding her positive experiences with the Lucaya CDD as managed by Rizzetta & Company, Inc.

Ms. Weinberg spoke regarding her positive experiences with Rizzetta & Company, Inc.

Mr. Werner agreed with the comments provided by Ms. Salveta and Ms. Weinberg and spoke regarding his positive experiences with Rizzetta & Company, Inc.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Landowners' Meeting held on November 19, 2020

Ms. Blandon presented the minutes of the Landowners' meeting held on November 19, 2020. She asked if there were any questions or comments. Ms. Mackie asked that Staff review the minutes as it relates to administering the oath of office.

On a Motion by Ms. Carlson, seconded by Mr. Wiemer, with all in favor, the Board Accepted the Minutes of the Landowners' Meeting held on November 19, 2020, Subject to Review of the Timing of the Oath of Office, for the Lucaya Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on November 19, 2020

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on November 19, 2020. She asked if there were any questions or comments. There were none.

On a Motion by Mr. Wiemer, seconded by Mr. Smith, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 19, 2020, for the Lucaya Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of October, November, and December 2020 and January 2021

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of October 1-31, 2020 in the amount of \$43,372.32, the period of November 1-30, 2020 in the amount of \$21,359.61, the period of December 1-31, 2020 in the amount of \$21,153.29, and the period of January 1-31, 2021 in the amount of \$23,277.28. She asked if there were any questions regarding any item of expenditure. Ms. Blandon and Mr. Brizendine responded to questions from the Board.

On a Motion by Mr. Wiemer, seconded by Ms. Gough, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the months of October 2020 (\$43,372.32), November 2020 (\$21,359.61), December 2020 (\$21,153.29), and January 2021 (\$23,277.28), for the Lucaya Community Development District.

SIXTH ORDER OF BUSINESS

Presentation by Premier District Management

Mr. Calvin Teague advised that Ms. Carlson contacted him and asked for a proposal; he advised that he provided the proposal to each of the Board members and

spoke with each of them individually in order to remain in compliance with the Sunshine Laws. He provided an overview of his background as well as the services offered by Premier District Management. Mr. Teague spoke regarding the items included in his proposal and responded to questions from the Board and audience.

Discussion ensued regarding informational seminars for the Board as well as Engineering legwork related to turn over of the final dry detention areas and ponds from Taylor Morrison once they are compliant. Mr. Kayne advised that he received correspondence from Waldrop Engineering that work has been completed in the Santiva Way area although Taylor Morrison is working through some issues with berm breaches with various residents as well as elevation issues related to the ponds. Discussion ensued. Ms. Carlson advised that she would like to know when Mr. Kayne is on site so that a Board member can walk with him.

SEVENTH ORDER OF BUSINESS

Discussion Regarding District Management Services

Ms. Carlson requested a vote on the Premier District Services proposal. Ms. Mackie advised that she sent Supervisor notebooks to the Supervisors' via email related to policies and procedures as well as what the District operates and maintains. Ms. Mackie advised that while it is acceptable for the Chair to assist in creation of the agenda as well as agenda requests it is appropriate for the Board to make a decision as a whole related to contracts, she further advised that the Board could put out a request for proposals for significant contracts in order to obtain several proposals. Discussion ensued regarding the duties and responsibilities of the consultants engaged by the District. Mr. Brizendine provided an overview of the services provided by District Management, District Counsel, and District Engineer. Discussion ensued.

Ms. Mackie advised that while not legally required, it's typical for a District to put together a Request for Proposals for District Management Services and bid out those services. Discussion ensued regarding District Management services and the RFP process. Ms. Carlson asked that proposals be reviewed at a special meeting to be held in March 2021.

On a Motion by Ms. Carlson, seconded by Ms. Gough, with three in favor and two opposed, the Board Directed District Counsel to Request Proposals for District Management Services, for the Lucaya Community Development District.

The Board took a recess at 10:35 a.m. and was back on the record at 10:48 a.m.

EIGHTH ORDER OF BUSINESS

Sunshine Law Overview

Ms. Blandon distributed binders to the Board that contain the District's Rules of Procedure, the District's budget and a USB which contains the ownership exhibit, public facilities report and the 2020 Sunshine Law manual including Florida Statutes chapter 190.

Ms. Mackie provided a brief overview of the Sunshine laws, public records, and ethics considerations as they relate to serving on a CDD Board. Discussion ensued regarding CDD email accounts. Mr. Huber spoke regarding the CDD email accounts being set up to segregate CDD emails from personal emails. Ms. Gough, Ms. Carlson, and Mr. McInnis asked that Staff use their personal email addresses for correspondence.

Discussion ensued regarding the meeting schedule. Ms. Carlson advised that she will make arrangements with the Master Association to ensure the community gates are open for the meetings.

Ms. Gough advised that she recommends having monthly meetings December through May and less meetings in the Summer.

The Board requested 24-hour notice prior to Mr. Kayne coming on site so that a Board member can arrange to meet with him.

NINTH ORDER OF BUSINESS

Review of District Mapping

Mr. Kayne provided an overview of the District mapping related to Lucaya CDD ownership and easements. Discussion ensued.

TENTH ORDER OF BUSINESS

**Consideration of Barraco & Associates
Addendum No. 10 for Year 4 MS4
Requirements**

Mr. Kayne provided background to the permit as well as the annual requirements related to drainage infrastructure from Lucaya. Mr. Kayne advised of correspondence with Stantec related to the CDD and IDD canals.

Ms. Carlson inquired as to trimming of mangroves where they may be impeding water flow. Mr. Kayne advised that he does not need to be involved in the mangrove trimming.

<p>On a Motion by Mr. Wiemer, seconded by Ms. Carlson, with all in favor, the Board Approved the Barraco & Associates Addendum No. 10 for Year 4 MS4 Requirements, in the Amount of \$8,000.00, for the Lucaya Community Development District.</p>
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ELEVENTH ORDER OF BUSINESS

**Consideration of Proposals for
Preserve Maintenance**

Ms. Blandon provided an overview of the proposals received for Preserve Maintenance from EarthBalance (\$27,830.00) and Mettauer Environmental (\$31,252.00). Discussion ensued. The Board asked that Ms. Blandon send the preserve maintenance plan to them for review. Mr. McInnis suggested petitioning SFWMD for a variance or modification for mangrove trimming. Ms. Carlson inquired as to whether there is one company that can do both the preserve maintenance and the mangrove trimming. Ms.

Blandon recommended appointing a liaison to meeting with Ms. Blandon and the mangrove trimming expert. The Board appointed Mr. Fred Wiemer as the liaison.

On a Motion by Mr. Smith, seconded by Mr. McInnis, with all in favor, the Board Approved the Mettauier Environmental Proposal for Preserve Maintenance, in the Amount of \$31,252.00, Subject to Preparation of an Agreement by Counsel, for the Lucaya Community Development District.

Ms. Blandon provided an overview of the proposal received from Earth Tech Environmental for mangrove trimming in the amount of \$9,500.00 and asked if there were any questions.

On a Motion by Mr. Wiemer, seconded by Mr. Smith, with all in favor, the Board Approved the Proposal from Earth Tech Environmental, in the Amount of \$9,500.00, for Mangrove Trimming, for the Lucaya Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals Fire Riser Painting

Ms. Blandon provided an overview of the proposals received for fire riser painting from Florida Fire Systems in the amount of \$1,875.00 and Ryan Hammond, Inc., who provided two options, in the amount of \$3,923.39 and \$5,559.53.

On a Motion by Mr. Wiemer, seconded by Ms. Carlson, with four in favor and one opposed, the Board Approved the Proposal from Ryan Hammond, Inc., in the Amount of \$3,923.39, for Fire Riser Painting, for the Lucaya Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie inquired as to when the special meeting would occur in March. Ms. Carlson recommended that all future meetings be held at the Lucaya Clubhouse. The Board set the March meeting for Tuesday, March 30, 2021 at 10:00 a.m. to be held at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

On a Motion by Ms. Carlson, seconded by Mr. Wiemer, with all in favor, the Board Moved All Future Meetings to the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908, for the Lucaya Community Development District.

B. District Engineer

Mr. Kayne previously left the meeting after providing his report.

C. District Manager

Ms. Blandon asked if the Board would like to change the meeting schedule.

Mr. McInnis recommended scheduling monthly meetings to get the Board members up to speed. Ms. Gough recommended scheduling monthly meetings December through May and then a budget meeting. Ms. Blandon advised that she will circulate dates for April.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Smith, seconded by Mr. McInnis, with all in favor, the Board adjourned the meeting at 11:51 a.m., for the Lucaya Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman