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**MINUTES OF MEETING**

**LUCAYA  
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Lucaya Community Development District was held on **Tuesday, April 27, 2021 at 10:00 a.m.** at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort Myers, Florida 33908.

Present and constituting a quorum:

Mary Carlson	<b>Board Supervisor, Chair</b>
Michael McInnis	<b>Board Supervisor, Vice Chairman</b>
Kathleen Gough	<b>Board Supervisor, Assistant Secretary</b>
Fred Wiemer	<b>Board Supervisor, Assistant Secretary</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>
Deb Sier	<b>District Counsel, Hopping Green &amp; Sams P.A. (via speaker phone)</b>
Wes Kayne	<b>District Engineer, Barraco &amp; Associates, Inc.</b>
Chris Cleveland	<b>DPFG</b>
Austin Comings	<b>DPFG</b>
Theresa Cleland	<b>Resident</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.

Ms. Salveta addressed the Board regarding the parcel on the corner of Santiva Way between the lift station and the first unit; she advised that the title is in the Villas II name and that all the maintenance responsibilities of the dry retention area, mangroves, exotics, etc. is that of the CDD. Ms. Mackie advised that CDD's are not bound by declarations of covenants and until the land is accepted by the District for maintenance then the District would not have any maintenance responsibilities. Discussion ensued.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
March 30, 2021**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on March 30, 2021. She asked if there were any questions or comments. There were none.

On a Motion by Mr. Wiemer, seconded by Mr. McInnis, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 30, 2021, for the Lucaya Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of March 2021**

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of March 1-31, 2021 in the amount of \$23,574.23 and asked if there were any questions regarding any item of expenditure. Ms. Blandon responded to questions from the Board.

On a Motion by Mr. Wiemer, seconded by Ms. Carlson, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2021 (\$23,574.23), for the Lucaya Community Development District.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Resignation of Thomas Smith**

Ms. Blandon advised that she received a resignation from Mr. Smith and asked for a motion to accept the resignation.

On a Motion by Mr. Wiemer, seconded by Mr. McInnis, with all in favor, the Board Accepted the Resignation of Mr. Thomas Smith, for the Lucaya Community Development District.

**SIXTH ORDER OF BUSINESS**

**Appointment of Board Supervisor to Fill Seat #5 with a Term to Expire November 2022**

Ms. Blandon asked if the Board had anyone to appoint to the seat left vacant by the resignation of Mr. Smith.

On a Motion by Ms. Carlson, seconded by Mr. Wiemer, with all in favor, the Board Appointed Ms. Theresa Cleland to Seat #5 with a Term to Expire November 2022, for the Lucaya Community Development District.

Ms. Blandon administered the Oath of Office to Ms. Cleland and asked if she would like to receive or waive Supervisor compensation. Ms. Cleland advised that she would like to receive Supervisor compensation.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-03,  
Appointing and Removing Officers of  
the District**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Ms. Gough, seconded by Ms. Carlson, with all in favor, the Board Adopted Resolution 2021-03, Appointing Ms. Mary Carlson as Chairman, Mr. McInnis as Vice Chairman, and Ms. Kathleen Gough, Mr. Frederick Wiemer, Ms. Theresa Cleland, Ms. Belinda Blandon, and Ms. Melissa Dobbins as Assistant Secretaries, for the Lucaya Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Amending  
Rules of Procedure**

Ms. Mackie provided an overview of the memorandum regarding the District's Amended Rules of Procedure; she advised that the Board would need to set a public hearing and recommended that the Board set the hearing to coincide with the public hearing on the budget. Ms. Mackie responded to questions from the Board. The Board asked that Staff schedule the public hearing for June 22<sup>nd</sup> at 10:00 a.m.

**NINTH ORDER OF BUSINESS**

**Presentation of Registered Voter Count**

Ms. Blandon advised that per Florida Statute 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 advised that as of April 15, 2021, there are 270 persons registered to vote residing within the Lucaya Community Development District, as provided by the Lee County Supervisor of Elections.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Mackie welcomed Ms. Cleland to the Board and provided a brief overview of the Sunshine law and Public Records law. Ms. Mackie advised that she will send information to Ms. Cleland related to the District and the responsibilities of serving on the Board of Supervisors. Ms. Carlson explained the email process and advised that Ms. Cleland may elect to use her personal email address or her CDD email address.
  
- B. District Engineer  
Mr. Kayne advised that he had no report. Mr. Wiemer advised that he would like to know when Mr. Kayne is onsite next. Discussion ensued.

- C. District Manager  
Ms. Blandon advised that the next meeting of the Board of Supervisors is scheduled for Tuesday, May 25, 2021 at 10:00 a.m.

Ms. Carlson mentioned that the mangrove trimming has been completed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

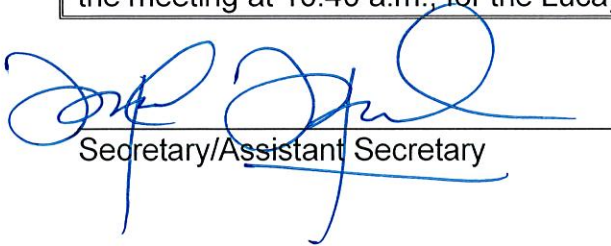
Ms. Blandon opened the floor for Supervisor Requests and Comments. There were none.

**TWELFTH 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 Ms. Carlson, seconded by Mr. McInnis, with all in favor, the Board adjourned the meeting at 10:40 a.m., for the Lucaya Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman