

1 **MINUTES OF MEETING**

2 **LUCAYA**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Lucaya Community Development District  
5 was held on Monday, July 26, 2021 at 10:00 a.m. at the Lucaya Clubhouse, 14506 Abaco Lakes Drive, Fort  
6 Myers, Florida 33908, with Zoom Conference Call available.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Cleveland called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

- |    |                                   |                                       |
|----|-----------------------------------|---------------------------------------|
| 10 | Mary Carlson                      | Board Supervisor, Chairman            |
| 11 | Michael McInnis                   | Board Supervisor, Vice Chairman       |
| 12 | Kathleen Gough <i>(via phone)</i> | Board Supervisor, Assistant Secretary |
| 13 | Fred Wiemer                       | Board Supervisor, Assistant Secretary |
| 14 | Theresa Cleland                   | Board Supervisor, Assistant Secretary |

15 Also present were:

- |    |                                      |                                                |
|----|--------------------------------------|------------------------------------------------|
| 16 | Chris Cleveland                      | District Manager, DPFG Management & Consulting |
| 17 | Patricia Thibault <i>(via phone)</i> | DPFG Management & Consulting                   |
| 18 | Austin Comings                       | DPFG Management & Consulting                   |
| 19 | Tucker Mackie <i>(via phone)</i>     | District Counsel, Hopping Green & Sams P.A.    |
| 20 | Carl Barraco                         | District Engineer, Barraco & Associates, Inc.  |
| 21 | Neil Mathes                          | District Engineer, Barraco & Associates, Inc.  |
| 22 | Christina Kennedy                    | Solitude Lake Management                       |
| 23 | Audience                             |                                                |

24 *The following is a summary of the discussions and actions taken at the July 26, 2021 Lucaya CDD Board*  
25 *of Supervisors Regular Meeting.*

26 **SECOND ORDER OF BUSINESS – Audience Comments**

27 An audience member recalled that the Sonsette at Lucaya Association had previously laid down a  
28 large amount of shell to raise land elevation, and expressed concerns that this was the cause of poor  
29 drainage of standing water following recent rains. The audience member noted that she did not  
30 believe that the CDD had been consulted prior to the decision, and asked whether there was any  
31 recourse from the District’s end. Mr. Barraco advised that engineers would be willing to take a look  
32 at the work that had been done after the meeting. Ms. Mackie advised that authorizing the District  
33 Engineers to review the area to determine whether this was a Sonsette or CDD issue would be the  
34 first step.

35 Additional audience comments were made regarding Board turnover, mangrove trimming status,  
36 and drain cover work.

37 **THIRD ORDER OF BUSINESS – Business Administration**

- 38 A. Exhibit 1: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting  
39 Held June 22, 2021

40 On a MOTION by Mr. Wiemer, SECONDED by Mr. McInnis, WITH ALL IN FAVOR, the Board  
41 approved the Minutes of the Board of Supervisors Regular Meeting Held June 22, 2021, for the Lucaya  
42 Community Development District.

43 **FOURTH ORDER OF BUSINESS – Vendor Reports**

44 A. Exhibit 2: Presentation of Nature’s Blueprint June 2021 Landscape Maintenance Report

45 Ms. Carlson requested that a representative from Nature’s Blueprint be present at future meetings.  
46 The Board additionally requested further information on mangrove trimming.

47 B. Exhibit 3: Presentation of Cardno Water Management Report

48 C. Presentation of Solitude Lake Management Reports

49 ➤ Exhibit 4: Service History Report

50 ➤ Exhibit 5: Monthly Maintenance Report

51 Ms. Kennedy gave an overview of the reports. The Board requested details on State requirements,  
52 and for a safety data sheet with a list of chemicals currently being used on the ponds. Ms. Kennedy  
53 responded to a Supervisor question regarding fountain functionality, advising that fountains were  
54 for water movement and not pond aeration. Ms. Carlson additionally requested that 24-hour notice  
55 be provided to the District Manager from Solitude and all vendors.

56 **FIFTH ORDER OF BUSINESS – Business Items**

57 A. Exhibit 6: Discussion of Approved Proposed FY 2022 Budget

58 Ms. Thibault gave an overview of the budget, noting an overall increase of \$2,888. Ms. Thibault  
59 additionally explained the District’s fund balance, and noted that the District had not previously  
60 established an operating reserve between the beginning of the fiscal year and the assessment  
61 collection period, which she had established in the budget.

62 On a MOTION by Ms. Carlson, SECONDED by Mr. Wiemer, WITH ALL IN FAVOR, the Board approved  
63 for the fund balance funds to be applied to the proposed FY 2022 budget, for the Lucaya Community  
64 Development District.

65 **SIXTH ORDER OF BUSINESS – Staff Reports**

66 A. District Counsel

67 Mr. McInnis recalled a resident question about bond refinancing. Ms. Mackie advised that the  
68 underwriter would be the first point of contact regarding any potential savings to cover the cost of  
69 issuance. Ms. Mackie and Ms. Carlson additionally discussed two potential infraction incidents  
70 which may have involved damage done to District facilities, which may require remediation, repair,  
71 and/or a cease-and-desist letter. Ms. Mackie advised that more information as to the nature of the  
72 infractions was needed, and recommended that Barraco take a look at the issues to clarify. Mr.  
73 Barraco noted that the District Engineers did not do periodic reviews of the entire site due to  
74 expenses associated, but that the items requested would be observed, and findings would be  
75 reported to the District Manager and District Counsel.

76 B. District Engineer

77 The District Engineer reported on water management system work, stating that the contractor  
78 anticipated work being finished by July 27, after which he would look to see whether it had been  
79 performed to specifications.

80 C. District Manager

81 Mr. Cleveland stated that the next meeting was scheduled for August 31 at 10:00 a.m. and would  
82 include a public hearing for FY 2022 budget approval. Mr. Cleveland additionally addressed a  
83 comment from the audience regarding drains.

84 **SEVENTH ORDER OF BUSINESS – Supervisors Requests and Comments**

85 Ms. Cleland stated that she could go on the previously discussed walkthrough with staff.

86 **EIGHTH ORDER OF BUSINESS – Audience Comments – New Business**

87 An audience member asked about bond payoff, and Ms. Carlson recommended contacting the Lee  
88 County Tax Collector. The audience member additionally asked about turnover of the Board, and  
89 Ms. Mackie advised that the District's thresholds for 250 qualified electors and six years of  
90 existence had been reached, and noted that the next election would be held in 2022.

91 **NINTH ORDER OF BUSINESS – Adjournment**

92 Mr. Cleveland asked for final questions, comments, or corrections before requesting a motion to  
93 adjourn the meeting. There being none, Mr. Wiemer made a motion to adjourn the meeting.

94 On a MOTION by Mr. Wiemer, SECONDED by Ms. Carlson, WITH ALL IN FAVOR, the Board  
95 adjourned the meeting for the Lucaya Community Development District.

96 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
97 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
98 *including the testimony and evidence upon which such appeal is to be based.*

99 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
100 meeting held on August 31, 2021.

101   
\_\_\_\_\_  
Signature

Chris Cleveland  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Signature

MARY CARLSON  
\_\_\_\_\_  
Printed Name

102 Title:  Secretary  Assistant Secretary

Title:  Chairman  Vice Chairman