

MINUTES OF MEETING

**LUCAYA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lucaya Community Development District was held on **Friday, July 27, 2005 at 11:15 a.m.** at the office of Barraco and Associates, Inc., located at 2271 McGregor Boulevard, Fort Myers, Florida 33901.

Present and constituting a quorum:

Alan B. Smith	Board Supervisor, Chairman
Michael Dady	Board Supervisor, Assistant Secretary
Marc Spencer	Board Supervisor, Assistant Secretary

Also present were:

Karen Hartman	District Manager, Rizzetta & Company, Inc.
Paula Sparkman	District Counsel, Hopping Green & Sams, P.A.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Consideration of Resignation of Board Supervisor

Ms. Hartman stated that the first item on the agenda was the consideration of the resignation of Board Supervisor, Michelle Campbell. She asked for a motion to ~~approve~~ *accept the resignation.*

On MOTION by Mr. Smith, seconded by Mr. Dady, with all in favor, the Board ~~approved~~ *accepted* the resignation of Board Supervisor, Michelle Campbell for Lucaya Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Nomination of Replacement Board Supervisor

Ms. Hartman stated that the next item on the agenda was the consideration of nominating a replacement Board Supervisor. Mr. Smith nominated Bart Bullock. Ms. Hartman asked for a second.

On MOTION by Mr. Smith, seconded by Mr. Spencer, with all in favor, the Board appointed Bart Bullock as Board Supervisor for Lucaya Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting on June 17, 2005

Ms. Hartman stated that the next item on the agenda was the consideration of the minutes of the Board of Supervisors' meeting held on June 17, 2005 (behind tab 3). Ms. Sparkman stated that the resolution number on page two should be corrected to read 2005-34. Ms. Hartman asked if there were any other additions, corrections or deletions. There were none, so she asked for a motion to approve.

On MOTION by Mr. Dady, seconded by Mr. Smith, with all in favor, the Board approved the minutes from the June 17, 2005 (as corrected) Board of Supervisors' meeting for Lucaya Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for July

Ms. Hartman stated that the next item on the agenda was the consideration of the Operation and Maintenance Expenditures for July (behind tab 4). She reviewed the expenditures for the Board. Ms. Hartman asked if there were any questions or comments. There were questions regarding the amount charged for administrative expenses. General discussion ensued and a request was made to separate the expenses from the fees; as well as, to verify the amount charged for copying and the purpose of the copying. Mr. Spencer motioned to approve, subject to any adjustments that may be made, at the Chairman's discretion.

On MOTION by Mr. Spencer, seconded by Mr. Dady, with all in favor, the Board approved the Operation and Maintenance Expenditures for ~~June~~ July (subject to adjustments made at the Chairman's discretion) for Lucaya Community Development District.

SIXTH ORDER OF BUSINESS

Presentation of Fiscal Year 2005/2006 Proposed Budget and Consideration of Resolution 2005-35, Approving the Fiscal Year 2005/2006 Proposed Budget

Ms. Hartman stated that the next item on the agenda was the presentation of the Fiscal Year 2005/2006 Proposed Budget (distributed via email) and the consideration of Resolution 2005-35, Approving the Fiscal Year 2005/2006 Proposed Budget (located behind tab 5). She reviewed this for the Board, stating that the amounts were based upon the revised construction schedule, as discussed with the Chairman. Ms. Hartman stated that allowances were made for all possible expenses that will be paid through the Operation and Maintenance Budget. The Miscellaneous Reserve line item was increased from \$10,000 to \$30,000. The total budget is \$225,775. General discussion ensued.

Ms. Hartman recommended that an Enterprise Fund for utility fees be established before the final public hearing. She recommended that the Board consider basing the amount on the 362 unit count and a monthly usage fee of \$50 with an addition of \$25,000 as a reserve fund for maintenance breaks. A motion was made by Mr. Dady to accept the recommendation of Staff to establish the Enterprise Fund as discussed, leaving the Miscellaneous Reserve amount at \$10,000.

On MOTION by Mr. Dady, seconded by Mr. Spencer, with all in favor, the Board approved establishing an Enterprise Fund for approximately \$52,000 based on a \$50 monthly usage fee and a \$25,000 maintenance ~~break~~ reserve for Lucaya Community Development District.

Ms. Sparkman provided comments on the budget, requesting the removal of line items not needed, as well as, the description of these items. The Board decided to remove the website line item. General discussion ensued. Ms. Hartman requested a motion to approve including the operation and maintenance, debt service, enterprise fund and setting the public hearing to be held on September 30, 2005 at 1:30 p.m. at the office of Barraco and Associates, Inc., located at 2271 McGregor Boulevard, Fort Myers, Florida 33901.

(The Board recessed for a few minutes and resumed the meeting immediately with all members in attendance at the onset of the meeting still present.)

On MOTION by Mr. Spencer, ^{amended} seconded by Mr. Smith, with all in favor, the Board approved Resolution 2005-35, approving the Fiscal Year 2005/2006 Proposed Budget (as ~~presented~~) and setting the public hearing for September 30, 2005 at 1:30 p.m. located at the office of Barraco and Associates, Inc., located at 2271 McGregor Boulevard, Fort Myers, Florida 33901 for Lucaya Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
No report.
- B. District Engineer
Not present.
- C. District Manager
No report.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Hartman stated that the next item on the agenda was Supervisor requests and audience comments. She stated that there were no audience members present, other than those named at the beginning of the meeting. Ms. Hartman asked if there were Supervisor requests.

There were none.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Hartman stated that there were no other agenda items to come before the Board; so she asked for a motion to adjourn at 11:50 a.m.

On MOTION by Mr. Smith, seconded by Mr. Dady, with all in favor, the Board adjourned the Board of Supervisors' meeting for Lucaya Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman