
MINUTES OF MEETING

**LUCAYA
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lucaya Community Development District was held on **Thursday, August 16, 2018 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

David Westbrook	Board Supervisor, Vice Chairman
Kathleen Gough	Board Supervisor, Assistant Secretary
Richard Klavas	Board Supervisor, Assistant Secretary (via speaker phone)
Stephen Reiter	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Michael Eckert	District Counsel, Hopping Green & Sams P.A.
Michelle Rigoni	District Counsel, Hopping Green & Sams P.A.
Wes Kayne	Barraco & Associates, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and read roll call. She advised that Mr. Klavas is attending via speaker phone and asked for a motion to approve his participation via speaker phone.

On a Motion by Mr. Westbrook, seconded by Ms. Gough, with all in favor, the Board Allowed Mr. Klavas to Participate in the Meeting via Speaker Phone, for the Lucaya Community Development District.
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SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment.

A resident thanked Ms. Blandon for the service she provides. The resident inquired regarding the lift stations being backed up by a generator. Ms. Blandon advised they are not.

A resident thanked the District for the work conducted on the water shut off valves. The resident further inquired regarding trimming of the Mangroves. He further inquired regarding having Lucaya CDD meetings on site.

A resident inquired regarding the timer of the fountain. Ms. Blandon advised she will call for service.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 8, 2018

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on June 8, 2018. She asked if there were any questions or comments. There were none.

On a Motion by Ms. Gough, seconded by Mr. Westbrook, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on June 8, 2018, for the Lucaya Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of May and June 2018

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of May 1-31, 2018 in the amount of \$36,478.33 and the period of June 1-30, 2018 in the amount of \$22,646.12 and asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Ms. Gough, seconded by Mr. Westbrook, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the months of May 2018 (\$36,478.33) and June 2018 (\$22,646.12), for the Lucaya Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2018-04, Re-Appointing an Assistant Secretary of the District

Ms. Blandon provided an overview of the resolution and advised that Mr. Joe Roethke is now the Regional District Manager who oversees the Fort Myers office and so he is replacing Mr. Matthew Huber as an Assistant Secretary of the District for signatory purposes.

On a Motion by Mr. Westbrook, seconded by Ms. Gough, with all in favor, the Board Adopted Resolution 2018-04, Re-Appointing Mr. Joe Roethke as an Assistant Secretary of the District, for the Lucaya Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-05, Adopting a Meeting Schedule for Fiscal Year 2018/2019

Ms. Blandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year schedule in that meetings are scheduled quarterly for the third Thursday of the month at 9:00 a.m. Ms. Blandon asked

if the schedule works for the Supervisors as it is important to have a quorum for the meetings. Discussion ensued.

On a Motion by Mr. Westbrook, seconded by Ms. Gough, with all in favor, the Board Adopted Resolution 2018-05, Adopting a Meeting Schedule for Fiscal Year 2018/2019, for the Lucaya Community Development District.

SEVENTH ORDER OF BUSINESS

Review and Consideration of Audit for Fiscal Year End September 30, 2017 as Prepared by Grau & Associates

Ms. Blandon provided an overview of the audit for fiscal year end September 30, 2017 as prepared by Grau & Associates and asked if there were any questions. There were none.

On a Motion by Ms. Gough, seconded by Mr. Westbrook, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2017 as Prepared by Grau & Associates, for the Lucaya Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Graley Mechanical Proposal for Repairs to Lift Station #3

Ms. Blandon asked that the Board table consideration of the proposal; she advised that the motor in station #3 is currently working but will need to be replaced. She further advised that Graley is working on obtaining additional estimates.

NINTH ORDER OF BUSINESS

Public Hearing to Consider Adoption of the Fiscal Year 2018/2019 Budget as well as the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing. Mr. Eckert advised that one public hearing can be held for both the adoption of the budget and imposition of special assessments.

On a Motion by Ms. Gough, seconded by Mr. Klavas, with all in favor, the Board Opened the Public Hearing to Consider Adoption of the Fiscal Year 2018/2019 Budget, as well as the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the Lucaya Community Development District.

TENTH ORDER OF BUSINESS

Presentation of the Proposed Final Budget for Fiscal Year 2018/2019

Ms. Blandon provided an overview of the proposed final budget and advised the general fund budget includes an increase of \$40,085.00; she advised the increase is primarily due to lift station repairs, potable water increase, mitigation monitoring and maintenance, landscape maintenance, fire system maintenance, and the addition of reserves.

Ms. Blandon opened the floor to audience questions and comments.

A resident spoke regarding the Reserve Study and budgeting appropriately; he advised he applauds the District for establishing a reserve budget but he would recommended funding at a higher rate. He further addressed the balance sheet of the District and provided input related to investments. The resident addressed the budget increases to the line items associated with the reserve study and the potable water.

Mr. Westbrook inquired regarding the amount budgeted for replacement of the lift station motor.

Mr. Eckert advised that he needs to update the resolution in sections three and four related to off roll assessments.

On a Motion by Ms. Gough, seconded by Mr. Klavas, with all in favor, the Board Closed the Public Hearing to Consider Adoption of the Fiscal Year 2018/2019 Budget, as well as the Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same, for the Lucaya Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2018-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2018/2019

Ms. Blandon provided an overview of the resolution and advised that section two will be completed as follows: total general fund \$343,085.00, total debt service fund series 2005A \$150,610.27 for a total budget of \$493,695.27. She asked if there were any questions.

On a Motion by Mr. Westbrook, seconded by Mr. Reiter, with all in favor, the Board Adopted Resolution 2018-06, Relating to the Annual Appropriations and Adopting the Budget for Fiscal Year 2018/2019, in the Amount of \$493,695.27, for the Lucaya Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-07,
Making a Determination of Benefit and
Imposing Special Assessments for
Fiscal Year 2018/2019; Providing for
the Collection and Enforcement of
Special Assessments; Certifying an
Assessment Roll**

Ms. Blandon provided an overview of the resolution and advised that sections three and four will be modified as they relate to off roll billing.

On a Motion by Ms. Gough, seconded by Mr. Klavas, with all in favor, the Board Adopted Resolution 2018-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll, Subject to Revisions to Sections Three and Four to be Provided by District Counsel, for the Lucaya Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert provided an overview of ADA compliance related to websites and provided information as to work being done in order to bring the website into compliance.
- B. District Engineer
Mr. Kayne discussed water service record drawings that were created based on GPS coordinates conducted by the surveyors. Discussion ensued.
- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, November 15, 2018 at 9:00 a.m., at which time the Landowner Election will be held.

Ms. Blandon discussed the mangrove trimming and advised that trimming will be conducted prior to winter.

Ms. Gough inquired regarding replacement of Mr. Westbrook as a Board Supervisor. Mr. Eckert recommended that Mr. Westbrook resign after the meeting and then he could be replaced by Board appointment at the following meeting. Discussion ensued.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

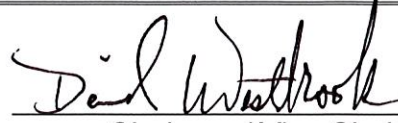
Ms. Blandon opened the floor for Supervisor Requests and Comments. There were none.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Westbrook, seconded by Ms. Gough, with all in favor, the Board adjourned the meeting at 9:39 a.m., for the Lucaya Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman