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**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 20, 2015 at 9:07 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:

John Asher	<b>Board Supervisor, Chairman</b>
Keith Berg	<b>Board Supervisor, Vice Chairman</b>
Stephen Reiter	<b>Board Supervisor, Assistant Secretary</b>
Richard Werner	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Kristen Suit	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Wes Kayne	<b>District Engineer, Barraco &amp; Associates, Inc.</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Suit opened the floor to public comment. Comments from the audience were entertained.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors Meeting Held on July 16,  
2015**

Ms. Suit presented the Minutes of the Board of Supervisors Meeting held on July 16, 2015. She asked if there were any revisions. There were none.

<p>On a Motion by Mr. Asher, seconded by Mr. Berg, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on July 16, 2015, for Lucaya Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Month of July 2015**

Ms. Suit presented the Operations and Maintenance Expenditures for the period of July 1-31, 2015 which totaled \$31,789.40, and asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Werner, seconded by Mr. Reiter, with all in favor, the Board approved the Operations and Maintenance Expenditures for the month of July 2015, which totaled \$31,789.40, for Lucaya Community Development District.

**FIFTH ORDER OF BUSINESS**

**Public Hearing on the Final Budget for Fiscal Year 2015/2016**

Ms. Suit stated for the record that the public hearing has been duly advertised in the local paper, in accordance with Florida Statutes. She then asked for a motion to open the public hearing.

On a Motion by Mr. Asher, seconded by Mr. Berg, with all in favor, the Board opened the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for Lucaya Community Development District.

Ms. Suit provided an overview of the proposed final budget for fiscal year 2015/2016, advising the general fund total is \$288,000.00, the debt service fund is \$157,286.45, and the two of those total \$445,286.45. Questions and comments from the public were entertained. Discussion ensued.

On a Motion by Mr. Asher, seconded by Mr. Berg, with all in favor, the Board closed the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for Lucaya Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-08, Adopting a Final Budget for Fiscal Year 2015-2016**

Ms. Suit provided an overview of the Resolution advising adoption of the resolution would also adopt the budget as presented.

On a Motion by Mr. Berg, seconded by Mr. Reiter, with all in favor, the Board adopted Resolution 2015-08, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2015/2016, in the amount of \$445,286.45, for Lucaya Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing on Imposition of Operations and Maintenance Assessments for Fiscal Year 2015/2016**

Ms. Suit stated for the record that the public hearing has been duly advertised in the local paper, in accordance with Florida Statutes. She then asked for a motion to open the public hearing.

On a Motion by Mr. Asher, seconded by Mr. Werner, with all in favor, the Board opened the public hearing on Imposition of Operations and Maintenance Assessments for Fiscal Year 2015/2016, for Lucaya Community Development District.

Ms. Suit advised proper notice was published and mailed for the public hearing and that the assessments are fair and reasonable, the benefit received exceed the amount of the assessment, and the assessment is fairly apportioned. Questions and comments from the public were entertained. Discussion ensued.

On a Motion by Mr. Asher, seconded by Mr. Berg, with all in favor, the Board closed the public hearing on Imposition of Operations and Maintenance Assessments for Fiscal Year 2015/2016, for Lucaya Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-09, Imposing Assessments for Fiscal Year 2015/2016 and Certifying an Assessment Roll**

Ms. Suit provided an overview of the resolution.

On a Motion by Mr. Werner, seconded by Mr. Reiter, with all in favor, the Board adopted Resolution 2015-09, Imposing Assessments for Fiscal Year 2015/2016 and Certifying an Assessment Roll, for Lucaya Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Authorization to District Counsel to Draft a License Agreement with Lee County**

Ms. Whelan discussed the request from the County regarding well installation and ground water sampling on CDD Conservation property and terms for a license agreement with the Board. Mr. Asher also provided input. Discussion ensued.

On a Motion by Mr. Werner, seconded by Mr. Asher, with all in favor, the Board authorized District Counsel to Draft a License Agreement with either Lee County or the Contracting Engineering firm and further authorized the Chairman to execute the final agreement, for Lucaya Community Development District.

**TENTH ORDER OF BUSINESS**

**Lucaya CDD Waterway Inspection Report**

Ms. Suit presented the waterway inspection report to the Board, as received from Aquatic Systems, for the month of July.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Whelan advised she sent a letter to the fountain maintenance provider requesting to terminate the maintenance contract and has not received a response. Discussion ensued. Mr. Asher requested that Ms. Whelan follow up by phone with Vertex Water Features.
- B. District Engineer  
Mr. Kayne advised he had a meeting with FDEP. He advised the main issue with Lucaya, which is similar to all other Districts, is that the annual report document provided by FDEP is a one-size-fits-all document that doesn't necessarily relate to the CDDs situations and programs. FDEP would like to see more detail provided by way of attachments, cover letter, etc. in order to provide more details in regards to the District's size, location, facilities, and NPDES activities. For the most part, the CDD's are already performing much of the necessary tasks, we just aren't providing all of the detail in the reports. He advised he was asked to "brag" about the stormwater management systems and NPDES programs to better convey what is really being done. Discussion ensued.
- C. District Manager  
Ms. Suit advised that that the next meeting of the Board of Supervisors is scheduled for Thursday, September 17, 2015 at 9:00 a.m.

On a Motion by Mr. Werner, seconded by Mr. Asher, with all in favor, the Board cancelled the September 17, 2015 Meeting of the Board of Supervisors, for Lucaya Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

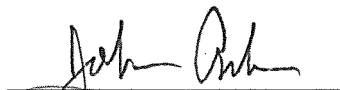
Ms. Suit opened the floor for Audience questions and comments. Questions and comments from the audience were entertained.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Reiter, seconded by Mr. Asher, with all in favor, the Board adjourned the meeting at 9:52 a.m., for Lucaya Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman