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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, February 18, 2016 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:

John Asher	<b>Board Supervisor, Chairman</b>
Keith Berg	<b>Board Supervisor, Vice Chairman</b>
Stephen Reiter	<b>Board Supervisor, Assistant Secretary</b>
Stephen Davidson	<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>
Joe Kennedy	<b>Manager of District Accounting Services, Rizzetta &amp; Company, Inc.</b>
Mike Eckert	<b>District Counsel, Hopping Green &amp; Sams PA (via speaker phone)</b>
Wes Kayne	<b>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. Members of the public present had no comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors Meeting Held on November  
19, 2015**

Ms. Suit presented the minutes of the Board of Supervisors meeting held on November 19, 2015. She asked if there were any revisions. There were none.

On a Motion by Mr. Werner, seconded by Mr. Davidson, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on November 19, 2015, for Lucaya Community Development District.
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of November and December 2015 and January 2016**

Ms. Suit presented the Operations and Maintenance Expenditures for the period of November 1-30, 2015 in the amount of \$5,818.06, the period of December 1-31, 2015 in the amount of \$31,469.00, and the period of January 1-31, 2016 in the amount of \$8,241.44. She asked if there were any questions related to any item of expenditure. Discussion ensued.

On a Motion by Mr. Berg, seconded by Mr. Werner, with all in favor, the Board approved the Operations and Maintenance Expenditures for the month of November 2015, which totaled \$5,818.06, the month of December 2015, which totaled \$31,469.00, and the month of January 2016, which totaled \$8,241.44, for Lucaya Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Proposal for New Fountain at the South End of Lake #1**

Ms. Suit presented the proposal received from Horvath Lake Fountains for installation of a new fountain at the South end of Lake #1. She advised the proposal total is \$9,275.00; she further advised that routine maintenance of the existing fountain is \$300.00 per year. Discussion ensued. Mr. Kennedy discussed available cash in the operating account. Further discussion ensued.

On a Motion by Mr. Davidson, seconded by Mr. Werner, with all in favor, the Board Approved the Horvath Lake Fountain Proposal in the amount of \$9,275.00, subject to Counsel Drafting Agreement and Contingent Upon no Objection from Residents Living Near the Proposed Fountain Location, for Lucaya Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Lift Station Pump Replacement**

Mr. Asher discussed the situation which required his approval of replacement of the lift station pump outside of a meeting.

On a Motion by Mr. Werner, seconded by Mr. Berg, with all in favor, the Board Ratified Replacement of the Lift Station Pump, in the amount of \$8,000.00, for Lucaya Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Eckert advised in the past all assessments were collected on the tax roll, and this past year the property appraiser provided an opinion that the clubhouse should not be on the tax roll because they believe it is a common element. He advised his firm disagreed and provided a letter to the property appraiser advising they believe the law requires the tax collector to collect the assessment on the tax roll. The property

appraiser did not budge on their opinion, and rather than continue to debate the issue with them his firm asked the District Manager to directly collect the assessment that is on the recreation center and moving forward. The Board can choose to try to engage with the property appraiser, or as has been done on another district have the district manager direct collect the assessment rather than incur the cost to continue to debate with the property appraiser. Discussion ensued. The Board did not want Mr. Eckert to pursue the matter further with the Property Appraiser

Mr. Eckert asked the Board if they are still interested in having a CDD 101 meeting to be held in the spring or summer. Discussion ensued. The Board will revisit this issue in the future and will focus on electronic formats to provide educational information.

B. District Engineer

Mr. Kayne advised they are in the process of completing the NPDES annual report and will be attending a meeting today with the County to go over the annual report and any questions the co-permittees have. The report is due in the middle of March and he will be providing a draft to District Management next week. Discussion ensued. Mr. Asher provided an overview of the purpose of the program.

C. District Manager

Ms. Suit advised that that the next meeting of the Board of Supervisors is scheduled for Thursday, March 17, 2016 at 9:00 a.m.

D. Maintenance Reports

Ms. Suit provided an overview of the Aquatic Systems Waterway Inspection Report dated December, 2015.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Ms. Suit opened the floor for Supervisor Requests and Comments.

Mr. Werner advised of an issue regarding the water shut off valves. A unit had a leak and the hand holes were difficult to find and access in order to turn off the water. Discussion ensued. Mr. Asher advised the responsibility is with the CDD. He advised with the master meter set up, the CDD is responsible for the water and sewer and the CDD is responsible up to the valve. Discussion ensued. Mr. Asher asked the District Engineer to provide a copy of the plans to be kept on site in order to help aid in locating and identifying the hand holes and valves.

Mr. Werner advised the chain link fence along the back of Sonsette is damaged. He further advised a considerable number of trees are growing through the fence. Mr. Werner advised he believes the fence is the responsibility of the CDD. Discussion ensued. Mr. Asher requested that the District Engineer find out where the easement is located and if the fence is on CDD property.

Mr. Werner advised there are several places in Hamilton where the black drain pipes are exposed and being damaged by mowers. Discussion ensued. Mr. Asher requested that the District Engineer further review. Discussion ensued regarding the headwall and drainage pipes. Mr. Asher advised he will take a look at the headwall and asked that the District Engineer also further review.

Mr. Asher advised a flared end may be a better option than the headwall.

Mr. Davidson asked if the CDD receives a potable water quality report. Mr. Kayne advised we do not. Brief discussion ensued.

Ms. Suit opened the floor for Audience questions and comments. There were none.

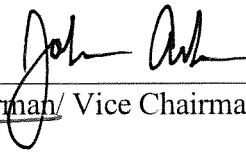
**NINTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Berg, seconded by Mr. Werner, 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