

**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 16, 2017 at 9:02 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:

Richard Werner	<b>Board Supervisor, Chairman</b>
David Westbrook	<b>Board Supervisor, Vice Chairman</b>
Kathleen Gough	<b>Board Supervisor, Assistant Secretary</b>
Richard Klavas	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Clark Gates	<b>District Counsel, Hopping Green &amp; Sams P.A. (via speaker phone)</b>
Wes Kayne	<b>Barraco &amp; Associates, Inc.</b>
Lexus Pelfrey	<b>Aquatic Systems</b>
Chris Byrne	<b>Vertex Water Features</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Blandon stated for the record that no members of the public were present.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Landowner Meeting held on November 17,  
2016**

Ms. Blandon presented the minutes of the Landowner Meeting held on November 17, 2016. She asked if there were any additions, deletions, or corrections. There were none.

On a Motion by Mr. Werner, seconded by Mr. Westbrook, with all in favor, the Board approved the Minutes of the Landowner Meeting held on November 17, 2016, for the Lucaya Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting Held on November 17, 2016**

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on November 17, 2016. She asked if there were any additions, deletions, or corrections. There were none.

On a Motion by Mr. Westbrook, seconded by Mr. Klavas, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on November 17, 2016, for the Lucaya Community Development District.

**FIFTH ORDER OF BUSINESS**

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

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of November 1-30, 2016 in the amount of \$35,649.62, and the period of December 1-31, 2016 in the amount of \$14,433.41. Discussion ensued concerning the expense for chairs rental for the Landowner meeting. Ms. Blandon explained the expense.

On a Motion by Mr. Werner, seconded by Mr. Klavas, with all in favor, the Board approved the Operations and Maintenance Expenditures for the months of November and December 2016, for the Lucaya Community Development District.

**SIXTH ORDER OF BUSINESS**

**Appointment of an Audit Committee and Scheduling of the First Meeting of the Audit Committee**

Ms. Blandon provided an overview of the Auditor selection and the formation of an Audit Committee. Discussion ensued.

On a Motion by Mr. Werner, seconded by Ms. Gough, with all in favor, the Board Appointed Mr. Richard Werner, Mr. David Westbrook, Ms. Kathleen Gough, and Mr. Richard Klavas to the Audit Committee and further set the First Meeting of the Audit Committee for March 16, 2017 prior to the onset of the Regular Board of Supervisors meeting at 9:00 a.m., for the Lucaya Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04, Redesignating the Treasurer of the District**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Westbrook, seconded by Mr. Klavas, with all in favor, the Board Adopted Resolution 2017-04, Redesignating Mr. Scott Brizendine as Treasurer of the District, for the Lucaya Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Discussion Regarding Aquatic Systems  
Lake Assessment Review**

Ms. Blandon introduced Ms. Lexus Pelfrey of Aquatic Systems and Mr. Chris Byrne of Vertex Water Features. Ms. Pelfrey provided an overview of the lake assessment report provided by Aquatic Systems. Mr. Byrne provided information regarding the lake being stratified and recommended an aeration system for the lakes. Discussion ensued regarding the aeration system being proposed and whether or not an aerator is necessary. Mr. Westbrook inquired regarding the annual operating costs for the aerator system. Mr. Byrne advised there is a calculator on the Vertex Water Features website and he will provide a calculation and provide that to Ms. Blandon.

On a Motion by Ms. Gough, seconded by Mr. Werner, with all in favor, the Board Tabled Items 4C and 4D Pending Further Testing by Aquatic Systems, for the Lucaya Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Aquatic Systems  
Proposal for Installation and  
Maintenance of an Aeration System**

This item was tabled.

**TENTH ORDER OF BUSINESS**

**Consideration of Earth Tech  
Environmental Mangrove Trimming  
Proposal**

Ms. Blandon reviewed the proposal received from Earth Tech Environmental for additional mangrove trimming. She advised the proposal from Earth Tech is \$22,000.00 and the proposal from Passarella & Associates for oversight is \$2,500.00. Ms. Blandon provided information regarding the onsite inspection conducted. Discussion ensued regarding where the responsibility lies for trimming of the entry and area along McGregor, as the City may have trimmed the area previously. Ms. Blandon advised she will reach out to the City, she further recommended the Board appoint a liaison to meet onsite with Earth Tech to conduct a site inspection and provide a priority report back to the Board. Discussion ensued regarding budgeting for the trimming. Mr. Kayne clarified McGregor Boulevard is a County maintained road, it is not maintained by the City. He suggested contacting the County roadway maintenance department and inquire if the area is on the schedule to be trimmed again, when it is scheduled and if this area can be bumped up.

This item was tabled until a site inspection can be conducted with Earth Tech, Passarella, and Management.

The Board appointed Mr. Westbrook to be the liaison for the vegetation trimming.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Passarella & Associates  
Proposal for Oversight of the Mangrove  
Trimming**

This item was tabled.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Gates advised he had no report. He asked if there were any questions for him. The Board had no questions for Counsel.
- B. District Engineer  
Mr. Kayne advised the year 5 NPDES annual report would be completed by the end of February and submitted in March. Mr. Kayne provided an overview of the NPDES process and purpose.

Mr. Werner inquired regarding lift station #2 and the alarms and debris near station #1. He asked if preventative maintenance is an option, rather than responding to alarms. Ms. Bandon advised she met with Mr. Graley of Graley Mechanical and Mr. Graley is preparing a report. She advised pump station #2 has buildup of sludge which needs to be cleaned. Ms. Bandon advised work was completed on pump station #1 and there have been fewer alarms from that station. Discussion ensued.

Mr. Werner inquired regarding the potable water lines servicing the individual buildings. Mr. Kayne advised the easement is generally 17' from the curb and items within those easements are the responsibility of the CDD. Mr. Kayne advised Lucaya has a master meter and at each building there is a shut off valve. Mr. Werner advised of concerns with maintenance and residents not knowing where responsibilities begin and end, he advised a determination needs to be made regarding responsibility of the valves and the valves need to be labeled. Ms. Bandon advised Counsel should research the shut off valves to determine responsibility.

- C. District Manager  
Ms. Bandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, March 16, 2017 at 9:00 a.m.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

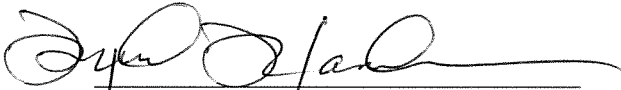
Ms. Gough spoke regarding the lakes and aeration, she advised the EPA or the County will come in and do a free assessment of the lakes and she inquired regarding getting a second opinion. She would like to see the Federal government or City government to come in and conduct a free assessment. Ms. Bandon advised she will look into it.

Mr. Westbrook inquired regarding the lift station alarms. Ms. Blandon advised that when the alarm is going off she receives a call and then she contacts and dispatches Graley Mechanical. She advised that some residents have seen the Graley Mechanical contact information on the lift stations and they contact Graley Mechanical directly. Discussion ensued.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Werner, seconded by Mr. Westbrook, with all in favor, the Board adjourned the meeting at 10:04 a.m., for the Lucaya Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/ Vice Chairman