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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, March 16, 2017 at 9:06 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>

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>
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 opened the floor for public comment.

Mr. Tony Burdett of Taylor Morrison advised the developer is considering changing the product type for certain undeveloped portions of the community and they are currently putting the plans together. He provided an update to the Board on how the change would affect the community with the reduced total number of units being built, the original unit count is 104 and the new product type would reduce the number to 60 units. He further advised the debt that remains will have to be absorbed by the developer and the O&M will be reallocated. Ms. Blandon advised Rizzetta & Company will provide a proposal for an amended methodology report. Questions were raised by the Supervisors and Mr. Burdett responded accordingly.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board  
of Supervisors Meeting Held on February  
16, 2017**

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on February 16, 2017. She asked if there were any additions, deletions, or corrections. There were none.

On a Motion by Ms. Gough, seconded by Mr. Werner, with all in favor, the Board approved the Minutes of the Board of Supervisors Meeting held on February 16, 2017, for the Lucaya Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and Maintenance Expenditures for the Months of January and February 2017**

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of January 1-31, 2017 in the amount of \$22,915.13, and the period of February 1-28, 2017 in the amount of \$25,923.55. She asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Mr. Werner, seconded by Mr. Westbrook, with all in favor, the Board approved the Operations and Maintenance Expenditures for the months of January and February, 2017, for the Lucaya Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Audit Committee Recommendation**

Ms. Blandon advised the Audit Committee has discussed and recommended that the Board of Supervisors select the Audit Proposal Instructions and Criteria to include pricing.

On a Motion by Mr. Werner, seconded by Ms. Gough, with all in favor, the Board Accepted the Recommendation of the Audit Committee: for the Due Date for Audit Proposals to be set for May 8, 2017, the Instructions and Evaluation Criteria to include price, and setting the next meeting of the Audit Committee for May 18, 2017, at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, prior to the onset of the Regular Board of Supervisors meeting at 9:00 a.m., for the Lucaya Community Development District.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Gates advised he has researched the water shut off valves at each building and he has determined that the District owns the lines but the valves would be under the ownership of and responsibility of a private entity. Mr. Werner advised the valves are on CDD property and therefore should be owned and maintained by the CDD. Mr. Kayne advised that property is not owned by the CDD and there is an easement granted to the CDD for maintenance of that area but the valves are the responsibility of the private entities; the District owns and maintains the system up to the valve. Discussion ensued. Ms. Blandon asked Mr. Gates to confirm that public funds cannot be utilized for maintenance of a private facility. Mr. Gates advised he will research the situation and report back to the Board, though this item would be handled best by the Home Owner's Association. Discussion ensued.

B. District Engineer

Mr. Kayne advised the NPDES MS4 draft was provided to management for review and the final annual report is due by March 29, 2017. He provided an overview of the purpose of the report.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, April 20, 2017 at 9:00 a.m. Discussion ensued regarding cancellation of the April meeting.

Ms. Blandon provided an overview of meetings and a walk-thru with Passarella & Associates and Earth Tech held at Lucaya. She advised that after reviewing the areas, she would like for the Supervisors to discuss the areas of priority so that she can go back to Passarella and Earth Tech for estimates to complete the priority areas this year and budget additional funds for additional work next year and for ongoing maintenance. Mr. Westbrook provided an overview of the walk-thru and suggested budgeting for on going maintenance in phases. Discussion ensued. Mr. Westbrook recommended obtaining a proposal from Earth Tech and Passarella & Associates for removal of trees near the Sonsette building. Ms. Blandon advised she will ask for proposal for removal of the trees, a separate proposal for trimming of the entrance area, and a separate proposal for ongoing maintenance and phasing of the work.

Mr. Burdette suggested keeping the April meeting on the schedule in the event the Developer is prepared to make a presentation to the Board regarding the change in product type. Ms. Blandon advised she will keep in contact with Mr. Burdette and the Board regarding the April meeting.

Ms. Blandon advised Graley Mechanical has provided a price of \$950.00 to clean the well of lift station #2. She advised she will provide approval to move forward with the cleaning of lift station #2. She further advised Graley has recommended bi-annual cleaning of the lift stations and she will budget for that item. Ms. Blandon advised the calls regarding the lift stations have diminished.

Ms. Blandon reported a retest for lake #1 has been ordered and further advised the County does not provide free testing of the lakes.

Mr. Westbrook advised he has reviewed the aerator system at Lakes Park and while the aerator seems to be a good idea, the compressor for the system is loud.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**


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

Ms. Blandon opened the floor for public comment. There were none.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Ms. Gough, seconded by Mr. Westbrook, with all in favor, the Board adjourned the meeting at 9:49 a.m., for the Lucaya Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman