

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, May 18, 2017 at 2:15 p.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	Board Supervisor, Chairman
David Westbrook	Board Supervisor, Vice Chairman
Kathleen Gough	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Mike Eckert	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.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment. Comments from the public were entertained.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the Audit
Committee Meeting Held on March 16,
2017**

Ms. Blandon presented the minutes of the Audit Committee meeting held on March 16, 2017. She asked if there were any questions or comments. There were none.

On a Motion by Mr. Westbrook, seconded by Mr. Werner, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on March 16, 2017, for the Lucaya Community Development District.

FOURTH ORDER OF BUSINESS

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

Ms. Blandon presented the minutes of the Board of Supervisors meeting held on March 16, 2017. She asked if there were any questions, comments, or changes. There were none.

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

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of March and April 2017

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of March 1-31, 2017 in the amount of \$32,375.28, and the period of April 1-30, 2017 in the amount of \$10,095.02. She asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Mr. Werner, seconded by Ms. Gough, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the months of March and April, 2017, for the Lucaya Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Audit Committee Recommendation

Ms. Blandon advised the Audit Committee has reviewed and ranked the proposals received in response to the RFP for Audit Services for fiscal years ending September 30, 2017, 2018, and 2019 and recommended that the Board of Supervisors negotiate an agreement with Grau & Associates for audit services.

On a Motion by Mr. Werner, seconded by Mr. Westbrook, with all in favor, the Board Accepted the Rankings and Recommendation of the Audit Committee to Negotiate with Grau & Associates for Audit Services based on the Proposals received, for the Lucaya Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Barraco & Associates Proposal for Preparation of an Updated Public Facilities Report

Ms. Blandon advised the District Engineer has provided a proposal with a not to exceed amount of \$7,500.00 for preparation of an updated Public Facilities Report. She advised that per Florida Statute, the District is required to update this report every seven years. Mr. Kayne was asked to update the proposal and provide a better price. Mr. Kayne advised the proposal is based on starting from scratch on the report though his firm has a lot of the information required for the report so he would expect the cost to be about half of the not to exceed amount.

On a Motion by Mr. Westbrook, seconded by Ms. Gough, with all in favor, the Board Approved the Proposal by Barraco & Associates for preparation of a Public Facilities Report, Not to Exceed \$7,500.00, for the Lucaya Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Earth Tech Environmental Proposal for Vegetation Removal at the Entry and Sonsette

Ms. Blandon advised a proposal for vegetation trimming was received from Earth Tech Environmental in the amount of \$5,000.00 for trimming at the entry and at Sonsette. Discussion ensued. This item was tabled to later in the meeting.

NINTH ORDER OF BUSINESS

Consideration of Documents Related to Taylor Morrison Build Out of Twin Villas

Mr. Miller provided an overview of the map of the Twin Villas Taylor Morrison intends to build. He provided an overview of the tracts and explained the changes. Questions and comments from the Board were entertained. Mr. Miller advised Taylor Morrison would like to have a Town Hall style meeting in the community to answer a lot of the questions being raised by the Board. Further discussion ensued.

On a Motion by Mr. Werner, seconded by Mr. Westbrook, with two in favor and one opposed, the Board Approved the Amendment to Lake Bank Easement, Second Amendment to Water and Wastewater Utilities Agreement, Special Warranty Deed-Portion of Tract W-1, Special Warranty Deed-Portion of Tract W-2 for Filter Marsh Area, Quit Claim Deed-Portion of Tract W-2 for Filter Marsh Area, Subject to Final Sign Off by District Engineer and District Counsel, for the Lucaya Community Development District.

On a Motion by Mr. Werner, seconded by Ms. Gough, with all in favor, the Board Directed Staff to Move Forward with Removal of the Pine Trees Located Near the Sonsette Buildings, for the Lucaya Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2017/2018

Ms. Blandon provided an overview of the proposed budget for fiscal year 2017/2018. Ms. Gough suggested lowering the Supervisor compensation to \$150.00 per meeting. Discussion ensued. Ms. Blandon advised that if the Board exceeds 4 meetings per year this line item would go over budget. Mr. Eckert advised the motion cannot be binding on someone should they choose to go back to the \$200.00 per meeting allowance.

On a Motion by Ms. Gough, seconded by Mr. Westbrook, with all in favor, the Board Set Supervisor Compensation at \$150.00 per meeting, for the Lucaya Community Development District.

Ms. Blandon advised the Rizzetta & Company District Management fee is increasing 4.09% as the District has not had an increase in three years. Ms. Blandon continued her review of the proposed budget. Discussion ensued regarding a reserve sturdy. Ms. Blandon advised she will obtain proposals to be presented to the Board at the next meeting.

On a Motion by Ms. Gough, seconded by Mr. Westbrook, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2017/2018, for the Lucaya Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Approving a Proposed Budget for Fiscal
Year 2017/2018 and Setting a Public
Hearing Thereon**

Ms. Blandon advised the resolution being presented would set the date for the public hearing related to the final budget for fiscal year 2017/2018.

On a Motion by Mr. Werner, seconded by Ms. Gough, with all in favor, the Board Adopted Resolution 2017-05, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon for Thursday, August 17, 2017 at 9:00 a.m., to be held at the Office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Lucaya Community Development District.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eckert advised that at the next meeting he will have an update regarding the latest legislative session to cover items that are signed by the Governor. He further provided an overview of the rate increase for Hopping, Green & Sams. No objection to the rate increase was made.

B. District Engineer

Mr. Kayne provided an update on the NPDES MS4 report. Mr. Kayne further advised that Mr. Tarn conducted spot checks of service boxes on site; based upon those observations each box serves two units. Some of the boxes are covered in shell material and most are full of dirt and shell. He advised cleaning of the boxes is not something his firm does so he suggested contacted a handyman or plumber to clean the boxes. Discussion ensued regarding ownership and maintenance of the valves and boxes. Mr. Kayne discussed pre-construction and construction information related to the Twin Villas.

C. District Manager

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2017 there are currently 206 persons registered to vote residing within the Lucaya Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, June 15, 2017 at 9:00 a.m.

Ms. Blandon provided an update on the fountain outage. Discussion ensued.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

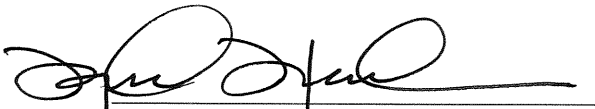
Ms. Gough advised she would not be available for the June and July meetings.

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

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Gough, seconded by Mr. Werner, with all in favor, the Board adjourned the meeting at 3:45 p.m., for the Lucaya Community Development District.


Secretary/Assistant Secretary


Chairman/ Vice Chairman