
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 15, 2018 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:

Richard Werner	Board Supervisor, Chairman
David Westbrook	Board Supervisor, Vice Chairman
Stephen Reiter	Board Supervisor, Assistant Secretary
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. (via speaker phone)
Michelle Kim	District Counsel, Hopping Green & Sams P.A. (via speaker phone)
Wes Kayne	Barraco & Associates, Inc.
Dave Truxton	Taylor Morrison
Steve Schwartz	Florida Reserve Study
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 Board
of Supervisors' Meeting held on November
16, 2017**

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

On a Motion by Ms. Gough, seconded by Mr. Klavas, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 16, 2017, for the Lucaya Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of October, November, and December 2017

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of October 1-31, 2017 in the amount of \$47,529.91, the period of November 1-30, 2017 in the amount of \$29,483.73, and the period of December 1-31, 2017 in the amount of \$19,907.99 and asked if there were any questions regarding any item of expenditure. There were none.

On a Motion by Mr. Klavas, seconded by Mr. Werner, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the months of October 2017 (\$47,529.91), November 2017 (\$29,483.73), and December 2017 (\$19,907.99), for the Lucaya Community Development District.

FIFTH ORDER OF BUSINESS

Discussion and Consideration of Taylor Morrison's Request for No Objection Letter

Ms. Blandon provided an overview of the purpose of the letter. Discussion ensued.

On a Motion by Mr. Werner, seconded by Mr. Westbrook, with all in favor, the Board Approved the No Objection Letter and further provided authorization to the Chairman to execute the letter, for the Lucaya Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Modification of Public Access Easement and Agreement for Canal Bridges

Mr. Eckert provided an overview on the easement and provided his opinion on the modification of the easement. He reviewed the easement documents provided by Taylor Morrison and asked if the Board had any questions. There were none.

On a Motion by Mr. Westbrook, seconded by Mr. Werner, with all in favor, the Board Approved the Modification of Public Access Easement and Agreement for Canal Bridges, for the Lucaya Community Development District.

SEVENTH ORDER OF BUSINESS

Presentation of Reserve Study by Florida Reserve Study

Mr. Schwartz of Florida Reserve Study reviewed the reserve study report. Discussion ensued regarding items included in the report that are not CDD property as well as items that should be included. Mr. Kayne provided a list of items to be included in the report. Discussion ensued and Mr. Schwartz responded to questions and comments from the Board. Mr. Kayne will provide a CAD file to Mr. Schwartz in PDF to assist in updating the report.

EIGHTH ORDER OF BUSINESS

Presentation of Amended Fiscal Year 2016/2017 Budget and Consideration of Resolution 2018-01, Adopting an Amended Fiscal Year 2016/2017 Budget

Ms. Blandon advised the District must revise the fiscal year 2016/2017 budget because as of September 30, 2017 the District was showing it was over budget by \$13,385 in total expenditures. She provided an overview of the line items experiencing an overage and advised Management is applying prior year funds to offset the budget variance.

On a Motion by Ms. Gough, seconded by Mr. Werner, with all in favor, the Board Adopted Resolution 2018-01, Amending the Fiscal Year 2016/2017 Budget, for the Lucaya Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Barraco & Associates Proposal for Services Related to NPDES MS4 Cycle 4 Year 1 Requirements

Mr. Kayne provided an overview of the proposal as well as the permit and how Lucaya is associated with the permit. He entertained questions and comments from the Board.

On a Motion by Mr. Klavas, seconded by Mr. Westbrook, with all in favor, the Board Approved the Barraco & Associates Proposal for Services Related to NPDES MS4 Cycle 4 Year 1 Requirements, for the Lucaya Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Water System Repairs

Mr. Kayne provided an overview of the estimates received and recommended the Board accept the proposal from Stevens & Layton in the amount of \$3,743. Discussion ensued regarding expectation of the Contractor to tag the valves within the boxes and to note the locations of the boxes on the plans.

On a Motion by Ms. Gough, seconded by Mr. Klavas, with all in favor, the Board Approved the Proposal from Stevens & Layton, Not to Exceed \$5,000.00, Subject to Review and Preparation of a Contract by District Counsel, and Authorizing the Chairman to Execute the Contract, for Work Related to the Water Valve Boxes, for the Lucaya Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert advised he had no report.
- B. District Engineer
Mr. Kayne advised he had no report.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, May 17, 2018 at 9:00 a.m. Ms. Gough advised she would attend via speaker phone.

Ms. Blandon advised the work to be performed by Earth Tech is scheduled for February 28th, March 1st and March 2nd.

TWELFTH 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.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Westbrook, seconded by Mr. Klavas, with all in favor, the Board adjourned the meeting at 9:58 a.m., for the Lucaya Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman