

**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 21, 2019 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:

David Westbrook	<b>Board Supervisor, Chairman</b>
Kathleen Gough	<b>Board Supervisor, Vice Chairman</b>
Mary Carlson	<b>Board Supervisor, Assistant Secretary</b>
Richard Klavas	<b>Board Supervisor, Assistant Secretary</b>
Thomas Smith	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michael Eckert	<b>District Counsel, Hopping Green &amp; Sams P.A.</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.

Ms. Blandon advised that prior to the onset of the meeting, Ms. Carlson was administered the Oath of Office. Ms. Blandon advised Ms. Carlson that as a Board Supervisor she is entitled to receive Supervisor Compensation for meeting attendance; she asked Ms. Carlson if she would like to receive or waive compensation. Ms. Carlson elected to receive Supervisor Compensation.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Blandon opened the floor for public comment.

Ms. Salveta addressed the Board regarding debris cleanup in the canal and asked that stones be removed from the canal. Ms. Salveta addressed the Board regarding bare spots in the Bahia sod at Graycliff; she asked that the Board re-consider sod replacement. Ms. Salveta asked that Ms. Blandon confirm that the mangrove roots are still be treated on the developed side of the canal as they are not deteriorating.

Mr. Davis of Hamilton inquired regarding the interest paid on the investment summary on the January financial statement. Ms. Blandon advised that she will ask for the

information and provide that to Mr. Davis. Mr. Davis suggested CD's be considered for investment in order to obtain better rates. Mr. Davis further addressed trees overhanging the back of the Hamilton building, 14456. He thanked the Board for staking the property; however, tree growth continues to be a concern.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Landowner's Meeting held on  
November 15, 2018**

Ms. Blandon presented the minutes of the Landowner's meeting held on November 15, 2018. She asked if there were any questions or comments. There were none.

On a Motion by Mr. Klavas, seconded by Ms. Gough, with all in favor, the Board Accepted the Minutes of the Landowner's Meeting held on November 15, 2018, for the Lucaya Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
November 15, 2018**

Ms. Blandon presented the minutes of the Board of Supervisors' meeting held on November 15, 2018. She asked if there were any questions or comments. There were none.

On a Motion by Mr. Smith, seconded by Mr. Westbrook, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 15, 2018, for the Lucaya Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of October, November, and  
December 2018**

Ms. Blandon presented the Operations and Maintenance Expenditures for the period of October 1-31, 2018 in the amount of \$13,487.00, the period of November 1-30, 2018 in the amount of \$38,936.30, and the period of December 1-31, 2018 in the amount of \$24,663.88 and asked if there were any questions regarding any item of expenditure. Discussion ensued regarding various items of expenditure.

On a Motion by Ms. Gough, seconded by Mr. Klavas, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the months of October 2018 (\$13,487.00), November 2018 (\$38,936.30), and December 2018 (\$24,663.88), for the Lucaya Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Nature's Blueprint  
Contract Renewal for Landscape  
Maintenance**

Ms. Blandon reviewed the renewal contract for landscape maintenance as provided by Nature's Blueprint and asked if there were any questions. Ms. Carlson inquired regarding a large area at the back of the community where there are trees in declining health. Ms. Blandon advised that she will send the maintenance responsibility map to Ms. Carlson.

On a Motion by Mr. Westbrook, seconded by Mr. Klavas, with all in favor, the Board Approved a Renewal Contract for Landscape Maintenance with Nature's Blueprint, Subject to Review and Preparation of a Contract by District Counsel, in the Amount of \$13,959.96, for the Lucaya Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Cardno Contract  
Renewal for WUP Compliance**

Ms. Blandon presented the renewal contract for water use monitoring compliance as provided by Cardo and asked if there were any questions. There were none.

On a Motion by Ms. Gough, seconded by Mr. Klavas, with all in favor, the Board Approved a Renewal Contract for Water Use Permit Compliance, with Cardo, Subject to Review and Preparation of a Contract by District Counsel, in the Amount of \$300.00, Monthly, for the Lucaya Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Barraco & Associates  
Proposal for NPDES MS4 Year 2  
Annual Report (Cycle 4)**

Mr. Kayne provided an overview of Contract Addendum No. 8. He advised that changes as noted by District Counsel have been made to the contract. Mr. Kayne asked if there were any questions related to the renewal. Mr. Kayne discussed the pictures of the medallions contained within the agenda; he advised that the County will provide the medallions to Lucaya CDD at no cost but it would be the responsibility of the Lucaya CDD to have them installed. The Board asked that Mr. Kayne investigate the cost of having the medallions installed.

On a Motion by Ms. Carlson, seconded by Ms. Gough, with all in favor, the Board Approved the Barraco & Associates Contract Addendum No. 8, for NPDES MS4 Permit, Year 2 Annual Report, Cycle 4, for the Lucaya Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Eckert provided an overview of Sunshine Laws and Pubic Records requirements for Ms. Carlson.

Mr. Eckert provided an overview of legislation currently being proposed related to retainage on contracts, auditing requirements, sovereign immunity limits, and public records as well as public meetings related to voting conflicts and a requirement to answer any questions asked by any person who attends a public meeting.

Discussion ensued regarding Sunshine training.

B. District Engineer

Mr. Kayne provided an update on various maintenance items. He responded to questions from the Board regarding water odor issues and tap size issues. Discussion ensued regarding units with concerns with water pressure issues.

C. District Manager

Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, May 16, 2019 at 9:00 a.m.

Ms. Blandon reported ongoing issues with the lift station, she advised the main concern is items that are being flushed. Ms. Gough suggested sending a letter to residents advising that continued flushing of inappropriate items will lead to higher CDD fees.

Mr. Westbrook inquired regarding the Aquatic Maintenance line item being overbudget. Ms. Blandon advised that she will review the financials and report back to Mr. Westbrook.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Blandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Smith, seconded by Mr. Klavas, with all in favor, the Board adjourned the meeting at 9:42 a.m., for the Lucaya Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman