

**MINUTES OF MEETING  
ESPLANADE LAKE CLUB  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Esplanade Lake Club Community Development District was held on Wednesday, July 14, 2021, at 1:30 P.M. at the offices of Waldrop Engineering, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.

**Present and constituting a quorum:**

Charles Cook	Chairperson
Ricardo “Ricky” DeCamps	Vice Chairperson
Rebekah Norton	Assistant Secretary
Brian Keller	Assistant Secretary

**Absent:**

Valerie McChesney	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Wes Haber	District Attorney
Rob Summers	

**Audience:**

All resident’s names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

District Manager James P. Ward called the meeting to order at approximately 1:35 p.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Chesney, constituting a quorum.

Mr. Rob Summers resigned from the Board, effective immediately; he left the meeting.

Mr. Ward indicated the Board had the ability appoint an individual to fill Mr. Summers’ Seat.

**On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, Mr. Ricardo “Ricky” DeCamps was appointed to fill Mr. Summers’ Seat on the Board.**

Mr. Ward, as a notary public, administered the Oath of Office to Mr. DeCamps. He asked Mr. DeCamps to sign the Oath of Office and return the signed Oath to himself for notarization and to be made part of the public record. He discussed the Form 1 – Statement of Financial Interests and noted Mr. DeCamps should call himself (Mr. Ward) with any questions regarding Form 1. He encouraged Mr. DeCamps not to forget to file Form 1 or risk incurring fees for late filing. He noted Mr. DeCamps had served on similar Boards in the past. He asked if Mr. DeCamps had any questions regarding the Florida Sunshine Law and Code of Ethics. Mr. DeCamps had none.

## **SECOND ORDER OF BUSINESS**

### **Consideration of Minutes**

#### **May 12, 2021 – Regular Meeting Minutes**

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes. Hearing none, he called for a motion to approve the Minutes.

**On MOTION made by Mr. Brian Keller, seconded by Ms. Rebekah Norton, and with all in favor, the May 12, 2021, Regular Meeting Minutes were approved.**

## **THIRD ORDER OF BUSINESS**

### **PUBLIC HEARING**

#### **Public Hearing**

Mr. Ward reviewed the public hearing process.

#### **a. PUBLIC HEARING – FISCAL YEAR 2022 BUDGET**

##### **I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there any audience members present via telephone or video conference, with any public comments or questions with respect to the Fiscal Year 2022 Budget; hearing none, he called for a motion to close the public hearing. He noted there were no members of the public present in person.

**On MOTION made by Mr. Charles Cook, seconded by Ms. Rebekah Norton, and with all in favor, the Public Hearing was closed.**

## II. Board Comment

Mr. Ward asked if there were any Board comments or questions. He noted there was a change to the General Fund Budget for Fiscal Year 2022.

*Mr. Ward: The total Budget, which is \$526,000 dollars, has not changed. What we are doing is taking available resources that are anticipated in cash at year end and moving \$150,000 dollars of that into the fiscal year 2022 budget to fund it. So, out of the \$526,000 dollars, \$150,000 dollars will be funded from cash, the balance will be funded by assessments which would be \$376,000 dollars. If you look on the bottom of page 2 on the right side, you will see the assessment rates for 2022 as a result of this change, and then just to the right of this you will see the existing fiscal year 2021 rates. As of the end of 2021 we anticipate we will have roughly \$266,000 dollars in cash at the end of this year; \$150,000 dollars of it will be used to fund your budget for next year, and the balance of it I generally reserve for paying the bills in October, November, December of each year. That is about \$109,000 dollars leftover. It is slightly short of what's needed for the first three months, but honestly, we don't know what our budget numbers are going to be for the first three months anyway because we haven't gone into full operation yet. In 2023 we will reevaluate this whole process again.*

*Mr. Cook: Stormwater management service professional, is that Bruce?*

*Mr. Ward: Yes.*

*Mr. Keller: In 2023, do you anticipate the fee per going back up? Staying the same? This is a significant drop.*

*Mr. Ward: Until we have a full year's worth of operations we don't know. Hopefully, we will be in full year operation before September gets here, so we will have a full cycle in 2023 budget to understand what our assessment rates will be.*

## III. Consideration of Resolution 2021-9 relating to the annual appropriations and adopting the budget for Fiscal Year 2022

Mr. Ward called for a motion.

**On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook, and with all in favor, Resolution 2021-9 was adopted, and the Chair was authorized to sign.**

### b. FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments and adopting an assessment roll for the District for Fiscal Year 2022.

**I. Public Comment and Testimony**

Mr. Ward called for a motion to open the Public Hearing.

**On MOTION made by Mr. Charles Cook, seconded by Mr. Ricardo DeCamps, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any audience members present in person, via telephone or video conference with public comments or questions; hearing none, he called for a motion to close the Public Hearing.

**On MOTION made by Mr. Brian Keller, seconded by Ms. Rebekah Norton, and with all in favor, the Public Hearing was closed.**

**II. Board Comment**

Mr. Ward asked if there were any questions.

*Mr. Cook: We have four more residents coming in. How are they being advised of these meetings so they can participate?*

*Mr. Ward: The website has the full agendas, locations, WebEx locations, and they can video in if they want. Budget Hearings are advertised with huge public notices in the newspaper. They are quarter page ads and get pretty good notice at this point.*

**III. Consideration of Resolution 2021-10 imposing special assessments, certifying an assessment roll, and approving the general fund special assessment methodology**

Mr. Ward called for a motion. He stated the only change would be the assessment rates shown.

**On MOTION made by Mr. Ricardo DeCamps, seconded by Mr. Brian Keller, and with all in favor, Resolution 2021-10 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-11**

**Consideration of Resolution 2021-11 designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2022**

Mr. Ward indicated the meetings were scheduled for the second Wednesday of each month at 1:30 p.m. at the offices of Waldrop Engineering, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135. He explained this resolution did not bind the Board to the dates and times; meetings could be added or removed as the Board deemed appropriate.

**On MOTION made by Mr. Charles Cook, seconded by Ms. Rebekah Norton, and with all in favor, Resolution 2021-11 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2021-12****Consideration of Resolution 2021-12, Re-Designation of the Officers of the District**

Mr. Ward stated currently, Charles Cook served as Chairperson, Rob Summers had served as Vice Chairperson; the remaining Board Members served as Assistant Secretaries while he served as Secretary and Treasurer. He explained with the addition of a new Board Member the Board had the ability to re-designate the officers of the Board. He asked the Board how it wished to proceed. The Board chose to add Mr. Ricardo DeCamps as the Vice Chairperson and to keep the remaining Officers the same. Mr. Ward indicated he would adjust the Resolution accordingly.

**On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, Resolution 2021-12 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Staff Reports****Staff Reports****a) District Attorney**

No report.

**b) District Engineer**

No report.

**c) District Manager**

- I. Financial Statement for period ending May 31, 2021 (unaudited)**
- II. Financial Statement for period ending June 30, 2021 (unaudited)**

No report.

**SEVENTH ORDER OF BUSINESS****Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests. He asked if there were any audience members present by audio or video with any comments or questions; there were none.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 1:50 p.m.

**On MOTION made by Mr. Brian Keller, seconded by Mr. Ricardo DeCamps, and with all in favor, the Meeting was adjourned.**

Esplanade Lake Club Community Development District

  
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James P. Ward, Secretary

  
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Charles Cook, Chairman