

**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 Thursday, October 8, 2020 at 11:30 a.m. at Waldrop Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

Present and constituting a quorum:

Charles Cook	Chairperson
Rob Summers	Vice Chairperson
Brian Keller	Assistant Secretary
Rebekah Norton	Assistant Secretary

Absent:

Valerie McChesney	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Jere Earlywine	District Engineer

Audience:

Laura Ray

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 11:30 a.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, 20-150, 20-179, 20-193 and 20-246 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, August 7, 2020 and September 30, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present, with the exception of Ms. Valerie McChesney, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

July 8, 2020 Regular Meeting Minutes

Mr. Ward asked if there were any corrections, additions, or deletions for the July 8, 2020 Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, the July 8, 2020 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2021-1

Consideration of Resolution 2021-1 to amend Resolution 2020-17 which sets a revised time only for the Fiscal Year 2021 Meetings

Mr. Ward stated the new meeting time would be 1:30 p.m. at the offices of Waldrop Engineering. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Brian Keller, seconded by Mr. Rob Summers, and with all in favor, Resolution 2021-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-2

Consideration of Resolution 2021-2, a Resolution of the Board of Supervisors of Esplanade Lake Club Community Development District designating a date, time and location of a Public Hearing regarding the District's intent to use the Uniform Method for the levy, collection, and enforcement of Non-Ad Valorem special assessments as authorized by Section 197.3632, Florida Statutes; Authorizing the publication of the notice of such hearing

Mr. Ward: We have already gone through this procedure for the area within the District that was originally established. This is to go through the same process for the land which has just been annexed into the District itself. We will follow the same process. You will hold a public hearing with respect to this procedure at some point in the future, and after such time it will set in process a procedure where I notify the State and the County with respect to utilization of this method. The hearing is set for November 19, 2020. We will change the time to 1:30 p.m. in the Resolution.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, Resolution 2021-2 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-3

Consideration of Resolution 2021-3, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District declaring Special Assessments upon the Expansion Parcel; Designating the nature and location of the proposed improvements; Declaring the total estimated cost of the improvements, the portion to be paid by assessments, and the manner and timing in which the assessments are to be paid; Designating the lands upon which the assessments shall be levied; Providing for an assessment plat and a preliminary assessment roll; Addressing the setting of Public Hearings; Providing for publication of this Resolution

Mr. Ward: Resolution 2021-3 began the process of levying the assessments on the expansion parcel, the parcel of land within the District that has recently been approved by the Board of County Commissioners early in the week. There are two parts to this Resolution; one of which is a Master Engineer's Report and a Special Assessment Methodology. Those two reports are exactly the same as what the Board has seen when we went through this process for the original area within the District, and I'll incorporate into this record all of those proceedings. He asked Mr. Jere Earlywine to review the Resolution.

Mr. Jere Earlywine: This is the declaring Resolution that will start the assessment process to extend the levy assessments we did back in 2019 over to the expansion parcel. This is the first resolution that does that. It declares your desire to impose the assessments on that parcel. It sets for the original cost of the project. It talks about the assessments, the 2019 Bonds. I think we need to change the public hearing time to 1:30 p.m.

Mr. Ward indicated this public hearing had already been advertised for 11:00 a.m.

Mr. Earlywine: Okay. We will obviously come back on November 19, hold a public hearing to levy and impose the assessments at that time. I would point out as well, as part of this process we should conclude in time to release the escrow subaccount from our trust indenture, so that money will flow into our construction account and then will be available to pay bills and acquisition costs and things like that. That's the import of this. Bear in mind too, when we get done with the hearing, there will be another resolution that we will adopt at the November meeting that will authorize staff to send out a notice to the trustee that will authorize the release of this escrow fund, and then there are some other real estate documents that we will need to record, true up agreements, collateral assignments, etc. We are going to want to extend those documents to this other property. We've got a certificate to do that.

On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook, and with all in favor, Resolution 2021-3 was adopted, and the Chair was authorized to sign.

Mr. Ward indicated Resolution 2021-1 needed correction and reconsideration. He called for a motion.

On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, it was agreed to reconsider Resolution 2021-1.

Mr. Ward stated Resolution 2021-1 scheduled the Fiscal Year 2021 meetings. He indicated the meeting on November 11, 2020 would be the last meeting to be held at 11:00 a.m.; following this meeting, the remaining meetings would be held at 1:30 p.m. at the offices of Waldrop Engineering. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Brian Keller, seconded by Mr. Rob Summers, and with all in favor, Resolution 2021-1 was adopted as corrected, and the Chair was authorized to sign.

Mr. Ward indicated Resolution 2021-2 needed correction and reconsideration. He called for a motion.

On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, it was agreed to reconsider Resolution 2021-2.

Mr. Ward stated Resolution 2021-2 would now indicate the public hearing for the expansion parcel would be held at 11:00 a.m. on November 11, 2020. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Brian Keller, seconded by Mr. Rob Summers, and with all in favor, Resolution 2021-2 was adopted as corrected, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

Staff Reports

a) District Attorney

Mr. Earlywine: The hearing went well, and we are on track to release funds as we talked about earlier.

Mr. Charles Cook: Was there any discussion at all or was it basically a staff review and approval.

Mr. Earlywine: They just asked whether the landowners had consented, and I said yes, so that was it. Really easy Board to work with.

b) District Engineer

No report.

c) District Manager

- I. Financial Statement July 31, 2020 (unaudited)**
- II. Financial Statement August 31, 2020 (unaudited)**

No report.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any audience comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment


Mr. Ward adjourned the meeting at approximately 11:46 a.m.

On MOTION made by Mr. Rob Summers, seconded by Mr. Charles Cook, and with all in favor, the Meeting was adjourned.

ATTEST:


James P. Ward, Secretary

**Esplanade Lake Club Community
Development District**


Charles Cook, Chairman