

**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, February 13, 2025, at 12:00 P.M. at the offices of Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

Present and constituting a quorum:

Felipe Gonzalez	Chairperson
Valerie McChesney	Vice Chairperson
Tim Byal	Assistant Secretary
Rebekah Norton	Assistant Secretary
Ryan Futch	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Attorney
Ben Steets	Grau and Associates

Audience:

All residents' 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

Mr. James P. Ward called the meeting to order at approximately 12:19 p.m. He conducted roll call, and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Discussion of Vacancy

Discussion of vacancy in Seat Three (3) which no qualified elector qualified to run for the 2024 General Election, which term runs through November 2028 and will be filled by appointment no later than February 18 ,2025, by the Board of Supervisors

- I. Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District appointing a Qualified Elector to fill the vacancy in Seat Three (3) on the Board of Supervisors pursuant to Section 190.006(3)(B) Florida Statutes.; and providing an effective date**

Mr. Ward noted statute required the Board to appoint a qualified elector to fill Seat 3, Rebekah Norton's seat, by February 18, 2025. He indicated there were candidates interested in this position who submitted emails. He asked the Board to discuss the candidates and select an individual to appoint to the Board.

The Board discussed the various interested parties and decided to appoint Jeff Lux to fill Seat 3.

Mr. Felipe Gonzalez asked when the next Seat would become vacant on the Board.

Mr. Ward responded the next vacancy would be in November 2026.

On MOTION made by Felipe Gonzalez, seconded by Tim Byal, and with all in favor, Resolution 2025-3 was adopted, and the Chair was authorized to sign.

Mr. Ward indicated he would swear in Mr. Jeff Lux before the next meeting if possible. He noted Ms. Rebekah Norton's term would automatically expire after today's Board Meeting. He indicated Ms. Norton would still be required to submit a Form 1 for 2025 as she was sitting on the Board in 2025. He stated his office would contact Ms. Norton with the Form 1 filing information.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-4

Consideration of Resolution 2025-4, a Resolution Re-Designating the Officers of the Esplanade Lake Club Community Development District

Mr. Ward stated Resolution 2025-4 would be continued to the next Board Meeting.

FOURTH ORDER OF BUSINESS

Consideration of Minutes

- I. November 14, 2024 – Landowners Meeting Minutes**
- II. November 14, 2024 – Regular Meeting Minutes**

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

On MOTION made by Felipe Gonzalez, seconded by Valerie McChesney, and with all in favor, the November 14, 2024 Landowners Meeting Minutes and November 14, 2024 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS

Consideration of Audited Financial Statements

Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2024

Mr. Ward introduced Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates indicated the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP) in the United States of America. He stated pages 3 through 6 were the Management's Discussion and Analysis which provided an overview summary of the financial position and activities of the District. He indicated pages 7 through 12 were the basic financial statements including the governmental wide financial statements and the fund level balance sheet (income statement). He stated pages 13 through 21 were the notes to the financial statements, noted 1 through 4 were fairly standard notes and common across Community Development Districts. He stated note 6 showed the District's capital assets. He stated note 7 showed long term liabilities which were the series 2019 bonds. He indicated notes 8 through 12 were also fairly standard. He indicated next was a schedule comparing the general fund actual activity to the budget, then there was information required by the State of Florida. He stated the next few pages were the report on internal controls over financial reporting. He stated the District was in compliance with all statutes which were relevant. He reported next was the Management Letter. He stated there were no findings and no recommendations; this was a clean audit with a clean opinion. He asked if there were any questions.

Ms. Valerie McChesney asked about the statement "has not met one or more of the emergency conditions" found in the Management Letter.

Mr. Steets explained the fact that the District did not meet a financial emergency condition was a good thing, meaning the District was not in a financial emergency and was financially healthy. He discussed what the emergency conditions were, such as failing to pay a vendor within 90 days, failing to pay staff, or defaulting on long term debt.

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

On MOTION made by Valerie McChesney, seconded by Rebekah Norton, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2024 were accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

- a) Water Quality Report – November 2024**
- b) Waterway Inspection Report – January 2025**

c) Field Operations Report – January 2025

Mr. Ward noted the water quality report was typical.

IV. District Manager

- a) *Important Board Meeting Dates for Balance of Fiscal Year 2025***
- b) Financial Statements for period ending November 30, 2024 (unaudited)**
- c) Financial Statements for period ending December 31, 2024 (unaudited)**
- d) Financial Statements for period ending January 31, 2025 (unaudited)**

No report.

SEVENTH ORDER OF BUSINESS

Public Comments

Public Comments: - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments; there were none.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any questions or comments from the Board; there were none.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 12:35 p.m.

On MOTION made by Felipe Gonzalez, seconded by Valerie McChesney, and with all in favor, the Meeting was adjourned.

Esplanade Lake Club Community Development District


James P. Ward, Secretary


Felipe Gonzalez, Chairperson