

**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, April 9, 2026 at the Offices of Atwell LLC., 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135. It began at 11:00 a.m. and was presided over by Mr. Felipe Gonzalez, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Felipe Gonzalez	Chairperson
Jeff Lux	Vice Chairperson
Tim Byal	Assistant Secretary
Rebekah Norton	Assistant Secretary

Absent:

Ryan Futch	Assistant Secretary
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Also present were:

James P. Ward	District Manager
Wes Haber	District Attorney

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call, and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

December 11, 2025 - Regular Meeting Minutes

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

**On MOTION made by Jeff Lux, seconded by Rebekah Norton,
and with all in favor, the December 11, 2025 Regular
Meeting Minutes were approved.**

THIRD ORDER OF BUSINESS**Consideration of Resolution 2026-5****3. Consideration of Resolution 2026-6, a Resolution of the Esplanade Lake Club Community Development District Amending the Fiscal Year 2026 Budget Which Began on October 1, 2025, and Ends on September 30, 2026; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date.**

Mr. Ward stated Resolution 2026-6 lined up actual expenditures to the budget expenditures and amended the fiscal year 2026 budget. He explained it was to address an unexpected \$80,000 expense for lake bank maintenance. He discussed the challenges of maintaining lake banks amid environmental factors and the importance of clear communication with residents, especially following the developer's transition out of operational roles.

On MOTION made by Tim Byal, seconded by Rebekah Norton, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**4. Consideration of Resolution 2026-7, a Resolution of the Esplanade Lake Club Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, June 11, 2026, at 11:00 A.M. at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.**

Mr. Ward: Next item on your agenda is the start of your budget process for fiscal year twenty twenty-seven (2027). The budget year begins October 1, 2026 and ends on September 30, 2027. Your public hearing is scheduled for June 11, 2026, at eleven o'clock here at the offices of Atwell LLC. If you approve the budget today, it does not bind you to anything contained in the budget. You may change any of the particular line items, what you cannot do is go over the assessment rates that are contemplated in here as a result of the preparation of the budget itself. So you can go down, you just can't go up kind of a thing. If you want to go over this as a part of the Discussion today, if you want to go over any of the line items, which would increase the assessment rate over, what we call the CAP Rate, which is thirteen seventy sixty nine, then we would be able to do that at this point in time. We would just do a mailed Notice and amend your budget at you know for your next meeting kind of thing. So, you I will tell you the rate you are at is thirteen sixty five oh seven. You're pretty much at your cap rate at this point in time next year is going to be an interesting year cause you will probably end up going, you know, if we don't make any or not able to make any changes, then we will probably go over your, your cap rate. One of the things I will point out to you is that I think if we do use, we have a hundred thousand, the way we've kind of kept this budget consistent in terms of an assessment rate if you look at it, I've been lowering the reserves from twenty six to twenty seven in order to kind of maintain the assessment of rate out of what near it's at by lowering the reserves, it allows me to keep the assessment as I said, the assessment rate the same, which keeps us under the cap rate. So next year is going to be the year's that's going to kind of cross paths because we are

not going to want to start the lower the reserves on a going forward basis, which is going to then cause the assessment rates to go up, assuming the expenses block on a year to year basis.

Mr. Lux: If I read the balance sheet right I'm total reserves are in neighborhood of four hundred and fifty thousand

Mr. Ward: Our reserves for this particular district by the end of next year will be right around four hundred thousand in terms of the current year, but we will by the end of next year we should hit about six hundred thousand in reserves and two hundred thousand to operate the budget on from October through December. So the total cash will be about nine hundred by the end of next year. Jeff I think, you know, nine hundred's a good number is an ok number over the next couple of years we will need to increase that number to get to something a little more reasonable and to deal with these eighty thousand dollar problems or any storm events that may occur, kind of thing. On an ongoing basis. So I won't go through each of the line items. I'll just ask if you have any specific questions on the budget itself or the line items that are contained. We go through them right now.

Mr. Byal: I reviewed all the, I think the overall change being fairly minimal which you know one point eight percent increase, it. It appears reasonable overall assessment wise and the fact that we're almost ever cap anyways. We're going to, but you know the as we talked about the there'll probably be a little more Detailed budget review and we will have better, better numbers for comparison a little later in the year. On looking at some of these I would move that we approve the budget as indicated here in your Agenda with knowing that we have an opportunity to take a subsequent review.

Mr. Lux: I was just saying I would like to see us get back together in May and just do, do a little more of the line by line like you're talking about and see that we're at the recommended amount and let's just see if there's, you know, make sure we understand the line items and if there's anybody's worth of actuals in there to be make you can make better decisions based on that budget we will be able to update through if we have a May meeting, we'll be able to update through April.

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

On MOTION made by Tim Byal, seconded by Jeff Lux, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2025 were accepted.

FIFTH ORDER OF BUSINESS

5. Consideration of Resolution 2026-8, a Resolution of the Esplanade Lake Club Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Mr. Ward There is a provision in the statute that allows us to become a part of the statewide mutual aid agreement through the Division of the Emergency and Management that allows us to do one of two things either garner resources from other got local governments in the event

of storm events, and there is some ability to get summary imbursement for facilities. To the extent that there's an emergency. The processes took a long time , it's complicated, it does not always work. I think we did it in Miromar Lakes one time it was clearly very long and we really didn't make any money out of it by the time we finished all of the costs that we had to spend to get the information to the state in order to give us the reimbursement. But I do think it's a good idea to put it in place. If it's not in place you can't use it and you have a stronger event, but if it's in place and it's a, it gives you the ability to use it all going forward basis.

Mr. Byal is there any annual cost"

Mr. Ward: no.

Mr. Lux: so I I think you've answered the one question I have as I looked at because I didn't know if this was just replacing something that was already in place, but we have not had it in place previously, and this is opting in, so to say.

Mr. Ward answered Right. You're opting in.

Mr. Lux: Okay. Okay. Yeah without knowing the operational details, it seems like a prudent Program to be able to take advantage of even if it's complex in execution.

Mr. Ward: Yes, it is extremely complicated. I'm going to tell you, you guys are a gated community which even makes it more difficult to deal with, but you know you do have one that the very big lake and then we do have a damage out there that's an opportunity, we do own some landscaping outside of the gated area. That's an opportunity for some reimbursement. So it's a little bit complicated but I think it's a good procedure or policy to have in place on a going forward basis

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

On MOTION made by Jeff Lux, seconded by Tim Byal, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2025 were accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Manager

- a) **Asset Managers Report January 1, 2026.**
- b) **Asset Managers Report February 1, 2026.**
- c) **Financial Report for the period ending January 31, 2026 (unaudited).**
- d) **Financial Report for the period ending February 28, 2026 (unaudited).**
- e) **Financial Report for the period ending March 31, 2026 (unaudited).**

Staff provided updates on asset management and the ongoing fishery program, including the recent stocking of grass carp as part of a five-year joint program with Miramar. The program has been successful in managing lake vegetation, and plans are to continue it with careful monitoring of carp numbers.

The board briefly discussed the possibility of the HOA taking over landscape maintenance for centerpieces to improve operational efficiency and potentially reduce costs. While not a major expense, the idea was noted for future consideration.

Mr. Ward suggested exploring an agreement with the HOA for landscape maintenance on centerpieces. Stating that the current arrangement is not very efficient, and transferring responsibility could reduce costs.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests

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

EIGHTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments; there were none. There were no members of the public present in person or via phone/video.

NINETH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:15 a.m.

On MOTION made by Tim Byal, seconded by Rebekah Norton, and with all in favor, the Meeting was adjourned.

Esplanade Lake Club Community Development District

Signature:

Email: wardj@pfm.com
James P. Ward, Secretary

Signature: *Felipe Gonzalez*

Felipe Gonzalez (May 18, 2026 16:46:06 EDT)

Email: felgonzalez@taylormorrison.com
Felipe Gonzalez, Chairperson