

**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 13, 2023, at 11:00 A.M. at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135.

**Present and constituting a quorum:**

Charles Cook	Chairperson
Trisha Sing	Vice Chairperson
Rebekah Norton	Assistant Secretary
Valerie McChesney	Assistant Secretary
Brian Keller	Assistant Secretary

**Also present were:**

James P. Ward	District Manager
Wes Haber	District Attorney

**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**

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

**SECOND ORDER OF BUSINESS**

**Consideration of Letter of Resignation**

**Consideration of acceptance of a letter of resignation from Mr. Clayton Wasson, whose term is set to expire November 2024, from Seat 5 of the Board of Supervisors of the Esplanade Lake Club Community Development District effective March 23, 2023**

- I. Appointment of Individual for fill Seat 5, whose term will expire November 2024**
- II. Oath of Office**
- III. Guide to the Sunshine Law and Code of Ethics for Public Employees**
- IV. Form 1 – Statement of Financial Interests**

**V. Form 8B - Conflict of interest for Taylor Morrison Board Members**

Mr. Ward explained Mr. Wasson’s resignation was effective as of the date of letter submission, March 23, 2023. He asked for a motion to accept his resignation into the record.

**On MOTION made by Charles Cook, seconded by Trisha Sing, and with all in favor, the Letter of Resignation was accepted for purposes of inclusion in the record.**

Mr. Ward asked if there was an individual the Board wished to appoint to fill Mr. Wasson’s seat.

**On MOTION made by Charles Cook, seconded by Valerie McChesney, and with all in favor, Brian Keller was appointed to fill Seat 5 with a term expiring November 2024.**

Mr. Ward, as a Notary Public, administered the Oath of Office to Mr. Brian Keller. He advised Mr. Keller to file his Form 1 in the County where Mr. Keller resided within 30 days.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2023-5**

**Consideration of Resolution 2023-5, a resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District re-designating the Officers of the Esplanade Lake Club Community Development District**

Mr. Ward indicated currently Charles Cook served as Chair, Trisha Sing served as Vice Chair, and the remaining Board Members served as Assistant Secretaries with himself (James Ward) as Secretary and Treasurer. He asked if the Board wished to add Brian Keller as an Assistant Secretary.

The Board agreed to add Brian Keller as an Assistant Secretary.

**On MOTION made by Valerie McChesney, seconded by Charles Cook, Resolution 2023-5 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes**

**February 9, 2023 – Regular Meeting Minutes**

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

**On MOTION made by Charles Cook, seconded by Valerie McChesney, and with all in favor, the February 9, 2023 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, 2022**

Mr. Ward indicated Grau and Associates was not present; therefore, this item would be deferred until the next meeting.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2023-6****Consideration Resolution 2023-6, a resolution the Board of Supervisors of the Esplanade Lake Club Community Development District approving the proposed budget for Fiscal Year 2024 and setting a public hearing for Thursday, July 13, 2023, at 11:00 A.M. at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135**

Mr. Ward indicated the public hearing was scheduled for Thursday, July 13, 2023, at 11:00 A.M. at the offices of Atwell, LLC, 28100 Bonita Grande Drive, Suite 305, Bonita Springs, Florida 34135. He stated the Budget included the costs related to the general fund for the next fiscal year. He stated the major change was in the prior years the assessment was calculated based on the different product types, basically assessments were determined by lot sizes, and now he recommended making the assessment rates uniform across all product types. He stated the new rate would be \$1141.78 dollars with a cap rate of \$1,370.14 dollars. He explained if the Board raised the assessment rate over the new cap rate, then mailed notice would again be required. He indicated this year mailed notice would be sent to the residents of Esplanade as the current rates were increasing. He noted the debt service fund was unchanged.

*Mr. Cook: What's driving the change?*

*Mr. Ward: I have found, when you're in an operating mode, having the same rate for all residents is better than a separate rate because we are not letting capital assessments which include all sorts of infrastructure such as landscaping, stormwater management, roads, lighting, etc. This is just landscaping and stormwater and everybody benefits the same from an operating perspective for these kinds of facilities. There is not a lot of difference in benefit based upon the type of unit you live in, so I am recommending we do this. He discussed why the assessments were calculated differently in the past, and why this change to the assessment calculations was being recommended. He explained the budget was transitioning upwards due to funding more services which were benefiting the residents equally, especially in terms of the larger lake which everyone has access to, and in terms of the stormwater management system which everyone utilized regardless of lot size.*

*Mr. Cook: I know we had to increase the HOA assessment because the cost of landscaping went up, and there was a lot of squealing about it, but it's like well, we are not a profit HOA, it's not a profit center, we are simply issuing a new contract and increasing services to address some of their concerns, and the rates went up. We are probably going to have some people show up because they have been very, very active.*

*Mr. Ward: I'm sure you will. I have 8 or 9 Districts this year that are having to go through the same process because costs are dramatically up. The other thing I did include in here, a lot of the Districts I have along the west coast had significant damage from Hurricane Ian this year and didn't have any money in the budget to fix any of that damage. I put a small amount in this budget, \$50,000 dollars. We traditionally had nothing. So, over a 4 or 5 year period we should build up \$400,000 or \$500,000 dollars and then at least the District will be able to restore any assets from a hurricane if we have it. The combination of price increases, tight labor markets, inflation, material shortages, and just doing the work, is causing the changes.*

*Mr. Cook: Well, we will have to field the questions because I'm sure they will be there. And it sounds like you have a good answer for all of them.*

*Mr. Keller: Do we want to relocate the meeting to on property?*

Discussion ensued regarding where to hold the public hearing. It was decided to hold the public hearing at the Esplanade Lake Club Wellness Center, at 12240 Canal Grande Drive, Fort Myers, FL 33913. Mr. Ward amended the Resolution to reflect this change.

**On MOTION made by Brian Keller, seconded by Charles Cook, Resolution 2023-6 was adopted as amended, and the Chair was authorized to sign.**

## SEVENTH ORDER OF BUSINESS

### Staff Reports

#### I. District Attorney

*Mr. Wes Haber: A quick update on the discussions we've been having with respect to the County and the request that the District enter into the agreement, essentially to already maintain stormwater improvements that the CDD owns, but we're just signing an agreement into evidence that the CDD is going to do that and delegate authority to the Chair to review and sign that agreement in its final form. So, just by way of background, there are certain locations coming off of Alico Road into the CDD's stormwater improvements where there are CDD drainage improvements located. The county, because it owns and maintains Alico Road, wanted to ensure adequate access and maintenance responsibilities for those particular drainage improvements was going to be undertaken. The CDD has the responsibility for it, but the County wanted belt and suspenders. There are issues unrelated to the CDD on the size of the easements over those improvements, they are being widened, but those are being addressed by the owners of the property where those easements are located. The CDD is presently negotiating an agreement with the County that would specify that the CDD will be obligated to inspect and maintain those drainage improvements and provide notice if requested by the county with respect to how those inspections went. The agreement is still presently being negotiated. It's being presented to the County soon if it hasn't been already. My recommendation would be that the Board approve the agreement in substantial form as described by me and authorize the Chair to approve any final changes and execute the final form.*

**On MOTION made by Valerie McChesney, seconded by Brian Keller, the Chair was authorized to approve the agreement between the District and the County as described by the District Attorney.**

**II. District Engineer**

No report.

**III. District Asset Manager**

- a) Operations Report February 2023
- b) Operations Report March 2023

No report.

**IV. District Manager**

- a) Important Board Meeting Dates for Balance of Fiscal Year 2023:
  - 1. Public Hearings: Fiscal Year 2024 Budget Adoption – July 13, 2023, 11:00 A.M.
- b) Financial Statements for period ending January 31, 2023 (unaudited)
- c) Financial Statements for period ending February 28, 2023 (unaudited)
- d) Financial Statements for period ending March 31, 2023 (unaudited)

No report.

**EIGHTH 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 members present in person or by audio or video with any comments or questions; there were none.

**NINTH ORDER OF BUSINESS**

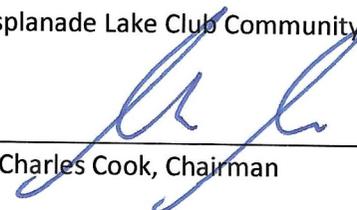
**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:18 a.m.

**On MOTION made by Charles Cook, seconded by Valerie McChesney, 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