

**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, May 8, 2025, at 11:00 A.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
Jeff Lux	Assistant Secretary
Ryan Futch	Assistant Secretary

Absent:

Valerie McChesney	Vice Chairperson
Tim Byal	Assistant Secretary

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 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, and all Members of the Board were present, with the exception of Supervisor McChesney and Supervisor Byal, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 10, 2025 – 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 Jeff Lux, and with all in favor, the April 10, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Budget Discussion

Discussion on Proposed Fiscal Year 2026 Budget

Mr. Ward stated the proposed budget was presented at the previous meeting. He asked if there were any questions.

Mr. Jeff Lux: Professional management fees, it looks like we budgeted \$43,000 dollars for 2025, we are on track to spend that, and in 2026 we budgeted \$55,000 dollars. What's behind that?

Mr. Ward: Those fees are my fees. Management and accounting and assessment roll are my services fees. My costs exponentially increased these last few years and I'm adjusting my fee structure to accommodate that.

Mr. Lux: A similar thing in the accounting services.

Mr. Ward: Yes. Accounting and assessment rolls are all my services.

Mr. Lux: Under communications, the website, it's increasing from \$1,800 to \$2,400 dollars. That would seem like a fixed cost, no?

Mr. Ward: I have a contract with a firm that has been a low fee for many years. I adjusted it, it was like \$700 dollars, in 2024 to a more reasonable number and going into 2026 it's changing to \$2,400 dollars for all of my CDDs. That's more consistent with what website services are costing.

Mr. Felipe Gonzalez: Are these services going up every year, or is this something you hadn't increased and trued up those costs?

Mr. Ward: These are mostly just true ups from over the last couple of years.

Mr. Lux: Next, under stormwater management fees, asset management, going from \$39,000 dollars projected, to spend this year up to \$68,000 dollars.

Mr. Ward: In my CDDs, where we have asset management, we have a firm that does that for us, Calvin Giordano. We have staff on the operations side for all of the CDDs. I think two things are happening, one is these asset managers have individual fee structures that are high, plus when you add benefits and the costs of the engineering services associated with that, I really have had to increase the service fees to get the right people to do the job. The people we have had haven't been doing the work because the fee structure was so low we really couldn't afford qualified staff. It's Richard and his team.

Mr. Gonzalez: A little perspective from the development side, a lot of the management of the actual system is done by the developer. So, as we are leaving the community, it is time to be proactive about

bringing in the management to the CDD to get the level of service needed to take over the services demanded by residents and it increases as the CDD takes over.

Discussion ensued regarding how much work Taylor Morrison did in the community, which would now be the responsibility of the CDD as Taylor Morrison was pulling out of the community.

Mr. Lux: The term asset management refers to somebody making the assessment of what needs to be done to the lakes when, or is it something else?

Mr. Ward: The firm handles, and Richard is the individual responsible for it, all of the operations, all of the contract work with respect to landscaping, water management system, rip rap repairs, stormwater pipe repairs, absolutely everything that goes on operationally is in his ball court.

Mr. Lux: Okay. The next one is aquatic weed control; it says additional lakes. It seems like the number of lakes would be fixed. Is this talking about the new retention ponds that get created as construction develops?

Mr. Ward: Generally speaking, most of your system is completed, other than the system within the FGCU parcel. These are the additional lakes that are being transitioned to the CDD this year. Tim asked me a question yesterday about the stormwater structures. We budgeted \$40,000 dollars. We anticipate spending \$40,000 dollars. That is a program where you go through and clean out all of the drainage pipes on a yearly basis. We don't have the number yet. The inspection report is due within the next week. I have a distinct feeling, based upon the storm events from last year, that we are going to spend more than \$40,000 dollars.

Mr. Lux: Back to aquatic weed control. It says monthly spraying of the lakes. I am noticing that there seems to be more weeds in the lakes now than there was before.

Mr. Ryan Futch: As the water comes up it will choke them out.

Mr. Lux: The next was lake 5/6 fish stocking. Again, there was a big jump of almost 50% up to \$12,000 dollars.

Mr. Ward: The fish stocking is a joint program we have with the Miromar Lakes CDD. We are going into year 4 of the program itself. We have pretty much finished the restoration of the ecosystem. We got rid of all of the fish, the grass carp, which were eating everything and killed basically everything that was in the system. We have restored the system ecologically at this point by installing new plant materials, restocking some fish, so in the next two years or so we are going to handle the restocking of the fish, the fishery part of both lakes 5 and 6, and that is jointly paid for, but the costs are going up. Not really going up. These were the costs that were predicated when we made the original plan, so we knew this would happen back at the beginning. Lake 5 and lake 6 are the two big lakes. I will point out one other thing. The rip rap repair, we budgeted to spend about \$30,000 dollars, and \$20,000 dollars going into next year. We just finished the rip rap review, and I think we are going to be at about \$55,000 dollars. I wanted to leave the \$20,000 dollars for fiscal year 2026 and not reduce that because we don't know what will happen next year.

Discussion ensued regarding rip rap repairs and it being prudent to keep \$20,000 dollars in the fiscal year 2026 budget for potential rip rap repair needs.

Mr. Ward: I did indicate to Tim, I have 5% contingency here for repair and maintenance items. I was going to reduce that to 3% just to help a little bit with the fee structure if that's okay with everybody. It was okay with everybody.

Mr. Lux: The next one I had was landscaping maintenance going from \$85,000 dollars to \$110,000 dollars. It says Alico Road, Centerplace Blvd, and Eagles Nest.

Mr. Ward: Both of the next two line items Tim also asked me about and I went back and looked at them. I think we can reduce the landscaping to \$95,000 dollars and be good with that and the \$19,000 dollars for Eagle Key I can reduce to \$16,000 dollars and I will do that.

Mr. Lux: That's it for my questions.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Wes Haber: There have been a number of emails going around with respect to the bond issue. That's progressing. I have nothing else.

II. District Engineer

No report.

III. District Asset Manager

No report.

IV. District Manager

- a) Supervisor of Elections Qualified Elector Report as of April 15, 2025**
- b) Important Board Meeting Dates for Balance of Fiscal Year 2025**
 - 1. Public hearings – Proposed Budget Fiscal Year 2026 – June 12, 2025**
- c) Financial Statements for period ending April 30, 2025 (unaudited)**

Mr. Ward noted statute required the number of qualified electors residing in a district be reported annually. He reported the District had 1,115 qualified electors in residence. He noted the District has already started to transition the Board to qualified electors which meant in the 2026 general election, Seat 1 and Seat 2 would be up for election. He stated the seats would qualify in July 2026 and would transition in November after the general election. He indicated the public hearing was on June 12, 2025 and he would send out calendar invites.

Discussion ensued regarding whether there was a need for a larger venue for the public hearing.

Mr. Ward: The only time you are going to see residents even at a budget public hearing is when we have to do mailed notice. We don't have to do mailed notice this year. We can move the venue after the public hearing if you would like.

Discussion continued regarding moving the meeting venue after the public hearing.

FIFTH 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.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

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

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 11:19 a.m.

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

Esplanade Lake Club Community Development District


James P. Ward, Secretary


Felipe Gonzalez (Jun 23, 2025 09:05 EDT)
Felipe Gonzalez, Chairperson






Minutes 5/8/2025

Final Audit Report

2025-06-23

Created:	2025-06-17
By:	Cori Dissinger (coridissinger@jpwardassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6furbf-z-p9LvR0dXdn5olfWixHla61b

"Minutes 5/8/2025" History

-  Document created by Cori Dissinger (coridissinger@jpwardassociates.com)
2025-06-17 - 6:13:44 PM GMT
-  Document emailed to Felipe Gonzalez (felgonzalez@taylormorrison.com) for signature
2025-06-17 - 6:13:48 PM GMT
-  Email viewed by Felipe Gonzalez (felgonzalez@taylormorrison.com)
2025-06-17 - 10:49:51 PM GMT
-  Document e-signed by Felipe Gonzalez (felgonzalez@taylormorrison.com)
Signature Date: 2025-06-23 - 1:05:38 PM GMT - Time Source: server
-  Agreement completed.
2025-06-23 - 1:05:38 PM GMT