

**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 14, 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:

Jeff Lux	Vice Chairperson
Tim Byal	Assistant Secretary
Rebekah Norton	Assistant Secretary
Ryan Futch	Assistant Secretary

Absent:

Felipe Gonzalez	Chairperson
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Also present were:

James P. Ward	District Manager
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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, with the exception of Supervisor Gonzalez, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

April 9, 2026 - 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 April 9, 2026 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Budget Discussion****Continuation of Fiscal Year 2027 Budget Discussion**

Mr. Ward noted the public hearing was scheduled for next month, which was when the budget would be adopted and the assessment rates would be set. He asked if there were any questions or comments about the budget.

Mr. Byal [1:20] noted accounting services and assessment role preparation both had an increase from \$40,000 dollars to \$47,500 dollars. He asked why.

Mr. Ward stated these were part of his fee structure and this was what it was now costing him for both the accounting and assessment roll services.

Mr. Byal stated he felt the fishery program might need more funding in the budget because it was expanding.

Mr. Ward agreed. *We are having some challenges with the fishery program in both Miromar Lakes, the large lake, and in your lake. We are in the process of changing the vendors and changing service qualities to try to adjust that, but I think the \$65,000 dollars will prove to be a challenge.*

Discussion ensued regarding the fishery program; the plant growth which was proving difficult to reduce; the potential need to add more carp; and the recent installation of approximately 300 carp.

Mr. Ward: One of the problems is the bass are too big and are eating the smaller fish, so we are trying to rebalance the system without adding more carp. Tim will tell you about the disaster we had a few years ago, so we are very careful with the carp issue.

Discussion continued regarding the lakes and fishery program and going fishing to catch the large bass.

Mr. Byal noted tree trimming made a 50 percent jump.

Mr. Ward: This is one of those line items we could be under, but we overshoot it a little bit sometimes.

Mr. Tim Byal stated he felt the increase in the budget overall was reasonable.

Discussion ensued regarding the stormwater system, monitoring the stormwater system this fiscal year, inspecting the stormwater system next fiscal year, and doing any needed cleaning next fiscal year.

Mr. Ward asked if there were any additional questions or comments; there were none. He stated it was important for at least three Board members to be present in person at the public hearing next month.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-9**

Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors Approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; Authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-9 transferred the JPWard and Associates LLC agreements over to PFM. He indicated the scope of services and fee structures remained the same. He 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 Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

No report.

II. District Manager

- a) Asset Manager's Report May 1, 2026**
- b) Supervisor of Elections Report on Registers Voters as of 4/15/2026**
- c) Financial Statements for period ending April 30, 2026 (unaudited)**

Mr. Ward stated the Supervisor of Elections indicated there were 1,321 registered voters in the District. He stated the Board transition from landowners to qualified electors had already begun; there was no further action required. He explained the process of qualifying for and placed on the ballot in November for potential election to fill a seat on the CDD Board. He noted candidates were required to be citizens of the U.S., registered to vote in Lee County, a resident of Esplanade Lake Club and not a felon. He stated if no one qualified and elected, then the remaining Board members would appoint individuals to fill the vacant seats.

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**Public Comments**

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

EIGHTH ORDER OF BUSINESS

Adjournment

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

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

Esplanade Lake Club Community Development District

Signature: James Ward
James Ward (Jun 12, 2026 14:54:30 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Felipe Gonzalez
Felipe Gonzalez (Jun 12, 2026 17:04:13 EDT)

Email: felgonzalez@taylormorrison.com

Felipe Gonzalez, Chairperson










ELC - Minutes 05 14 2026

Final Audit Report

2026-06-12

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