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, June 11, 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
Ryan Futch	Assistant Secretary

Absent:

Rebekah Norton	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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS Call to Order/Roll Call

Mr. James P. Ward called the meeting to order at approximately 11:09 a.m. He conducted roll call, and all Members of the Board were present, with the exception of Supervisor Norton, constituting a quorum.

SECOND ORDER OF BUSINESS Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS Consideration of Minutes

May 14, 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 Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, the May 14, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

Mr. Ward noted this was the public hearing for the Fiscal Year 2027 Budget. He discussed the public hearing process.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Tim Byal, seconded by Felipe Gonzalez, and with all in favor, the Public Hearing was opened.

He asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 Budget; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

On MOTION made by Tim Byal, seconded by Felipe Gonzalez, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board questions; there were none.

III. Consideration of Resolution 2026-10, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to adopt the Budget for Fiscal Year 2027.

On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

> **On MOTION made by Jeff Lux, seconded by Felipe Gonzalez, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any members of the public present in person, or on audio or video with questions; there were none. He noted there were no members of the public present in person. He called for a motion to close the public hearing.

> **On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, the Public Hearing was closed.**

II. **Board Comment**

Mr. Ward noted Resolution 2026-11 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. **Consideration of Resolution 2026-11, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date**

Mr. Ward called for a motion.

> **On MOTION made by Felipe Gonzalez, seconded by Ryan Futch, and with all in favor, Resolution 2026-11 was adopted, and the Chair was authorized to sign.**

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-12

Consideration of Resolution 2026-12, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Mr. Ward noted the meeting dates would be second Thursday of each month at 11:00 a.m. at the Esplanade Lake Club, 11501 Canal Grande Drive, Ft. Myers, FL 33193. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tim Byal, seconded by Ryan Futch, and with all in favor, Resolution 2026-12 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Ward asked for Mr. Wes Haber to forward the Legislative Session update to him, and he would send it out to the Board. He noted the Legislative Session has ended and a couple of pieces of legislation came through which affected the Board including a method of removing qualified electors from board positions and an increase of the liability limits.

Mr. Haber agreed.

II. District Asset Manager

a) Asset Manager's Report May 1, 2026

No report.

III. District Manager

a) Important Meeting Dates for Fiscal Year 2026:

- **NEXT Meeting: Thursday, July 9, 2026**
- **June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)**

b) General Election Qualifying Period: June 8 - June 12, 2026, at noon (Seat 1 & Seat 2)

c) Financial Report for period ending May 31, 2026 (unaudited)

Mr. Ward reminded the Board to file their Form 1 before July 1. He noted it was much easier to file Form 1 this year on the ethics website.

Mr. Jeff Lux asked if the ethics website had links to the ethics training sessions.

Mr. Ward responded in the negative; he would send out links for the ethics training sessions to the Board; ethics training was not due until the end of the calendar year. *Nobody has qualified for Seats 1 or 2 at this point. The qualifying period ends tomorrow at noon. If no one qualifies, the Board will be required to appoint qualified electors to fill Seats 1 and 2 in November or December.*

SEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Ward asked if there were any questions or comments from the Board.

Mr. Tim Byal asked for updated asset maps to be used in the Asset Manager's Report.

Mr. Ward indicated he would reach out to Atwell to obtain updated maps.

Discussion ensued regarding what was missing from the map; and the importance of updated maps.

Mr. Jeff Lux asked for target lines, or zones, to be added to the fishery program to better enable the Board to understand the fishery program goals.

Mr. Ward agreed.

Mr. Tim Byal asked how the fishery program goals were established.

Mr. Ward: My team handles that. Richard Freeman, with Calvin Giordano, and I basically manage the entire fishery program process. We have a consultant, Premier Lakes, who has a person who handles the management of what to do and when to do it, when to put fish or carp in the lake. He does all of that and that feeds up into Richard's work.

Discussion ensued regarding the fishery program; the Lake Use Committee and HOA's non-involvement with the CDD's fishery program; and whether these entities knew to contact the CDD about the fishery program.

Mr. Lux: I can only speak for Esplanade, but I think people are sufficiently informed about the process and I have personally talked to Richard several times about the issue with the Illinois Pond Weed that's been growing, so there has been discussion. He informed me about the changeover, so that Premier is the one vendor for lake monitoring and lake treatment. There is a connection there even if it is somewhat through me personally, but I do think people are sufficiently informed.

Mr. Felipe Gonzalez: Well, the coordination has always been done through the HOA and (indecipherable). There may have been a disconnect since Taylor Morrison pulled out, but I know that they were communicating their records, and I know the HOA was communicating with the community as well.

Mr. Lux: The Lake Use Committee is an extension of the HOA.

Discussion continued regarding the lakes and weed growth; the CDD switching to Premier Lakes recently; the previous vendor not delivering the desired results; the historic low water levels contributing to the problems with the lakes; how to handle Illinois Pond Weed growth; adding carp to the lakes in stages; and the recent improvement in Illinois Pond Weed.

EIGHTH ORDER OF BUSINESS **Public Comments**

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

NINTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at approximately 11:30 a.m.

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

Esplanade Lake Club Community Development District

Signature: James Ward
James Ward (Jul 17, 2026 08:34:19 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Felipe Gonzalez
Felipe Gonzalez (Jul 16, 2026 16:41:55 EDT)
Email: felgonzalez@taylormorrison.com
Felipe Gonzalez, Chairperson

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Final Audit Report 2026-07-17

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