

**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 Wednesday, July 8, 2020 at 2:00 p.m. at Waldrop Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135.

**Present and constituting a quorum:**

Charles Cook	Chairperson
Rob Summers	Vice Chairperson
Brian Keller	Assistant Secretary
Valerie McChesney	Assistant Secretary

**Absent:**

Rebekah Norton	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Wes Haber	District Counsel

**Audience:**

Laura Ray

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**

District Manager James P. Ward called the meeting to order at approximately 2:30 p.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, and 20-150 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, and June 23, 2020, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board and Staff were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present, with the exception of Ms. Rebekah Norton, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**May 13, 2020 Regular Meeting Minutes**

Mr. Ward asked if there were any corrections, additions, or deletions for the May 13, 2020 Regular Meeting Minutes; hearing none, he called for a motion.

**On MOTION made by Mr. Charles Cook, seconded by Mr. Brian Keller, and with all in favor, the May 13, 2020 Regular Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS****Consideration of Proposals****Consideration of proposals for providing Audit Services to the District for the Fiscal Years 2021-2025**

Mr. Ward stated the next Item on the Agenda was consideration of Audit Proposals for the District for the Fiscal Years 2021 through 2025. He explained pursuant to Florida Statute the District advertised for Proposals; Requests for Proposals were sent to a number of auditing firms including Berger, Toombs, Elam, Gaines & Frank, Dufresne & Associates, Grau & Associates, Keefe, McCullough & Company, McDirmit Davis & Company, and Carr Riggs & Ingram. He reported two Proposals were received: one from Grau & Associates and one from Berger, Toombs, Elam, Gaines & Frank. He noted an auditor analysis form was included in the Agenda Packet. He indicated he prepared a draft of the auditor analysis form which ranked the audit firms by evaluating mandatory elements, technical qualifications, and price. He stated both firms met the mandatory elements equally; in technical qualifications Grau rated slightly higher than Berger; and with respect to price Grau estimated \$21,000 and Berger estimated \$20,685 dollars. He stated according to the analysis Grau was ranked #1, and Berger was ranked #2. He indicated the Board was free to adopt the ranking of the firms as presented or change the ranking as the Board deemed appropriate. He asked the Board to discuss the matter.

*Ms. Valerie McChesney: I suggest we go with Berger if they are less expensive.*

Discussion ensued; it was decided to move forward with Grau & Associates as the #1 ranked auditing firm.

**On MOTION made by Mr. Brian Keller, seconded by Mr. Charles Cook, and with all in favor, Grau was ranked as the #1 audit firm and Staff was authorized to enter into an agreement with Grau.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2020-20****Consideration of Resolution 2020-20, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Ratifying Acceptance of Plat entitled "Esplanade Lake Club Phase 2" and providing an effective date**

*Mr. Wes Haber: Resolution 2020-20 relates directly to the plat for Esplanade Lake Club Phase II, specifically with respect to a ratification of that plat and acknowledgement that the District will accept, subject to*

*review by Engineer and District Counsel any dedications or conveyances on that plat. It's really just to have a document in the record demonstrating and evidencing the District's approval and acceptance of the matter set forth on that plat. A copy of the plat is attached as an exhibit and I am happy to answer any questions regarding the resolution.*

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

**On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, Resolution 2020-20 was adopted, and the Chair was authorized to sign.**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2020-21**

**Consideration of Resolution 2020-21, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Approving the Conveyance of certain Replatted Property to Taylor Morrison of Florida, Inc.**

*Mr. Haber: Resolution 2020-21 relates to some degree to the plat that we just addressed, Lake Club Phase II plat was a replat and it resulted in certain property that was previously conveyed to the CDD being replatted as such that that property now has lots on it. We've received a request from the developer that the District approve a quit claim deed from the District back to the developer for any lots that are located within that plat. Attached as exhibits to the resolution is a map that shows the specific areas where those lots are located, a certification that your Engineer has reviewed and agreed to sign, which certifies that the conveyance of that platted property will not adversely impact the District's ability to operate and maintain and own the improvements it's already paid for and that there are no improvements that the District has funded located on that property. In other words, there won't be any adverse impact to the District by virtue of conveying that property either as a result of anything we have already required or our ability to maintain what we have already required. The third exhibit to that resolution is a form of quit claim deed that was prepared by Johanna Wood (ph) at Grey and Robinson (ph) which would effectuate the conveyance of those platted lots back to the developer. In light of the approvals in the Resolution and the certifications in the Engineering certificate, our office is comfortable with the Board approving that deed. I will be happy to answer any questions; otherwise, a motion to approve the Resolution would be in order.*

**On MOTION made by Mr. Brian Keller, seconded by Mr. Rob Summers, and with all in favor, Resolution 2020-21 was adopted, and the Chair was authorized to sign.**

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2020-22**

**Consideration of Resolution 2020-22, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Confirming and Approving the actions of the Chairman and District staff regarding the Acquisition of certain Esplanade Lake Club Phase 1 remaining Improvements; and addressing severability and an effective date.**

*Mr. Haber: Resolution 2020-22 relates to a recent acquisition the District completed for the remaining improvements located in Phase I. There are already agreements that authorize certain aspects of the acquisition, but there were a number of deeds and other documents that went together with the acquisition that we want the Board to formally ratify and approve. The actual transaction, the processing of a requisition, and the payment by the District for the improvements has already taken place and the various deeds and other transaction documents have already been signed, but this resolution effectuates a ratification of that transaction. If there are any questions regarding the transaction itself, I am happy to address them. There is a Memo attached dated 05/27/2020 which provides the details on what was acquired, how much was paid, etc. If there aren't any questions, we would just be looking for a motion to approve.*

**On MOTION made by Mr. Charles Cook, seconded by Mr. Rob Summers, and with all in favor, Resolution 2020-22 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS****Staff Reports****Staff Reports****a) District Attorney**

No report.

**b) District Engineer**

No report.

**c) District Manager**

- I. Financial Statement April 30, 2020 (unaudited)**
- II. Financial Statement May 31, 2020 (unaudited)**

No report.

**EIGHTH ORDER OF BUSINESS****Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests or audience comments; there were none.

**NINTH ORDER OF BUSINESS****Adjournment**

Mr. Ward adjourned the meeting at approximately 2:45 p.m.

**On MOTION made by Mr. Rob Summers, seconded by Mr. Charles Cook, and with all in favor, the Meeting was adjourned.**

Esplanade Lake Club Community Development District

  
James P. Ward, Secretary

  
Charles Cook, Chairman