

**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, July 9, 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
Tim Byal	Assistant Secretary
Ryan Futch	Assistant Secretary

Absent:

Jeff Lux	Vice Chairperson
Rebekah Norton	Assistant Secretary

Also present were:

James P. Ward	District Manager
Wes Haber	District Attorney
Vivian Carvalho	Senior District Manager
	PFM Management Services LLC
Racheal Meade	District Manager
	PFM Management Services LLC

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 11:03 a.m. He conducted roll call, and all Members of the Board were present, with the exception of Supervisor Lux and Supervisor Norton, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

June 11, 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 Ryan Futch, seconded by Tim Byal, and with all in favor, the June 11, 2026, Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2026-14

Consideration of Resolution 2026-14, a Resolution of the Board of Supervisors Ratifying and Approving the Agreement Granting an Encroachment Easement; Authorizing the Chairman and District Staff to Approve Revisions and Authorize the Chairman to Execute the Easement; Providing for Severability and an Effective Date

Mr. Ward: Items 3 and 4 are companion items. We have had a request from a resident Mr. Jeffrey Lux. He has constructed a walkway to accommodate his wife's inability to walk down to his boat ramp that goes through the District's easement area. In all my Districts, this is not a big issue.

Apparently however, the homeowner's association has indicated that they wanted to insure the District approved the easement, before the HOA approved the walkway. I have talked to the President of the HOA indicated that it was not an issue, but beyond that I have said, look, we as a CDD do not have a problem with it. We see it all the time. I told Jeff we would grant an easement for purposes of construction of the walkway down to his boat ramp. The easement would be predicated upon the event that if the District needed to remove any of the walkway it would be at his expense to replace it. So, Item 1 is approval/ratification of the granting the easement to Mr. Lux with respect to having his ability to encroach into the easement. Wes Haber, your attorney, prepared the form of the easement that is a standard form of easement that we use. It provides also for an indemnification of the District in the event that there are any injuries that might occur with respect to that walkway being within the easement area.

Mr. Futch states he has two questions. So, it is specific to this project and the construction for the walkway is only for installation, operation and maintenance of the improvements is the owner's responsibility, so the other question is having someone else (indecipherable).

Mr. Ward: That's the second Item on the Agenda. We are establishing a policy and procedure for you that will allow for these kinds of improvements into District easements subject to the form of easement included in the Agenda packet.

Discussion ensued regarding where the easement was located; the drainage from the lake; why the District had an easement around the lake; the swale at the lake; the property owned by the HOA versus the CDD easement; whether the CDD should make sure residents build ADA accessible paths; whether the CDD could require proof of necessity before permitting residents to encroach upon a CDD easement; the HOA's issue with Mr. Lux's pathway; whether the pathway would impact water flow and drainage; and the CDD being protected regarding the pathway and the easement.

On MOTION made by Ryan Futch, seconded by Tim Byal, and with all in favor, Resolution 2026-14 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-15**

Consideration of Resolution 2026-15, a Resolution of the Board of Supervisors Establishing Policies and Procedures Relating to the Review of Requests for Encroachments into Easements Dedicated to the District; and Providing for Severability, Conflicts and an Effective Date

Mr. Ward: All this really does is allow us to approve the installation of pathways via an easement without having to come back to the Board every time for approval. But if you want approval, the form of the procedure is exactly what's in the original agreement. The only difference is, I could do this administratively rather than bringing it before the Board. I don't have a strong opinion either way on this one. This establishes a procedure to allow us to do it. If you want to do it with Board approval, I still suggest we establish the procedure.

Mr. Gonzalez: I think you should come to the Board for the first couple, and then as we get a better understanding we can decide whether we want to allow administrative approval without Board consideration.

Mr. Ward: If you're okay with it, I will modify the resolution to establish the procedure but not make it an administrative procedure. It will just be a Board approved procedure.

The Board agreed.

On MOTION made by Ryan Futch, seconded by Tim Byal, and with all in favor, Resolution 2026-15 was adopted as amended, and the Chair was authorized to sign.

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

No report.

Mr. Ward asked if Mr. Haber sent out the legislative summary report.

Mr. Haber responded he asked his office to send it out, but he would double check to make sure it was emailed.

II. District Asset Manager

No report.

III. District Manager**a) Important Meeting Dates for Fiscal Year 2026:**

– **NEXT Meeting: Thursday, September 10, 2026**

b) Financial Report for period ending June 30, 2026 (unaudited)

Mr. Ward stated September 10 was the next scheduled meeting, but he was unsure if it would be necessary; he would keep the Board posted. He stated starting in October the Board would be meeting in the clubhouse. He noted the Board was introduced to the PFM District Managers before the meeting. He stated he would be present for quite a while, but eventually PFM would take over. He said he was very impressed with the depth of knowledge PFM had about CDDs and he believed PFM would do a wonderful job managing the Esplanade Lake Club CDD.

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 11:19 a.m.

**On MOTION made by Tim Byal, seconded by Ryan Futch,
and with all in favor, the Meeting was adjourned.**

Esplanade Lake Club Community Development District

Signature: James Ward
James Ward (Sep 14, 2026 12:57:42 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Felipe Gonzalez
Felipe Gonzalez (Sep 11, 2026 12:47:30 EDT)

Email: felgonzalez@taylormorrison.com

Felipe Gonzalez, Chairperson