

**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 11, 2024, 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:**

|                   |                     |
|-------------------|---------------------|
| Charles Cook      | Chairperson         |
| Tommy Dean        | Vice Chairperson    |
| Rebekah Norton    | Assistant Secretary |
| Valerie McChesney | Assistant Secretary |
| Felipe Gonzalez   | Assistant Secretary |

**Also present were:**

|                |                   |
|----------------|-------------------|
| James P. Ward  | District Manager  |
| Wes Haber      | District Attorney |
| Jackie Laroque |                   |

**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 11:04 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**April 25, 2024 – Meeting Minutes**

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

**On MOTION made by Valerie McChesney, seconded by Rebekah Norton, and with all in favor, the April 25, 2024, Meeting Minutes were approved.**

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2024-7**

**Consideration of Resolution 2024-7, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District Declaring Special Assessments upon the Expansion Parcel; Designating the nature and location of the Proposed Improvements; declaring the total estimated cost of the Improvements, The portion to be paid by Assessments, And the manner and timing in which the Assessments are to be paid; Designating the lands upon which the Assessments Shall Be Levied; Providing For An Assessment Plat And A Preliminary Assessment Roll; Ratifying the actions of the District Manager addressing the setting of Public Hearings; Providing for publication of this Resolution; and addressing conflicts, severability and an effective date**

Mr. Ward indicated this Resolution began the assessment process for the FGCU parcel and the 5 lots in the northeast annexation area which were recently annexed into the CDD. He explained the purpose of today's hearing was to adopt a resolution which would set a public hearing for August 15, 2024 at 10:30 a.m. at Atwell's office at which time the Board would be asked to adopt the resolutions necessary to put the assessments in place. He indicated there were two attachments to this resolution, one was an Engineer's Report which identified the cost of improvements at \$6.39 million dollars related to the northeast annexation area and the FGCU parcel. He explained the Engineer's Report was written the same way the Engineer's Report was written for the previous bond issue. He stated the second attachment was the methodology which would be used to levy the assessments on the property. He noted the methodology was exactly the same as it was for the rest of the community. He indicated there were 99 units in the FGCU parcel and the northeast annexation parcel combined. He stated mailed notice would be sent to the property owners of the FGCU parcel (Taylor Morrison) and the five property owners in the northeast annexation parcel.

**On MOTION made by Charles Cook, seconded by Tommy Dean, and with all in favor, Resolution 2024-7 was adopted, and the Chair was authorized to sign.**

Mr. Wes Haber indicated he had a version of this Resolution reflecting the date of July 25 for the public hearing. He asked if the Resolution was approved subject to amendment to August 15, 2024, or whether Mr. Ward had an updated version of the Resolution.

Mr. Ward indicated he had an updated Resolution.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2024-8**

**Consideration of Resolution 2024-8, a Resolution of the Board of Supervisors of Esplanade Lake Club Community Development District Re-Setting a Public Hearing on the District's Proposed Budget and ratifying the actions of the District Manager relating thereto; the Public Hearing is scheduled for Thursday, July 25, 2024, at 11:00 A.M. at the offices of Atwell Engineering, 28100 Bonita Grande Drive, Suite 304, Bonita Springs, Florida 34135**

Mr. Ward indicated this Resolution reset the public hearing for the proposed budget for Fiscal Year 2025 for Thursday 25, 2024 at 11:00 a.m. at Atwell Engineering. He indicated he would send calendar invites.

He stated it was important to attend both the public hearing on July 25, as well as the meeting on August 15, 2024. He indicated neither meeting could be canceled.

Discussion ensued regarding who would be in attendance at each meeting. Significant portions of this conversation were (indecipherable).

**On MOTION made by Tommy Dean, seconded by Charles Cook, and with all in favor, Resolution 2024-8 was adopted, and the Chair was authorized to sign.**

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

*Mr. Haber: You are breaking up Jim. I don't know if you can hear me, but I am only hearing every other syllable.*

**The remainder of this meeting was (indecipherable) due to problems with the internet connection.**

#### **II. District Engineer**

#### **III. District Asset Manager**

- a) **Operations Report May 2024**
- b) **Operations Report June 2024**
- c) **Operations Report July 2024**

#### **IV. District Manager**

- a) ***Important Board Meeting Dates for Balance of Fiscal Year 2024***
  - 1) **Public Hearings – Approval of Budget Fiscal Year 2025, July 25, 2024**
  - 2) **Public Hearings – Initial Assessments: Annexed Land, July 25, 2024**
  - 3) **Landowners Election – November 14, 2024 (Seat 4)**
- b) **Financial Statements for period ending April 30, 2024 (unaudited)**
- c) **Financial Statements for period ending May 31, 2024 (unaudited)**
- d) **Financial Statements for period ending June 30, 2024 (unaudited)**

## **SIXTH 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**

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests and Audience Comments**

**EIGHTH ORDER OF BUSINESS**

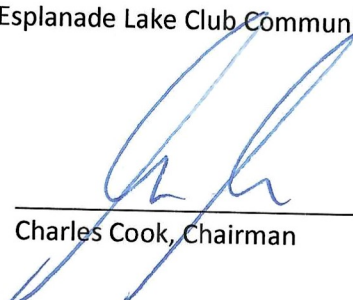
**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:13 a.m.

**On MOTION made by Tommy Dean, seconded by Rebekah Norton, and with all in favor, the Meeting was adjourned.**

Esplanade Lake Club Community Development District

  
\_\_\_\_\_  
James P. Ward, Secretary

  
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Charles Cook, Chairman