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, October 9, 2025 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
Ryan Futch	Assistant Secretary
Tim Byal	Assistant Secretary
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 and are in italics.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. James P. Ward called the meeting to order at approximately 11:00 a.m. He conducted roll call, and all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS **Acceptance of Resignation**

Acceptance of the Resignation of Ms. Valerie McChesney from Seat 1 [effective September 4, 2025] whose term is set to expire November 2026

I. Appointment of individuals to fill Seat 1
II. Oath of Office
III. Guide to the Sunshine Law and Code of Ethics for Public Employees
IV. Sample of E-filed Form 1 – Statement of Financial Interests. (Changes to the Law and filing requirements as of January 1, 2024)

Mr. Ward called for the acceptance of the resignation of Ms. Valerie McChesney from Seat 1 effective September 4, 2025 with a term set to expire next year in November.

On MOTION made by Felipe Gonzalez, seconded by Jeff Lux, and with all in favor, the resignation of Valerie McChesney was accepted into the record.

Mr. Ward explained the Board could appoint an individual to fill the unexpired term of Seat 1 by way of motion, second, and with majority in favor. He noted Seat 1 and Ryan Futch's Seat would transition to qualified elector seats next year in November.

The Board discussed the matter and chose to appoint Rebekah Norton to the Board.

On MOTION made by Ryan Futch, seconded by Felipe Gonzalez, and with all in favor, Rebekah Norton was appointed to fill the unexpired term of Seat 1.

Mr. Ward, as a notary public, administered the Oath of Office to Ms. Rebekah Norton who filled out the Oath and returned it to Mr. Ward for notarization and inclusion in the record.

Mr. Ward indicated Ms. Norton served on other CDD Boards and was familiar with the Sunshine Amendment, Code of Ethics, ethics training requirements, public record laws, as well as Form 1 and how to file Form 1. He provided Ms. Norton with the required disclosure information and explained Ms. Norton had to log into the ethics website and file Form 1 for this CDD within 30 days of today's date. He recommended Ms. Norton use her personal email address when registering for her Form 1 and ethics training.

THIRD ORDER OF BUSINESS Consideration of Resolution 2026-1

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors re-designating the officers of the Esplanade Lake Club Community Development District

Mr. Ward indicated Felipe Gonzalez was the current Chairman of the Board. He asked how the Board wished to appoint the Officers of the Board.

The Board discussed the duties of the Chairperson and Vice Chairperson and decided to appoint Felipe Gonzalez as Chairperson, Jeff Lux as Vice Chairperson, the remaining Board Members as Assistant Secretaries and Mr. Ward as the Secretary and Treasurer.

On MOTION made by Tim Byal, seconded by Felipe Gonzalez, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Consideration of Minutes

June 12, 2025 – 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 Felipe Gonzalez, and with all in favor, the June 12, 2025 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-2

Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District, Adopting the Alternative Investment Guidelines for investing public funds in excess of amount needed to meet current operating expenses, in accordance with Section 218.415(17), Florida Statutes; providing for severability and invalid provisions; and providing for conflict and providing for an effective date

Mr. Ward stated Resolution 2026-2 was a cleanup resolution. He explained he noticed the alternative investment guidelines for investing public funds were not included in the record for this CDD; it was a requirement under the statute to have a resolution in place which allowed the District Manager to invest the General Operating Funds pursuant to the resolution. He stated some of the general funds for the CDD were getting to a point where it would be beneficial to invest. He explained the Resolution defined the specific guidelines which would be used for investment. He stated this Resolution did not affect the bond investments which were separate and distinct from the operating funds.

Mr. Jeff Lux stated he noticed some interest income in the general fund. He asked if there was already some investment of the general fund.

Mr. Ward in the affirmative but noted it was very minimal. 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, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-3

Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc.; with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date

Mr. Ward explained the CDD had an agreement with Calvin, Giordano & Associates, Inc. who handled the asset management for the District. He noted Calvin, Giordano performed this service for all his CDDs across the State of Florida. He said traditionally the CDD paid Calvin, Giordano on a fixed fee basis, but he wished to switch this to an hourly rate, so he could better track the work being done. He stated the agreement was the same as in the past but with a rate schedule attached. He asked if there were any questions.

Mr. Lux said he saw the rate schedule but could not judge where it stood competitively. He asked if this would be neutral to the budget.

Mr. Ward responded he did not know which was why he was changing the fixed fee to hourly rates; he wanted to see how it affected the fees associated with Calvin, Giordano. He said it might be more, but it might be less; regardless, it would be based upon the services rendered. He noted Calvin, Giordano would provide the details of services in the invoices.

Mr. Lux asked if Mr. Ward's other CDDs had similar rate schedules.

Mr. Ward responded in the affirmative; the CDDs had or would have identical rate schedules. He said he was switching all his CDDs over to this rate schedule, and he was about three quarters of the way through the transfer process. *I want to make sure the District is paying for the services that we are getting, but more importantly I want to understand what they are doing, so we can better identify it within the budget. I have a feeling it's going to be more, because this District is heavy in services and I'm not sure we are actually paying for what we get. I want to be sure we are paying for the services provided, but I want to see the actual services provided more importantly.*

Mr. Ryan Futch 13:56 asked if there was a way to set up a "not to exceed" amount.

Mr. Ward: I am the one telling them what to do on a daily basis, so I'm the one controlling the hours being billed and the services being provided, so I don't think that's needed. It's like you calling Atwell. If there are no other questions I'm recommending a motion to adopt Resolution 2026-3.

On MOTION made by Felipe Gonzalez, seconded by Jeff Lux, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

Mr. Tim Byal 15:06: As far as identifying alternative solutions/contractors, once we get it to this point, obviously, there should be some economies to scale that you have with them with the amount of work that you do.

Mr. Ward: I do. This is a tough business. I've seen it done a hundred different ways, from having field operations directly within the CDD itself. Sometimes it worked, half the time it really didn't work particularly well. I've seen some where the manager also acted as the field operations person. I didn't find that worked well either in CDDs, so this model is the one I've been using for 8 or 10 years now, and I've found it's better to have an engineering firm. I haven't found a regular district engineer who is able to do these kinds of services, they don't have the staff, the right staff to do these kinds of field operations. I've found this firm has developed a team who can do this. They are not cheap. I mean it's $163 dollars an hour, but that's what all these engineering companies charge. But they've developed the expertise to do this. It's hard to find people with the kind of expertise needed to manage these kinds of CDDs. In the kind of environment we are in right now, any less expensive than this is impossible unless you want some kid off the street. The quality just isn't there for the value of the assets that we have. They supervise all the activities, the vendors, they do all the bidding, put all the purchase orders in place, the certificates of insurance, all these antihuman trafficking certificates we require, all the background things. They manage the vendors on a day to day basis because these vendors require very intensive on site day to day overseeing. Honestly we get a lot of phone calls from residents in all my CDDs. People expect better services from the Districts than what I've seen before when I've had Districts where we had full time staff and it was kind of easy. That model has gone away. Then we had a manager/field operation person who was the same person, and to me that never worked right, so we moved to this model, which to me, has been working well. It isn't the least expensive, but it works well.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-4

Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors of the Esplanade Lake Club Community Development District approving the conveyance of certain tracts on the Phase 2 Plat; addressing conflicts; providing for severability and providing an effective date

Mr. Ward stated this resolution conveyed tracts O32 and P9, open space tracts, to the CDD. He explained as Taylor Morrison was leaving, the CDD was cleaning up the tracts of land which needed to go to the CDD for operations and maintenance.

Discussion ensued regarding where these tracts of land were located; what the tracts of lands were used for; the CDD maintaining the common areas; the HOA maintaining landscaping around the homes; and the HOA maintaining the front entrance.

On MOTION made by Tim Byal, seconded by Jeff Lux, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Asset Manager

a) Asset Manager's Report September 2025
b) Water Quality Report – July 2025

No report.

Mr. Lux asked about how the shore recommendations were followed up.

Mr. Ward: With CGA, his name is Richard, he and I will follow up on all of those. Whatever he puts in this report is really for me in order to understand what's going on, on a periodic basis. He and I follow up on these. It just kind of gives you a higher level view of things. You were asking about field operations, we have inspection reports that Solitude does for us on a quarterly basis, so you will get those in your Agenda Packages. These allow us to understand what the system is doing environmentally and chemically, so we understand what's going on in the entire system and we can adjust the operating program based on the reports Solitude gives us. They are here all the time because you have an agreement with the Miromar Development for a fishery program. Solitude is also the firm we use for the fishery program. The fishery program is trying to restore the balance of the ecosystem in the large lake between the two CDDs.

IV. District Manager

a) Financial Statements for period ending July 31, 2025 (unaudited)
b) Financial Statements for period ending August 31, 2025 (unaudited)

No report.

NINTH ORDER OF BUSINESS Public Comments

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

TENTH ORDER OF BUSINESS Supervisor's Requests

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

Mr. Lux said he heard from the developer who was working on the lake where Court 5A and Court 5B came together, a shallow lake, which was required to be dug again.

Mr. Felipe Gonzalez stated this was a CDD lake, but Taylor Morrison decided to go ahead and fix it at no charge to the CDD. He said it would probably be the last large project to be done.

Discussion continued regarding CDD and HOA ownerships; transfers from Taylor Morrison to the CDD; work being done by Taylor Morrison; removal of the material being dug out of the lake; and the CDD taking over the financial responsibility for maintenance of CDD assets causing the 2027 budget to increase.

ELEVENTH ORDER OF BUSINESS Adjournment

Mr. Ward adjourned the meeting at approximately 11:31 a.m.

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

Esplanade Lake Club Community Development District

James P. Ward

James P. Ward, Secretary

Felipe Gonzalez
Felipe Gonzalez (Dec 11, 2025 16:52:21 EST)

Felipe Gonzalez, Chairperson

ELC - Meeting Minutes 10/9/2025

Final Audit Report 2025-12-11

Created:	2025-12-11
By:	Trisha O'Brien (trishaobrien@jpwardassociates.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZSvNpiQCUmm_W9GZsH3zlm-I5-Tuxpwh

"ELC - Meeting Minutes 10/9/2025" History

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2025-12-11 - 4:27:15 PM GMT

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