

**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, November 14, 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:**

Felipe Gonzalez	Assistant Secretary
Valerie McChesney	Vice Chairperson
Tim Byal	Assistant Secretary
Rebekah Norton	Assistant Secretary
Tommy Dean	

**Absent:**

Ryan Futch	Assistant Secretary
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**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 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 11:43 a.m. He conducted roll call; Supervisors Gonzalez, Dean and Norton were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Notice of Advertisement**

**Notice of Advertisement of Meetings**

**THIRD ORDER OF BUSINESS**

**Oath of Office**

**Administration of Oath of Office for the Board of Supervisors of the Esplanade Lake Club Community Development District**

- a) Oath of Office
- b) Guide to the Sunshine Amendment and Code of Ethics
- c) Form 1 – Statement of Financial Interests
- d) Sample of E-filed Form 1 – Statement of Financial Interests. (2024 Changes to the Law and filing requirements)
- e) Form 8B – Conflict Waiver Form

Mr. Ward noted Mr. Felipe Gonzalez was elected for Seat 4 at the Landowner’s Meeting. As a notary public, Mr. Ward administered the Oath of Office to Mr. Gonzalez. Mr. Gonzalez signed and returned the Oath to Mr. Ward for notarization and inclusion in the record. He stated Mr. Gonzalez already sat on the Board and as such would not need to file another Form 1 this year. He reminded the Board to complete the ethics training before the end of the calendar year.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2025-1**

**Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors canvassing and certifying the results of the landowners’ election of Supervisors held pursuant to Section 190.006(2), *Florida Statutes***

Mr. Ward stated Resolution 2025-1 canvassed and certified the results of the Landowner’s Meeting held just prior to today’s regular meeting. He stated in section 1, Felipe Gonzalez would hold Seat 4 with 189 votes; in section 2, Felipe Gonzalez would serve a four-year term ending November 2028. He noted this was the final landowner seat and in 2028, Seat 4 would turn over to a qualified elector. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Felipe Gonzalez, seconded by Tommy Dean, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.**

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

#### **Acceptance of Resignations**

**Acceptance of the Resignations of Mr. Charles Cook from Seat 1 [effective November 6, 2024] whose term is set to expire November 2026, and Mr. Felipe Gonzalez from Seat 2 [effective November 6, 2024] whose term is set to expire November 2026**

- a) Appointment of individuals to fill Seats 1 and 2
- b) Oath of Office
- c) Guide to the Sunshine Law and Code of Ethics for Public Employees
- d) Sample of E-filed Form 1 – Statement of Financial Interests (Changes to the Law and filing requirements as of January 1, 2024)
- e) Form 8B – Conflict Waiver Form

*Mr. Ward: In Seat 1 and Seat 2, those Seats are now vacant seats and with Valerie’s seat being filled by Felipe for Seat 4, that Seat is also vacant, I am going to ask you to appoint two people to serve in*

*those two seats and then we will get to the qualified elector seats that are also open. I would ask that you by motion and second appoint two people to fill Seats 1 and 2.*

**On MOTION made by Felipe Gonzalez, seconded by Rebekah Norton, and with all in favor, Valerie McChesney was appointed to Seat 1, and Ryan Futch was appointed to Seat 2.**

As a notary public, Mr. Ward administered the Oath of Office to Valerie McChesney. Ms. McChesney signed and returned the Oath to Mr. Ward for notarization and inclusion in the record.

*Mr. Gonzalez: When do we bring in the next resident?*

*Mr. Ward: We are going to do one today and then the other one has to be done before your February meeting in 2025. We have a few months to find another resident to serve on the Board.*

*Mr. Gonzalez: Okay, when do we do the next one?*

*Mr. Ward: The next election is going to be in 2026 and those two seats, which are going to be Seat 1, which will be the seat Valerie just came into, and Seat 2, which is Ryan's seat, will transition to qualified electors at that time. In November of 2026. At that point there will be four resident board members and then you will be in Seat 1 which will turn out in 2028. The two qualified elector seats are now Seat 5 and Seat 3 which are Tommy's Seat and Rebekah's Seat, so we have a qualified elector here today, Tim Byal. He lives in the community. I've known Tim for many years. He is a qualified elector, so the statute does ask you all to try to transition the Board to qualified electors within this time period, so one of the two of you will need to come off the Board and then we can fill that seat with Tim.*

Mr. Tommy Dean volunteered to vacate his seat on the Board.

*Mr. Ward: The way we do this is, I'm going to ask for a motion to appoint Tim Byal to Seat 5. Once we do that and I swear him in, then Tommy you will automatically be off the Board at that time.*

**On MOTION made by Rebekah Norton, seconded by Felipe Gonzalez, and with all in favor, Tim Byal was appointed to Seat 5.**

As a notary public, Mr. Ward administered the Oath of Office to Tim Byal. Mr. Byal signed and returned the Oath to Mr. Ward for notarization and inclusion in the record.

Mr. Tommy Dean left the meeting.

Mr. Ward stated his team would put Mr. Byal on the ethics website. He explained Mr. Byal was required to file a Form 1 within 30 days of today's date on the ethics website and he described the process of filing.

Mr. Byal indicated he already filed a Form 1, and he wondered whether filing another Form 1 would interfere with his already filed Form 1.

Mr. Ward responded he would look into it. He stated he would send Mr. Byal links for the ethics training classes and instructed Mr. Byal to complete the ethics training before the end of the calendar year for next year’s Form 1 filing. He stated Mr. Byal was familiar with the Sunshine Law and Code of Ethics.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-2**

**Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors Re-Designating Certain Officers of the Esplanade Lake Club Community Development District following the Landowners’ Election**

Mr. Ward indicated Resolution 2025-2 redesignated the officers of the Board. He asked how the Board would like to designate the officers.

The Board chose to appoint Felipe Gonzalez as Chairperson, Valerie McChesney as Vice Chairperson, the remaining Board Members as Assistant Secretaries while James Ward would serve as Secretary and Treasurer.

**On MOTION made by Felipe Gonzalez, seconded by Rebekah Norton, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes**

**September 12, 2024 – Meeting Minutes**

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

**On MOTION made by Felipe Gonzalez, seconded by Rebekah Norton, and with all in favor, the September 12, 2024 Meeting Minutes were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Asset Manager**

No report.

**IV. District Manager**

- a) Selection of qualified electors to fill Seat 3 and Seat 5
- b) *Important Board Meeting Dates for Balance of Fiscal Year 2025*
- c) Financial Statements for period ending August 31, 2024 (unaudited)
- d) Financial Statements for period ending September 30, 2024 (unaudited)
- e) Financial Statements for period ending October 31, 2024 (unaudited)

*Mr. Ward: We still have Seat 3 to fill with a qualified elector before February of 2025. I would encourage you to think about that and try to find somebody who is interested in filling that seat.*

**NINTH 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

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; there were none.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 11:58 a.m.

**On MOTION made by Felipe Gonzalez, seconded by Valerie McChesney, and with all in favor, the Meeting was adjourned.**

Esplanade Lake Club Community Development District

  
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 James P. Ward, Secretary

  
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 Felipe Gonzalez, Chairperson