

**MINUTES OF MEETING  
WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterford Landing Community Development District held a Regular Meeting on April 28, 2022 at 11:00 a.m., at the offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

**Present were:**

Charles Cox	Chair
Marcina Strang (via telephone)	Vice Chair
Donna Accardo	Assistant Secretary
Robert Stillman	Assistant Secretary

**Also present, were:**

Daniel Rom	District Manager
Dana Crosby-Collier (via telephone)	District Counsel
Carl Barraco	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 11:01 a.m. Supervisors Cox, Stillman and Accardo were present. Supervisor Strang attended via telephone. Supervisor Hein was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Appointed Supervisor, Donna Accardo, SEAT 5 (*the following will be provided in a separate package*)**

Mr. Rom stated Supervisor Accardo was appointed at the last meeting and was sworn in earlier today, prior to the meeting, for quorum purposes. Staff contacted Ms. Accardo a few weeks ago to go over the following documents:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Firm 1: Statement of Financial Interests**
  - II. Firm 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Firm 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Rom presented Resolution 2022-01. Mr. Cox nominated the existing slate of officers, replacing Mr. Campo with Ms. Accardo, resulting in the following slate of officers:

Charles Cox	Chair
Marcina Strang	Vice Chair
Craig Wrathell	Secretary
Robert E. Stillman	Assistant Secretary
Joyce L. Hein	Assistant Secretary
Donna Accardo	Assistant Secretary
Daniel Rom	Assistant Secretary

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Cox and seconded by Mr. Stillman, with all in favor, Resolution 2022-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Status of Utility Turnover Punch List to City of Fort Myers**

Mr. Rom provided the following update:

- There was a walk-through inspection with the City Engineers regarding the punch list items being turned over from the CDD to the City of Fort Myers (COFM).
- Attendees included City Engineers, Barraco & Associates staff and other key individuals.
- Ultimately, a checklist was created from the entire inspection list.
- As a part of the walk-through the initial contractor that installed the utilities referenced the punch list and presented a proposal of approximately \$250,000.
- Upon further review, Staff felt that several items on the list that pertained to the utility turnover from the City did not apply.
- The Board directed Staff and the Chair to meet with the City Engineer to discuss the list and the CDD's options and to determine if there is a consensus.
- The meeting was productive. The City agreed that certain items on the list pertaining to the utility turnover should be removed, which would then reduce the proposal cost to the CDD.
- When asked if there are any bonds from the Developer still on file that would help lower the overall cost, City Staff stated they would investigate and report the findings to the CDD.
- Mr. Rom recently followed up and learned that there are no bonds on file with the City.

Mr. Barraco stated the initial list produced by the City included things other than the utilities, which would have been the responsibility of the Developer and, based upon the tone of the meeting, the Engineers determined that the CDD could not be held responsible. He felt that another meeting with the City is needed to identify what items can be removed from the punch list; he will schedule another meeting.

Discussion ensued regarding utility turnovers with the City, the City's request for the CDD to finalize site permits, lack of utility bonds, financing bonds versus performance bonds, installation of a buffer yard and the CDD's options if the City fails to provide relief.

Mr. Barraco stated the Board could choose to maintain ownership and maintenance of the utility system but that would not be in the CDD's best interest.

Mr. Rom recapped that Staff and the Chair will have another meeting with the City to finalize the utility turnover checklist. He hoped for a consensus with the City, with the cost

lowered; the proposed Fiscal Year 2023 budget can be updated ahead of the August meeting. Mr. Cox will ask Steve to attend the utility meeting with the City, as he is very knowledgeable about the bonds.

**SIXTH ORDER OF BUSINESS**

**Discussion: City Request to Finalize all City Permits Post-Developer**

This item was addressed during the Fifth Order of Business.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date**

Mr. Rom presented Resolution 2022.02. He reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. Discussion ensued regarding the assessment increase, lake bank maintenance, the HOA, reserves and repairs and upgrades.

**On MOTION by Mr. Stillman and seconded by Ms. Accardo, with all in favor, Resolution 2022-02, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 25, 2022 at 11:00 a.m., at the offices of Barraco and Associates 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901; Addressing Transmittal, Posting and Publication Requirements; and Providing an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of**

**the Qualifying Period; and Providing for Severability and an Effective Date**

Mr. Rom presented Resolution 2022-03 and read the title. Seats 3, 4 and 5, currently held by Supervisors Cox, Strang and Accardo, respectively, will be up for election in November.

**On MOTION by Mr. Cox and seconded by Ms. Strang, with all in favor, Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Update: Traffic Light at Winkler Avenue and Alderman’s Walk Boulevard**

- **Discussion: Letter of CDD’s Support for the City of Ft. Myers Challenger Blvd. Extension Project**

Mr. Rom provided the following update:

- City Engineer Nicole Monahan contacted the District Engineer asking for the CDD to send a letter of support to a Congressman about a specific Aldermans Walk Boulevard project.
- The reason for the letter of support is because the government is considering a \$2.5 million community grant that would pay for initial right-of-way (ROW) acquisitions and engineering work for the traffic lights at each end, for the Challenger Boulevard Extension between Colonial and Winkler and to the south side of the CDD’s intersection opposite Aldermans Walk Boulevard.
- After conferring with Mr. Rom and Mr. Barraco, the Chair wrote a letter to the Congressman expressing the positive impact this project would have for the Langsford community and the Waterford Landing CDD.

Discussion ensued regarding the letter, competition for the grant and ongoing construction on Winkler and Colonial Avenues. Mr. Rom will email the letter to the Board, follow up on this at the utility meeting with the City and keep the Board updated.

This item will be included on future agendas until a traffic light is installed.

**TENTH ORDER OF BUSINESS**

**Update: Lake Bank Erosion Inspections**

Mr. Rom stated the District Engineer is identifying issues on specific properties pertaining to erosion and obtaining photographs of the problem areas so Staff can then contact property owners directly. Mr. Barraco stated Staff completed all field operations and completed 90% of the exhibits. He will finalize and distribute them to the Board and District Manager in a few weeks. Mr. Rom recalled that a letter was previous sent to the community regarding lake issues. He suggested that the Board provide direction, based on the information obtained from the District Engineer, for Staff to draft a letter, obtain individual feedback from the Board Members to finalize the letter and mail it to the respective property owners. Alternatively, this item could be revisited at the August meeting.

Discussion ensued regarding homes backing up to all lakes in the development, downspout discharges eroding lake banks, mediation, enforcement, levying assessments and homeowners partnering with the CDD to mediate the issues. Mr. Rom will send all the analyses, proposals and last letter to homeowners to the Board within the next three to four weeks.

Mr. Barraco stated he recently received a letter from the Department of Commerce Census Bureau, marked to the attention of the District Manager and the Chair and submitted it.

Mr. Barraco stated the City is installing infrastructure in Serena Park and asked permission to be involved, if the Board deems that there is no conflict of interest. The Board saw no conflict of interest with the District Engineer working on the Serena Park Project.

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2022**

Mr. Rom presented the Unaudited Financial Statements as of March 31, 2022.

**On MOTION by Mr. Stillman and seconded by Ms. Strang, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

**TWELFTH ORDER OF BUSINESS**

**Approval of January 27, 2022 Regular Meeting Minutes**

Mr. Rom presented the January 27, 2022 Regular Meeting Minutes.

On MOTION by Mr. Stillman and seconded by Ms. Accardo, with all in favor, the January 27, 2022 Regular Meeting Minutes, as presented, were approved.

**THIRTEENTH ORDER OF BUSINESS**

**Other Business**

There was no other business.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Straley & Robin***

There was no report.

**B. District Engineer: *Barraco and Associates, Inc.***

There was nothing further to report.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

**I. 1,490 Registered Voters in District as of April 15, 2022**

**II. NEXT MEETING DATE: August 25, 2022 at 11:00 A.M.**

○ **QUORUM CHECK**

Supervisors Stillman, Cox and Accardo confirmed their in-person attendance at the August 25, 2022 meeting. Supervisor Strang would likely attend via telephone.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**SIXTEENTH ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Cox and seconded by Mr. Stillman, with all in favor, the meeting adjourned at 12:14 p.m.



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Secretary/Assistant Secretary



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Chair/Vice Chair