

WATERFORD LANDING

**COMMUNITY DEVELOPMENT
DISTRICT**

January 25, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Waterford Landing Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

January 18, 2024

Board of Supervisors
Waterford Landing Community Development District

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Waterford Landing Community Development District will hold a Regular Meeting on January 25, 2024 at 11:00 a.m., at the Linsford Amenity Center, 4101 Dutchess Park Road, Fort Myers, Florida 33916. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Updates
 - A. Serena Park Project
 - B. Lake Bank Restoration Project
 - C. Control Structure Inspections Report
 - D. Sidewalk Repairs from Impact of City's Water Well Project
 - E. Traffic Light at Winkler Avenue and Alderman's Walk Boulevard
4. Consideration of Resolution 2024-01, 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
5. Acceptance of Unaudited Financial Statements as of December 31, 2023
6. Approval of August 24, 2023 Public Hearings and Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Straley Robin Vericker*
 - Required Ethics Training
 - B. District Engineer: *Barraco and Associates, Inc.*

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

- NEXT MEETING DATE: April 25, 2024 at 11:00 AM [Presentation of FY2025 Budget]

○ QUORUM CHECK

SEAT 1	JOYCE L. HEIN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	ROBERT E. STILLMAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	CHARLES COX	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	MARCINA STRANG	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	DONNA ACCARDO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Supervisors' Requests

9. Public Comments

10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-909-7930.

Sincerely,



Daniel Rom
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 528 064 2804

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

3B

LAKE BANK INSPECTION EXHIBIT FOR

WATERFORD LANDING

FORT MYERS, FLORIDA

PROJECT DATA

SITE ADDRESS	PROJECT DATUM
WINKLER AVENUE EXTENSION, FORT MYERS, FLORIDA 33916	FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929 (SUBTRACT 1.14' TO UTILIZE NAVD 1988 DATUM)

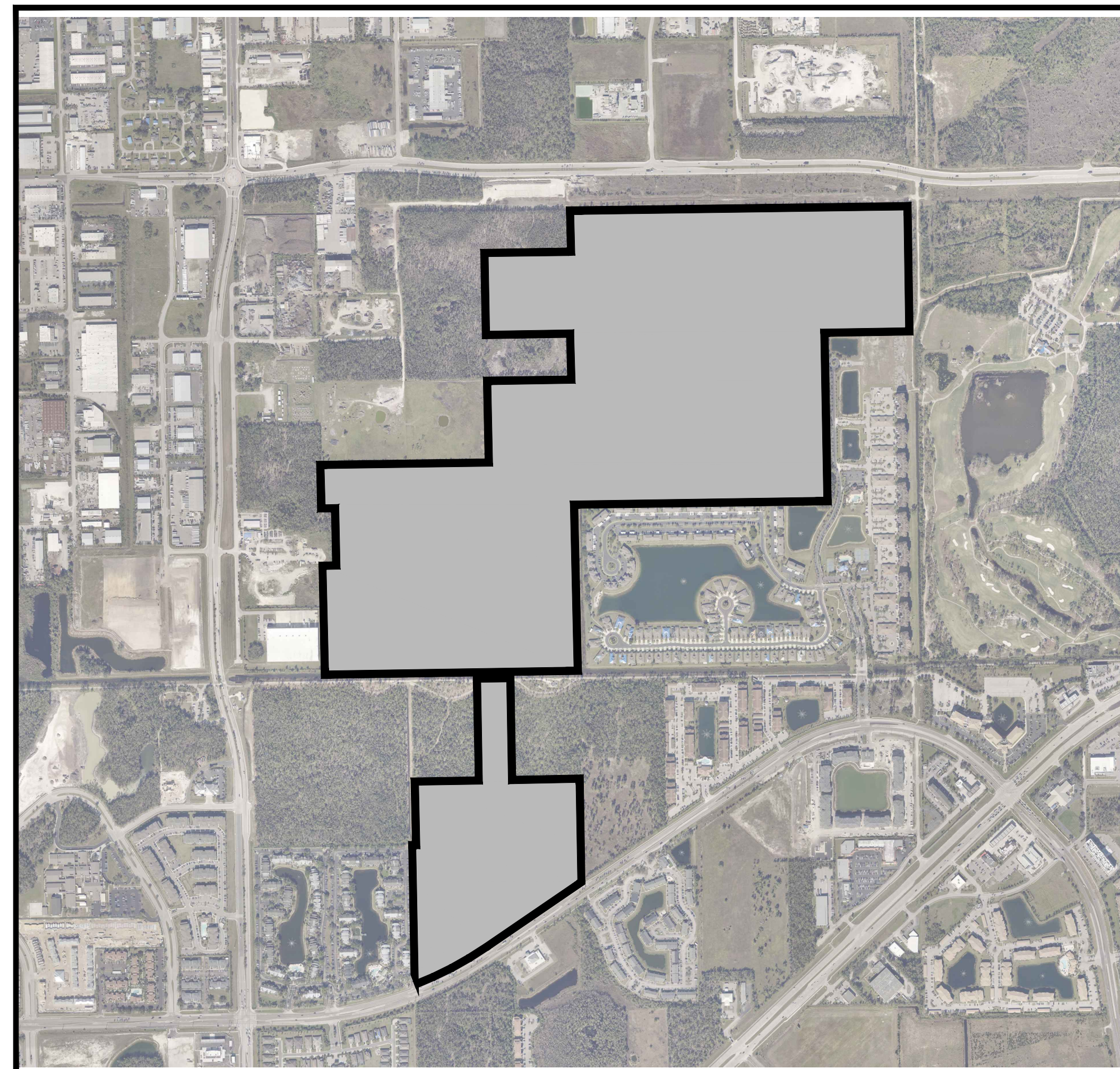
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

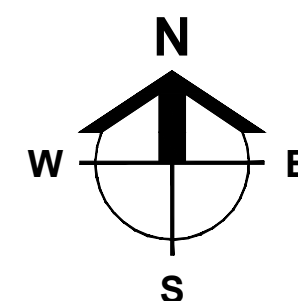
PROJECT ENGINEER CARL BARRACO, P.E.	PROJECT MANAGEMENT DOUG TARN
DESIGN ENGINEER -	PROJECT SURVEYOR -
LEAD DESIGN TECHNICIAN -	SITE PLANNING -
DESIGN STAFF GUY SAPEN JR.	LAND PLANNING -
QUALITY CONTROL -	RECORD DRAWINGS PENDING

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

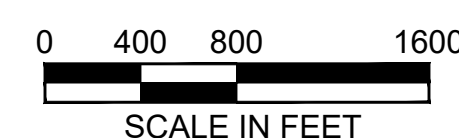
ALL DIMENSIONS ARE IN FEET.



PROJECT
LOCATION



LOCATION MAP



INDEX OF DRAWINGS

ENGINEER OF RECORDS SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, EXCLUDING ANY SUPPLEMENTS:

SHEET	DESCRIPTION	XREF	DRAWING NAME
1.0	COVER SHEET AND LOCATION MAP	-	23130A01.DWG
2.0	KEY SHEET	-	23130 LAKE BANK EX.DWG
3.0	LAKE 18 AND 19	-	23130 LAKE BANK EX.DWG
4.0	LAKE 16	-	23130 LAKE BANK EX.DWG
5.0	LAKE 17	-	23130 LAKE BANK EX.DWG
6.0	LAKE 15	-	23130 LAKE BANK EX.DWG
7.0	LAKE 14	-	23130 LAKE BANK EX.DWG
8.0	LAKE 12 AND 13	-	23130 LAKE BANK EX.DWG
9.0	LAKE 11	-	23130 LAKE BANK EX.DWG
10.0	LAKE 7 AND 8	-	23130 LAKE BANK EX.DWG
11.0	LAKE 9 AND 10	-	23130 LAKE BANK EX.DWG
12.0	LAKE 4 AND 5	-	23130 LAKE BANK EX.DWG
13.0	LAKE 1	-	23130 LAKE BANK EX.DWG
14.0	WATERFORD LANDING LAKE BANK SECTIONS	-	23130 LAKE BANK EX.DWG

SUPPLEMENTS:

SHEET	DESCRIPTION

CROSS-REFERENCED DRAWINGS:

XREF	DESCRIPTION	DRAWING NAME
A	SURVEY LINEWORK	23130S00.DWG
B	AERIAL PHOTOGRAPH	23130 OVERALL.JPEG

PLAN STATUS

**EXHIBIT
NOT FOR CONSTRUCTION**

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 MCGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR



3066 TAMIAMI TRAIL N., UNIT 201
NAPLES, FLORIDA 34103

PHONE (239) 649-6310
WWW.RONTO.COM

PROJECT DESCRIPTION

**WATERFORD
LANDING
ACQUISITIONS, LLC**

275 GROVE STREET, SUITE 1-103
NEWTON, MA 02466

PHONE (617) 307-5850

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FILE NAME: 23130_LAKE BANK A01.DWG

LOCATION: J:\23130\DWG\EXHIBITS\

PLOT DATE: THU, 9-21-2023 - 4:31 PM

PLOT BY: GUY SAPEN JR

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

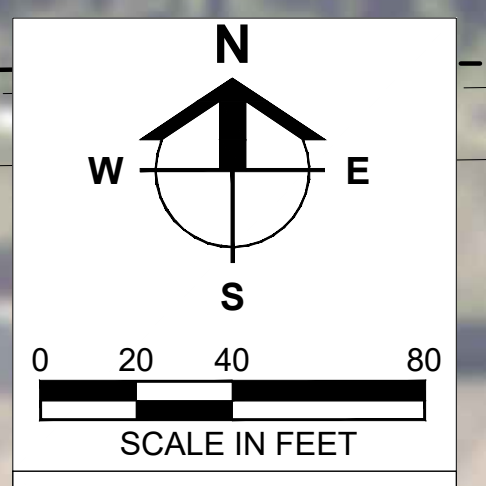
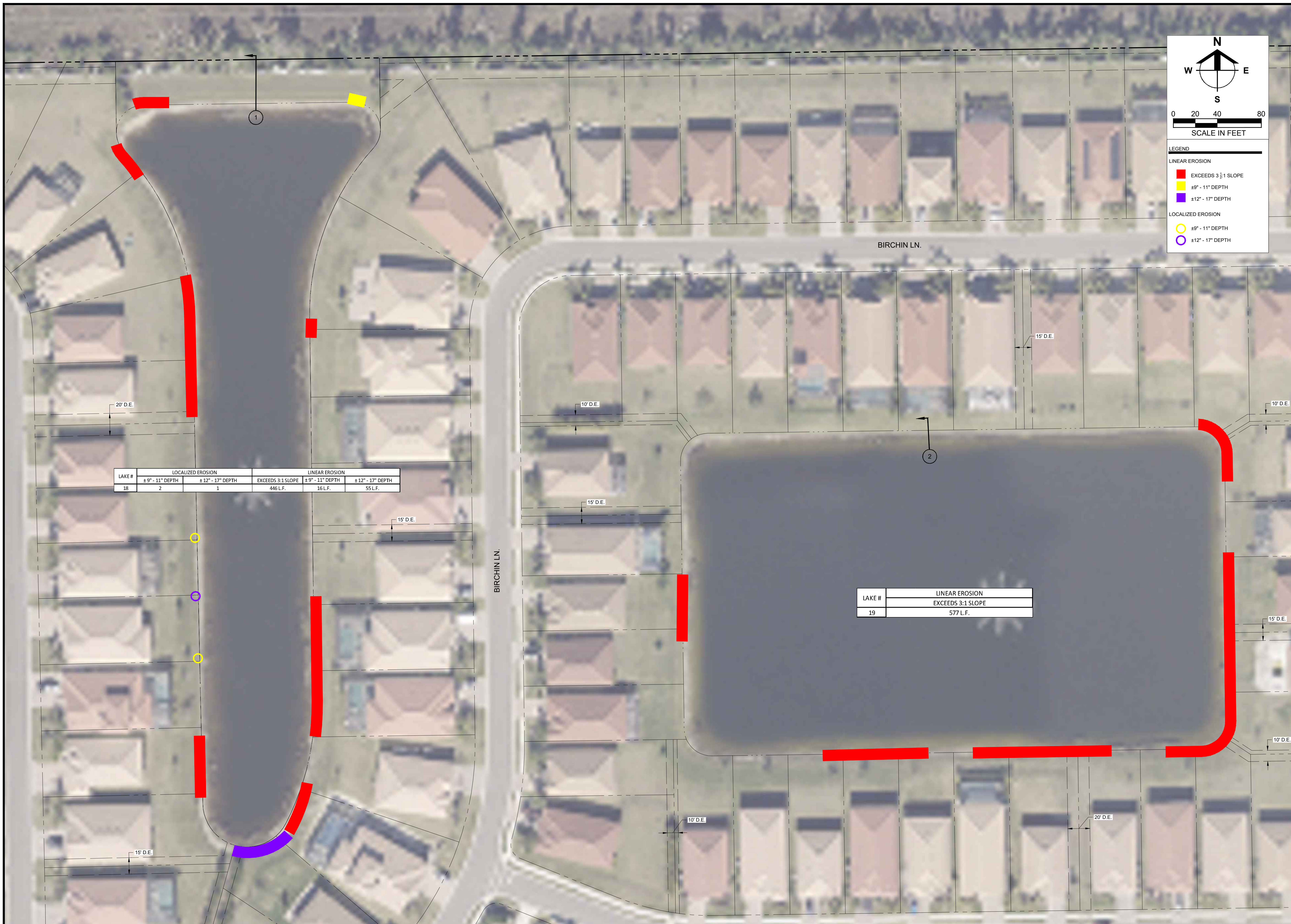
NO.	REVISION

PLAN STATUS

EXHIBIT
NOT FOR CONSTRUCTION

**COVER SHEET
AND
LOCATION MAP**

PROJECT / FILE NO.	SHEET NUMBER
23130	1.0



LEGEND

LINEAR EROSION

- █ EXCEEDS 3:1 SLOPE
- █ ±9" - 11" DEPTH
- █ ±12" - 17" DEPTH

LOCALIZED EROSION

- ±9" - 11" DEPTH
- ±12" - 17" DEPTH

LAKE #	LOCALIZED EROSION		LINEAR EROSION		
	±9" - 11" DEPTH	±12" - 17" DEPTH	EXCEEDS 3:1 SLOPE	±9" - 11" DEPTH	±12" - 17" DEPTH
18	2	1	446 L.F.	16 L.F.	55 L.F.

LAKE #	LINEAR EROSION
19	EXCEEDS 3:1 SLOPE 577 L.F.

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR



3066 TAMiami TRAIL N., UNIT 201
NAPLES, FLORIDA 34103

PHONE (239) 649-6310
WWW.RONTO.COM

PROJECT DESCRIPTION

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PLOT DATE: THU. 9-21-2023 - 4:32 PM

PLOT BY: GUY SAPEN JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT
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**LAKE NO. 18
AND LAKE NO. 19**

PROJECT / FILE NO. SHEET NUMBER

23130 3.0

LEGEND

LINEAR EROSION

- EXCEEDS 3:1 SLOPE
- ±9" - 11" DEPTH

LOCALIZED EROSION

- ±12" - 17" DEPTH



LAKE #	LOCALIZED EROSION	LINEAR EROSION	
	± 12" - 17" DEPTH	EXCEEDS 3:1 SLOPE	± 9" - 11" DEPTH
16	2	539 L.F.	158 L.F.

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PLAN REVISIONS

PLAN STATUS

EXHIBIT
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LAKE NO. 16

PROJECT / FILE NO. SHEET NUMBER

23130 4.0

SCALE IN FEET

LEGEND

LINEAR EROSION

EXCEEDS 3:1 SLOPE

LOCALIZED EROSION

±9" - 11" DEPTH



LAKE #	LOCALIZED EROSION ± 9" - 11" DEPTH	LINEAR EROSION EXCEEDS 3:1 SLOPE
17	1	34 L.F.

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PLOT BY: GUY SAPEN JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

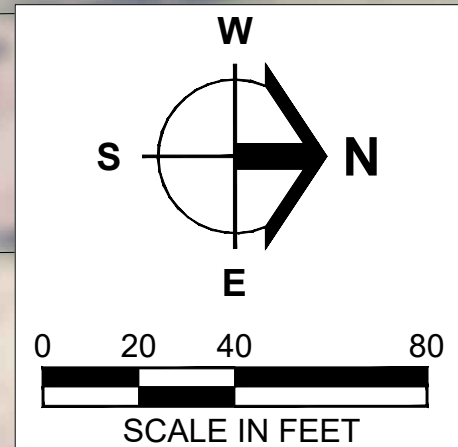
PLAN STATUS

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LAKE NO. 17

PROJECT / FILE NO. SHEET NUMBER

23130 5.0



LEGEND

LINEAR EROSION

- █ EXCEEDS 3:1 SLOPE
- █ ±9" - 11" DEPTH
- █ ±24" + DEPTH

LOCALIZED EROSION

- ±9" - 11" DEPTH
- ±24" + DEPTH

LAKE #	LOCALIZED EROSION		LINEAR EROSION		
	± 9" - 11" DEPTH	± 24" DEPTH	EXCEEDS 3:1 SLOPE	± 9" - 11" DEPTH	± 24" DEPTH
15	4	1	308 L.F.	193 L.F.	238 L.F.

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940



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PLAN REVISIONS

PLAN STATUS

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LAKE NO. 15

PROJECT / FILE NO.	SHEET NUMBER
23130	6.0



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S

0 20 40 80
SCALE IN FEET

LEGEND

LINEAR EROSION

- █ EXCEEDS 3:1 SLOPE
- █ ±9" - 11" DEPTH

LOCALIZED EROSION

- ±9" - 11" DEPTH

LAKE #	LOCALIZED EROSION	LINEAR EROSION	
	±9" - 11" DEPTH	EXCEEDS 3:1 SLOPE	±9" - 11" DEPTH
14	1	619 L.F.	24 L.F.

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PREPARED FOR



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PLOT BY: GUY SAPEN JR

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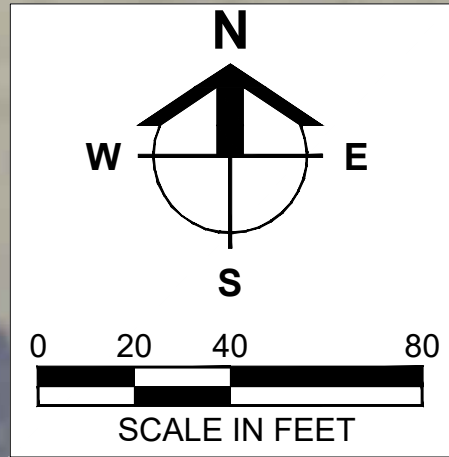
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LAKE NO. 14

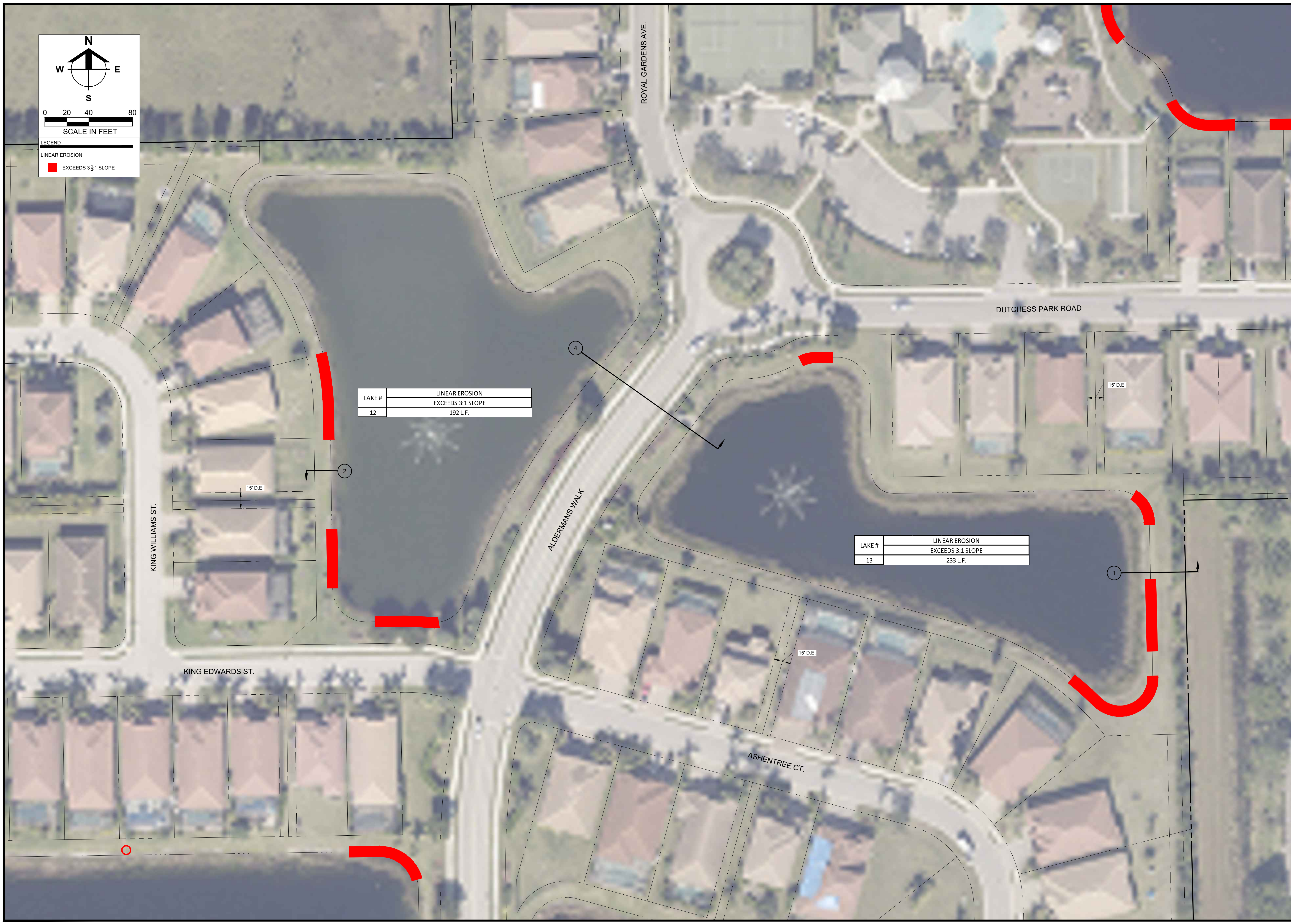
PROJECT / FILE NO.	SHEET NUMBER
23130	7.0



LEGEND
 LINEAR EROSION
 ■ EXCEEDS 3:1 SLOPE

LAKE #	LINEAR EROSION EXCEEDS 3:1 SLOPE
12	192 L.F.

LAKE #	LINEAR EROSION EXCEEDS 3:1 SLOPE
13	233 L.F.



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LOCATION J:\23130\DWG\EXHIBITS\

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PLAN REVISIONS

PLAN STATUS

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**LAKE NO. 12
 AND LAKE NO. 13**

PROJECT / FILE NO. SHEET NUMBER

23130 8.0

PREPARED FOR



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LOCATION	J:\23130\DWG\EXHIBITS\
PLOT DATE	THU. 9-21-2023 - 4:34 PM
PLOT BY	GUY SAPEN JR

CROSS REFERENCED DRAWINGS

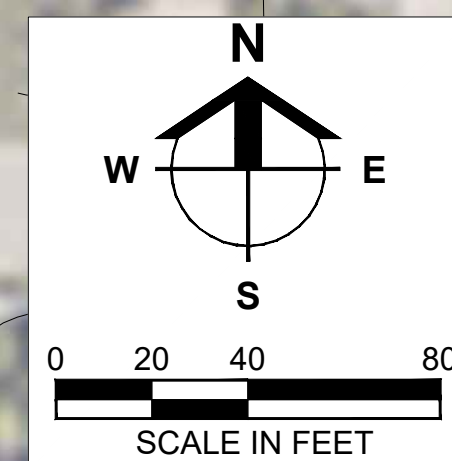
PLAN REVISIONS

PLAN STATUS

EXHIBIT
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LAKE NO. 11

PROJECT / FILE NO.	SHEET NUMBER
23130	9.0



LEGEND

LINEAR EROSION	EXCEEDS 3:1 SLOPE
LOCALIZED EROSION	±9" - 11" DEPTH
EXCEEDS 3:1 SLOPE	(Red circle symbol)

LAKE #	LOCALIZED EROSION	LINEAR EROSION	
	EXCEEDS 3:1 SLOPE	EXCEEDS 3:1 SLOPE	±9" - 11" DEPTH
11	1	731 L.F.	53 L.F.

N
W E
S

0 20 40 80
SCALE IN FEET

KING WILLIAMS ST.

KING EDWARDS ST.

BRIDGEWELL CT.

ELDON ST.

ALDERMANS WALK

15' D.E.

10' D.E.

15' D.E.

15' D.E.

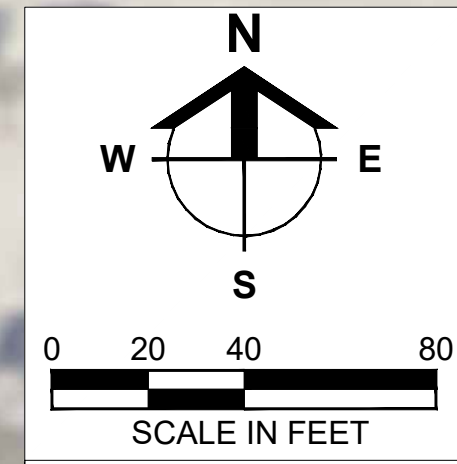
15' D.E.

10' D.E.

15' D.E.

2

1



LEGEND

LINEAR EROSION

- █ EXCEEDS 3:1 SLOPE
- █ ±9" - 11" DEPTH
- █ ±12" - 17" DEPTH

LAKE #	LINEAR EROSION		
	EXCEEDS 3:1 SLOPE	±9" - 11" DEPTH	±12" - 17" DEPTH
10	366 L.F.	104 L.F.	164 L.F.

LAKE #	LINEAR EROSION	
	EXCEEDS 3:1 SLOPE	±9" - 11" DEPTH
9	239 L.F.	52 L.F.

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FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940



3066 TAMiami TRAIL N., UNIT 201
NAPLES, FLORIDA 34103

PHONE (239) 649-6310
WWW.RONTO.COM

PROJECT DESCRIPTION

**WATERFORD
LANDING
ACQUISITIONS, LLC**

275 GROVE STREET, SUITE 1-103
NEWTON, MA 02466

PHONE (617) 307-5850

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS
AND / OR OPPORTUNITIES.

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FILE NAME: 23130_LAKE BANK EX.DWG

LOCATION: J:\23130\DWG\EXHIBITS\

PLOT DATE: THU. 9-21-2023 - 4:35 PM

PLOT BY: GUY SAPEN JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT
NOT FOR CONSTRUCTION

**LAKE NO. 9
AND LAKE NO. 10**

PROJECT / FILE NO. SHEET NUMBER

23130 11.0

PREPARED FOR



3066 TAMiami TRAIL N., UNIT 201
NAPLES, FLORIDA 34103

PHONE (239) 649-6310
WWW.RONTO.COM

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FILE NAME: 23130_LAKE BANK EX.DWG
LOCATION: J:\23130\DWG\EXHIBITS\
PLOT DATE: THU, 9-21-2023 - 4:35 PM
PLOT BY: GUY SAPEN JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

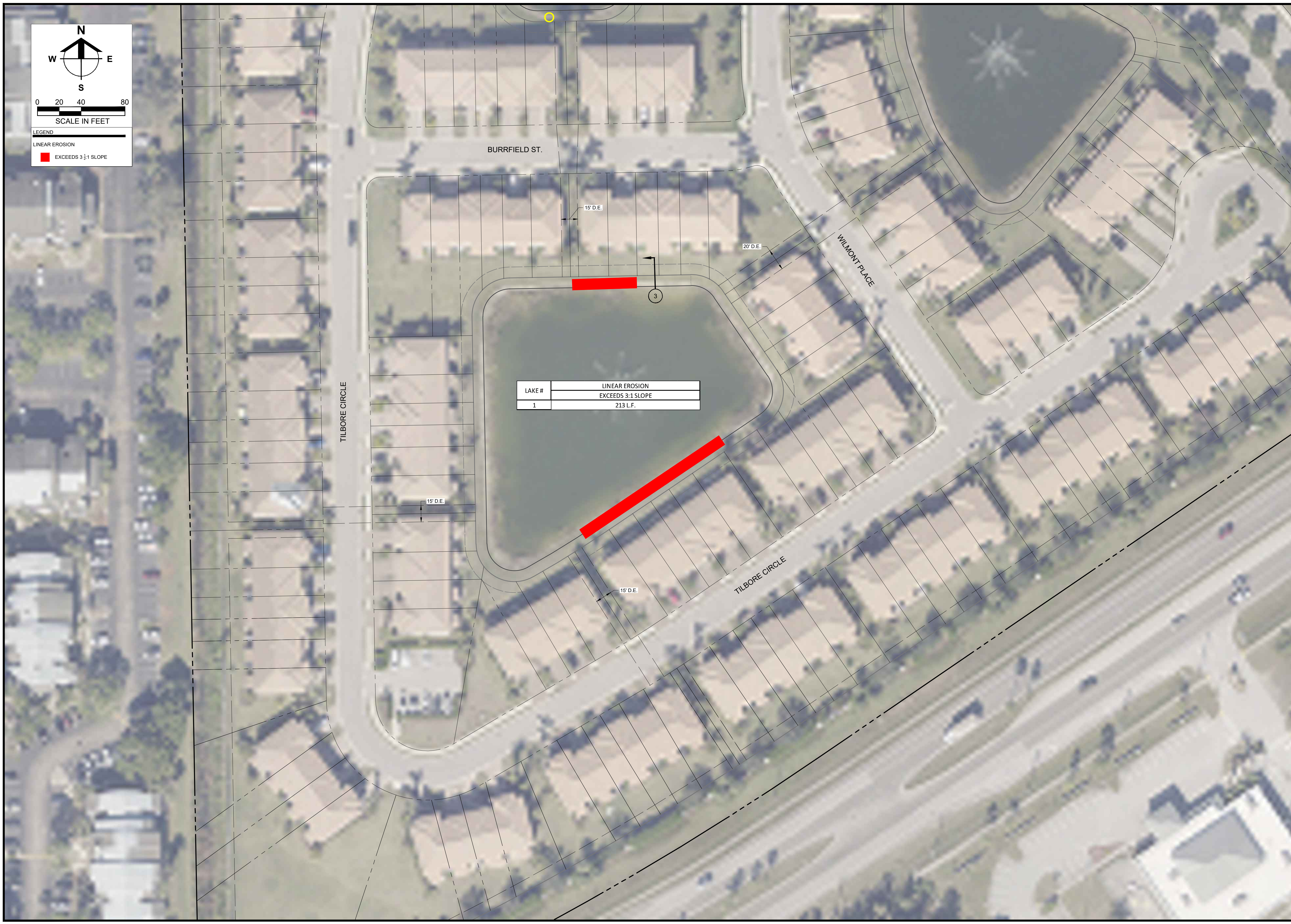
NO.	DATE	DESCRIPTION

PLAN STATUS

EXHIBIT
NOT FOR CONSTRUCTION

LAKE NO. 1

PROJECT / FILE NO.	SHEET NUMBER
23130	13.0



SCALE IN FEET
0 20 40 80

LEGEND
LINEAR EROSION
EXCEEDS 3:1 SLOPE



WATERFORD LANDING ACQUISITIONS, LLC

275 GROVE STREET, SUITE 1-103
NEWTON, MA 02466

PHONE (617) 307-5850

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FILE NAME: 23130_LAKE BANK EX.DWG

LOCATION: J:\23130\DWG\EXHIBITS\

PLOT DATE: FRI, 10-20-2023 - 8:49 AM

PLOT BY: GUY SAPEN JR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

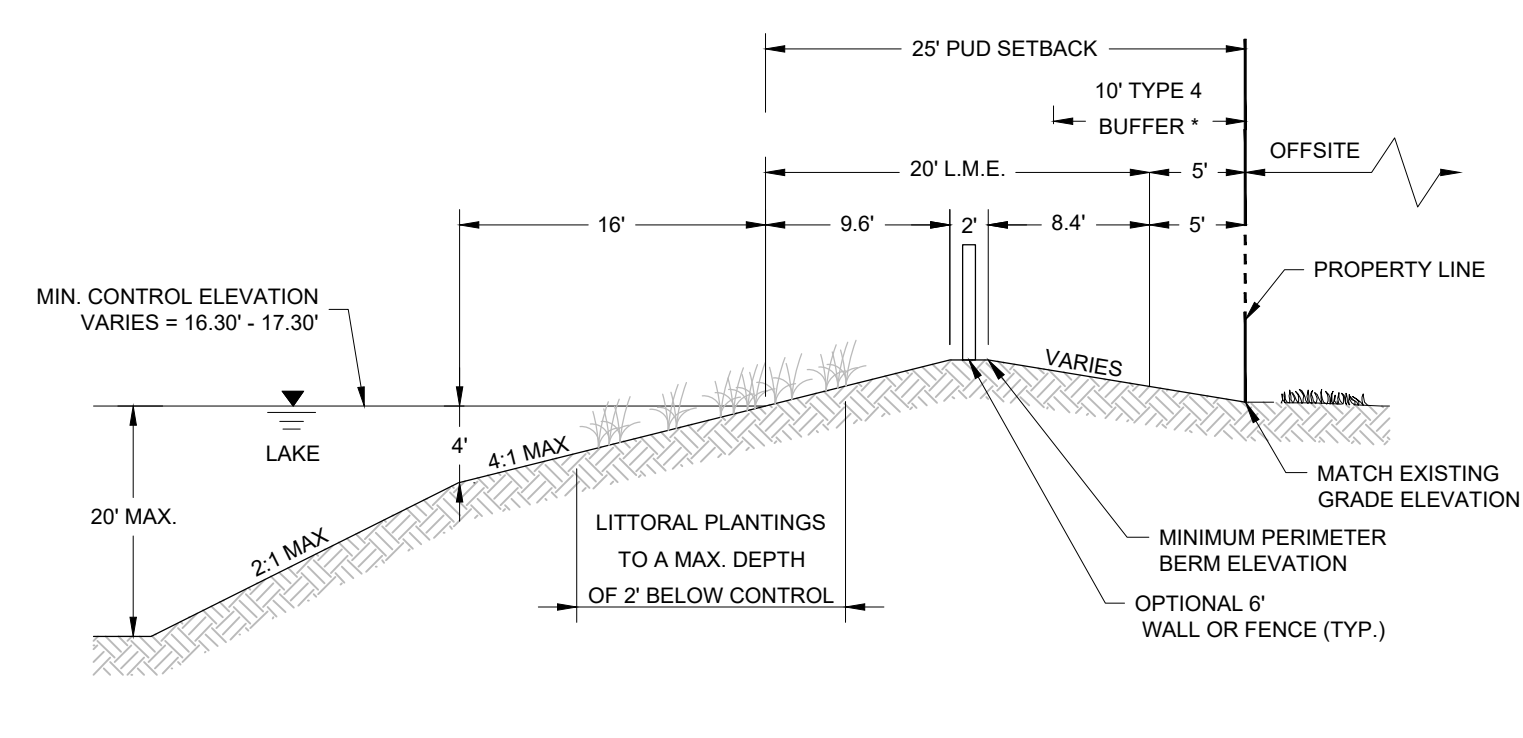
PLAN STATUS

EXHIBIT NOT FOR CONSTRUCTION

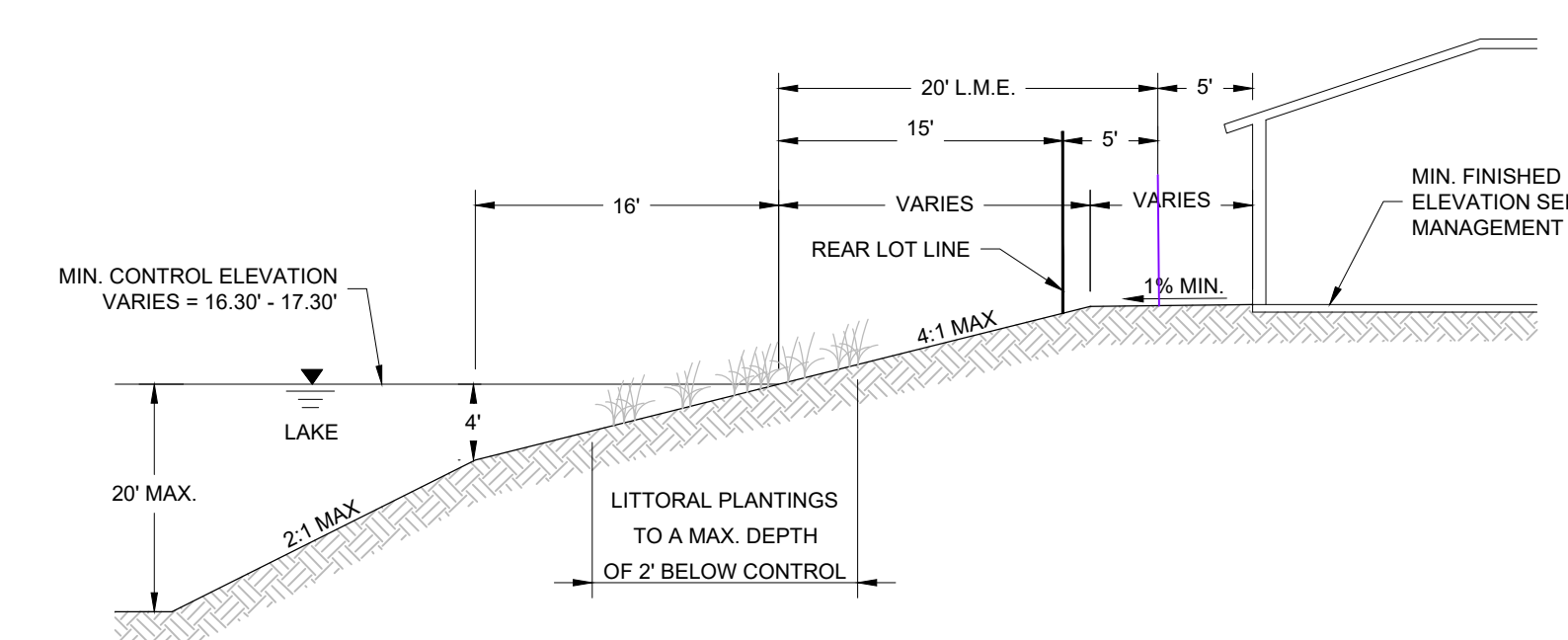
WATERFORD LANDING LAKE BANK SECTIONS

PROJECT / FILE NO. SHEET NUMBER

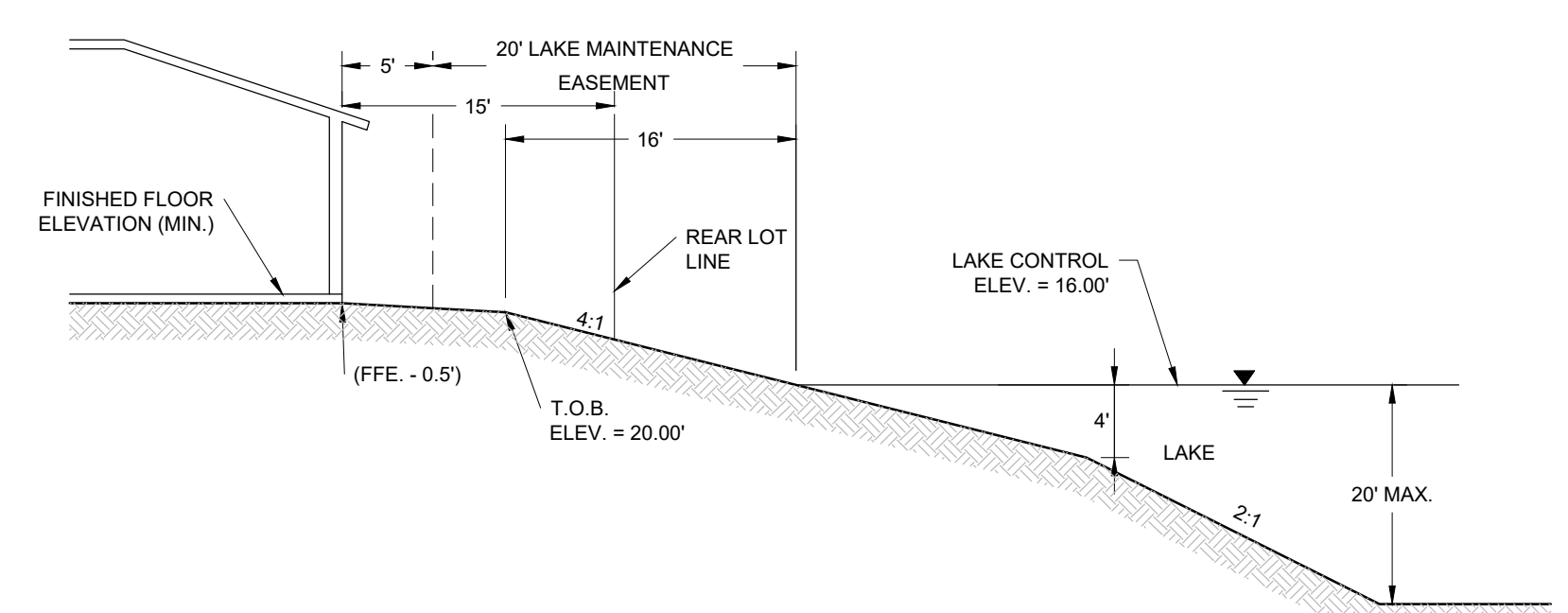
23130 14.0



1 LAKE AT PROPERTY LINE
N.T.S.

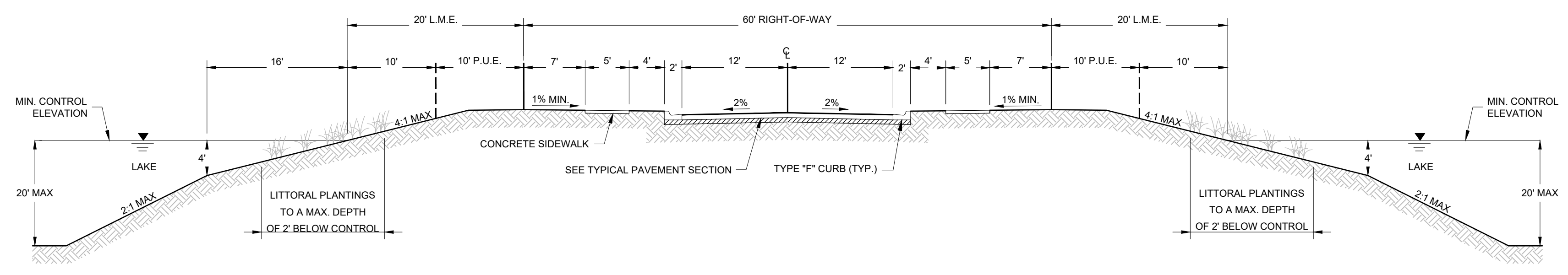


2 SINGLE FAMILY REAR LOT AT LAKE
N.T.S.

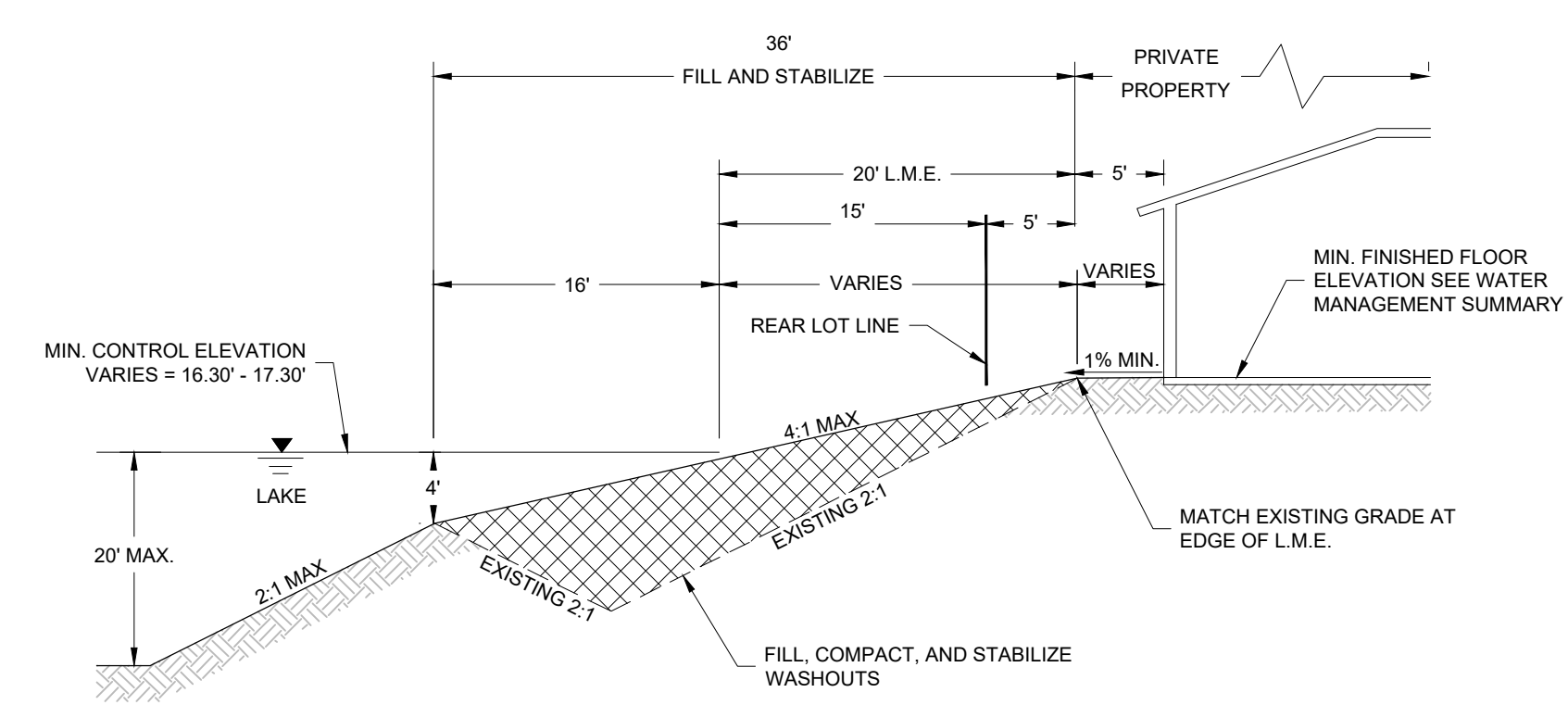


3 LAKE AT PROPERTY LINE
N.T.S.

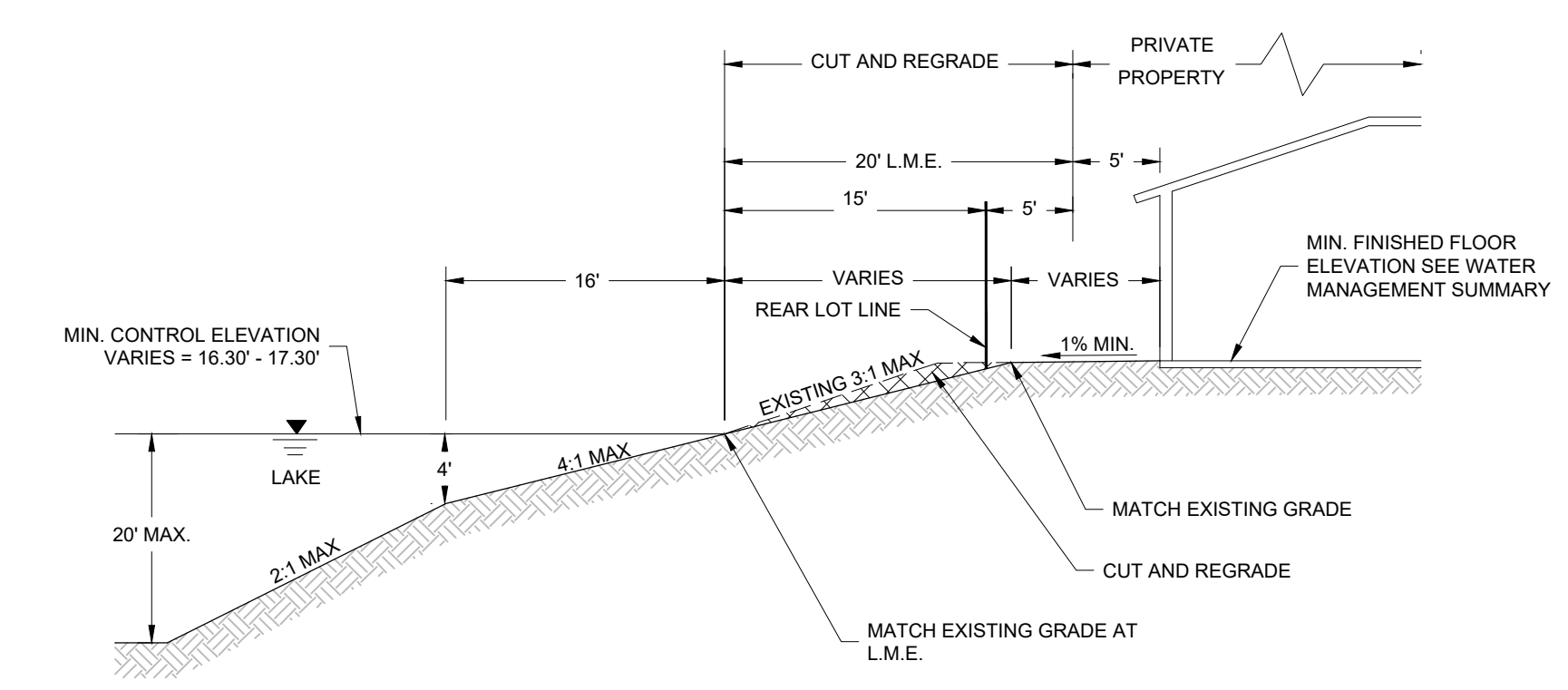
- NOTES:**
- BACKFILL MATERIAL SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION PRIOR TO THE PLACEMENT OF THE PROPOSED COCONUT MAT.
 - ANY LITTORAL PLANTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SPECIES.
 - ANY AREAS DISTURBED DURING THE CONSTRUCTION ACTIVITIES SHALL BE RE-GRADED AND RE-SODDED WITH THE SAME SPECIES.
 - CONTRACTOR TO UTILIZE AREAS IDENTIFIED AS "DRAINAGE EASEMENTS" D.E. AND OR LAKE MAINTENANCE EASEMENTS (L.M.E.) IN THIS EXHIBIT FOR ACCESS TO AND FROM LAKE AREAS DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO LAKE BANKS AND CONSTRUCTION ACCESS AREAS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER'S REPRESENTATIVE TO PROTECT OR TEMPORARILY REMOVE ANY IRRIGATION WITHIN THE WORK AREAS.
 - ALL EROSION EQUAL TO OR GREATER THAN 9-INCHES VERTICAL OR STEEPER THAN 3.5' HORIZONTAL TO 1' VERTICAL SHALL BE REPAIRED PER THE CROSS SECTIONS PROVIDED.
 - CONTRACTOR SHALL IN-HAUL SELECT FILL FOR BACKFILL MATERIAL AS NEEDED TO OBTAIN LINES AND GRADES REQUIRED.



4 RIGHT-OF-WAY SECTION AT LAKES (MAIN ROAD)
N.T.S.



5 SINGLE FAMILY REAR LOT LAKE BANK RESTORATION OP. 1
N.T.S.



6 SINGLE FAMILY REAR LOT LAKE BANK RESTORATION OP. 2
N.T.S.

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

3C



M.R.I. Underwater Specialists, Inc.
5570 Zip Dr.
Fort Myers, FL. 33905
239-984-5241 Office
239-707-5034 cell
239-236-1234 fax



Date	Invoice #
9/12/2023	4164

Bill To:

Waterford Landing CDD
2300 Glade Rd, Ste 410W
Boca Raton, FL 33431

Invoice

Job Name

ROV Inspection
 (4) Lines
 Control Structure
 Outfalls

P.O. No.	Terms
-----------------	--------------

Due Date 10/12/202

Net 30

Quantity	Description	Rate	Amount
1	<p>Total cost to send the ROV submersible camera through specified drainage lines (structure to structure) to inspect and assess the condition of each line for any defects or blockages. We have provided a detailed inspection report of our findings and a recording of the inspection. This price includes all labor, material, and equipment needed to complete this job per proposal #4254.</p> <p>Per emailed map 7/17/23 CS2 to CS151B S83 to CS3 to S55B to S55A to S55 to S54 to S156 S01 to CS1 CS1 to S190A</p>	1,500.00	1,500.00

Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00

All Invoices are due within 30 days.
Payments recieved after 30 days will have a
10% late fee.

M.R.I UnderWater Specialists Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



M.R.I. Underwater Specialists, Inc.



5570 Zip Dr.
Fort Myers, Fl. 33905
239-984-5241 Office
239-707-5034 cell
239-236-1234 fax
Certified General Contractors- CGC 1507963

Waterford Landing CDD
4101 Dutchess Park Rd
Ft Myers, FL 33916

MRI conducted an ROV inspection on (4) different storm drain lines. Our findings are as Follows:

Structure	Pipe Size	Length	Notes
CS2 to CS151B	24"	30'	-Boxes and pipe are clean and free of debris
CS-3 to S-55B	48"	22'	-Boxes and pipe are clean and free of debris
S-55B to S55A	48"	108'	-Boxes and Pipe are Clean and free of debris
S-55A to S-55	48"	78'	-Boxes and pipe are clean and free of debris
S-55 to S-54	48"	30'	-Boxes and pipe are clean and free of debris
S-54 to S-156	48"	177'	-Boxes and pipe are clean and free of debris
S-01 to CS-1	24"	20'	-Boxes and pipe are clean and free of debris
CS-1 to S-190A	18"	20'	-Boxes and pipe are clean and free of debris.

Thank you,
Mike Radford
Mike Radford
M.R.I. Underwater Specialist
239-984-5241



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9-12-2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Tara Decker	
Avalon Insurance Group, Inc.		PHONE (A/C, No, Ext): 239-275-3888	FAX (A/C, No):
7370 COLLEGE PKWY STE 312		E-MAIL ADDRESS: tara@avalon-insurance.com	
FORT MYERS FL 33907		INSURER(S) AFFORDING COVERAGE	
		INSURER A: JAMES RIVER INS CO	NAIC # 12203
INSURED		INSURER B:	
Mri Inspection, Inc.		INSURER C:	
5570 ZIP DR		INSURER D:	
FORT MYERS FL 33905-5027		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y	Y	00145543-0	07/03/2023	07/03/2024	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						MED EXP (Any one person) \$ 5,000
	AUTOMOBILE LIABILITY						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> ANY AUTO						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> OWNED AUTOS ONLY						PRODUCTS - COMP/OP, AGG \$ 2,000,000
	<input type="checkbox"/> HIRED AUTOS ONLY						\$
	<input type="checkbox"/> SCHEDULED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	EXCESS LIAB						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DED RETENTION \$						PER STATUTE CITH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						E.L. EACH ACCIDENT \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A				E.L. DISEASE - EA EMPLOYEE \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Waterford Landing CDD	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
2300 Glade Rd	AUTHORIZED REPRESENTATIVE
Ste 410W	Tara Decker
Boca Raton FL 33431	

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – OWNERS, LESSEES OR
CONTRACTORS – COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location And Description Of Completed Operations
Where required by written contract or written agreement	All operations of the Named Insureds
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

<p>Name Of Person Or Organization: Where required by written contract or written agreement.</p>
<p>Information required to complete this Schedule, if not shown above, will be shown in the Declarations.</p>

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of **Section IV – Conditions:**

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

**STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION**

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****

CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 5/17/2023

EXPIRATION DATE: 5/16/2025

PERSON: MICHAEL L RADFORD

EMAIL: MRIUNDERWATER@GMAIL.COM

FEIN: 821524796

BUSINESS NAME AND ADDRESS:

M.R.I INSPECTION LLC

MRI UNDERWATER SPECIALISTS

5570 ZIP DR.

FORT MYERS, FL 33905

This certificate of election to be exempt is NOT a license issued by the Department of Business and Professional Regulation. To determine if the certificate holder is required to have a license to perform work or to verify the license of the certificate holder, go to www.myfloridalicense.com.

IMPORTANT: Pursuant to subsection 440.05(13), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(11), F.S., Certificates of election to be exempt issued under subsection (3) apply only to the corporate officer named on the notice of election to be exempt. Pursuant to subsection 440.05(12), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT
RULE 69L-6.012, F.A.C. REVISED 01/2023

E01684549

QUESTIONS? (850) 413-1609

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. MRI Inspection LLC	
2 Business name/disregarded entity name, if different from above MRI Underwater Specialist	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) See instructions. 5570 Zip Dr.	Requester's name and address (optional)
6 City, state, and ZIP code Fort Myers, FL. 33905	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> </tr> </table>												
OR												
Employer identification number												
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 20px; height: 20px;">8</td> <td style="border: 1px solid black; width: 20px; height: 20px;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px;"></td> <td style="border: 1px solid black; width: 20px; height: 20px;">-</td> <td style="border: 1px solid black; width: 20px; height: 20px;">1</td> <td style="border: 1px solid black; width: 20px; height: 20px;">5</td> <td style="border: 1px solid black; width: 20px; height: 20px;">2</td> <td style="border: 1px solid black; width: 20px; height: 20px;">4</td> <td style="border: 1px solid black; width: 20px; height: 20px;">7</td> <td style="border: 1px solid black; width: 20px; height: 20px;">9</td> <td style="border: 1px solid black; width: 20px; height: 20px;">6</td> </tr> </table>	8	2		-	1	5	2	4	7	9	6	
8	2		-	1	5	2	4	7	9	6		

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 1/3/2023
------------------	----------------------------	------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT 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.

WHEREAS, the Waterford Landing Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of Waterford Landing Community Development District (“Board”) seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections (“Supervisor”) to conduct the District’s general election (“General Election”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Joyce Hein, and Seat 2, currently held by Robert Stillman, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District’s General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District’s Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 25TH DAY OF JANUARY, 2024.

**WATERFORD LANDING COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Waterford Landing Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, Florida Statutes. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Waterford Landing Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager
Waterford Landing Community Development District

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2023**

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 1,216,102	\$ -	\$ 1,216,102
Investments			
Revenue 2014	-	70,465	70,465
Reserve 2014	-	362,184	362,184
Prepayment 2014	-	41	41
Due from general fund	-	674,619	674,619
Total assets	<u>\$ 1,216,102</u>	<u>\$ 1,107,309</u>	<u>\$ 2,323,411</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	\$ 4,593	\$ -	\$ 4,593
Developer advance	2,500	-	2,500
Due to debt service	674,619	-	674,619
Due to Developer	7,597	-	7,597
Total liabilities	<u>689,309</u>	<u>-</u>	<u>689,309</u>
Fund balances			
Restricted for:			
Debt service	-	1,107,309	1,107,309
Assigned:			
Public facilities report	5,000	-	5,000
3 Months working capital	116,480	-	116,480
Unassigned	405,313	-	405,313
Total fund balances	<u>526,793</u>	<u>1,107,309</u>	<u>1,634,102</u>
Total liabilities and fund balances	<u>\$ 1,216,102</u>	<u>\$ 1,107,309</u>	<u>\$ 2,323,411</u>

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 8,271	\$ 374,181	\$ 400,461	93%
Interest and miscellaneous	364	524	-	N/A
Total revenues	<u>8,635</u>	<u>374,705</u>	<u>400,461</u>	94%
EXPENDITURES				
Professional				
Supervisor's fees	-	-	4,306	0%
Management	4,202	12,607	50,429	25%
Audit fees	-	-	6,800	0%
Dissemination agent fees	83	250	1,000	25%
Trustee fees	-	4,760	4,760	100%
Arbitrage rebate calculation	-	-	750	0%
Legal	197	197	10,000	2%
Telephone	17	50	200	25%
Engineering	-	2,690	27,000	10%
Stormwater system maintenance	-	-	20,000	0%
Lift station water meter	51	74	250	30%
Lake bank restoration	-	-	304,500	0%
Postage	-	-	750	0%
Insurance	-	7,195	7,300	99%
Printing and reproduction	42	125	500	25%
Legal advertising	-	-	1,500	0%
Other current charges	-	-	500	0%
Annual district filing fee	-	175	175	100%
Website hosting	-	-	705	0%
ADA website compliance	-	-	210	0%
Total professional	<u>4,592</u>	<u>28,123</u>	<u>441,635</u>	6%
Other fees & charges				
Property appraiser	-	-	1,430	0%
Tax collector	-	1,753	953	184%
Total other fees & charges	<u>-</u>	<u>1,753</u>	<u>2,383</u>	74%
Total expenditures	<u>4,592</u>	<u>29,876</u>	<u>444,018</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	4,043	344,829	(43,557)	
Fund balances - beginning	522,750	181,964	181,767	
Assigned:				
Public facilities report	5,000	5,000	5,000	
3 Months working capital	116,480	116,480	116,480	
Unassigned	405,313	405,313	16,730	
Fund balances - ending	<u>\$ 526,793</u>	<u>\$ 526,793</u>	<u>\$ 138,210</u>	

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED DECEMBER 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 14,983	\$ 674,619	\$ 725,399	93%
Interest	1,755	7,337	-	N/A
Total revenues	<u>16,738</u>	<u>681,956</u>	<u>725,399</u>	94%
EXPENDITURES				
Debt service				
Principal	-	-	230,000	0%
Interest	-	250,100	500,200	50%
Total expenditures	<u>-</u>	<u>250,100</u>	<u>730,200</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	16,738	431,856	(4,801)	
Fund balances - beginning	1,090,571	675,453	666,049	
Fund balances - ending	<u>\$ 1,107,309</u>	<u>\$ 1,107,309</u>	<u>\$ 661,248</u>	

WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Waterford Landing Community Development District held Public Hearings and a Regular Meeting on August 24, 2023 at 11:00 a.m., at the Linsford Amenity Center, 4101 Dutchess Park Road, Fort Myers, Florida 33916.

Present were:

Charles Cox	Chair
Marcina Strang	Vice Chair
Robert Stillman	Assistant Secretary
Joyce Hein	Assistant Secretary

Also present:

Daniel Rom	District Manager
Whitney Sousa (via telephone)	District Counsel
Carl Barraco (via telephone)	District Engineer
Frank Savage (via telephone)	Barraco and Associates, Inc. (Barraco)
Brett Sealy (via telephone)	MBS Capital Markets, LLC (MBS)
Kendall Bulleit (via telephone)	MBS Capital Markets, LLC (MBS)

Residents present:

Chris Drees	Susan Diorio	Laura Lawton	Alan Angiocchi
Geri Gasior	Linda Bakko	Jamison Dicus	Jacinto Bernardo
Bill Gillard	Chris Kleman	Luanne Asbach	Lawrence Cesare
Jeff Smith	Luann Bemis	James Gilyard	Chad Anzalone
Gloria Ray	Diana Fuller	Steve Matthes	Cyntia Machado
Bill Smith	Rod DeMille	Pat Holcomb	Kevin O'Connor
Nu Nelva	Ed Fitzgerald	Danny Nelson	Michael Gannon
Herb Klein	Lou Romain	David Feyesh	Robin Peterson
Jim Bemis	Jayne Hixon	Robert Bowers	Howard Cohen

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:01 a.m.

Supervisors Cox, Strang, Hein and Stillman were present. Supervisor Accardo was not present.

43

44 **SECOND ORDER OF BUSINESS****Public Comments**

45

46 Mr. Rom explained the protocols for public comments during Regular Meeting and Public
47 Hearings, which is similar to other governmental entities, like City Commission meetings.

48 Resident Lou Romain asked what the budget specifically covers. Mr. Cox stated that a
49 detailed review of the proposed Fiscal Year 2024 budget will occur later in the meeting.

50 Resident Rod DeMille asked if there is a reason for the additional public comments
51 opportunity at the end of the agenda. Mr. Rom stated it is standard practice for public
52 comments to be taken at the beginning and end of meetings. Mr. DeMille stated he will hold his
53 comments to the end of the meeting.

54 Resident Jeff Smith asked for clarification on the definition “etc.” of the “Lake bank
55 restoration” budget line item on Page 2 of the proposed Fiscal Year 2024 budget. Mr. Rom
56 stated it is a scrivener’s error, which was already being corrected.

57

58 **THIRD ORDER OF BUSINESS****Presentation: Series 2014 Capital
Improvement Revenue Bonds Refunding**

59

60

61 **A. Consideration of MBS Capital Markets, LLC, Agreement for Underwriting Services**

62 Mr. Rom introduced Mr. Brett Sealy of MBS Capital Markets, LLC (MBS); MBS was the
63 initial Bond Underwriter of the Series 2014 Bonds. Mr. Sealy discussed MBS’s qualifications as
64 an investment banking firm specializing specifically in special taxing district finance and
65 successfully executing refunding transactions to reduce in the annual debt service payments.

66 Mr. Sealy presented the MBS proposed engagement letter agreement for the CDD to
67 potentially refund its Series 2014 Capital Improvement Revenue Bonds as early as the first
68 optional call date of February 1, 2024. MBS will incur costs and risk to do the required analytical
69 work to determine which path, private placement or public offering, will yield the best
70 economic benefit and overall cost savings to the CDD homeowners subject to the assessments.
71 MBS works on a contingency basis to the extent that there is no cost to the CDD if the Board
72 chooses not to proceed but, if the Board chooses to proceed with refunding the bonds, MBS
73 will need to successfully deliver results to get paid from the bond proceeds.

74

75 Board Members posed questions to Mr. Sealy. Mr. Sealy reported the following:

76 ➤ This is an exclusive engagement letter for MBS to serve as Underwriter, if executed; it
77 includes a termination clause.

78 ➤ Underwriters do not have fiduciary responsibilities.

79 ➤ It is typical to approach CDD’s around the time of the first call date to see if there is
80 interest in refinancing bonds.

81 ➤ If rates are favorable, options can be presented in January.

82 ➤ The general benchmark for governmental entities to refinance bonds is typically
83 expected to achieve a 3% to 5% present value savings; the CDD needs to see a 100% basis point
84 differential between the current rate and the new rate on the bonds.

85 ➤ The original maturity date of May 1, 2044 would remain unchanged; the date cannot be
86 extended.

87 Mr. Sealy stated that he plans to present his findings at the January 2024 meeting.

88

89 **On MOTION by Ms. Strang and seconded by Ms. Hein, with all in favor, the**
90 **MBS Capital Markets, LLC, Agreement for Underwriting Services, was**
91 **approved.**

92

93

94 **FOURTH ORDER OF BUSINESS**

Consideration of M.R.I. Inspection, LLC,
Proposal #4254 for ROV Inspection (4)
Lines Control Structure Outfalls

96

97

98 Mr. Rom presented M.R.I. Inspection, LLC, Proposal #4254 to inspect four control

99 structure outfalls. This is a necessary step before Staff can obtain proposals to clean the pipes.

100 He and Mr. Savage responded to questions, opined that the proposal is reasonable and will not

101 be applied to the cleanout proposals; initiating a preventative maintenance program consisting

102 of annual inspections and cleaning out the pipes, is the preferred approach.

103

104 **On MOTION by Mr. Stillman and seconded by Mr. Cox, with all in favor, M.R.I.**
105 **Inspection, LLC, Proposal #4254 for ROV Inspection of (4) lines of control**
106 **structure outfalls, in a not-to-exceed amount of \$1,500, was approved.**

107

108

109 **FIFTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2023/2024 Budget

110

111

112 Mr. Rom distributed copies of the proposed Fiscal Year 2024 budget and stated it is also
113 posted on the CDD website waterfordlandingcdd.net.

114 **A. Proof/Affidavit of Publication**115 **B. Consideration of Resolution 2023-05, Adopting a Budget for the Fiscal Year Beginning**
116 **October 1, 2023, and Ending September 30, 2024; and Providing an Effective Date**

117 Mr. Rom reviewed the proposed Fiscal Year 2024 budget, highlighting any line item
118 increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained
119 the reasons for any changes.

120 Mr. Rom noted that the lake bank restoration budget is part of the CDD's Capital
121 Improvement Plan (CIP) and does not fall within the Master Association Agreement. To address
122 all 19 lakes, the Board decided to preliminarily allocate a portion of the initial projected cost of
123 approximately \$450,000 this year and increase assessment next year for the remaining amount.

124 Mr. Cox asked how the CDD will pay expenditures related to refunding the 2014 Bonds,
125 if the transaction does not proceed due to market conditions. Ms. Sousa estimated legal fees
126 will be approximately \$50,000 to \$60,000 for bond deals and will be able to explain the budget
127 once Mr. Sealy presents his findings in January. She thinks it is not necessary to increase the
128 "Legal" line item for Fiscal Year 2024 and suggested instead reallocating funds elsewhere, since
129 the assessment benchmark is already set.

130 Mr. Rom noted the assessment difference between the Fiscal Year 2023 and Fiscal Year
131 2024 budgets is just over \$99, annually, per household.

132

133 **On MOTION by Mr. Cox and seconded by Mr. Stillman, with all in favor, the**
134 **Public Hearing was opened.**

135

136

137 Resident Robin Peterson asked why lake bank restoration was not included in the prior
138 budgets. Mr. Rom stated that the Board dispersed a small amount from nominal year-end
139 savings to the "Fund balance-Assigned: lake bank project" budget line item. The budgets are
140 adopted to cover professional administrative costs, since most of the CDD's field operations

141 activities are with the Master Association. It was noted that the Developer assigned minimal
142 funds to this item.

143 Resident Herb Klein asked how the CDD plans to prevent lake bank erosion in gray areas
144 caused by water runoff between homes. Mr. Rom stated the CDD will not proceed with the
145 capital improvement project, which is an upcoming agenda item, until homeowners make their
146 own initial repairs to fix their drainage issues. Ms. Strang recalled that Mr. Barraco is outlining
147 steps homeowners must to take to address the issues.

148 Resident Kevin O'Connor asked for clarification of the assessment amount increase. Mr.
149 Rom stated the assessment increase is \$99 per household, for the entire Fiscal Year; property
150 size is not a factor.

151 Resident Jeff Smith asked for specifics about the lake bank restoration process and
152 asked if it will involve installing riprap, dredging the lake, etc. With inspections completed, Mr.
153 Savage stated he is working with the District Manager to summarize the next steps and make
154 recommendations. He noted that areas must be restored to the original permit design
155 conditions. Mr. Barraco stated he does not think riprap will be beneficial and noted that it is
156 very expensive.

157 Resident Jamison Discus commented that the Board voted on a lake bank restoration
158 project but, in his opinion, what is actually being done is unknown. Mr. Barraco stated that the
159 exhibit provided to Mr. Rom details the next step.

160 Resident Linda Bakko asked for the salary amount for the Board Members over the last
161 three years. Mr. Rom stated that compensation is \$200 per meeting, up to \$4,800 per year; the
162 compensation is taxable. Past annual payments to Board of Supervisors can be found within
163 Unaudited Financial Statements in each agenda posted on the CDD website.

164

165 **On MOTION by Ms. Strang and seconded by Mr. Stillman, with all in favor, the**
166 **Public Hearing was closed.**

167

168

169 The following change will be made to the proposed Fiscal Year 2024 budget:

170 Page 2, "Lake bank restoration": Correct definition

171 Mr. Rom presented Resolution 2023-05.

172

173

174

175

176

On MOTION by Ms. Hein and seconded by Mr. Stillman, with all in favor, Resolution 2023-05, Adopting a Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024, as amended; and Providing an Effective Date, was adopted.

177

178

179

SIXTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law

180

181

182

183

184

185

A. Proof/Affidavit of Publication

186

B. Mailed Notice(s) to Property Owners

187

C. Consideration of Resolution 2023-06, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date

188

189

190

191

Mr. Rom presented Resolution 2023-06 and read the title.

192

193

On MOTION by Mr. Stillman and seconded by Ms. Strang, with all in favor, the Public Hearing was opened.

194

195

196

197

198

Resident Ed Fitzgerald asked about the \$99 assessment increase per household, as he believes it is different from what he printed from the website. Mr. Rom stated that the Board amended the proposed Fiscal Year 2024 budget at the last meeting. Mr. Fitzgerald asked the Board to consider changing the meeting times so that working residents can attend and for the Board to ensure that information on the website is current. He noted meeting minutes that are not posted on the website. Mr. Rom explained that final meeting minutes are not posted on the website until the Board reviews and approves them.

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On MOTION by Ms. Hein and seconded by Mr. Stillman, with all in favor, the Public Hearing was closed.

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On MOTION by Mr. Stillman and seconded by Mr. Cox, with all in favor, Resolution 2023-06, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted.

216
217

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

218
219
220
221
222
223
224

This item was presented following the Ninth Order of Business.

226

EIGHTH ORDER OF BUSINESS

Consideration to Amend the CDD/HOA Maintenance Agreement to Include O&M Map of Responsibilities

227
228
229
230

This item was presented following the Ninth Order of Business.

232

NINTH ORDER OF BUSINESS

Updates

233
234

• Lake Bank Erosion Inspections

235

Mr. Savage stated he will provide Mr. Rom with exhibits resulting from the inspections and will work with Mr. Rom to present recommended remediation projects at the next meeting. Mr. Barraco stated the project should commence as soon as the water levels recede.

236
237

Regarding issues on homeowner properties, Mr. Rom stated he will send those photographs to Mr. Savage so he can to prepare recommendations. Ms. Sousa suggested implementing a process of notifying residents of upcoming activity occurring on their property.

238
239

• Traffic Light at Winkler Avenue and Alderman’s Walk Boulevard

240
241
242

243 This item was discussed during the Serena Park discussion. It is not a CDD matter but
244 was included on the agenda since it is of interest to the community.

245 • **Serena Park Project**

246 Mr. Barraco stated that the City is providing infrastructure for the platted lots and will
247 be assessing the current lot owners. The City engaged his firm to design this and anticipates it
248 will ask the CDD to discuss connecting it to Alderman's Walk Boulevard, which will be before
249 construction begins. Ms. Strang voiced her opinion that this is all the more reason to request a
250 traffic light. The Board agreed with a suggestion to invite the City Engineer to give a
251 presentation at the next meeting and to formalize things like defining roadway maintenance
252 responsibilities and the potential for a traffic signal at Alderman's Walk Boulevard. Mr. Barraco
253 noted that City Councilwoman Watson contacted him to ensure all is going well for the CDD.

254 • **Sidewalk Repairs from Impact of City's Water Well Project**

255 Mr. Barraco stated he, Mr. Rom and Mr. Cox received an email from the City about this.
256 Mr. Cox stated he is coordinating an on-site meeting with City Representative Jason Sciandra to
257 inspect damage to CDD property that occurred during the City's water well project.

258 ▪ **Consideration to Amend the CDD/HOA Maintenance Agreement to Include O&M Map
259 of Responsibilities**

260 **This item, previously the Eighth Order of Business, was presented out of order.**

261 The Board discussed and decided against updating the HOA Maintenance Agreement.

262 ▪ **Consideration of Resolution 2023-07, Designating Dates, Times and Locations for
263 Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024
264 and Providing for an Effective Date**

265 **This item, previously the Seventh Order of Business, was presented out of order.**

266 Mr. Rom presented Resolution 2023-07.

267

268 **On MOTION by Ms. Strang and seconded by Mr. Stillman, with all in favor,
269 Resolution 2023-07, Designating Dates, Times and Locations for Regular
270 Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024
271 and Providing for an Effective Date, was adopted.**

272

273

274 **TENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
275 **Statements as of July 31, 2023**

276
277 Mr. Rom presented the Unaudited Financial Statements as of July 31, 2023. Regarding
278 why “Engineering” exceeded budget, Mr. Rom stated that he already informed Accounting to
279 recode utility turnover costs to the correct budget line item.

280

281 **On MOTION by Mr. Cox and seconded by Ms. Hein, with all in favor, the**
282 **Unaudited Financial Statements as of July 31, 2023, were accepted.**

283

284

285 **ELEVENTH ORDER OF BUSINESS** **Approval of April 27, 2023 Regular Meeting**
286 **Minutes**

287

288 **On MOTION by Mr. Stillman and seconded by Ms. Hein, with all in favor, the**
289 **April 27, 2023 Regular Meeting Minutes, as presented, were approved.**

290

291

292 Recalling the earlier comment about posting meeting minutes on the CDD website, Ms.
293 Strang asked if these approved meeting minutes will be posted on the CDD website. Mr. Rom
294 replied affirmatively.

295

296 **TWELFTH ORDER OF BUSINESS** **Other Business**

297

298 There was no other business.

299

300 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

301

302 **A. District Counsel: Straley Robin Vericker**

303 Regarding newly passed legislation, Ms. Sousa provided several sources for Board
304 Members to complete the required four-hour ethics training course that goes into effect
305 January 1, 2024. She suggested Board Members track their own hours in the event the Ethics
306 Commission requests information. She directed the Board Members to the Commission on
307 Ethics website for additional information. The civil penalty for violating the Code of Ethics
308 increased from \$10,000 to \$20,000.

309 Mr. Cox asked about HOA Board Members. Ms. Sousa stated this requirement is
310 specific, separate and different from any HOA Board Member requirement because of the
311 nature of the public official capacity of the CDD position.

312 Mr. Rom asked if Board Members submitted their Form 1 by the July 1, 2023 due date.
313 He will email a reminder in April to complete the additional step of checking the box on Form 1
314 that confirms compliance with the ethics training requirement before they file Form 1.

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

316 There was nothing additional to report.

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

318 • **NEXT MEETING DATE: November 16, 2023**

319 ○ **QUORUM CHECK**

320 The next meeting will be on November 16, 2023, unless cancelled.

321

322 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

323

324 There were no Supervisors' requests.

325

326 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

327

328 Mr. DeMille noted his conversation with Mr. Rom related to information "About the
329 District" on the CDD website. In his opinion, the description of the CDD on the website is vague;
330 he wants a more "accurate" description of the CDD boundaries on the website.

331 Board Members directed Mr. DeMille and others to view the County's geo service map.
332 After further discussion of the CDD's boundaries, the Board decided not to proceed further with
333 Mr. DeMille's request. Mr. Rom noted it is common to post a general description of the CDD on
334 the website. He recommended providing the District Engineer's Report to those requesting
335 specific details.

336 Mr. Bemis asked if his understanding that the water and sewer systems have been
337 turned over to the City is correct and if it is correct that, if there is another water main break,
338 the CDD will not pay for the repairs. Mr. Cox replied affirmatively.

339 A resident requested a copy of the District Engineer’s Report. Mr. Rom stated he will get
340 his contact information after the meeting.

341 Resident Diana Fuller asked who will pay for the traffic light at Winkler Avenue and
342 Alderman’s Walk Boulevard and where Serena Park is located. Mr. Rom stated that the CDD will
343 not pay for the traffic light, as this is not a CDD matter. Mr. Cox gave an overview of Serena
344 Park and stated that the Developer engaged Mr. Barraco to work on residential development
345 plans for the wooded area that was platted in 1920 but was never developed. The City is
346 considering this as the CDD’s second exit, in the event of traffic delays.

347 Asked about the potential construction impact to the CDD, Mr. Cox stated that the CDD
348 controls a section of Alderman’s Walk Boulevard. The CDD wants to make sure that, because it
349 is a publicly dedicated road surface, the City or someone else makes sure that the CDD is not
350 saddled with the full expense to maintain the road. It might be easiest for the City to assume
351 the roadway resurfacing responsibilities; otherwise, it would be necessary to figure out how the
352 CDD can collect funds from various residents, etc.

353 Mr. DeMille read portions of the CDD description from the website and asked the Board
354 for further enhancements of each CDD improvement. Mr. Cox voiced his opinion that the level
355 of detail requested by Mr. DeMille is unwarranted. He provided an analogy depicting how
356 collected funds are redistributed accordingly, ensuring projects are completed and there is no
357 overlap.

358 Resident Steve Matthes asked why residents were not informed of the commercial
359 activity on Hanson Street, adjacent to the CDD property. Mr. Cox stated it is not a CDD matter.
360 Blu Site Solutions owns the property zoned for light industrial services; the City is only required
361 to notify residents within a certain distance of the development and the CDD is outside that
362 distance.

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SIXTEENTH ORDER OF BUSINESS

Adjournment

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366 **On MOTION by Mr. Stillman and seconded by Ms. Hein, with all in favor, the**
367 **meeting adjourned at 1:07 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

*Linsford Amenity Center
4101 Dutchess Park Road, Fort Myers, Florida 33916*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 16, 2023* CANCELED	Regular Meeting	11:00 AM
January 25, 2024	Regular Meeting	11:00 AM
April 25, 2024	Regular Meeting	11:00 AM
August 22, 2024	Public Hearing & Regular Meeting	11:00 AM

***Exception**

November meeting date is held one week earlier due to the Thanksgiving Holiday.