

WATERFORD LANDING

**COMMUNITY DEVELOPMENT
DISTRICT**

January 26, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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 19, 2021

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 26, 2021 at 10:00 a.m., at the offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment of Qualified Elector to Fill Vacancy in Seat 1
 - Administration of Oath of Office to Newly Elected Supervisor
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consider Appointment of Qualified Elector to Fill Vacancy in Seat 2
 - Administration of Oath of Office to Newly Elected Supervisor
5. Consideration of Resolution 2021-02, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Secretary of the Waterford Landing Community Development District, and Providing for an Effective Date

- 6. Acceptance of Unaudited Financial Statements as of December 31, 2020
- 7. Approval of Minutes
 - A. July 22, 2020 Virtual Public Hearings and Regular Meeting
 - B. October 30, 2020 Telephonic Special Meeting Minutes
- 8. Other Business
- 9. Staff Reports
 - A. District Counsel: *Straley & Robin*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

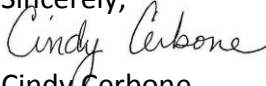
- NEXT MEETING DATE: April 28, 2021 at 10:00 AM

- QUORUM CHECK

	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
CHARLES COX	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
MARCINA STRANG	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
JOHN CAMPO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

- 10. Supervisors' Requests
- 11. Public Comments
- 12. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at 561-346-5294.

Sincerely,

 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
CONFERENCE ID: 8518503

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-02

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Craig Wrathell is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Cindy Cerbone is appointed Assistant Secretary

Daniel Rom is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 26th day of January, 2021.

ATTEST:

**WATERFORD LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2020**

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General Fund	Debt Service Fund	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash	\$ 834,866	\$ -	\$ 834,866
Investments			
Revenue 2014	-	36,661	36,661
Reserve 2014	-	362,700	362,700
Prepayment 2014	-	10	10
Due from general fund	-	691,743	691,743
Total assets	<u>\$ 834,866</u>	<u>\$1,091,114</u>	<u>\$ 1,925,980</u>
 LIABILITIES AND FUND BALANCES			
Liabilities			
Developer advance	\$ 2,500	\$ -	\$ 2,500
Due to debt service	691,743	-	691,743
Due to Developer	<u>7,597</u>	<u>-</u>	<u>7,597</u>
Total liabilities	<u>701,840</u>	<u>-</u>	<u>701,840</u>
 Fund balances			
Restricted for:			
Debt service	-	1,091,114	1,091,114
Assigned:			
Lake bank project	30,000	-	30,000
Public facilities report	4,000	-	4,000
3 Months working capital	34,489	-	34,489
Unassigned	<u>64,537</u>	<u>-</u>	<u>64,537</u>
Total fund balances	<u>133,026</u>	<u>1,091,114</u>	<u>1,224,140</u>
 Total liabilities and fund balances	<u>\$ 834,866</u>	<u>\$ 1,091,114</u>	<u>\$ 1,925,980</u>

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 105,975	\$ 121,992	\$ 127,690	96%
Developer contribution		5,372	-	N/A
Interest and miscellaneous	39	46	6	767%
Total revenues	<u>106,014</u>	<u>127,410</u>	<u>127,696</u>	100%
EXPENDITURES				
Professional				
Supervisor's fees	-	1,076	4,308	25%
Management	4,080	12,240	48,960	25%
Audit fees	-	-	6,200	0%
Dissemination agent fees	83	250	1,000	25%
Trustee fees	-	4,760	4,760	100%
Arbitrage rebate calculation	-	-	750	0%
Legal	-	2,492	15,000	17%
Telephone	17	50	200	25%
Engineering	-	2,447	20,000	12%
Utility warranty	-	-	4,000	0%
Postage	-	-	750	0%
Insurance	-	6,218	6,514	95%
Printing and reproduction	42	125	500	25%
Legal advertising	253	580	1,500	39%
Other current charges	-	-	500	0%
Annual district filing fee	-	175	175	100%
Website hosting	-	705	705	100%
ADA website compliance	-	-	210	0%
Total professional	<u>4,475</u>	<u>31,118</u>	<u>116,032</u>	27%
Other fees & charges				
Property appraiser	953	953	1,430	67%
Tax collector	103	207	953	22%
Total other fees & charges	<u>1,056</u>	<u>1,160</u>	<u>2,383</u>	49%
Total expenditures	<u>5,531</u>	<u>32,278</u>	<u>118,415</u>	27%
Excess/(deficiency) of revenues over/(under) expenditures	100,483	95,132	9,281	
Fund balances - beginning	32,543	37,894	59,208	
Assigned:				
Lake bank project	30,000	30,000	30,000	
Public facilities report	4,000	4,000	4,000	
3 Months working capital	34,489	34,489	34,489	
Unassigned	64,537	64,537	-	
Fund balances - ending	<u>\$ 133,026</u>	<u>\$ 133,026</u>	<u>\$ 68,489</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, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment - on roll	\$ 601,938	\$ 692,918	\$ 725,399	96%
Interest	2	9	-	N/A
Total revenues	<u>601,940</u>	<u>692,927</u>	<u>725,399</u>	96%
EXPENDITURES				
Debt service				
Principal	-	-	195,000	0%
Interest	-	267,444	534,888	50%
Total debt service	<u>-</u>	<u>267,444</u>	<u>729,888</u>	37%
Other fees & charges				
Tax collector	587	1,175	-	N/A
Total other fees and charges	<u>587</u>	<u>1,175</u>	<u>-</u>	N/A
Total expenditures	<u>587</u>	<u>268,619</u>	<u>729,888</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	601,353	424,308	(4,489)	
Fund balances - beginning	489,761	666,806	666,204	
Fund balances - ending	<u>\$ 1,091,114</u>	<u>\$ 1,091,114</u>	<u>\$ 661,715</u>	

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

The Board of Supervisors of the Waterford Landing Community Development District held Virtual Public Hearings and a Meeting on July 22, 2020 at 10:00 a.m., via Zoom at <https://us04web.zoom.us/j/72267586578?pwd=WFN4ckRaNINwQXITOU05R2pkaGtsZz09>, and 1-646-558-8656, Meeting ID 722 6758 6578, Password 438204.

Present, were:

Mark Taylor	Chair
Brian O'Donnell	Vice Chair
John Campo	Assistant Secretary
Marci Strang	Assistant Secretary
Charles Cox	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
John Vericker	District Counsel
Carl Barraco	District Engineer
Kaalin Fullilove	Member of the Public
Howard Cohen	Member of the Public
Richard Glass	Member of the Public
Clayton Rego	Member of the Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:04 a.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executives, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the agenda was posted on the District's website.

39 **SECOND ORDER OF BUSINESS** **Public Comments**

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41 There being no public comments, the next item followed.

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43 **THIRD ORDER OF BUSINESS** **Public Hearing on Adoption of Fiscal Year**
44 **2020/2021 Budget**

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46 **A. Affidavit of Publication**

47 The affidavit of publication was provided for informational purposes.

48 **B. Consideration of Resolution 2020-06, Relating to the Annual Appropriations and**
49 **Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending**
50 **September 30, 2021; Authorizing Budget Amendments; and Providing an Effective**
51 **Date**

52 Ms. Cerbone explained the budget process and upcoming transition to a resident-run
53 Board. She reviewed the proposed Fiscal Year 2021 budget and highlighted line item increases,
54 decreases and adjustments, compared to the Fiscal Year 2020 budget, and discussed the reasons
55 for any adjustments.

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57 **On MOTION by Mr. O’Donnell and seconded by Mr. Cox, with all in favor, the**
58 **Public Hearing was opened.**

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61 Ms. Kaalin Fullilove stated she was concerned about the increases in Legal and
62 Engineering fees and expressed doubt that these fees would be reduced the following year.

63 Mr. Howard Cohen expressed concern about the Engineering fees and balancing the
64 budget.

65 Mr. Richard Glass expressed concern because a representative of Aquatic Systems told
66 him his suggestions received no response. He asked what the CDD would get for the \$20,000
67 increase.

68 Mr. Barraco stated Engineering fees increased due to utility turnover and traffic signal
69 construction. No comments regarding lake management issues were received. Ms. Cerbone

70 stated the CDD contracts with the HOA for lake bank maintenance; she would contact the HOA
71 and follow up with the District Engineer.

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73 **On MOTION by Ms. Strang and seconded by Mr. Cox, with all in favor, the**
74 **Public Hearing was closed.**

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Ms. Cerbone presented Resolution 2020-06.

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79 **On MOTION by Ms. Strang and seconded by Mr. O'Donnell, with all in favor,**
80 **Resolution 2020-06, Relating to the Annual Appropriations and Adopting the**
81 **Budget for the Fiscal Year Beginning October 1, 2020, and Ending September**
82 **30, 2021; Authorizing Budget Amendments; and Providing an Effective Date,**
83 **was adopted.**

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86 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Imposition
of Operations and Maintenance Special
Assessments to Fund the Budget for Fiscal
Year 2020/2021, Pursuant to Florida Law**

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91 **A. Proof/Affidavit of Publication**

92 The affidavit of publication was provided for informational purposes.

93 **B. Mailed Notice(s) to Property Owner(s)**

94 The Mailed Notice to Property Owners was included for informational purposes.

95 **C. Consideration of Resolution 2020-07, Making a Determination of Benefit and Imposing**

96 **Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and**

97 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for**

98 **Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an**

99 **Effective Date**

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101 **On MOTION by Ms. Strang and seconded by Mr. O'Donnell, with all in favor,**
102 **the Public Hearing was opened.**

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105 No members of the public spoke.

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107 **On MOTION by Ms. Strang and seconded by Mr. O'Donnell, with all in favor,**
108 **the Public Hearing was closed.**

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111 Ms. Cerbone presented Resolution 2020-07.

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113 **On MOTION by Mr. Cox and seconded by Ms. Strang, with all in favor,**
114 **Resolution 2020-07, Making a Determination of Benefit and Imposing Special**
115 **Assessments for Fiscal Year 2020/2021; Providing for the Collection and**
116 **Enforcement of Special Assessments; Certifying an Assessment Roll; Providing**
117 **for Amendments to the Assessment Roll; Providing a Severability Clause; and**
118 **Providing an Effective Date, was adopted.**

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121 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2020-08,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2020/2021 and Providing for an Effective
Date

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128 Ms. Cerbone presented Resolution 2020-08.

129 Discussion ensued regarding the need for an additional meeting. Meeting dates, times
130 and locations may be revisited at any time.

131 The following changes would be made to the Fiscal Year 2020/2021 Meeting Schedule:

132 Additional Meeting: Add a Regular Meeting on January 26, 2021

133 DATE: Change "October 13" to "October 20"

134

135 **On MOTION by Ms. Strang and seconded by Mr. Cox, with all in favor,**
136 **Resolution 2020-08, Designating Dates, Times and Locations for Regular**
137 **Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021**
138 **and Providing for an Effective Date, as amended, was adopted.**

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141 **SIXTH ORDER OF BUSINESS** **Presentation of Audited Financial Report**
 142 **for Fiscal Year Ended September 30, 2019,**
 143 **Prepared by Grau & Associates**
 144

145 Ms. Cerbone presented the Audited Financial Report for Fiscal Year Ended September 30,
 146 2019. There were no findings, irregularities or instances of noncompliance; it was a clean audit.
 147

148 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2020-09,**
 149 **Hereby Accepting the Audited Financial**
 150 **Report for the Fiscal Year Ended September**
 151 **30, 2019**
 152

153 Ms. Cerbone presented Resolution 2020-09.
 154

155 **On MOTION by Mr. Cox and seconded by Ms. Strang, with all in favor,**
 156 **Resolution 2020-09, Hereby Accepting the Audited Financial Report for the**
 157 **Fiscal Year Ended September 30, 2019, was adopted.**

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 160 **EIGHTH ORDER OF BUSINESS** **Continued Discussion: Traffic Study**
 161

162 Mr. Barraco presented the Traffic Study. The Traffic Study indicated that the traffic
 163 signal would be installed at Winkler Avenue at Aldermans Walk Boulevard, when it is
 164 warranted. No further information was received from the City regarding Serena Park.

165 Discussion ensued regarding whether all the warrants for a signal must be met to have a
 166 signal installed and which warrants were met. Mr. Barraco stated he would contact the City
 167 Traffic Engineer for an update.
 168

169 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2020-10,**
 170 **Granting the Authority to Execute Real and**
 171 **Personal Property Conveyance and**
 172 **Dedication Documents, and Plats and Other**
 173 **Documents Related to the Development of**
 174 **the District’s Improvements; Approving the**
 175 **Scope and Terms of Such Authorization;**
 176 **Providing a Severability Clause; and**
 177 **Providing an Effective Date**

178 This item was presented following the Thirteenth Order of Business.

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180 **TENTH ORDER OF BUSINESS**

**Consideration of City of Fort Myers
Roadway Improvement Plans**

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183 This item was deferred.

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185 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Interlocal Agreement
between the CDD and the City of Fort
Myers Related to Roadway Improvements**

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189 This item was deferred.

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191 **TWELFTH ORDER OF BUSINESS**

**Consideration of Third Amendment to the
Common Area Maintenance Agreement**

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194 This item was deferred.

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196 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Traffic Enforcement
Agreement**

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199 Mr. Cox stated the Agreement required revision and review; a markup from the City
200 Attorney was needed. This item was deferred.

- 201 **▪ Consideration of Resolution 2020-10, Granting the Authority to Execute Real and**
- 202 **Personal Property Conveyance and Dedication Documents, and Plats and Other**
- 203 **Documents Related to the Development of the District’s Improvements; Approving**
- 204 **the Scope and Terms of Such Authorization; Providing a Severability Clause; and**
- 205 **Providing an Effective Date**

206 **This item, previously the Ninth Order of Business, was presented out of order.**

207 Ms. Cerbone presented Resolution 2020-10.

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On MOTION by Ms. Strang and seconded by Mr. Cox, with all in favor, Resolution 2020-10, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and Plats and Other Documents Related to the Development of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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FOURTEENTH ORDER OF BUSINESS

**Discussion/Consideration: Formal
Acceptance of Water Management System**

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Mr. Barraco stated that the surface water management system was certified complete and formal acceptance of operation and maintenance of the surface water management system was recommended at this time. He responded to questions regarding wells, irrigation and lake maintenance and stated no feedback was received regarding a need for shoreline remediation on Lake Tract 10. Ms. Cerbone stated she would contact the Property Manager and forward the information to the District Engineer. Mr. Barraco stated the lakes were now at control elevation and the lake slopes were well-maintained. Going forward, lake slopes should be inspected twice a year and remediated, as needed. Discussion ensued regarding CDD responsibility for lake interconnects and HOA responsibility for roadway drains on private streets.

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Mr. Barraco stated the system was certified as completed and constructed in accordance with the permit and the South Florida Water Management District (SFWMD) inspection was completed. He inspected the final remediation of lake slopes to ensure they are in good condition.

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On MOTION by Ms. Strang and seconded by Mr. Cox, with all in favor, Acceptance of the Water Management System, as described by the District Engineer, was approved.

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Mr. Barraco noted that ongoing lake maintenance would be required; slopes would be inspected periodically so that lake bank remediation could be done proactively. Discussion ensued regarding the need for remediation on Lake Tract 10. Mr. Barraco stated Staff would inspect the area and make a recommendation.

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245 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Resolution, 2020-11,**
 246 **Declaring a Vacancy in Seats 1 and 2 of the**
 247 **Board of Supervisors Pursuant to Section**
 248 **190.006(3)(B), Florida Statutes; and**
 249 **Providing an Effective Date**
 250

251 Ms. Cerbone presented Resolution 2020-11. It was necessary to declare Seats 1 and 2
 252 vacant because no candidate qualified to run for either Seat.

254 **On MOTION by Mr. Cox and seconded by Ms. Strang, with all in favor**
 255 **Resolution, 2020-11, Declaring a Vacancy in Seats 1 and 2 of the Board of**
 256 **Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing**
 257 **an Effective Date, was adopted.**

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 260 **SIXTEENTH ORDER OF BUSINESS** **Approval of Unaudited Financial**
 261 **Statements as of June 30, 2020**
 262

263 Ms. Cerbone presented the Unaudited Financial Statements as of June 30, 2020.

265 **On MOTION by Ms. Strang and seconded by Mr. Cox, with all in favor, the**
 266 **Unaudited Financial Statements as of June 30, 2020, were approved.**

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 269 **SEVENTEENTH ORDER OF BUSINESS** **Approval of April 22, 2020 Telephonic**
 270 **Public Hearing and Meeting Minutes**
 271

272 Ms. Cerbone presented the April 22, 2020 Telephonic Public Hearing and Meeting
 273 Minutes.

275 **On MOTION by Ms. Strang and seconded by Mr. Cox, with all in favor, the April**
 276 **22, 2020 Telephonic Public Hearing and Meeting Minutes, as presented, were**
 277 **approved.**

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 279 **EIGHTEENTH ORDER OF BUSINESS** **Other Business**
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281 There being no other business to discuss, the next item followed.

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283 **NINETEENTH ORDER OF BUSINESS** **Staff Reports**

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

286 There being nothing further to report, the next item followed.

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

288 There being nothing further to report, the next item followed.

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

290 There being nothing further to report, the next item followed.

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292 **TWENTIETH ORDER OF BUSINESS** **Supervisors' Requests**

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294 There being no Supervisors' requests, the next item followed.

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296 **TWENTY-FIRST ORDER OF BUSINESS** **Public Comments**

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298 There being no public comments, the next item followed.

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300 **TWENTY-SECOND ORDER OF BUSINESS** **Adjournment**

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302 There being no further business to discuss, the meeting adjourned.

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304 **On MOTION by Ms. Strang and seconded by Mr. Cox, with all in favor, the**
305 **meeting adjourned at 11:45 a.m.**

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309 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

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DRAFT

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

The Board of Supervisors of the Waterford Landing Community Development District held a Telephonic Special Meeting on October 30, 2020 at 10:00 a.m., at 1-888-354-0094, CONFERENCE ID: 8518503.

Present, were:

Mark Taylor	Chair
Brian O'Donnell	Vice Chair
John Campo	Assistant Secretary
Marci Strang	Assistant Secretary
Charles Cox	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Dana Crosby-Collier	District Counsel
Carl Barraco	District Engineer
Wayne Everett	DR Horton
Kyle Shnouffer	DR Horton

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 10:01 a.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor's Executive Order, which allows local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be telephonic and the agenda was posted on the District's website.

SECOND ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

39 **THIRD ORDER OF BUSINESS**

Discussion/Consideration: Vacation of Easement

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Mr. Everett explained that the Partial Release and Vacation of Easement requested by DR Horton was to rectify the existence of a 20’ access and drainage easement on Lot 484, which was not reflected in the site survey and plat plan required to pull building permits for the property. Upon viewing the final survey, DR Horton contacted District Management about vacating the envelope of the home that is within the easement and to prepare the description and legal for that particular envelope.

Mr. Everett responded to questions regarding the existing site survey, the envelope within the easement and the 3.2’ strip from the front to the rear property lines. Mr. Barraco stated that he contacted the South Florida Water Management District (SFWMD) and the City Drainage Engineer regarding the easement. DR Horton was asking for the minimum vacation possible.

Discussion ensued regarding the plat, the architectural review process, the required easement width, costs associated with using the public right of way (ROW), CDD indemnification and necessary revisions to the Vacation of Easement.

Mr. Everett confirmed that the request would be adjusted and the 20’ drainage easement would have a meets and bounds sketch and legal description prepared to vacate the northern 3.2’ of easement, from the east end to the west end.

Ms. Cerbone suggested approval, in substantial form, with reimbursement by DR Horton to the District for engineering and legal fees. Mr. Taylor stated that he would not oppose the Vacation of Easement request for Lot 484 provided there is a disclosure to Lot 483. Ms. Crosby-Collier would strengthen the indemnification language and revise Exhibit A.

On MOTION by Mr. Cox and seconded by Mr. Taylor, with all in favor, the Partial Release and Vacation of Easement, as amended and in substantial form was approved.

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On MOTION by Mr. Taylor and seconded by Ms. Strang, with all in favor, authorizing the Chair, Vice Chair and Assistant Secretaries to execute and authorizing District Counsel to record the amended Vacation of Easement, once DR Horton reimburses the CDD for legal and engineering expenses, was approved.

FOURTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of September 30, 2020**

Ms. Cerbone presented the Unaudited Financial Statements as of September 30, 2020.

On MOTION by Mr. Cox and seconded by Mr. Taylor, with all in favor, the Unaudited Financial Statements as of September 30, 2020, were accepted.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2021-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020; and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2021-01 and read the title.

On MOTION by Ms. Strang and seconded by Mr. O'Donnell, with all in favor, Resolution 2021-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2019 and Ending September 30, 2020; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

SEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Straley & Robin*

There being no report, the next item followed.

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

109 There being no report, the next item followed.

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

- 111 • NEXT MEETING DATE: November 20, 2020 at 10:00 A.M.

112 The next meeting would be held on November 20, 2020 at 10:00 a.m., unless cancelled.

113 Ms. Strang asked if she could attend the next meeting virtually. Ms. Crosby-Collier
114 stated there has been no indication that the Governors’ Executive Orders would be extended
115 beyond November 1, 2020 but, as long as there is an in-person quorum, other Board Members
116 could participate via telephone.

- 117 ○ QUORUM CHECK

118 Supervisors Taylor, Cox and Strang confirmed their in-person attendance at the
119 November 20, 2020 meeting.

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121 EIGHTH ORDER OF BUSINESS

Supervisors’ Requests

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123 There being no Supervisors’ requests, the next item followed.

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125 NINTH ORDER OF BUSINESS

Public Comments

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127 There being no public comments, the next item followed.

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129 TENTH ORDER OF BUSINESS

Adjournment

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131 There being no further business to discuss, the meeting adjourned.

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133 On MOTION by Mr. Taylor and seconded by Mr. O’Donnell, with all in favor,
134 the meeting adjourned at 10:56 a.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

9C

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 30, 2020	Telephonic Special Meeting	10:00 AM
CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8518503		
November 20, 2020 CANCELED	Regular Meeting	10:00 AM
January 26, 2021	Regular Meeting	10:00 AM
April 28, 2021	Regular Meeting	10:00 AM
July 28, 2021	Public Hearing & Regular Meeting	10:00 AM