

WATERFORD LANDING

**COMMUNITY DEVELOPMENT
DISTRICT**

January 27, 2022

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 20, 2022

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 27, 2022 at 11:00 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 to Fill Unexpired Term of Seat 5 (*Term Expires November 2022*)
 - Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - 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. Consideration of Resolution 2022-01, Designating Certain Officers of the District, and Providing for an Effective Date
5. Status of Utility Turnover Punch List to City of Fort Myers
6. Discussion: City Request to Finalize all City Permits Post-Developer
7. Update: Lake Bank Erosion Inspections

- 8. Ratification of Barraco and Associates, Inc. Work Order No. 1 for Stormwater Needs Analysis
- 9. Ratification of Water Treatment Plant Source Water Project Temporary Right of Entry
- 10. Acceptance of Unaudited Financial Statements as of December 31, 2021
- 11. Approval of September 23, 2021 Special Meeting Minutes
- 12. Other Business
- 13. 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, 2022 at 11:00 A.M.

- QUORUM CHECK

JOYCE L. HEIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
ROBERT E. STILLMAN	<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
	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 14. Supervisors' Requests
- 15. Public Comments
- 16. 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

4

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR 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; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Daniel Rom is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of January, 2022.

ATTEST:

**WATERFORD LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

8

WORK ORDER FOR CONSULTANT SERVICES

PROJECT NAME: Waterford Landing CDD DATE: November 9, 2021
PROJECT NO.: 22335 CLIENT REP.: Daniel Rom, District Manager
WORK ORDER NO.: 1 PROJECT MGR.: Carl A. Barraco, P.E.

- CP - COST PLUS - Time & Materials based on hourly rate schedule in effect at time service is rendered.**
- CPM - COST PLUS - Maximum fee not to be exceeded without prior authorization.
- LS - LUMP SUM - The Task described below shall be performed for a fixed fee.

TASK DESCRIPTION:

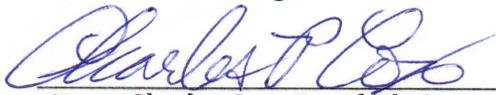
W.O. 1.1 Stormwater Needs Analysis Assistance **\$5,000.00**
Assist in the preparation of a Stormwater Needs Analysis pursuant to Section 5 of Section 403.9302, Florida Statutes. The Stormwater Needs Analysis will be prepared in conjunction with the District Manager and District Counsel utilizing the template provided by the Office of Economic and Demographic Research.

Total Work Order No. 1: \$5,000.00

AUTHORIZATION:

The work referenced above will be initiated when a signed copy of this Work Order is returned by Client.

I hereby authorize the performance of the above services and agree to pay the charges resulting there from as identified in the "FEE-TYPE" above. Work authorized under this agreement is subject to the terms and conditions of the original contract.



Client: Charles Cox, Board Chair

11/10/2021

Date

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

9



Water Treatment Plant Source Water Project

Temporary Right of Entry

The property owner(s) Waterford Landing Community Development District ("Property Owner"), hereby give permission to the City of Fort Myers and its agents and contractors ("City") to enter the property located at Alderman's Walk Boulevard curb to curb from Winkler Avenue to just north of the N. Colonial Linear Trail crossing and property adjacent to the N. Colonial Linear Trail on both sides of Alderman's Walk Boulevard as shown on Exhibit "B" ("Property") to perform the following ("Project"):

City will install a new water well on City owned property identified as P-21 on Exhibit "A".

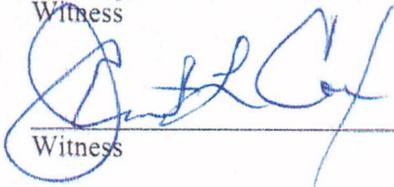
- **Prior to construction, City will video existing preconstruction conditions of Alderman's Walk Boulevard curb to curb from Winkler Avenue to just north of the N. Colonial Linear Trail crossing and property adjacent to the N. Colonial Linear Trail on both sides of Alderman's Walk Boulevard. The preconstruction video will be provided to the Property Owner.**
- **City will remove only the concrete curb and gutter, sidewalk, signs, sod, irrigation, and landscape necessary to access the well locations located adjacent to the N. Colonial Linear Trail on both sides of Alderman's Walk Boulevard. City agrees to restore all areas maintained by the Property Owner and disturbed by the project as approximately shown on Exhibit "B". City agrees to resurface asphalt damaged due to the Project on Alderman's Walk Boulevard curb to curb from Winkler Avenue to just north of the N. Colonial Linear Trail crossing.**
- **City parking and staging of vehicles for material delivery/removal is prohibited on Alderman's Walk Boulevard.**
- **City will coordinate with material delivery/removal contractors to avoid the hours of peak resident traffic of 6 a.m. through 9:00 a.m. and 3 p.m. through 7 p.m.**
- **City will maintain the construction and access areas clean of debris.**
- **City acknowledges that Alderman's Walk Boulevard is the only way for Lindsford Development residents to enter or leave their neighborhoods or for emergency vehicles to access the development. City will use all customary and reasonable efforts to avoid blocking this sole entry/exit.**
- **This temporary right-of-entry agreement will be effective immediately upon execution and will expire once the project and restoration are completed or no later than December 31, 2022.**

The City may enter the Property Monday through Friday from 7:00 a.m. to 7:00 p.m. to perform the Project. The City may not enter the Property and perform the Project outside of these hours or on the weekend, unless prior written approval is given by the Property Owner.

This paragraph shall not constitute a waiver of sovereign immunity by either party beyond the limits set forth in Section 768.28, Florida Statutes.



Witness



Witness

By: 

Charles P Cox, Chairman
Waterford Landing CMO

Print Name and Title of Representative

Nov 11, 2021

Date

(970) 556-3929

Telephone number

Exhibit "A"

Location Map



Exhibit "B"

Approximate Areas to be Disturbed and Restored



WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

10

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2021**

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	General Fund	Debt Service Fund	Total Governmental Funds
ASSETS			
Cash	\$ 725,352	\$ -	\$ 725,352
Investments			
Revenue 2014	-	146,299	146,299
Reserve 2014	-	362,700	362,700
Due from general fund	-	571,374	571,374
Total assets	<u>\$ 725,352</u>	<u>\$ 1,080,373</u>	<u>\$ 1,805,725</u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Developer advance	2,500	-	2,500
Due to debt service	571,374	-	571,374
Due to Developer	<u>7,597</u>	-	<u>7,597</u>
Total liabilities	<u>581,471</u>	<u>-</u>	<u>581,471</u>
Fund balances			
Restricted for:			
Debt service	-	1,080,373	1,080,373
Assigned:			
Lake bank project	24,000	-	24,000
Public facilities report	5,000	-	5,000
3 Months working capital	33,615	-	33,615
Unassigned	<u>81,266</u>	-	<u>81,266</u>
Total fund balances	<u>143,881</u>	<u>1,080,373</u>	<u>1,224,254</u>
Total liabilities and fund balances	<u>\$ 725,352</u>	<u>\$ 1,080,373</u>	<u>\$ 1,805,725</u>

**WATERFORD LANDING
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 101,285	\$ 121,987	\$ 127,690	96%
Interest and miscellaneous	21	29	6	483%
Total revenues	<u>101,306</u>	<u>122,016</u>	<u>127,696</u>	96%
EXPENDITURES				
Professional				
Supervisor's fees	-	-	4,308	0%
Management	4,080	12,240	48,960	25%
Audit fees	-	-	6,400	0%
Dissemination agent fees	83	250	1,000	25%
Trustee fees	-	-	4,760	0%
Arbitrage rebate calculation	-	-	750	0%
Legal	427	2,458	10,000	25%
Telephone	17	50	200	25%
Engineering	1,893	7,359	24,000	31%
Postage	-	-	750	0%
Insurance	-	6,436	6,840	94%
Printing and reproduction	42	125	500	25%
Legal advertising	249	494	1,500	33%
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>6,791</u>	<u>30,292</u>	<u>111,558</u>	27%
Other fees & charges				
Property appraiser	953	953	1,430	67%
Tax collector	691	1,382	953	145%
Total other fees & charges	<u>1,644</u>	<u>2,335</u>	<u>2,383</u>	98%
Total expenditures	<u>8,435</u>	<u>32,627</u>	<u>113,941</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	92,871	89,389	13,755	
Fund balances - beginning	51,010	54,492	64,598	
Assigned:				
Lake bank project	24,000	24,000	24,000	
Public facilities report	5,000	5,000	5,000	
3 Months working capital	33,615	33,615	33,615	
Unassigned	81,266	81,266	15,738	
Fund balances - ending	<u>\$ 143,881</u>	<u>\$ 143,881</u>	<u>\$ 78,353</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, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment - on roll	\$ 571,374	\$ 685,042	\$ 725,399	94%
Interest	4	10	-	N/A
Total revenues	<u>571,378</u>	<u>685,052</u>	<u>725,399</u>	94%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Prepayment	-	5,000	-	N/A
Interest	-	262,081	524,163	50%
Total expenditures	<u>-</u>	<u>267,081</u>	<u>729,163</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	571,378	417,971	(3,764)	
Fund balances - beginning	<u>508,995</u>	<u>662,402</u>	<u>661,161</u>	
Fund balances - ending	<u><u>\$ 1,080,373</u></u>	<u><u>\$ 1,080,373</u></u>	<u><u>\$ 657,397</u></u>	

WATERFORD LANDING

COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

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

The Board of Supervisors of the Waterford Landing Community Development District held a Special Meeting on September 23, 2021 at 11:00 a.m., at the offices of Barraco and Associates, 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901.

Present were:

Charles Cox	Chair
Marcina Strang (via telephone)	Vice Chair
Joyce Hein	Assistant Secretary
Robert Stillman	Assistant Secretary

Also present, were:

Daniel Rom	District Manager
Dana Crosby-Collier (via telephone)	District Counsel
Carl Barraco	District Engineer
Neal Mathes	Barraco & Associates
Nicole Monahan	City of Fort Myers City Engineer
Alan Gil	City of Fort Myers, Public Works Engineering
Tracy Hayden	Cella Molnar & Associates
Matt Hubbard (via telephone)	Tilson Technology Management
Mark Martin	Black & Veatch (B&V)
Donna Accardo	Resident
Don Walsh	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

42 **THIRD ORDER OF BUSINESS**

43 **Discussion/Consideration: City of Fort**
44 **Myers Installation of New Raw Water**
45 **Source Wells to Supplement Existing City**
46 **Wellfield**

47 **A. Newsletter**

48 The newsletter was included for informational purpose. Mr. Cox provided the
49 newsletter to the HOA to disburse throughout the community.

50 **B. Temporary Construction Easement**

51 Mr. Rom thanked those from the City of Fort Myers for attending the meeting. Their
52 attendance was requested by the Board as a result of Black & Veatch (B&V) advising the CDD of
53 an upcoming construction project. Further information about having access through Aldermans
54 Walk Boulevard (Aldermans) and the CDD right-of-way (ROW), which may require issuing access
55 easements.

56 Mr. Cox stated that the newsletter was sent to Nicole. It was determined that it was not
57 sent to the other two HOAs for distribution but, after today, all pertinent information about the
58 project would be distributed through the Master Association.

59 Ms. Tracy Hayden, of Cella Molnar & Associates (CMA), stated that they sent the
60 newsletter to the Representative of each Management firm and asked that it be distributed to
61 the appropriate parties. She noted that the CDD Management Representative was added to the
62 distribution list. Ms. Hayden would leave contact information cards for the project so they can
63 be left at the clubhouse. Board Members, Staff and homeowners were instructed to go to
64 CMA's website and to contact her office to add someone to the distribution list.

65 Mr. Rom was asked to have the newsletter posted individually on the CDD website, to
66 which he confirmed that only those items required by Florida Statutes are typically posted to
67 the CDD website.

68 In response to the Board's request at the last meeting, Ms. Nicole Monahan, Engineer
69 for the City of Fort Myers, reported the following additional information about the City's
70 project and the request for an access easement:

71 ➤ The City renewed the water use permit two years ago, which allows the City to draw
72 water from wells to supply drinking water to the City.

73 ➤ The current City wellfield is compact and, as only 13 or 14 out of 20 wells are active,
74 additional wells are needed to meet the future growth of the City beyond the last 20 years.

- 75 ➤ The 20-Year Permit was just renewed for another 20 years, which allows construction of
76 20 additional wells in the City of Fort Myers.
- 77 ➤ The thought is for the new wells to extend out from the existing compact wellfield like
78 three fingers, with one being along the North Colonial Linear Waterway that would take it over
79 into the golf course area of the Fort Myers Country Club and some areas in between.
- 80 ➤ Each well would be spaced certain distances apart to provide maximum efficiency.
- 81 ➤ They explored several City-owned properties; however, they also needed to find the
82 best path to ensure the pipeline can get the water back to the water treatment plant.
- 83 ➤ The spacing fell close to Aldermans and another at Veronica Shoemaker Boulevard
84 (Shoemaker).
- 85 ➤ The goal is to drill four new wells and have them operational before the next rainy
86 season, which is expected to take about nine to 10 months.
- 87 ➤ More water, new tanks and new updated processors are needed, as the current
88 wellfield and water plant had difficulties during the last year because the population increased
89 more than anticipated.
- 90 ➤ Three different contracts will be executed to complete the following scope of work:
- 91 • The first contractor would drill the well, beginning at Shoemaker, moving to a
92 well east of Aldermans, then two more south of Colonial, with one at Ray Pottorf Elementary
93 School and the other at Paul Laurence Dunbar Middle School.
- 94 • The second contractor would create the well access and install the equipment,
95 such as generator, pumps, fencing, etc.; essentially, everything that goes with the well itself.
- 96 • The third contractor would install the transmission line back to the plant, along
97 the North Colonial Linear Waterway.
- 98 ➤ Access is needed to drill the well and for transmission along the North Colonial Linear
99 Waterway. East of Aldermans is the best alternative, as coming in from Shoemaker was not
100 feasible as a big term solution.
- 101 ➤ Schematics showing the traffic flow, finished product and finished examples in areas
102 within the City were distributed. Some landscaping could be added to camouflage and make it
103 appear as aesthetically pleasing as possible for the residences on the other side.
- 104 ➤ All three contactors have completed numerous projects for the City and would be as
105 accommodating as possible.

106 Board Members brought up their concerns and concerns from residents regarding
107 monitoring traffic since this is the only exit for 959 homes, restoring landscaping at the bike
108 path, trucks parking on Alderman, staging of materials, construction crew parking, hours of
109 operation and restoring concrete pads, pavement and other damages. It was determined that
110 the City only needs to access the 10-mile canal from the Alderman ROW. The City would
111 oversee the contractors and deliveries. Contractors were unlikely to be on site at the same
112 time. The City would be responsible for monitoring traffic and for the 40' gravel road that will
113 be installed on City property. Suggestions were made regarding finding a different staging area
114 and then informing the contractor of when they are needed and scheduling deliveries from
115 11:00 a.m. to 2:00 p.m., which could alleviate potential traffic congestion and school bus issues.

116 In response to a question about an Access Easement, Ms. Monahan noted that an
117 Access Easement is a more permanent document that the City does not use. She stated that
118 the City generally uses a Temporary Right of Entry standard document, which she can email to
119 Ms. Collier. She stated that the City would like to pre-construction video the full ROW and
120 pavement, from the North Colonial Linear Waterway up to the gate and north of that and all
121 the way to Lake Clark. This would capture the current condition of the property prior to the
122 project starting so they can identify and restore everything back to its original condition and
123 repair any damages.

124 Concerns about property being damaged while accessing the west side and supply
125 trucks that damaged the City's pavement project last year and the damages were never
126 repaired, were discussed. Numerous other concerns and topics were noted, such as P-21 being
127 isolated limited access would be needed, the pipeline that will run along P-22 and the
128 waterway, closure of the bike path for the duration of the project, installation of conduits for
129 fiber optics to run the wells, Police Department interest in installing cameras and providing
130 homeowners with written details of the project timeline.

131 Ms. Collier stated the CDD needs to require an access easement from any entity doing
132 construction work on CDD property, as it allows the party to access the property and gives a
133 guarantee that they will restore the property to its prior condition. The easement document
134 would be recorded in the public records.

135 Ms. Hayden stated that she would send project updates every other week to the HOAs
136 and CDD.

137 Ms. Monahan stated that contractors will provide a business card with contact
138 information to anyone with questions, since the contractors and their employees are not
139 allowed to speak to the general public. She offered to attend homeowner meetings to answer
140 questions. She noted that, since the Stormwater Manager resides nearby and travels the site
141 every day, she would be apprised of any issues. The Temporary Right of Entry Agreement would
142 be emailed to Mr. Rom to distribute to Ms. Collier, the Board and Staff for their review.

143 Discussion ensued regarding water pressure, electrical issue at the plant, average
144 number of daily workers, finalizing a parking location for workers and expectation that the
145 project would commence in October.

146 The Board authorized District Staff to work with the City and its consultants and to
147 review, finalize the Temporary Right of Entry Agreement with the City and the Chair to execute
148 the Agreement.

149 The Board designated Mr. Cox to be the point of contact with Ms. Hayden, who is the
150 City’s point of contact. Mr. Rom was asked to confirm to the Board once the Agreement has
151 been executed.

152 Mr. Barraco stated that the activity on City property might occur before the Agreement
153 with the CDD is executed. He suggested that the Board read the meeting minutes to ensure
154 everyone is on the same page. Mr. Rom would email the draft minutes to the Board and District
155 Staff, closer to the November meeting date, which is typically when they become available.

156 Ms. Hayden stated she would email her HOA and CDD contact lists to Mr. Cox to review
157 for accuracy. Ms. Hein stated the Master Association will distribute the newsletter using its list,
158 along with Rizzetta Management, who represent HOAs #1, #2 and #3; since it has missing
159 information, it would better to have emails overlap than to miss someone. They would also
160 post the newsletter in the Clubhouse and the four directories.

161

162 **FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: City of Fort
Myers Water Utility Network Project**

163

164

165 **A. C3 Station 1887 at 3195 Birch Ln (AA)**

166 **B. Site R27 3947 Eldon Rd**

167 The Board reviewed these items prior to the meeting and wanted to know what the
168 final product would look like. Concern was expressed that the post line on the ground next to

169 the sewer lift station, referred to on the map, would be laying in the yard at 3195 Birchin Lane.
 170 Mr. Hubbard stated that the pole was put there because the lift station was not conveyed to
 171 the City during the permit process. He would relocate it and update the map, which is the
 172 reason for the request for the 3947 Eldon Road location.

173 Whether the City should have informed HOA #1 and HOA #2 residents about the
 174 delivery of the equipment was discussed. Regarding proceeding with the project, it was stated
 175 that the City could proceed with the project where the plat identifies that the lift station is on
 176 the public utility easement.

177 Discussion ensued regarding the 3195 Birchin Lane lot not being large enough for a
 178 home. It was noted that the purpose of the pole is to read the water meters instead of an
 179 individual reading them. This would also enable residents to monitor, track and budget their
 180 water consumption via the dashboard tool, similar to what Florida Power & Light (FPL) offers.
 181 The water bills are read in eight cycles and testing would occur before this is brought online,
 182 which is expected to be early next year; at the appropriate time, information about the new
 183 process would be included in the water bill.

184

On MOTION by Mr. Stillman and seconded by Ms. Hein, with all in favor, authorizing Mr. Barraco to prepare an Easement Agreement with the City for lift stations C3 Station 1887, at 3195 Birchin Lane (AA), and Site R27, at 3947 Eldon Road, to allow construction of the pole on the property, and authorizing the Chair to execute, subject to review by Ms. Collier, was approved.

190

191

FIFTH ORDER OF BUSINESS

**Acceptance of Resignation of Supervisor
 John Campo [Seat 5] (Term Expires
 November 2022)**

193

194

195

196 Mr. Rom presented the resignation letter from Mr. Campo and thanked Mr. Campo for
 197 his service on the Board.

198

On MOTION by Ms. Hein and seconded by Mr. Stillman, with all in favor, the resignation of Mr. John Campo, effective today, was accepted.

199

200

201

202

203

204 **SIXTH ORDER OF BUSINESS****Consider Appointment to Fill Unexpired
Term of Seat 5**205
206

207 Candidates Donna Accardo and Don Walsh each provided an overview of their personal
208 and professional backgrounds.

209 Mr. Walsh noted his experience holding a board position and his reason for wanting the
210 position on the Board.

211 Ms. Hein voiced her opinion that the Board needs fair representation from each of the
212 three HOAs and noted that homeowners showed no interest serving on the Board.

213 Ms. Accardo conveyed her reason for wanting the position on the Board and provided
214 more details about her professional background.

215 Both candidates responded to the question of how long they have resided in the CDD.

216 Mr. Rom noted that the terms for Seats 3 and 4, currently held by Mr. Cox and Ms.
217 Strang respectively, and Seat 5, which is now vacant, expire in November 2022.

218 Ms. Hein nominated Ms. Donna Accardo to fill Seat 5. Mr. Cox nominated Mr. Don
219 Walsh to fill Seat 5. No other nominations were made.

220

221 **On MOTION by Ms. Hein and seconded by Ms. Strang, with Ms. Hein and Ms.**
222 **Strang in favor and Mr. Cox and Mr. Stillman dissenting, appointment of Ms.**
223 **Donna Accardo to fill the unexpired term of Seat 5, was not approved. [Motion**
224 **failed 2-2]**

225

226

227 **On MOTION by Mr. Stillman and seconded by Mr. Cox, with Mr. Cox and Mr.**
228 **Stillman in favor and Ms. Hein and Ms. Strang dissenting, appointment of Mr.**
229 **Don Walsh to fill the unexpired term of Seat 5, was not approved. [Motion**
230 **failed 2-2]**

231

232

233 As the votes were deadlocked, Ms. Collier recommended soliciting other interested
234 candidates and invited Ms. Accardo and Mr. Walsh to the next meeting.

235 This item will remain on the agenda.

- 236 • **Administration of Oath of Office to Newly Appointed Supervisor (*the following will be***
237 ***provided in a separate package*)**

276 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

277

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

279 There was no report.

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

281 There was no report.

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

- 283 • **NEXT MEETING DATE: November 18, 2021 at 11:00 A.M.**

- 284 ○ **QUORUM CHECK**

285 The next meeting will be held on November 18, 2021.

286

287 **TWELFTH ORDER OF BUSINESS** **Supervisors' Requests**

288

289 There were no Supervisors' requests.

290

291 **THIRTEENTH ORDER OF BUSINESS** **Public Comments**

292

293 There were no public comments.

294

295 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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

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299 **On MOTION by Mr. Stillman and seconded by Mr. Cox, with all in favor, the**
300 **meeting adjourned at 12:53 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

13C

WATERFORD LANDING COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
November 18, 2021 CANCELED	Regular Meeting	11:00 AM
January 27, 2022	Regular Meeting	11:00 AM
April 28, 2022	Regular Meeting	11:00 AM
August 25, 2022	Public Hearing & Regular Meeting	11:00 AM