



**VIVID SHORES
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
OCTOBER 13, 2025
11:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.vividshorescdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VIVID SHORES
COMMUNITY DEVELOPMENT DISTRICT
24311 Walden Center Drive, Suite 300
Bonita Springs, FL 34134
REGULAR BOARD MEETING
October 13, 2025
11:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. September 18, 2025 Organizational Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Discussion Regarding Acquisitions
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-10-03

Subcategory
Miscellaneous Notices

VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULES

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vivid Shores Community Development District will hold Regular Meetings in the offices of Pulte located at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134 at 11:00 a.m. on the following dates:

October 13, 2025
November 10, 2025
December 8, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 13, 2026
May 11, 2026
June 8, 2026
July 13, 2026
August 10, 2026
September 14, 2026

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (941) 223-2475 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT

www.vividshorescdd.org

10/3/2025 #11697285

**VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT
ORGANIZATIONAL BOARD MEETING
SEPTEMBER 18, 2025**

A. CALL TO ORDER

The Organizational Board Meeting of the Vivid Shores Community Development District (the “District”) was called to order at 12:31 p.m. at 24311 Walden Center Drive, Suite 300, Bonita Springs, Florida 34134.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Organizational Board Meeting had been published in the *Fort Myers News Press* on September 5, 2025, as legally required.

C. SEAT NEW BOARD MEMBERS (FROM ORDINANCE)

D. ADMINISTER OATHS OF OFFICE

E. REVIEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Ms. Willson reviewed Board Member responsibilities.

F. DISCUSSION REGARDING REQUIRED ETHICS TRAINING

Ms. Willson explained that 4 hours of ethics training was a requirement for Board Members.

G. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairman	Scott Brooks	Present
Vice Chairperson	Laura Ray	Present
Supervisor	Naomi Robertson	Present
Supervisor	Jason Sawyer	Present
Supervisor	Ned Dewhirst	Present

Staff present were the following:

District Manager	Michelle Krizen	Special District Services, Inc.
District Counsel	Alyssa Willson	Kutak Rock LLP
District Engineer	Jackie Laroque (via phone)	
Bond Counsel	Steve Sanford	Greenberg Traurig

Also present were the following:

Todd Wodraska, Laura Archer, Tricia Lascasas, William Crosley and Andrew Karmeris of Special District Services, Inc. (via phone).

Pulte Group - Pat Butler, Michael Hueniken and Joseph Poelker

H. CONSIDER RESOLUTION NO. 2025-01 – ELECTION OF OFFICERS

Resolution No. 2025-01 was presented, entitled:

RESOLUTION 2025-01

A RESOLUTION ELECTING THE OFFICERS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT, CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA.

The following slate of officers was presented:

- Chairman Scott Brooks
- Vice Chairman Laura Ray
- Secretary Michelle Krizen
- Treasurer/Assistant Treasurer Michelle Krizen & Todd Wodraska
- Assistant Secretaries – Ned Dewhirst, Jason Sawyer, Naomi Robertson

A **motion** was made by Ms. Robertson, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2025-01, appointing the above slate of officers, as presented.

I. ADDITIONS OR DELETIONS TO AGENDA

There was a consensus of the Board to add Phase 1 reports for methodology and engineering to the agenda with the coordinating report.

J. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were comments from the public for items not on the agenda.

K. HIRING OF CONSULTANTS/PROFESSIONALS

- 1. Consider Appointment of District Manager – Special District Services, Inc.**
- 2. Consider Appointment of District General Counsel – Kutak Rocks LLP**
- 3. Consider Appointment of Interim District Engineer – Atwell Engineering**
- 4. Consider Appointment of Investment Banker – FMS Bonds**
- 5. Consider Appointment of Trustee – US Bank**
- 6. Consider Appointment of Bond Counsel – Steve Sanford**

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed **unanimously** approving the hiring of the above professional and authorizing District staff to negotiate and execute an interim engineering agreement.

L. POLICIES/PROCEDURES

1. Consider Resolution No. 2025-02 – Designating Alyssa Willson as Registered Agent and Primary Administrative Office

Resolution No. 2025-02 was presented, entitled:

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

2. Consider Resolution No. 2025-03 – Ratifying, Confirming and Approving the Recording of the Notice of Establishment

Resolution No. 2025-03 was presented, entitled:

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE RECORDING OF THE NOTICE OF ESTABLISHMENT FOR THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT.

3. Consider Resolution No. 2025-04 – Designating the Pulte Office as Local Records Office

Resolution No. 2025-04 was presented, entitled:

RESOLUTION 2025-04

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

4. Consider Resolution No. 2025-05 – Adopting Records Retention Policy

Resolution No. 2025-05 was presented, entitled:

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE

APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

5. Consider Resolution No. 2025-06 – Designating a Public Comment Period

Resolution No. 2025-06 was presented, entitled:

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE PUBLIC’S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

6. Consider Resolution No. 2025-07 – Adopting a Legal Defense Policy

Resolution No. 2025-07 presented, entitled:

RESOLUTION 2025-07

A RESOLUTION SETTING FORTH THE POLICY OF THE VIVID SHORES DEVELOPMENT DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS, DISTRICT OFFICERS, AND RETAINED STAFF; AND PROVIDING FOR AN EFFECTIVE DATE.

7. Consider Resolution No. 2025-08 – Authorizing Chairman or Vice Chairman to Execute Plats, Permits and Conveyances

Resolution No. 2025-08 was presented, entitled:

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT’S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

8. Consider Resolution No. 2025-09 – Adopting Alternative Investment Guidelines

Resolution No. 2025-09 was presented, entitled:

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), *FLORIDA STATUTES*; PROVIDING AUTHORIZATION FOR INVESTMENT DECISIONS; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

9. Consider Resolution No. 2025-10 – Adopting a Prompt Payment Policy

Resolution No. 2025-10 was presented, entitled:

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

10. Consider Resolution No. 2025-11 – Approving Statewide Mutual Aid Agreement

Resolution No. 2025-11 was presented, entitled:

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT, CITY OF BONITA SPRINGS, LEE COUNTY, STATE OF FLORIDA, APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

11. Consider Resolution No. 2025-12 – Adopting Travel Reimbursement Policy

Resolution No. 2025-12 was presented, entitled:

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY FOR REIMBURSEMENT OF DISTRICT TRAVEL EXPENSES; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adopting the above Agenda Items L1 through L11, as presented.

M. DISTRICT BUSINESS

1. Consider Authorization to Issue RFQ for Engineering Services

The engineer selection will take place at the November meeting.

2. Consider Authorization to Issue RFP for Auditing Services

The Auditor Selection process will take place at the November meeting.

3. Designation of Board of Supervisors as Audit Committee

4. Consider Authorization to Obtain General Liability and Public Officers' Insurance

5. Consider Resolution No. 2025-13 – Setting the Fiscal Year 2024/2025 Regular Meeting Schedule and Location

Resolution No. 2025-13 was presented, entitled:

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE

Meetings will be held at the offices of Pulte at 11 a.m. on the second Monday of each month.

6. Consider Resolution No. 2025-14 – Setting Landowners' Meeting

Resolution No. 2025-14 was presented, entitled:

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

November 10, 2025

7. Consider Resolution No. 2025-15 – Setting a Public Hearing on the Rules of Procedure

Resolution No. 2025-15 was presented, entitled:

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE

**DATE, TIME AND PLACE OF PUBLIC HEARING AND
AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR
THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND
PROVIDING AN EFFECTIVE DATE**

December 8, 2025

8. Consider Resolution No. 2025-16 – Designating a Qualified Public Depository

Resolution No. 2025-16 was presented, entitled:

RESOLUTION 2025-16

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VIVID SHORES
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC
DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN
OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL
FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE
OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.**

Seacoast Bank

9. Consider Resolution No. 2025-17 – Establishing CDD Checking Account and Signers

Resolution No. 2025-17 was presented, entitled:

RESOLUTION NO. 2025-17

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES
COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE
ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT,
DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO
REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE
SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen and Scott Brooks

10. Consider Resolution No. 2025-18 – Adopting Internal Control Policy

Resolution No. 2025-18 was presented, entitled:

RESOLUTION 2025-18

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE VIVID
SHORES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN
INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION
218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.**

11. Consider Resolution No. 2025-19 – Adopting Goals and Procedures

Resolution No. 2025-19 was presented, entitled:

RESOLUTION 2025-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

12. Consider Resolution No. 2025-20 – Authorizing the Disbursement of Funds

Resolution No. 2025-20 was presented, entitled:

RESOLUTION 2025-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

13. Consider Memorandum to District Manager Regarding E-Verify Requirements

14. Consider Resolution No. 2025-21 – Authorizing Direct Purchase of Materials

Resolution No. 2025-21 was presented, entitled:

RESOLUTION 2025-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A DIRECT PURCHASING AGENT AND RELATED WORK AUTHORIZATION; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A PURCHASE ORDER; APPROVING THE FORM OF A CERTIFICATE OF ENTITLEMENT; AUTHORIZING THE PURCHASE OF INSURANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Robertson, seconded by Ms. Ray and passed unanimously adopting the above Agenda Items M1 through M14, as presented.

15. Consider Resolution No. 2025-22 – Adopting Proposed FY 2024/2025 Annual Budget and Setting a Public Hearing Date for Final Adoption

Resolution No. 2025-22, entitled:

RESOLUTION 2025-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2024/2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

December 8, 2025

16. Consider Resolution No. 2025-23 – Adopting Proposed FY 2025/2026 Annual Budget and Setting a Public Hearing Date for Final Adoption

Resolution No. 2025-23 was presented, entitled:

RESOLUTION 2025-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025/2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

This budget contains the number of units for full build out. The final budget will include a decrease to reflect the units in Phase 1 only.

The proposed budget needs to include the addition of line items for Landscaping for the perimeter wall, and off site road maintenance/reserves.

December 8, 2025

17. Consider Budget Funding Agreement for Fiscal Year 2024/2025

18. Consider Budget Funding Agreement for Fiscal Year 2025/2026

19. Consider Resolution No. 2025-24 – Setting a Public Hearing for Intent to Use the Uniform Method of Collection

Resolution No. 2025-24 was presented, entitled:

RESOLUTION 2025-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

November 10, 2025

20. Consider Resolution No. 2025-25 – Adopting Compensation for Board Members

Resolution No. 2025-25 was presented, entitled:

RESOLUTION 2025-25

A RESOLUTION OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT PROVIDING A POLICY FOR COMPENSATION OF BOARD MEMBERS.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adopting Agenda Items M15 through M20, above, as presented.

N. BOND RELATED PROCEEDINGS

1. Consider Bond Financing Team Funding Agreement

2. Consider Approval of Acquisition Agreement

3. Consider Preliminary Engineer's Report and Phase 1 Engineer's Report

The master report reflects the entire 1,200 acres while the Phase 1 report is specific to the work completed in the 881 acres of Phase 1.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving the Preliminary Engineer's Report and Phase 1 Engineer's Report, as presented.

4. Consider Master Special Assessment Methodology Report

The Validation Report encompasses the entire District, approximately 1,200 acres allowing the District to validate the entire project. The District will be seeking to be validated at \$81,000,000.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving the Master Special Assessment Methodology Report, as presented.

5. Consider Resolution No. 2025-26 - Authorizing the Issuance of Bonds

Resolution No. 2025-26 was presented, entitled:

RESOLUTION NO. 2025-26

AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$81,000,000 AGGREGATE PRINCIPAL AMOUNT OF VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, IN ONE OR MORE SERIES, TO PAY ALL OR A PORTION OF THE DESIGN, ACQUISITION AND CONSTRUCTION COSTS OF CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STORMWATER MANAGEMENT AND CONTROL FACILITIES, INCLUDING, BUT NOT LIMITED TO, RELATED EARTHWORK; WATER, WASTEWATER SYSTEMS AND FACILITIES, INCLUDING ANY CONNECTION FEES; ROADWAY IMPROVEMENTS LANDSCAPING, HARDSCAPING AND IRRIGATION IN PUBLIC RIGHTS OF WAY; CONSTRUCTION OF ON-SITE ENVIRONMENTAL AND CONSERVATION AREAS; OFFSITE IMPROVEMENTS; AND ALL RELATED INCIDENTAL COSTS AND FEES (COLLECTIVELY, THE “PROJECT”), PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE APPOINTMENT OF A TRUSTEE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER TRUST INDENTURE AND SUPPLEMENTAL TRUST INDENTURE IN SUBSTANTIALLY THE FORMS ATTACHED HERETO; PROVIDING THAT SUCH BONDS SHALL NOT CONSTITUTE A DEBT, LIABILITY OR OBLIGATION OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT (EXCEPT AS OTHERWISE PROVIDED HEREIN), THE CITY OF BONITA SPRINGS, FLORIDA, LEE COUNTY, FLORIDA, THE STATE OF FLORIDA OR OF ANY OTHER POLITICAL SUBDIVISION THEREOF, BUT SHALL BE PAYABLE SOLELY FROM SPECIAL ASSESSMENTS ASSESSED AND LEVIED ON THE PROPERTY WITHIN THE DISTRICT BENEFITED BY THE PROJECT AND SUBJECT TO ASSESSMENT; PROVIDING FOR THE JUDICIAL VALIDATION OF SUCH BONDS; AND PROVIDING FOR OTHER RELATED MATTERS.

This resolution starts the validation process.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2025-26, as presented.

6. Consider Resolution No. 2025-27 – Declaring Assessments

Resolution No. 2025-27 was presented, entitled:

RESOLUTION 2025-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

A **motion** was made by Ms. Robertson, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2025-27, with adjustments noting Phase 1.

7. Consider Resolution No. 2025-28 – Setting Public Hearing on Assessments

Resolution No. 2025-28 was presented, entitled:

RESOLUTION 2025-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON NOVEMBER 10, 2025, AT 11:00 A.M., FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE VIVID SHORES COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2025-28, as presented.

A **motion** was then made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving Agenda Items N1 through N2 above, as presented.

O. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

P. BOARD MEMBER COMMENTS

There were no further Board Member comments.

Q. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adjourning the Organizational Meeting at 1:50 p.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair