

**MINUTES OF MEETING
NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on February 2, 2021 at 11:00 a.m., in the Naples Reserve Clubhouse Parking Lot, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present at the meeting were:

Thomas Marquardt	Chair
Jeffrey Bieker	Vice Chair
Charlene Hill	Assistant Secretary
Gregory Inez	Assistant Secretary
Deborah Lee Godfrey	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Daniel Rom	Wrathell, Hunt and Associates, LLC
Greg Urbancic	District Counsel
Meagan Magaldi	Coleman, Yovanovich & Koester, P.A.
Terry Cole	District Engineer

Residents present were:

Jeffrey Thorson	Gail Thorson	Ed Moore
Leo Desjardins	Randy Sparrazza	Lucy Sparrazza
Judy Dippert	Thomas Dippert	Larry Johnson
Linda Couture	Robert Weiner	Chris Bender
Maria Desjardins	Ken Gorman	Other residents

**DUE TO AUDIO DIFFICULTIES, PORTIONS OF THE
MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 11:03 a.m. Supervisors Marquardt, Hill, Bieker and Inez were present. One seat was vacant at roll call.

SECOND ORDER OF BUSINESS

Public Comments

Resident Leo Desjardins asked if the maintenance agreement and storm-related events, which could impact that agreement, would be discussed today. Mr. Marquardt replied affirmatively.

Resident Ed Moore stated he submitted his name in conjunction with the Vacancy in Seat 3 and briefly presented his qualifications and experience.

Resident Maria Desjardins asked if Mr. Cole would address some of the erosion concerns raised by residents. Mr. Marquardt replied affirmatively. Ms. Desjardins asked if the Board would discuss retaining additional counsel to represent homeowners, in relation to the CDD. Mr. Marquardt replied affirmatively.

THIRD ORDER OF BUSINESS

Discussion/Consideration of Candidates to Fill Vacancy in Seat 3; *(Term Expires November 2024)*

- A. Deborah Godfrey [14771 Edgewater Circle]**
- B. Edward R. Moore [14583 Kelson Circle]**

Ms. Cerbone stated that although two CDD Board Seats went to the General Election as required by Florida Statutes, no residents qualified as candidates with the Supervisor of Elections. In addition to the two Board seats that were in the General Election, there was also one Landowner-elected Board seat that was up for election at the November Landowners' Meeting. At the Landowners' Meeting in November, nominations for the Landowner-elected seat were made and ballots were cast as individuals and as proxy holders. Supervisor Inez received the most votes and in turn, was elected to the Board. At the Regular Meeting, the Board addressed one of the open Board seats for which no one qualified in the General Election. Ms. Hill was nominated and she was subsequently appointed to the seat. Due to public comments, the second seat was not filled at that time and an e-blast was sent to residents about the remaining open seat. The two candidates listed above expressed interest in filling the vacancy in Seat 3.

Mr. Marquardt stated he was pleased to see two well-qualified applicants and he had spoken with both candidates regarding serving on the Board.

Supervisor Hill nominated Ms. Deborah Godfrey.

Supervisor Bieker nominated Mr. Edward Moore.

No other nominations were made.

On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, the appointment of Ms. Deborah Godfrey to Seat 3, term expires November 2024, was approved.

Mr. Marquardt thanked Mr. Moore for applying and asked that his application be kept on file for future Board vacancies, as his qualifications were excellent.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office to Newly Appointed Supervisor [Seat 3], (the following to be provided in a separate package)

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Ms. Godfrey. Ms. Cerbone briefly explained the following items:

- 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**

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Naples Reserve Community Development District, and Providing for an Effective Date

Ms. Cerbone presented Resolution 2021-04. Mr. Marquardt nominated the following slate of officers:

Chair	Thomas Marquardt
Vice Chair	Jeffrey Bieker
Secretary	Craig Wrathell
Assistant Secretary	Gregory Inez
Assistant Secretary	Charlene Hill
Assistant Secretary	Deborah Godfrey
Assistant Secretary	Cindy Cerbone
Assistant Secretary	Daniel Rom
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder

No other nominations were made.

On MOTION by Mr. Bieker and seconded by Mr. Inez, with all in favor, Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Naples Reserve Community Development District, as nominated, and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2020

Ms. Cerbone presented the Unaudited Financial Statements as of December 31, 2020.

DUE TO AUDIO DIFFICULTIES, THE REMAINDER OF THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES

On MOTION by Ms. Hill and seconded by Mr. Bieker, with all in favor, the Unaudited Financial Statements as of December 31, 2020, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of Minutes

Ms. Cerbone presented the November 19, 2020 Landowners' Meeting and Regular Meeting Minutes.

A. November 19, 2020 Landowners’ Meeting

The following change was made:

Greg Urbancic, District Counsel, was present in person

Line 71: Change “Lisa” to “Lucille”

B. November 19, 2020 Regular Meeting

On MOTION by Ms. Hill and seconded by Mr. Bieker, with all in favor, the November 19, 2020 Landowners’ Meeting and Regular Meeting Minutes, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

Mr. Urbancic discussed E-verify and advised new Board Members to contact him with any questions.

B. District Engineer: *Hole Montes, Inc.*

I. Discussion: District Engineer’s Report on Status of CDD Improvements

Mr. Cole presented the Report and noted that observable lake erosion was due to wind and storm-related which were natural causes and not due to design defects. The large lake required \$150,000 in estimated repairs as noted in the report from June or July 2020. Approximately 60 units required sod repairs; this was a builder issue and not a CDD or HOA issue however it was not uncommon. Mr. Marquardt noted that no funds were budgeted for repair; therefore, an increase in assessments by the HOA or CDD, would be required if the builder did not make repairs.

II. Discussion: Lake/Storm Water Pond Ownership

Mr. Cole presented a table depicting plat ownership and improvements funded by the CDD. He noted that only nine catch basins required cleaning. Spot checks should be performed during regular maintenance provided by the HOA.

III. Discussion: CDD Improvements Map

Mr. Cole presented the CDD improvements map. Mr. Marquardt requested a map depicting CDD property or a tracker that identifies ownership, recommended repair and estimated costs of each repair, including easements.

IV. Discussion: Potential Storm Impact Damage on CDD Improvements (Restoration Activities and Related Cost Estimates)

V. Discussion: Certificate of Completion for 2014 Bond Series

VI. Discussion: Certificate of Completion for 2018 Bond Series

VII. Discussion: Developer to CDD Conveyances

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

Ms. Cerbone stated that end of year budget projections would be reviewed at an upcoming meeting, specifically, budgeting a reserve for maintenance. Examples would be shown from similar CDDs for budgeted items and costs.

I. Communications with HOA Property Manager

Mr. Marquardt stated he would work with the HOA on extended communication.

II. NEXT MEETING DATE: March 2, 2021 at 11:00 A.M.

o QUORUM CHECK

The next Regular meeting will be held on March 2, 2021 and the Continued meeting will be held February 9, 2021.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'


There being no audience comments or Supervisors' requests, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Marquardt and seconded by Mr. Bieker, with all in favor, the meeting recessed at approximately 1:45 p.m., and was continued to February 9, 2021 at 11:00 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair