

NAPLES RESERVE

COMMUNITY DEVELOPMENT DISTRICT

September 12, 2024

BOARD OF SUPERVISORS PUBLIC HEARING AND REGULAR MEETING AGENDA

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Naples Reserve Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

September 5, 2024

Board of Supervisors
Naples Reserve 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 Naples Reserve Community Development District will hold a Public Hearing and Regular Meeting on September 12, 2024 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Chair's Opening Remarks
4. Update: Lake Bank Easement
5. Update: Fence at 14880 Edgewater Circle
6. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2024-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Acceptance of Unaudited Financial Statements as of July 31, 2024
9. Approval of August 8, 2024 Regular Meeting Minutes
10. Other Business

11. Staff Reports

- A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
- B. District Engineer: *Bowman Consulting Group LTD*
- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - Monthly Report
 - Superior Waterway Services, Inc. Treatment Report July/August 2024
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 10, 2024 at 10:00 AM

○ QUORUM CHECK

SEAT 1	LISA WILD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS MARQUARDT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DEBORAH LEE GODFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREGORY INEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANNA HARMON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Public Comments

13. Supervisors' Requests

14. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 512-9027.

Sincerely,



Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

6A



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Naples Reserve Cdd
Naples Reserve Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

08/27/2024, 09/03/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/03/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$531.25
Tax Amount: \$0.00
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Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2024/2025
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.

The Board of Supervisors ("Board") of the Naples Reserve Community Development District ("District") will hold a public hearing on September 12, 2024 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrothell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010 ("District Manager's Office"), during normal business hours, or on the District's website, <http://naplesreservecdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the hearing and meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Aug 27, Sept 3, 2024 #10506828

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

6B

RESOLUTION 2024-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the Naples Reserve Community Development District a proposed budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes (**“Adopted Budget”**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Naples Reserve Community Development District for the Fiscal Year Ending September 30, 2025”.
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$1,813,812 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 696,752
TOTAL DEBT SERVICES FUND - SERIES 2014	\$ 537,000
TOTAL DEBT SERVICES FUND - SERIES 2018	<u>\$ 580,060</u>
TOTAL ALL FUNDS	\$1,813,812

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2024.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 616,232				\$ 725,783
Allowable discount (4%)	(24,649)				(29,031)
Assessment levy - net	591,583	\$ 582,445	\$ 9,138	\$ 591,583	696,752
Interest and miscellaneous	-	15,564	-	15,564	-
Total revenues	591,583	598,009	9,138	607,147	696,752
EXPENDITURES					
Professional & admin					
Engineering	40,000	10,134	29,866	40,000	40,000
Audit	7,200	6,000	1,200	7,200	7,200
Legal	20,000	3,424	16,576	20,000	20,000
Management/accounting/recording	48,960	24,480	24,480	48,960	48,960
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Postage	500	207	293	500	500
Insurance	7,574	7,160	-	7,160	7,900
Trustee	5,300	5,052	-	5,052	5,300
Trustee - second bond series	5,300	-	5,300	5,300	5,300
Arbitrage rebate calculation	1,500	500	1,000	1,500	1,000
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Telephone	50	25	25	50	50
Printing & binding	350	175	175	350	350
Legal advertising	1,200	255	945	1,200	1,200
Annual district filing fee	175	175	-	175	175
Contingencies	500	-	500	500	500
Website					
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & admin	147,024	62,042	84,320	146,362	146,850
Field operations					
Operations management	7,500	3,750	3,750	7,500	7,500
GIS solutions	12,000	6,000	6,000	12,000	1,500
Drainage / catch basin maintenance	6,500	-	6,500	6,500	6,500
Littoral plantings	-	-	-	-	2,500
Other repairs & maintenance	150,000	13,326	344,163	357,489	150,000
Lake maintenance / water quality	71,987	30,033	48,000	78,033	76,500
Total field operations	247,987	53,109	408,413	461,522	244,500

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other fees & charges					
Property appraiser	9,243	2,206	7,037	9,243	10,887
Tax collector	12,325	11,637	688	12,325	14,516
Total other fees & charges	21,568	13,843	7,725	21,568	25,403
Total expenditures	416,579	128,994	500,458	629,452	416,753
Excess (deficiency) of revenues over/(under) expenditures	175,004	469,015	(491,320)	(22,305)	279,999
Fund balance - beginning (unaudited)	184,143	192,223	661,238	192,223	169,918
Fund balance - ending (projected)					
Assigned					
3 months working capital	109,825	109,825	109,825	109,825	110,113
Lake bank remediation	243,013	243,013	83,037	83,037	243,013
Unassigned	6,309	308,400	(22,944)	(22,944)	96,791
Fund balance - ending (projected)	<u>\$ 359,147</u>	<u>\$ 661,238</u>	<u>\$ 169,918</u>	<u>\$ 169,918</u>	<u>\$ 449,917</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional services

Management/accounting/recording	\$ 48,960
<p>Wrathell, Hunt and Associates, LLC, specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community. This fee is inclusive of district management and recording services.</p>	
Debt service fund accounting	5,500
Legal	20,000
<p>Coleman, Yovanovich & Koester, P.A. provides on-going general counsel and legal representation. As such, he is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	40,000
<p>Bowman Consulting Group LTD, provides a broad array of engineering, consulting and construction services, which assist in the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,200
<p>If certain revenue or expenditure thresholds are exceeded then Florida Statutes, Chapter 218.39 requires the District to have an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,000
<p>To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee	5,300
<p>Annual Fee paid to U.S. Bank for the service provided as Trustee, Paying Agent and Registrar.</p>	
Trustee - second bond series	5,300
Telephone	50
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	350
<p>Copies, agenda package items, etc.</p>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, bidding,	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,900
The District carries public officials and general liability insurance. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Contingencies	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting	705
ADA compliance	210
Field operations	
Operations management	7,500
GIS solutions	1,500
Drainage / catch basin maintenance	6,500
Littoral plantings	2,500
Other repairs & maintenance	150,000
Lake maintenance / water quality	76,500
Lake aerator maintenance agreement - \$1,000 annually, includes air diffuser system maintenance 4x a year and the maintenance of the aeration cabinet. As well as, all associated conduits. Lake Mgmt. Agreement - \$44,448 annually, includes visual inspections, aquatic weed control 2x per month, shoreline weed control, pond algae control, minor trash removal, service reporting and permitting. Lake services agreement- \$2388 annually, includes visual inspections, lake 21A algae control, when needed,	
Other fees & charges	
Property appraiser	
The property appraiser charges 1.5% of the assessments	10,887
Tax collector	
The tax collector charges 2% of the assessments collected.	14,516
Total expenditures	<u><u>\$ 416,753</u></u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$559,375				\$559,375
Allowable discount (4%)	(22,375)				(22,375)
Assessment levy - net	537,000	\$ 528,704	\$ 8,296	\$ 537,000	537,000
Interest	-	24	-	24	-
Total revenues	537,000	528,728	8,296	537,024	537,000
EXPENDITURES					
Debt service					
Principal	155,000	155,000	-	155,000	160,000
Interest	355,881	179,781	176,100	355,881	348,400
Total debt service	510,881	334,781	176,100	510,881	508,400
Other fees & charges					
Property appraiser	8,391	2,003	6,388	8,391	8,391
Tax collector	11,188	10,563	-	10,563	11,188
Total other fees & charges	19,579	12,566	6,388	18,954	19,579
Total expenditures	530,460	347,347	182,488	529,835	527,979
Excess/(deficiency) of revenues over/(under) expenditures	6,540	181,381	(174,192)	7,189	9,021
Fund balance:					
Beginning fund balance	900,022	913,149	1,094,530	913,149	920,338
Ending fund balance (projected)	\$ 906,562	\$1,094,530	\$ 920,338	\$ 920,338	929,359
Use of fund balance					
Debt service reserve account balance (required)					(514,063)
Interest expense - November 1, 2025					(170,000)
Principal expense - November 1, 2025					(172,300)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 72,996

NAPLES RESERVE

Community Development District

Series 2014

\$7,680,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	160,000.00	4.750%	176,100.00	336,100.00
05/01/2025	-		172,300.00	172,300.00
11/01/2025	170,000.00	4.750%	172,300.00	342,300.00
05/01/2026	-		168,262.50	168,262.50
11/01/2026	180,000.00	5.250%	168,262.50	348,262.50
05/01/2027	-		163,537.50	163,537.50
11/01/2027	190,000.00	5.250%	163,537.50	353,537.50
05/01/2028	-		158,550.00	158,550.00
11/01/2028	200,000.00	5.250%	158,550.00	358,550.00
05/01/2029	-		153,300.00	153,300.00
11/01/2029	210,000.00	5.250%	153,300.00	363,300.00
05/01/2030	-		147,787.50	147,787.50
11/01/2030	220,000.00	5.250%	147,787.50	367,787.50
05/01/2031	-		142,012.50	142,012.50
11/01/2031	230,000.00	5.250%	142,012.50	372,012.50
05/01/2032	-		135,975.00	135,975.00
11/01/2032	245,000.00	5.250%	135,975.00	380,975.00
05/01/2033	-		129,543.75	129,543.75
11/01/2033	255,000.00	5.250%	129,543.75	384,543.75
05/01/2034	-		122,850.00	122,850.00
11/01/2034	270,000.00	5.250%	122,850.00	392,850.00
05/01/2035	-		115,762.50	115,762.50
11/01/2035	285,000.00	5.250%	115,762.50	400,762.50
05/01/2036	-		108,281.25	108,281.25
11/01/2036	300,000.00	0.056%	108,281.25	408,281.25
05/01/2037	-		99,843.75	99,843.75
11/01/2037	315,000.00	0.056%	99,843.75	414,843.75
05/01/2038	-		90,984.38	90,984.38
11/01/2038	330,000.00	0.056%	90,984.38	420,984.38
05/01/2039	-		81,703.13	81,703.13
11/01/2039	350,000.00	0.056%	81,703.13	431,703.13
05/01/2040	-		71,859.38	71,859.38
11/01/2040	370,000.00	0.056%	71,859.38	441,859.38
05/01/2041	-		61,453.13	61,453.13
11/01/2041	390,000.00	0.056%	61,453.13	451,453.13
05/01/2042	-		50,484.38	50,484.38
11/01/2042	415,000.00	0.056%	50,484.38	465,484.38
05/01/2043	-		38,812.50	38,812.50
11/01/2043	435,000.00	0.056%	38,812.50	473,812.50
05/01/2044	-		26,578.13	26,578.13
11/01/2044	460,000.00	0.056%	26,578.13	486,578.13
05/01/2045	-		13,640.63	13,640.63
11/01/2045	485,000.00	0.056%	13,640.63	498,640.63
Total	6,465,000.00		4,683,143.82	11,148,143.82

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Assessment levy: on-roll	\$ 604,229				\$ 604,229
Allowable discount (4%)	(24,169)				(24,169)
Assessment levy - net	580,060	\$ 571,100	\$ 8,960	\$ 580,060	580,060
Interest	-	16,676	-	16,676	-
Total revenues	580,060	587,776	8,960	596,736	580,060
EXPENDITURES					
Debt service					
Principal	160,000	160,000	-	160,000	165,000
Interest	394,094	198,647	195,447	394,094	387,078
Total debt service	554,094	358,647	195,447	554,094	552,078
Other fees & charges					
Property appraiser	9,063	2,149	6,914	9,063	9,063
Tax collector	12,085	11,410	675	12,085	12,085
Total other fees & charges	21,148	13,559	7,589	21,148	21,148
Total expenditures	575,242	372,206	203,036	575,242	573,226
Excess/(deficiency) of revenues over/(under) expenditures	4,818	215,570	(194,076)	21,494	6,834
Fund balance:					
Beginning fund balance	735,618	768,685	984,255	768,685	790,179
Ending fund balance (projected)	\$ 740,436	\$ 984,255	\$ 790,179	\$ 790,179	797,013
Use of fund balance					
Debt service reserve account balance (required)					(280,178)
Interest expense - November 1, 2025					(191,631)
Principal expense - November 1, 2025					(175,000)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 150,204</u>

NAPLES RESERVE

Community Development District

Series 2018

\$8,550,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	165,000.00	4.625%	195,446.88	360,446.88
05/01/2025	-		191,631.25	191,631.25
11/01/2025	175,000.00	4.625%	191,631.25	366,631.25
05/01/2026	-		187,584.38	187,584.38
11/01/2026	180,000.00	4.625%	187,584.38	367,584.38
05/01/2027	-		183,421.88	183,421.88
11/01/2027	190,000.00	4.625%	183,421.88	373,421.88
05/01/2028	-		179,028.13	179,028.13
11/01/2028	200,000.00	4.625%	179,028.13	379,028.13
05/01/2029	-		174,403.13	174,403.13
11/01/2029	210,000.00	4.625%	174,403.13	384,403.13
05/01/2030	-		169,546.88	169,546.88
11/01/2030	220,000.00	5.000%	169,546.88	389,546.88
05/01/2031	-		164,046.88	164,046.88
11/01/2031	230,000.00	5.000%	164,046.88	394,046.88
05/01/2032	-		158,296.88	158,296.88
11/01/2032	240,000.00	5.000%	158,296.88	398,296.88
05/01/2033	-		152,296.88	152,296.88
11/01/2033	250,000.00	5.000%	152,296.88	402,296.88
05/01/2034	-		146,046.88	146,046.88
11/01/2034	265,000.00	5.000%	146,046.88	411,046.88
05/01/2035	-		139,421.88	139,421.88
11/01/2035	280,000.00	5.000%	139,421.88	419,421.88
05/01/2036	-		132,421.88	132,421.88
11/01/2036	290,000.00	5.000%	132,421.88	422,421.88
05/01/2037	-		125,171.88	125,171.88
11/01/2037	305,000.00	5.000%	125,171.88	430,171.88
05/01/2038	-		117,546.88	117,546.88
11/01/2038	320,000.00	5.000%	117,546.88	437,546.88
05/01/2039	-		109,546.88	109,546.88
11/01/2039	340,000.00	5.125%	109,546.88	449,546.88
05/01/2040	-		100,834.38	100,834.38
11/01/2040	355,000.00	5.125%	100,834.38	455,834.38
05/01/2041	-		91,737.50	91,737.50
11/01/2041	375,000.00	5.125%	91,737.50	466,737.50
05/01/2042	-		82,128.13	82,128.13
11/01/2042	390,000.00	5.125%	82,128.13	472,128.13
05/01/2043	-		72,134.38	72,134.38
11/01/2043	410,000.00	5.125%	72,134.38	482,134.38
05/01/2044	-		61,628.13	61,628.13
11/01/2044	435,000.00	5.125%	61,628.13	496,628.13
05/01/2045	-		50,481.25	50,481.25
11/01/2045	455,000.00	5.125%	50,481.25	505,481.25
05/01/2046	-		38,821.88	38,821.88
11/01/2046	480,000.00	5.125%	38,821.88	518,821.88
05/01/2047	-		26,521.88	26,521.88
11/01/2047	505,000.00	5.125%	26,521.88	531,521.88
05/01/2048	-		13,581.25	13,581.25
11/01/2048	530,000.00	5.125%	13,581.25	543,581.25
Total	7,795,000.00		5,932,009.58	13,727,009.58

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2025**

On-Roll Assessments

Number of Units	Unit Type	Subdivision Name	Projected Fiscal Year 2025			FY 24 Total Assessment
			GF	DSF	GF & DSF	
79	85' x 130'	Parrot Cay	\$667.08	\$ 1,458.33 *	\$2,125.41	\$ 2,024.72
82	78' x 130'	Sparrow Cay	667.08	1,250.00 *	1,917.08	1,816.39
116	64' x 130'	Savannah Lakes	667.08	1,145.83 *	1,812.91	1,712.22
169	53' x 130'	Egret Landing	667.08	1,041.67 *	1,708.75	1,608.06
51	40' x 130'	Mallard Point	667.08	833.33 *	1,500.41	1,399.72
178	34' x 130' Villa	Coral Harbor	667.08	708.33 **	1,375.41	1,274.72
183	76' x 130'	Canoe Landing/Crane Point/Bimini Isles	667.08	1,250.00 **	1,917.08	1,816.39
101	64' x 140'	Sutton Cay	667.08	1,145.83 **	1,812.91	1,712.22
129	53' x 130'	Half Moon Point	667.08	1,041.67 **	1,708.75	1,608.06
1,088						

* Units subject to Series 2014 Bonds

** Units subject to Series 2018 Bonds

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Naples Reserve Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Collier County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit A**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B**.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Naples Reserve Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Naples Reserve Community Development District.

PASSED AND ADOPTED this 12th day of September, 2024.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2024**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2024**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 615,849	\$ -	\$ -	\$ 615,849
Investments				
Reserve	-	517,100	277,103	794,203
Revenue	-	448,939	495,314	944,253
Prepayment	-	117	1,213	1,330
Due from debt service fund - series 2014	-	-	38,728	38,728
Due from other	319	-	-	319
Total assets	<u>\$ 616,168</u>	<u>\$ 966,156</u>	<u>\$ 812,358</u>	<u>\$ 2,394,682</u>
LIABILITIES				
Liabilities:				
Due to debt service fund - series 2018	\$ -	\$ 38,728	\$ -	\$ 38,728
Retainage payable	10,701	-	-	10,701
Developer advance	1,500	-	-	1,500
Total liabilities	<u>12,201</u>	<u>38,728</u>	<u>-</u>	<u>50,929</u>
FUND BALANCES:				
Restricted for				
Debt service	-	927,428	812,358	1,739,786
Assigned				
3 months working capital	109,825	-	-	109,825
Lake bank remediation	243,013	-	-	243,013
Unassigned	251,129	-	-	251,129
Total fund balances	<u>603,967</u>	<u>927,428</u>	<u>812,358</u>	<u>2,343,753</u>
Total liabilities and fund balances	<u>\$ 616,168</u>	<u>\$ 966,156</u>	<u>\$ 812,358</u>	<u>\$ 2,394,682</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 592,537	\$ 591,583	100%
Miscellaneous income	2,452	25,868	-	N/A
Total revenues	<u>2,452</u>	<u>618,405</u>	<u>591,583</u>	105%
EXPENDITURES				
Administrative				
Engineering	553	11,189	40,000	28%
Audit	-	7,950	7,200	110%
Legal	925	7,244	20,000	36%
Management, accounting, recording	4,080	40,800	48,960	83%
Debt service fund accounting	458	4,583	5,500	83%
Postage	21	287	500	57%
Insurance	-	7,160	7,574	95%
Trustee	-	5,053	5,300	95%
Trustee - second bond series	-	4,031	5,300	76%
Arbitrage rebate calculation	500	1,000	1,500	67%
Dissemination agent	167	1,667	2,000	83%
Telephone	4	42	50	84%
Printing & binding	29	292	350	83%
Legal advertising	-	445	1,200	37%
Annual district filing fee	-	175	175	100%
Contingencies	-	-	500	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser	-	2,207	9,243	24%
Tax collector	-	11,838	12,325	96%
Total administration expenses	<u>6,737</u>	<u>106,668</u>	<u>168,592</u>	63%
Field Operations				
Operations management	625	6,250	7,500	83%
GIS Solutions	785	13,285	12,000	111%
Drainage / catch basin maintenance	-	6,800	6,500	105%
Other repairs and maintenance	4,800	18,125	150,000	12%
Lake maintenance / water quality	6,375	55,533	71,987	77%
Total field operations expenses	<u>12,585</u>	<u>99,993</u>	<u>247,987</u>	40%
Total expenditures	<u>19,322</u>	<u>206,661</u>	<u>416,579</u>	50%
Excess (deficiency) of revenues over/(under) expenditures	(16,870)	411,744	175,004	
Fund balance - beginning	620,837	192,223	184,143	
Fund balance - ending				
Assigned				
3 months working capital	109,825	109,825	109,825	
Lake bank remediation	243,013	243,013	243,013	
Unassigned	251,129	251,129	6,309	
Fund balance - ending	<u>\$603,967</u>	<u>\$603,967</u>	<u>\$359,147</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2014
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 537,865	\$ 537,000	100%
Interest	4	44	-	N/A
Total revenues	<u>4</u>	<u>537,909</u>	<u>537,000</u>	100%
EXPENDITURES				
Debt service				
Principal	-	155,000	155,000	100%
Interest	-	355,881	355,881	100%
Total debt service	<u>-</u>	<u>510,881</u>	<u>510,881</u>	100%
Other fees and charges				
Tax collector	-	10,746	11,188	96%
Property appraiser	-	2,003	8,391	24%
Total other fees and charges	<u>-</u>	<u>12,749</u>	<u>19,579</u>	65%
Total expenditures	<u>-</u>	<u>523,630</u>	<u>530,460</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	4	14,279	6,540	
Fund balances - beginning	927,424	913,149	900,022	
Fund balances - ending	<u>\$ 927,428</u>	<u>\$ 927,428</u>	<u>\$906,562</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED JULY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ -	\$ 580,996	\$ 580,060	100%
Interest	3,076	30,528	-	N/A
Total revenues	<u>3,076</u>	<u>611,524</u>	<u>580,060</u>	105%
EXPENDITURES				
Debt service				
Principal	-	160,000	160,000	100%
Interest	-	394,094	394,094	100%
Total debt service	<u>-</u>	<u>554,094</u>	<u>554,094</u>	100%
Other fees and charges				
Property appraiser	-	2,149	9,063	24%
Tax collector	-	11,608	12,085	96%
Total other fees and charges	<u>-</u>	<u>13,757</u>	<u>21,148</u>	65%
Total expenditures	<u>-</u>	<u>567,851</u>	<u>575,242</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	3,076	43,673	4,818	
Fund balances - beginning	809,282	768,685	735,618	
Fund balances - ending	<u>\$812,358</u>	<u>\$ 812,358</u>	<u>\$740,436</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on August 8, 2024 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present were:

Thomas Marquardt	Chair
Anna Harmon	Assistant Secretary
Lisa Wild	Assistant Secretary
Gregory Inez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Terry Cole (via telephone)	District Engineer
Andy Nott	Superior Waterways
Lauren Villarreal (via telephone)	Carr, Riggs & Ingram, LLC
Stephanie Re	Resident
Kevin McCarthy	Resident
Heidi McIntyre	Resident
Alecia Yancik	Resident and Chair of the Design Review Committee (DRC)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:08 a.m.

Supervisors Marquardt, Wild, Inez and Harmon were present. Supervisor Godfrey was absent.

SECOND ORDER OF BUSINESS

Public Comments

Ms. Sanchez reviewed the procedures for Public Comments.

Resident Stephanie Re asked if the lakes can be lowered by pumping water out, if necessary. Mr. Marquardt stated that he will address this during his opening remarks.

42

43 **THIRD ORDER OF BUSINESS**

Chair's Opening Remarks

44

45 Mr. Marquardt stated that he received several calls regarding water levels following
46 heavy rains; the stormwater management system is working as designed. Lakes rise and fall at
47 the same level; during heavy rains the water sits in swales until it can drain. Weirs naturally
48 dispose of water over time; when water crests over the structure it drains into the drain field
49 over 41. He asked Mr. Cole to discuss any additional measures that can be taken.

50 Mr. Cole stated the system, including the roadway, perimeter berms and swales along
51 the back of lots, are designed to handle a three-day, 25-year storm. House elevations are
52 designed at either minimum Federal Emergency Management Agency (FEMA) elevations or the
53 100-year zero discharge elevation. Stormwater disperses after storm events over time via
54 gravity; standing water in swales is expected due to high lake levels. The system is working, as
55 water levels are falling. Mr. Willis and Mr. Cole stated that roadway and berm flooding shows
56 that the system works as designed, preventing homes and structures from flooding.

57 Mr. Marquardt asked if the system was approved by the South Florida Water
58 Management District (SFWMD) and if any alterations to the system would require SFWMD
59 approval. Mr. Cole replied affirmatively. Asked if a second weir would allow water to drain
60 faster, Mr. Cole replied no; the weir drains at the maximum allowable discharge rate based on
61 Collier County guidelines.

62 Discussion ensued regarding drainage over time, the SFWMD restrictions to allowable
63 discharge rates to prevent flooding downstream, the location of the weir, concerns about flow
64 being released from Lake Okeechobee and roadway flooding.

65 Mr. Marquardt stated that an aerator on Lake 4 for which noise complaints were
66 received was moved to an open area of property. The noise complaints were resolved, but the
67 aerator has repeatedly been turned off. Staff will ensure that the unit is secured and locked.

68 Mr. Marquardt asked Mr. Willis if the property with the drained pool was inspected. Mr.
69 Willis replied affirmatively; he will discuss this when the stormwater rules are discussed.

70 ■ **Presentation of Audited Financial Statements for the Fiscal Year Ended September 30,**
71 **2023, Prepared by Carr, Riggs & Ingram, LLC**

72 **This item, previously the Twelfth Order of Business, was presented out of order.**

Ms. Villarreal presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023 and accompanying disclosures. There were no findings, recommendations, irregularities or instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

Discussion ensued regarding Note 8, on Page 24, related to assessments to the Developer totaling \$39,871. Ms. Sanchez will research it and report her findings to the Board.

▪ **Consideration of Resolution 2024-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023**

This item, previously the Thirteenth Order of Business, was presented out of order.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, Resolution 2024-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023, contingent upon clarification of the item related to Note 8, was adopted.

FOURTH ORDER OF BUSINESS

**Presentation of Annual Quality Assurance
Audit: Lake Maintenance**

Ms. Sanchez stated the Board asked to keep this item and the backup on the agenda.

Mr. Willis presented the report and stated that some formatting changes will be made to condense the Report. It was noted that the Report could be posted on the CDD website but, due to ADA requirements, it can take some time and be expensive to make it compliant for the website; the HOA might be able to email it to residents which might be a quicker method.

Mr. Willis will forward the condensed report to Mr. Marquardt. He noted that compliance issues have been resolved and pertain to the lake management contract agreement, not with the SFWMD permits.

• **Discussion: Lake Bank Easement**

Ms. Sanchez stated that Ms. Godfrey spoke with the HOA regarding this issue, which was discussed at the last meeting, regarding a gate the HOA installed for which an easement was not requested from the CDD. Ms. Magaldi suggested a survey be obtained before proceeding; the HOA advised that it prefers to have a Letter of No Objection (LONO) in place. If the CDD would like a survey and necessary documentation, the HOA prefers the CDD take the necessary steps and bill the HOA.

The Board and Staff discussed the areas of the fence, the easement in question, the need to preserve easement access for lake maintenance and whether to require the HOA to remove the fence from the easement.

Resident and Chair of the Design Review Committee (DRC) Alecia Yancik asked how the DRC can tell homeowners they cannot install structures in the easement while allowing the HOA to do so. She stated that she does not support issuance of a LONO.

Mr. Marquardt discussed the need for the CDD and the HOA to work together for the community's benefit and stated he supports considering whether the application would have been approved if application had been made. Ms. Magaldi stated her preference is to follow the procedure used with property owners; she suggested tailoring the Encroachment Agreement and establishing responsibility for maintenance.

Mr. Willis supports documenting the matter and including the survey and the legal description for future reference to rule out any future property disputes. He noted that the permit likely does not extend into the water.

Mr. Marquardt stated the CDD's position will be that it needs to follow the same procedure that apply to property owners.

Discussion ensued regarding liability, the need for pedestrians to go around the fence, rising water levels and restricting access in the vicinity of the gate.

Mr. Marquardt noted that the gate was designed assuming that water levels would not come up; the CDD's options include rejecting, modifying or allowing the request.

Ms. Sanchez will respond to the HOA.

- **Discussion: Fence at 14880 Edgewater Circle**

Ms. Sanchez reminded the Board of previous discussions related to a request for an Easement Use Agreement (EUA) for a fence to be installed. Ms. Wild received a call from Mr. Don Harris, of the DRC, regarding a proposed fence in the lake maintenance easement.

The Board and Staff discussed the case of the homeowner at 14884 Edgewater Circle wishing to install a fence and a neighbor at 14880 Edgewater Circle that had a fence installed that encroaches on the Lake Maintenance Easement (LME) before the DRC was established. The DRC has always been instructed not to allow structures of any kind in the LME and this is no exception. The concern now is that the homeowner at 14880 does not have an EUA, nor was construction stopped by the County.

Discussion ensued regarding the new request, the survey of the existing fence, precedents related to previous LMEs and EUAs and permit approvals.

Ms. Yancik discussed DRC processes and discussions with homeowners and stated that the applicant agreed to reduce their fence to avoid encroachment. Mr. Willis stated that a sale of a property cannot proceed until encroachments are resolved.

Mr. Marquardt discussed previous precedents in such matters, including a property owner who was required to move their existing pool. He stated the consensus seems to be that the current request should be restricted private property and not be permitted to encroach on the LME; the question is what should be done about the violator. It was noted that other properties have encroachments; however, a 10' encroachment is egregious.

Setting a precedent, the need for the lake management contractor to be able to access the lake and the benefits of the EUA, were discussed.

Mr. Marquardt stated that Ms. Yancik and the DRC are helping by proactively preventing future violations. Ms. Yancik stated the DRC supports consistency, transparency and visibility and discussed the possibility of establishing a grandfathered date for such issues. It was noted that the County did not file a Corrections Letter in this case.

Ms. Sanchez stated that Staff will prepare an Encroachment Agreement; she will inform the homeowner to apply.

FIFTH ORDER OF BUSINESS

Continued Discussion: Lake Littorals Management – Spike Rush and Other Littorals

Ms. Sanchez stated that discussion about the entry road being a dry retention area (DRA) was deferred at the last meeting so that it could be discussed when Mr. Marquardt is present. Mr. Willis believes that the Board was asking him to prepare a plan for littoral plantings in the community and if littoral plantings are needed at Cannon Lake. He stated that he does not believe littorals are needed at that lake. Board Members were in agreement.

Ms. Sanchez stated that, with regard to Spike Rush, the Board agreed with Mr. Willis' recommendation to maintain Spike Rush no more than 10' to 15' out from the shoreline. Mr. Willis stated that Spike Rush serves as a filter in these areas. Mr. Nott stated that as a rule of thumb the maximum width will be 15'. Mr. Willis stated that this work would not apply to lakes with littoral shelves, such as Lake 3, which present different lake management issues.

171

172 **SIXTH ORDER OF BUSINESS****Continued Discussion: Shoreline Erosion at
14695 Kelson Circle**

173

174

175 Ms. Sanchez stated that this residence was not previously included on the list for repairs
176 in the current year but, in the past Mr. Marquardt thought that perhaps repairs at this
177 residence should be expedited. Mr. Willis stated that he recommended waiting to perform
178 repairs at this lake until downspout drains which contribute to runoff erosion are installed.

179 Mr. Marquardt appreciated Mr. Willis evaluating the whole lakes for efficiency and cost
180 effectiveness. Mr. Willis replied affirmatively and noted that the more linear feet done at one
181 time, the lower the cost per linear foot. He noted that Geotube offers a 15-year repair warranty
182 and noted that such localized repairs would be much more expensive for individual properties.

183

184 **SEVENTH ORDER OF BUSINESS****Discussion: 14775 Dockside Lane
Reimbursement**

185

186

187 Ms. Sanchez stated that the Seventh and Eighth Orders of Business both relate to Mr.
188 Sandler and other residents who had work done by a CDD vendor. In response to the question
189 as to whether the CDD can reimburse residents from surplus budget funds, she stated that she
190 forwarded documentation to Board Members where she had previously indicated that
191 residents will not be paid back, and that such an arrangement was never agreed upon. Should
192 this ever happen again, all the documentation will be provided to residents.

193

194 **EIGHTH ORDER OF BUSINESS****Discussion: Lake 24 Repair Agreement**

195

196 This item was discussed during the Seventh Order of Business.

197

198 **NINTH ORDER OF BUSINESS****Consideration of Lake Bank Restoration
Proposals**

199

200

201 Mr. Willis presented three competitive proposals and asked the Board to consider the
202 amounts and develop a project plan to address lake bank restoration. He believes that none of
203 the repairs are so severe that there is the danger of a structural failure or permit violation. He
204 suggested the project be done in phases with cooperation with the District Engineer.

205 The Board and Staff discussed the proposals and scheduling of repairs.

The Board directed Mr. Willis to address the projects on a piecemeal basis.

Mr. Marquardt asked if this would be a good time to ask affected property owners to address their downspouts. Mr. Willis recommended that he and the District Engineer work to prioritize the projects. At the appropriate time he would request proposals from vendors for the downspouts and coordinate repairs costs on property owners' behalf as a courtesy.

It was noted that homeowners cannot be compelled to perform repairs but the cost savings and potential of worsening problems provide an incentive.

Ms. Sanchez stated that these proposals will be used during budgeting processes.

Discussion ensued regarding DRC approval processes related to extension of the downspouts, with vendors approved to follow the CDD's pre-approved design.

Mr. Willis stated that all of the CDD's schematics for repairs were developed by the District's Engineers with extensive stormwater management experience and comply with SFWMD standards.

It was noted that public comments should be limited to public comment periods.

TENTH ORDER OF BUSINESS

Discussion: Resident Communications Transmitted from CDD

Ms. Sanchez stated that it was brought to her attention that a great deal of good communication is sent out on behalf of the CDD, but other Board Members might be unaware of what is sent out. She suggested that such communications be sent to her in advance, so that she can send a blind copy email to the Board.

Discussion ensued regarding the need for timely communications, use of social media and the need to comply with the Sunshine Law requirements. It was noted that official newsletters have been sent to Board Members.

ELEVENTH ORDER OF BUSINESS

Consideration of FL GIS Solutions, LLC Professional Services Agreement Lake Number 2 (Pipes and Structure) Inspection of Stormwater Management Drainage System

Ms. Sanchez stated that the proposal was requested by a Board Member; however, the cost exceeds the amount budgeted for the year.

Mr. Willis stated the ROV inspection seems no longer justified because, at the beginning of the rainy season the lakes were not at equilibrium; however, rains have apparently cleared blockages and the problem has been resolved at this time.

Mr. Willis responded to questions regarding the GIS map features.

TWELFTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2023, Prepared by Carr, Riggs & Ingram, LLC

This item was presented following the Third Order of Business.

THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023

This item was presented following the Third Order of Business.

FOURTEENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Sanchez presented the Memorandum outlining a new state requirement for CDDs to establish and report annual goals and objectives. District Management identified Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

Mr. Marquardt expressed support for the document. He suggested adding an additional goal: "We will ensure that questions and concerns of property owners are addressed quickly and efficiently." and Measurement: "Monthly reports from Staff recorded in the meetings that echo evidence and communication received from residents."

Mr. Marquardt suggested the Board hold one "Town Meeting" either in conjunction with a regular Board Meeting or at a night meeting. Ms. Sanchez stated such a meeting would need to be advertised as a Special Meeting.

The consensus was that, while the Board will take these additional steps for the benefit of the residents, the document to be submitted to the State will remain in its current form.

On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

FIFTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2024**

Ms. Sanchez presented the Unaudited Financial Statements as of June 30, 2024.

Ms. Sanchez and Mr. Willis will research the "GIS Solutions" line item, as it is overbudget.

On MOTION by Mr. Inez and seconded by Mr. Marquardt, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

SIXTEENTH ORDER OF BUSINESS**Approval of June 13, 2024 Regular Meeting Minutes**

The following changes were made:

Line 23: Change "Devlin" to "Welsh" and delete "& Naples Reserve HOA President"

On MOTION by Ms. Harmon and seconded by Mr. Inez, with all in favor, the June 13, 2024 Regular Meeting Minutes, as amended, were approved.

SEVENTEENTH ORDER OF BUSINESS**Other Business**

There was no other business.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

- **Draft Stormwater Management Rules and Policies**

Ms. Magaldi presented the Draft Stormwater Management Rules and Policies. She noted that the HOA will need to be knowledgeable and aware of the Rules and Policies. She discussed areas highlighted in yellow and asked if Board Members wished to make any changes.

Mr. Willis suggested adding a section pertaining to "Illicit Discharges" which would require a homeowner to inform the CDD when draining their pool, in order to avoid a fine.

Ms. Magaldi stated when the HOA has reviewed the document, a public hearing will be scheduled at the appropriate notices have been published.

B. District Engineer: Bowman Consulting Group LTD

Mr. Cole stated that with regard to lake repairs, on Laguna Springs Lane, some sod still needs to be installed on the lake bank; a contractor cleaned up a mess made on the street and replaced the sod. On Galley Court, the contractor is working on the northeast side of the lake; work should be done by the end of the week, after which sod can be installed.

Ms. Wild stated a lot of debris was pushed down the street; she asked if the debris will be cleaned up. Mr. Cole stated that debris should have been scraped and shoveled before pressure washing; he will inspect the drains in the area.

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

- **Monthly Report**

The Annual Quality Assurance Lake Audit Report was the monthly report.

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

- **1, 360 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 12, 2024 at 10:00 AM [Adoption of FY2025 Budget]**

- **QUORUM CHECK**

NINETEENTH ORDER OF BUSINESS

Public Comments

Resident Kevin McCarthy asked if there is a schematic for the downspout proposal and, if it will tie into the storm between two houses, or if a separate pipe will be installed. Mr. Marquardt replied affirmatively. Mr. Willis stated it will tie into a smaller corrugated pipe; typically, every downspout receives an input or an output.

Discussion ensued regarding the construction and layout of the schematic downspout.

Regarding storms, Mr. Cole stated he believes that a 100-year storm might receive 11" of rain in one day; a 25-year storm might receive 8.5" or 9" of rain in one day.

Mr. Willis stated that a 100-year storm is defined as a rainfall event that has a statistically 1% chance of occurring; multiple 100-year storms can occur in one year.

Mr. Cole stated that the result was skewed because the lakes were already quite full when Hurricane Debbie hit.

Mr. Willis responded to questions related to drainage, erosion, the stormwater system and downspout repairs.

A resident asked if the CDD suggests all downspouts feed into one pipe, including the front. Mr. Willis stated that residents can speak with the vendor but the front downspouts are not necessary, as the main velocity comes from the back of the roof.

A resident stated that a contractor advised that their downspouts should not go into the lakes, as it would present an EPA issue, and they directed the runoff to the swales.

Mr. Marquardt stated that he heard a similar report from another homeowner.

Mr. Willis stated that nothing that the CDD or Staff recommends would violate EPA or DEP regulations; everything has been established and approved by the SFWMD, the governing authority for the State of Florida. Mr. Cole would need to approve any cutting under the berm; such repairs would be made on a case by case basis.

Mr. Marquardt asked if the HOA should be advised to stop Brightview from doing this. Mr. Willis replied affirmatively.

A resident expressed support for Facebook posts providing meeting dates and times.

Ms. Sanchez thanked Ms. Yancik for attending on behalf of the DRC.

TWENTIETH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Inez and seconded by Ms. Wild, with all in favor, the meeting adjourned at 12:39 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair


NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT


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



LEGEND


L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

 COMMUNITY DEVELOPMENT DISTRICT LANDS

 LAKE TRACTS CONVEYED TO CDD

 PRESERVE TRACTS MAINTAINED BY HOA

 DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD

 LAKE LITTORAL AREA



1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

NAPLES RESERVE

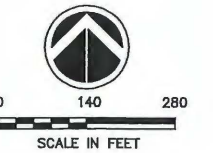


H M
HOLE MONTES
ENGINEERS | LANDSCAPE ARCHITECTS | PLANNERS | SURVEYORS
SINCE 1965

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
	SEE PLOTSTAMP	2005-02
DATE _____	PROJECT NO.	SHEET NO.
	2013.030	2 OF 5

Path: \\2013\\2013030\\DW\\Exhibits\\2022-05-04_CDD_PRESERVE TO HOA\\3030_Dm_easement.dwg Tab: 5008-02_NW May 08, 2022 -- 10:18am Plotted by: ledfo



LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES
MAINTAINED BY CDD
- LAKE LITTORAL AREA

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

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- THE DEVELOPMENT IS ZONED 'RPUD'.

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5

REVISIONS	DATE
ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'

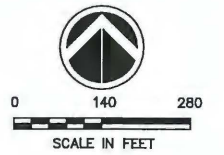


950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. SEE PLOTSTAMP	DRAWING NO. 5008-3
DATE	PROJECT NO. 2013.030	SHEET NO. 3 OF 5

MATCHLINE - SEE SHEET 2



LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
- LAKE LITTORAL AREA

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
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N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

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- THE DEVELOPMENT IS ZONED 'RPUD'.

MATCHLINE - SEE SHEET 5

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LETTER	REVISIONS	DATE
△	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'

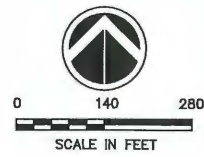


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CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS

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DATE: _____	PROJECT NO. 2013.030	SHEET NO. 4 OF 5

MATCHLINE - SEE SHEET 3



LEGEND

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(LAKE 21) = (ORIGINAL LAKE #)

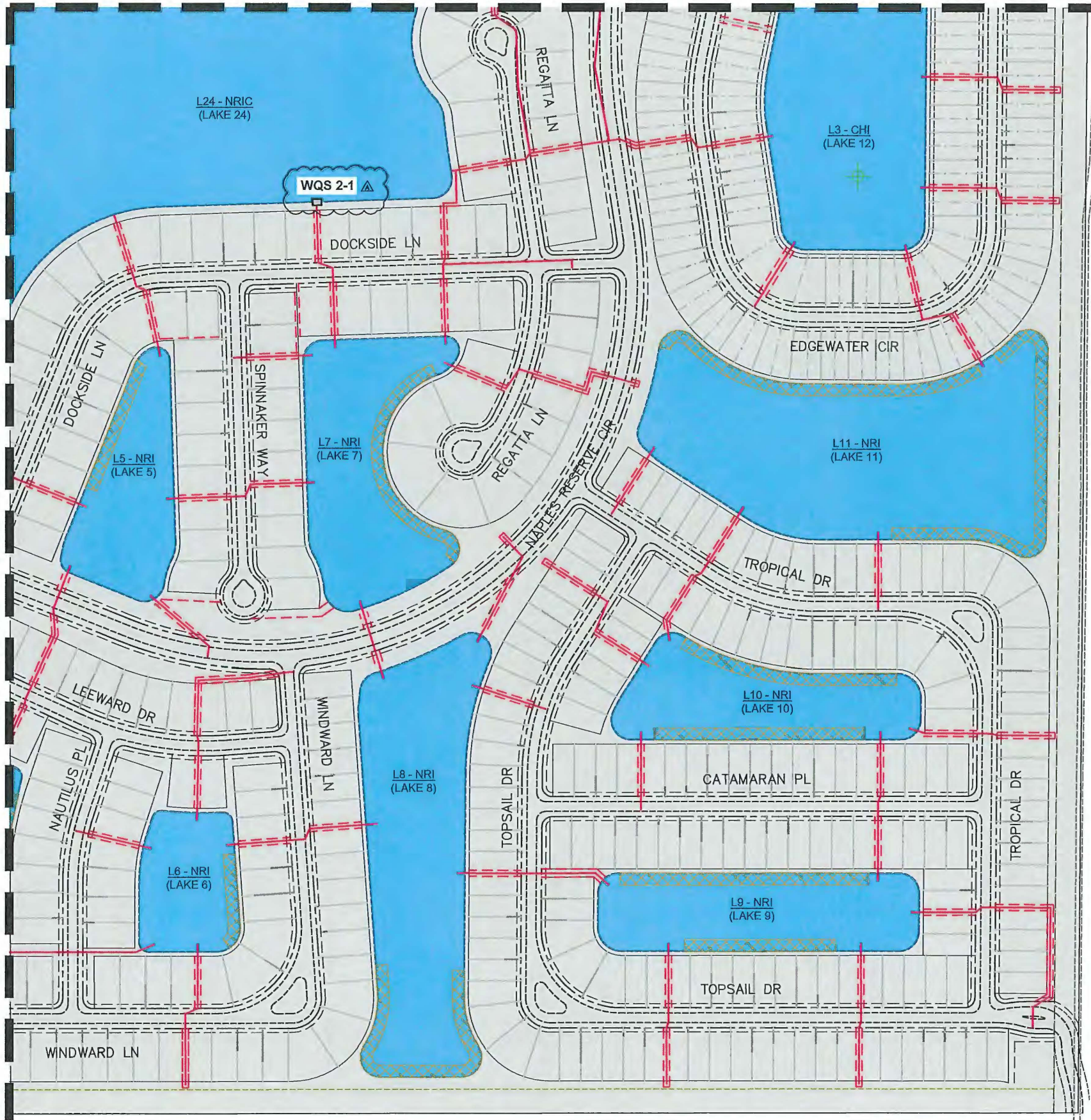
- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
- LAKE LITTORAL AREA

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
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N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

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- THE DEVELOPMENT IS ZONED 'RPUD'.

MATCHLINE - SEE SHEET 4



LETTER	REVISIONS	DATE
1	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'



950 Encore Way
Naples, FL. 34110
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CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS

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DATE _____	PROJECT NO. 2013.030	SHEET NO. 5 OF 5

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

**Naples Reserve CDD
Treatment Report for July/August 2024**

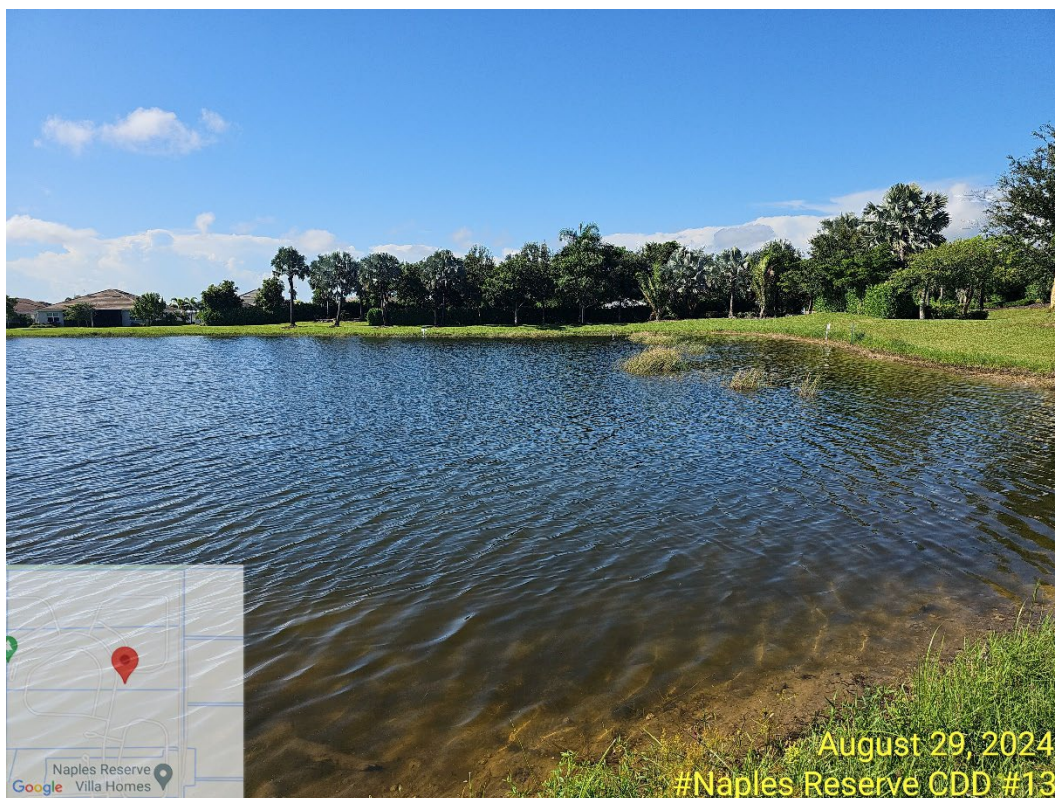
Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
1	Treated	Grasses/Weeds		8/16/2024		Treated shoreline grasses/weeds
2	Treated	Grasses/Weeds	Alligatorweed	7/18/2024	8/16/2024	Treated shoreline grasses/weeds
3	Treated	Grasses/Weeds		8/16/2024		Treated shoreline grasses/weeds
4	Treated	Torpedograss		7/5/2024		Need follow up treatments
5	Treated	Torpedograss		7/5/2024		Need follow up treatments
6	Treated	Torpedograss		7/5/2024		Need follow up treatments
7	Treated	Grasses/Weeds	Alligatorweed	7/18/2024		Need follow up treatments
8	Treated	Grasses/Weeds	Alligatorweed	7/24/2024		Treated shoreline grasses/weeds
9	Inspected			8/2/2024		No problems noted
10	Inspected			8/3/2024		No problems noted
11	Inspected			8/4/2024		No problems noted
12	Treated	Grasses/Weeds	Alligatorweed	7/18/2024		Treated shoreline grasses/weeds
13	Treated	Grasses/Weeds	Alligatorweed	7/18/2024		Treated shoreline grasses/weeds
14	Treated	Grasses/Weeds	Alligatorweed	7/18/2024		Treated shoreline grasses/weeds
15	Treated	Grasses/Weeds	Alligatorweed	7/18/2024		Treated shoreline grasses/weeds
16	Treated	Algae		7/24/2024		Treated shoreline for Algae
17	Inspected			7/24/2024		No problems noted
18	Treated	Grasses/Weeds		7/6/2024		Treated shoreline grasses/weeds
19	Treated	Grasses/Weeds	Alligatorweed	7/24/2024	7/6/2024	Treated shoreline grasses/weeds

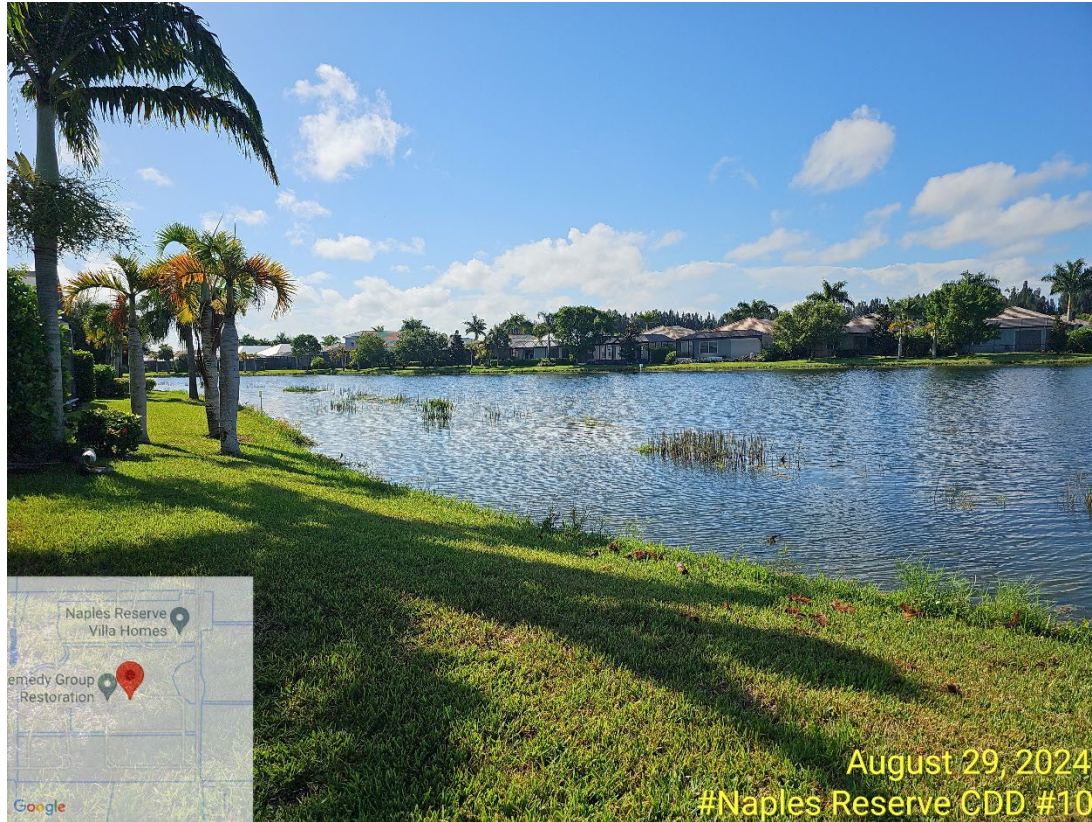


Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
20	Treated	Algae	Grasses/Weeds	7/24/2024	7/6/2024	Treated shoreline for Algae
21	Treated	Grasses/Weeds	Cattails	7/11/2024	7/6/2024	Treated shoreline grasses/weeds
24	Treated	Grasses/Weeds	Cattails	7/5/2024	8/29/2024	Treated shoreline grasses/weeds
L-2 Island						

Water Levels are to control, no major problems we continue our regular services and treated as needed







NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2024	Regular Meeting	10:00 AM
December 12, 2024	Regular Meeting	10:00 AM
February 13, 2025	Regular Meeting	10:00 AM
March 13, 2025	Regular Meeting	10:00 AM
May 8, 2025	Regular Meeting	10:00 AM
June 12, 2025	Regular Meeting	10:00 AM
August 14, 2025	Regular Meeting	10:00 AM
September 11, 2025	Regular Meeting	10:00 AM