

# **NAPLES RESERVE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**February 13, 2025**

**BOARD OF SUPERVISORS**

## **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**

February 6, 2025

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 Regular Meeting on February 13, 2025 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. Discussion: 14292 Laguna Springs
  - Survey
5. Discussion: 14646 Tropical Drive
  - Encroachment Agreement
6. Discussion: HOA Fence in Easement
  - Encroachment Agreement
7. Acceptance of Unaudited Financial Statements as of December 31, 2024
8. Approval of January 8, 2025 Regular Meeting Minutes
9. Other Business
10. 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*
- Update: Lake Audit
  - Monthly Report
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: March 13, 2025 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

11. Public Comments
12. Supervisors' Requests
13. 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**

**4**

**From:** [Jamie Sanchez](#)  
**To:** [Daphne Gillyard](#); [Gianna Denofrio](#)  
**Subject:** Naples Reserve agenda backup FW: J.Marlow Residence - Littoral Move  
**Date:** Friday, February 7, 2025 12:26:14 PM  
**Attachments:** [image001.png](#)  
[Marlow\\_Survey.pdf](#)  
[1716217720579.jpeg](#)  
[1715967679185.jpeg](#)  
[image001.png](#)

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Please add below email and attachment as backup for 14292 Laguna Springs.

Thank you,

*Jamie*

**Jamie Sanchez**  
**District Manager**  
**E-Mail:** [sanchezj@whhassociates.com](mailto:sanchezj@whhassociates.com)  
**Wrathell, Hunt and Associates, LLC**  
2300 Glades Road #410W  
Boca Raton, FL 33431  
Toll-free: (877)276-0889  
Phone: (561)571-0010 ext. 135  
Cell: (561)512-9027  
Fax: (561)571-0013

**Mailing Address (for all payments sent via US Mail):**

P.O. Box 810036  
Boca Raton, FL 33481

**Physical Address (for all payments sent via express services: FedEx, UPS, etc):**

2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

**[www.whhassociates.com](http://www.whhassociates.com)**

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

WHA Logo with Title Letterhead dark grey Letters



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**From:** Lisa Wild <lisa.wild07@gmail.com>  
**Sent:** Friday, February 7, 2025 10:49 AM  
**To:** Jamie Sanchez <sanchezj@whhassociates.com>  
**Subject:** Fwd: J.Marlow Residence - Littoral Move

Begin forwarded message:

**From:** Jeff Reimers <[jreimers@jmmarineconstruction.com](mailto:jreimers@jmmarineconstruction.com)>  
**Subject:** J.Marlow Residence - Littoral Move  
**Date:** February 7, 2025 at 10:34:29 AM EST  
**To:** "lisa.wild07@gmail.com" <[lisa.wild07@gmail.com](mailto:lisa.wild07@gmail.com)>  
**Cc:** Kim Reimers <[kim@jmmarineconstruction.com](mailto:kim@jmmarineconstruction.com)>, Lisa Prunty <[lpruntydomo@outlook.com](mailto:lpruntydomo@outlook.com)>, Jeff Marlow <[jmarlow@lexingtonneighborhoods.com](mailto:jmarlow@lexingtonneighborhoods.com)>

Good morning Lisa,

Due to the dock size restrictions in Naples Reserve, the littoral shelf needs to be removed at the Marlow residence 14292 Laguna Springs. As you can see in the attached pictures, the dock's floating section will be right in the middle of the littoral self.

The dock specifications call for a floating section size of 20' wide x 8' deep. The size of the area to be removed should be greater than the dock size so that the Marlow's are not sitting in the littorals while using their dock.

Please let me know if I can provide any additional information.

Have a nice day,

Jeff Reimers  
President



2496 Kirkwood Ave  
Naples, FL 34112  
**Direct: 239-315-4025**

**Text: 239-380-4180**

Main: 239-353-7326

Email: [jreimers@jmmarineconstruction.com](mailto:jreimers@jmmarineconstruction.com)

Website: [jmmarineconstruction.com](http://jmmarineconstruction.com)



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	335.00'	1101.65'	668.19'	N 03°48'50" W	188°25'05"
C2	335.00'	225.56'	221.32'	S 71°06'23" W	38°34'40"
C3	360.00'	72.12'	72.00'	N 46°04'42" E	11°28'42"
C4	490.00'	98.16'	98.00'	N 46°04'42" E	11°28'42"

ACC. ACCESSORY SETBACK  
A.E. ACCESS EASEMENT  
A.F.D. AUTOMATIC FLUSHING DEVICE  
B.B. BEARING BASIS  
C.B. CATCH BASIN  
C.C. CLEAN-OUT  
C.E. CENTERLINE  
CAB. CABLE TV BOX  
CA. COMMON AREA  
CA. PROPOSED CONCRETE PAD  
C.U.E. COUNTY UTILITY EASEMENT  
C.S.W. PROPOSED CONCRETE SIDEWALK  
C.C. COVERED ENTRANCE  
D.E. DRAINAGE EASEMENT  
EL. SITE BENCHMARK ELEVATION  
E.L. ELECTRIC BOX  
E.R. FOUND 5/8" IRON ROD  
F.P.K. FOUND PINK KALON NAIL  
F.I.R.M. FLOOD INSURANCE RATE MAP  
F.A.C. FLORIDA ADMINISTRATIVE CODE  
FPL. FLORES POWER & LIGHT TRANSFORMER  
F.F. FRONT LOT SETBACK  
FO. FIBER OPTIC BOX  
F.F.E. FINISHED FLOOR ELEVATION  
F.H. FIRE HYDRANT  
G.F.E. GARAGE FLOOR ELEVATION  
I.E. IRRIGATION EASEMENT  
ICV. IRRIGATION CONTROL VALVE  
LP. LIGHT POLE  
L.M.E. LAKE MAINTENANCE EASEMENT  
LOMR. LETTER OF MAP REVISION  
LB. LICENSED BUSINESS  
MH. MANHOLE  
(M). MEASURED  
N.G.S. NATIONAL GEOGRAPHIC SURVEY  
NAVD. NORTH AMERICAN VERTICAL DATUM  
NAD. NORTH AMERICAN DATUM  
O.R. OFFICIAL RECORDS BOOK  
P.B. PLAT BOOK  
PG. PAGES  
P.C.M. PROFESSIONAL SURVEY & MAPPER  
P.C.P. PERMANENT CONTROL POINT  
P.C. POINT OF CURVATURE  
P.I. POINT OF INTERSECTION  
P.U. PUBLIC UTILITY EASEMENT  
(P). PLAT  
P.B. PLAT BOOK  
P.W. RIGHT-OF-WAY  
R.W. RECLAIMED WATER VALVE  
R.W.M. RECLAIMED WATER METER  
REC. RECREATION  
S.I.R. SE 5/8" IRON ROD LS #5560  
S.L. SIDE LOT LAYOUT  
SMH. STORM DRAIN MANHOLE  
S.B. SETBACK  
T.E. TELEPHONE SERVICE  
T.O.B. TOP OF BANK  
W.V. WATER VALVE  
WM. WATER METER  
W.C. WITNESS CORNER  
X.D. EXISTING ELEVATION

1. VERTICAL DATUM BASED ON N.G.S. BENCHMARK H527 ELEVATION 5.59' (NAVD 1988).
2. HORIZONTAL DATUM BASED ON PLAT BEARINGS AS REFERENCED ON SAID SURVEY.

SDNR, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY  
CARLTON FIELDS  
FIRST AMERICAN TITLE INSURANCE COMPANY  
YOVANOVICH BANK, A SUCCESSOR BY MERGER WITH FLORIDA  
COMMUNITY BANK NATIONAL ASSOCIATION, its successors  
and/or assigns as their interests may appear  
COLEMAN, YOVANOVICH & KOESTER, P.A.  
CHICAGO TITLE INSURANCE COMPANY  
STOCK CONSTRUCTION, LLC  
NOBLE TITLE & TRUST, L.L.C.

FRONT LOAD GARAGE 20.0'  
SIDE LOAD GARAGE 15.0'  
SIDE SETBACK 6.0'  
REAR SETBACK 15.0'  
ACCESSORY SETBACK 5.0'  
0' ADJACENT TO L.M.E.

Lot 24, Block 9, Crane Point & Bimini Isle according to the plat thereof, as recorded in Plat Book 65, Pages 88 through 93, of the Public Records of Collier County, Florida.

- 1.) BEARINGS SHOWN HEREON REFER TO CRANE POINT & BIMINI ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 68 THROUGH 93, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
- 2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- 4.) IMPROVEMENTS OTHER THAN THOSE SHOWN HAVE NOT BEEN LOCATED.
- 5.) DIMENSIONS SHOWN HEREON ARE PLAT UNLESS OTHERWISE SHOWN.
- 6.) SAID PROPERTY IS LOCATED IN FLOOD ZONE X HAVING NO BASE FLOOD ELEVATION PER LOMR 20-04-0190A DATED 11/14/2019 & P.L.R.M. 12021C0606H, 05/16/12

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 05/03/21. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Unauthorized reproductions,  
changes or distribution of  
original digitally sealed  
documents are not allowed.

KRIS A. SLOSSER, STATE OF FLORIDA, (P.S.M. #5560)  
ADDED CONCRETE SLAB 10/11/21

CRANE POINT & BIMINI ISLE  
SECTION 1, TOWNSHIP 51 SOUTH, RANGE 26 EAST  
COLLIER COUNTY, FLORIDA

PROFESSIONAL LAND SURVEYOR  
4642 VILLA CAPRI LANE  
BONITA SPRINGS FLORIDA 34134 (239) 947-1915

ACAD FILE: LOT 24 BLK 9 SP
FIELD BOOK AND PAGE: BOOK KRIS
DRAWN BY: CDK
APPROVED: KAS
SCALE: 1" = 20'

**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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# **14646 Tropical DR**

**Photos to Inform Drainage Issue Discussion**

**Scott Wood 12-12-2024**



# West side

Looking south towards pool pad

- Non-swale side fills quickly and drains across my lanai instead of north towards the pond.
- Even after rain, the water sits on top of the pavers.





# West side looking N

## Side for proposed french drain

- There is a high point near the white vent that prevent the water from draining properly.





# East side swale

- Swale does not drain properly. Water remains pooled after rain due to damaged swale.





# East side swale

## Looking south towards street

- Drain pipe completely submerged during heavy rains





# View from lanai

## Looking north

- After the water builds up on the west side, it flows across the lanai towards the swale. It quickly overwhelms the visible drain because the swale is blocked and can't drain properly.





# Lanai view

## Looking east towards swale

- The water sits over the pavers and washes out the sand. Pavers are now sinking. I fear there is unseen structural damage occurring as well.





**Thanks!**

**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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This instrument was prepared  
without an opinion of title and  
after recording return to:  
Gregory L. Urbancic, Esq.  
Coleman, Yovanovich & Koester, P.A.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
(239) 435-3535

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## **FENCE ENCROACHMENT AGREEMENT**

**THIS FENCE ENCROACHMENT AGREEMENT** (this “**Agreement**”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between **NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT** (“**District**”) and **NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.** (“**Owner**”).

### **RECITALS**

A. Owner is the owner of certain real property legally described on **Exhibit “A”** attached hereto (the “**Owner’s Property**”):

B. Owner’s Property is adjacent to certain platted easements which are dedicated to the District (collectively, the “**Easement**”). District is the owner and holder of rights in the Easement.

C. Owner has constructed aluminum fencing and related improvements (collectively, the “**Improvements**”) that will partially encroach into the Easement (the “**Encroachment**”) as shown on **Exhibit “B”** attached hereto and made a part of this Agreement (the “**Site Plan**”).

D. The parties to this Agreement have reached certain understandings with regard to the Encroachment and now desire to set forth their understandings in writing for recordation.

### **AGREEMENT**

NOW, THEREFORE, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated by reference into this Agreement.

2. **Consent to the Encroachment and Covenant not to Construct.** Subject to the terms of this Agreement, District hereby expressly consents to the Encroachment and Owner, for itself and on behalf of all of its heirs, successors and/or assigns agrees and covenants that, in consideration for such consent by District, no portion of the Improvements encroaching into the Easement shall ever be expanded or increased beyond that which is permitted herein. In the event District determines that, notwithstanding Owner’s agreement to the restrictive covenant set forth herein, any portion of the Improvements within the Easement has been expanded or increased or Owner has otherwise constructed or installed improvements beyond or in addition to the permitted Improvements in the Easement in violation of the terms hereof, and gives written notice to Owner of such determination, Owner or its successors and/or assigns shall have thirty (30) calendar days to correct such violation at its sole cost and expense after such written notice is actually received or deemed to have been received, whichever is earlier. In the event such violation is not corrected within such thirty (30) day period, Owner expressly agrees District may, and hereby further authorizes District to, take all steps necessary to remove such violating improvements, including, but not limited to,



the right to enter onto the Owner's Property. Owner acknowledges that the Encroachment into the Easement is by consent of District and not by any claim of some other right.

3. **Owner's Responsibilities.** Owner agrees to, and acknowledges the following responsibilities as a condition to District's consent to the Encroachment:

a. Owner shall be fully responsible, at Owner's sole cost and expense, for the installation, operation, and maintenance of the Improvements, including any permits or approvals required for the work;

b. Owner shall use a licensed and insured contractor to perform any installation and maintenance work pursuant to this Agreement;

c. Owner shall ensure that all necessary permitting requirements, including those from Collier County, the Florida Department of Environmental Protection, and the Southwest Florida Water Management District, are obtained and complied with;

d. Owner shall ensure the installation, operation, and maintenance of the Improvements are conducted in compliance with all applicable laws;

e. Owner shall ensure the installation, operation, and maintenance of the Improvements does not damage any property of District, or any third-party's property, and in the event of any such damage, Owner shall immediately repair the damage at Owner's sole cost and expense;

f. Owner shall continue to operate, maintain, and repair the Improvements, in good and proper working condition and repair;

g. For those portions of the Improvements located within Tract OS-2, Naples Reserve, Phase I, according to the plat thereof as recorded in Plat Book 53, Pages 89 through 101, inclusive, of the Public Records of Collier County, Florida ("**OS-2**"), Owner shall cause the fencing to be constructed of removable panels which can be adjusted by Owner dependent upon the current water levels of the adjacent lake such that the fencing tracks the current water line. In no event shall said fencing encroach into the water of the lake adjacent to Tract OS-2;

h. Owner shall ensure that District has access through the Easement to and from components of District's stormwater management system to allow District to operate, maintain and repair the same, as needed; and

i. Owner shall maintain the Easement free from any construction, materialmen's or mechanic's liens and claims or notices with respect to such liens and claims, which arise by reason of Owner's exercise of rights under this Agreement, and Owner shall immediately discharge any such claim of lien at Owner's sole cost and expense.

4. **Additional Costs.** In the event that at any time subsequent to the execution of this Agreement the Encroachment encumbers or inconveniences District's use of the Easement (including, without limitation, the maintenance, repair, and/or replacement of improvements within or adjacent to the Easement such as buried pipes or other drainage lines), District will make reasonable efforts to work around the Encroachment; provided, however, that Owner shall pay for all of District's costs associated with working around the Encroachment to the extent that such costs would not have been incurred but for the Encroachment. Said additional costs are, at the election of District, to be paid to District in advance of any work to be performed by District. District shall be the sole judge of such incremental costs. Only if District,

in its sole judgment, is not able to work around the Encroachment, will District mandate that the Encroachment be moved or removed, at no cost to District, as then may be needed to allow District the needed use of the Easement. If Owner fails to remove the Encroachment after written request of District, District may remove the Encroachment and charge Owner for the cost thereof. Removal of the Encroachment will be the last alternative solution of any such use problem(s) unless the incremental cost of the least expensive and viable alternative solution exceeds the cost of removal.

5. **Indemnification.** In order to induce District to consent to the Encroachment, as evidenced by this Agreement, Owner hereby agrees to fully protect, indemnify, defend, save and hold District, and its supervisors, officers, employees, agents, administrators, and all of their respective heirs, successors and assigns (collectively, the “**Indemnified Parties**”), harmless from and against any and all claims, damages, expenses, costs, charges, obligations, liabilities, fees, penalties, assessments, taxes, losses, etc. of any kind or nature whatsoever, whether mature or not, in law or in equity, whether as a result of settlement, litigation or arbitration which may be incurred or suffered by one or more of the Indemnified Parties arising out of, relating to or resulting from the construction, use, maintenance and occupation of the Encroachment and any removal of any improvements within the Encroachment, and in all events including, but not limited to, any and all attorneys’ fees, court costs, and including costs incurred in any appellate proceedings, or costs of arbitration and all expenses in defending same, in connection with any and all of the above.

6. **Other Approvals.** Owner shall be responsible for obtaining any and all approvals of any other entity having an interest in the Easement, including, without limitation, Collier County and the Naples Reserve Homeowners Association, Inc.

7. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties, their respective heirs, successor and assigns forever. This Agreement, the rights and privileges herein granted and the burdens imposed hereby shall be perpetual and shall run with and bind Owner’s Property.

8. **Governing Law / Venue.** This Agreement shall be construed in accordance with Florida law (exclusive of choice of law rules). Venue for any action arising hereunder shall lie exclusively in Collier County, Florida.

9. **Prevailing Party.** The prevailing party in any litigation arising out of this Agreement shall be entitled to recover from the non-prevailing party all attorneys’ fees, paralegal fees, and costs incurred in connection with such litigation, whether pre-trial, at trial, in arbitration, on appeal, or otherwise.

10. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, such term or provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Agreement and all other applications of any such term or provision shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

11. **Modifications.** This Agreement may not be modified in any respect whatsoever or rescinded, in whole or in part, except by written instrument duly executed and acknowledged by both of the Parties.

12. **Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted

as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

13. **Integration.** This Agreement embodies the entire understanding of the parties with respect to the subject matter contemplated herein, and the terms hereof control over and supersede all prior and contemporaneous understandings pertaining to the subject matter hereof.

14. **Interpretation.** This Agreement has been negotiated fully between the parties as an arms' length transaction. Both parties participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon and all of which shall together constitute one and the same instrument.

16. **Termination.** This Agreement shall continue in full force and effect until terminated by recording an instrument in the Public Records of Collier County, Florida, signed by the parties or their successors and assigns to this Agreement or upon the removal by Owner of the Encroachment.

*(Remainder of Page Intentionally Left Blank. Signatures Begin on Next Page.)*

The parties have executed this Agreement as of the date first written above.

**DISTRICT:**

**NAPLES RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chair / Vice Chair

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF COLLIER        )

The foregoing instrument was acknowledged before me by means of (\_\_\_) physical presence or (\_\_\_) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of Naples Reserve Community Development District, on behalf of said community development district, who is (\_\_\_) personally known to me or (\_\_\_) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

**OWNER:**

**NAPLES RESERVE HOMEOWNERS  
ASSOCIATION, INC.**

By: \_\_\_\_\_  
President / Vice President

STATE OF FLORIDA            )  
  ) ss.  
COUNTY OF COLLIER        )

The foregoing instrument was acknowledged before me by means of (\_\_\_) physical presence or (\_\_\_) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of Naples Reserve Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is (\_\_\_) personally known to me or (\_\_\_) has produced \_\_\_\_\_ as evidence of identification.

(SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
(Type or Print)  
My Commission Expires:

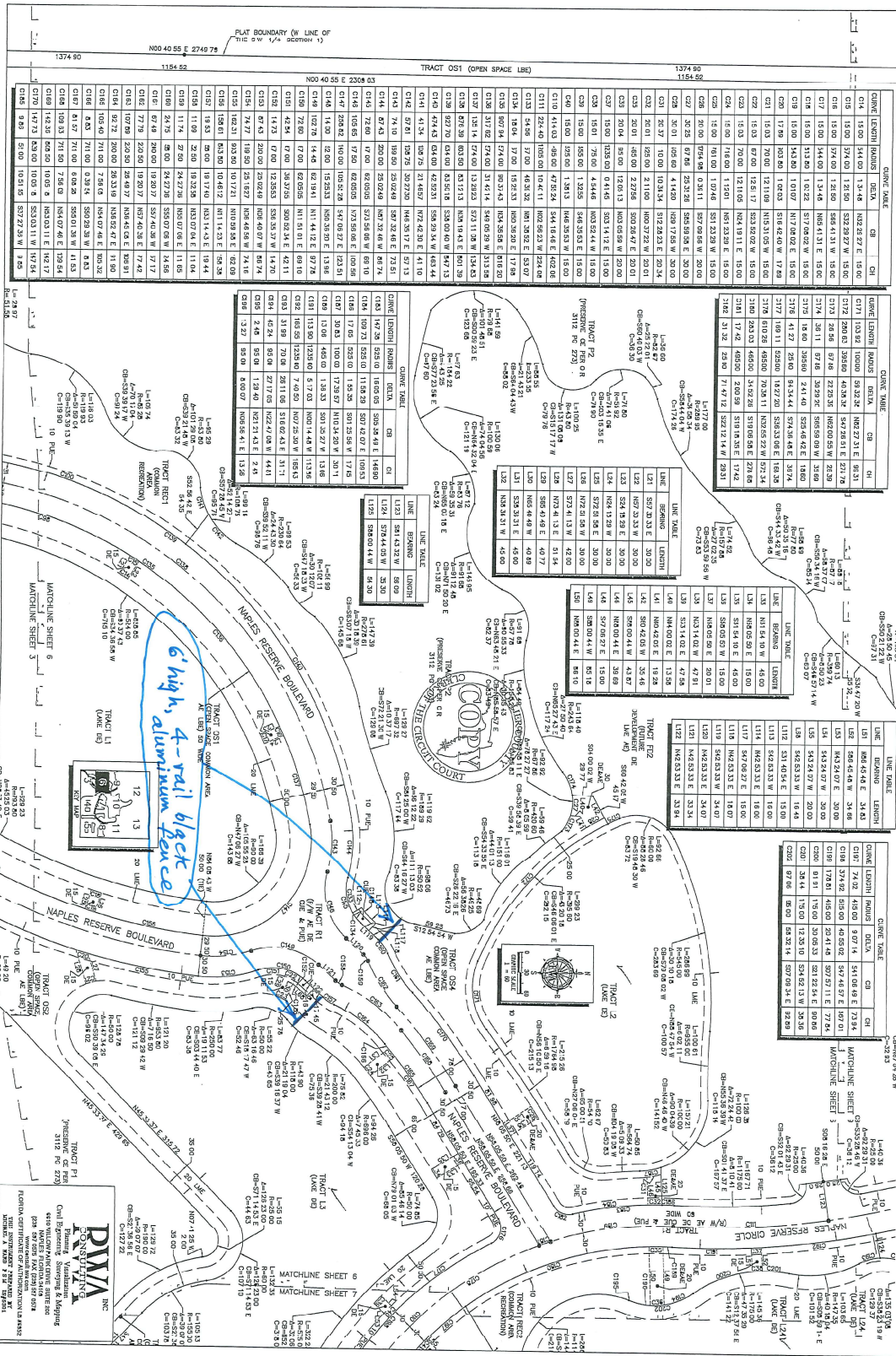
**EXHIBIT "A"**  
**Site Plan**

Tract OS-2 and Tract OS-4, Naples Reserve, Phase I, according to the plat thereof as recorded in Plat Book 53, Pages 89 through 101, inclusive, of the Public Records of Collier County, Florida.

Tract A-1, Naples Reserve Island Club, according to the plat thereof as recorded in Plat Book 58, Pages 19 through 21, inclusive, of the Public Records of Collier County, Florida.

Tract REC-3, Coral Harbor, Phase I, according to the plat thereof as recorded in Plat Book 61, Pages 67 through 72, inclusive, of the Public Records of Collier County, Florida.

NAPLES RESERVE, PHASE I  
A SUBDIVISION OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA



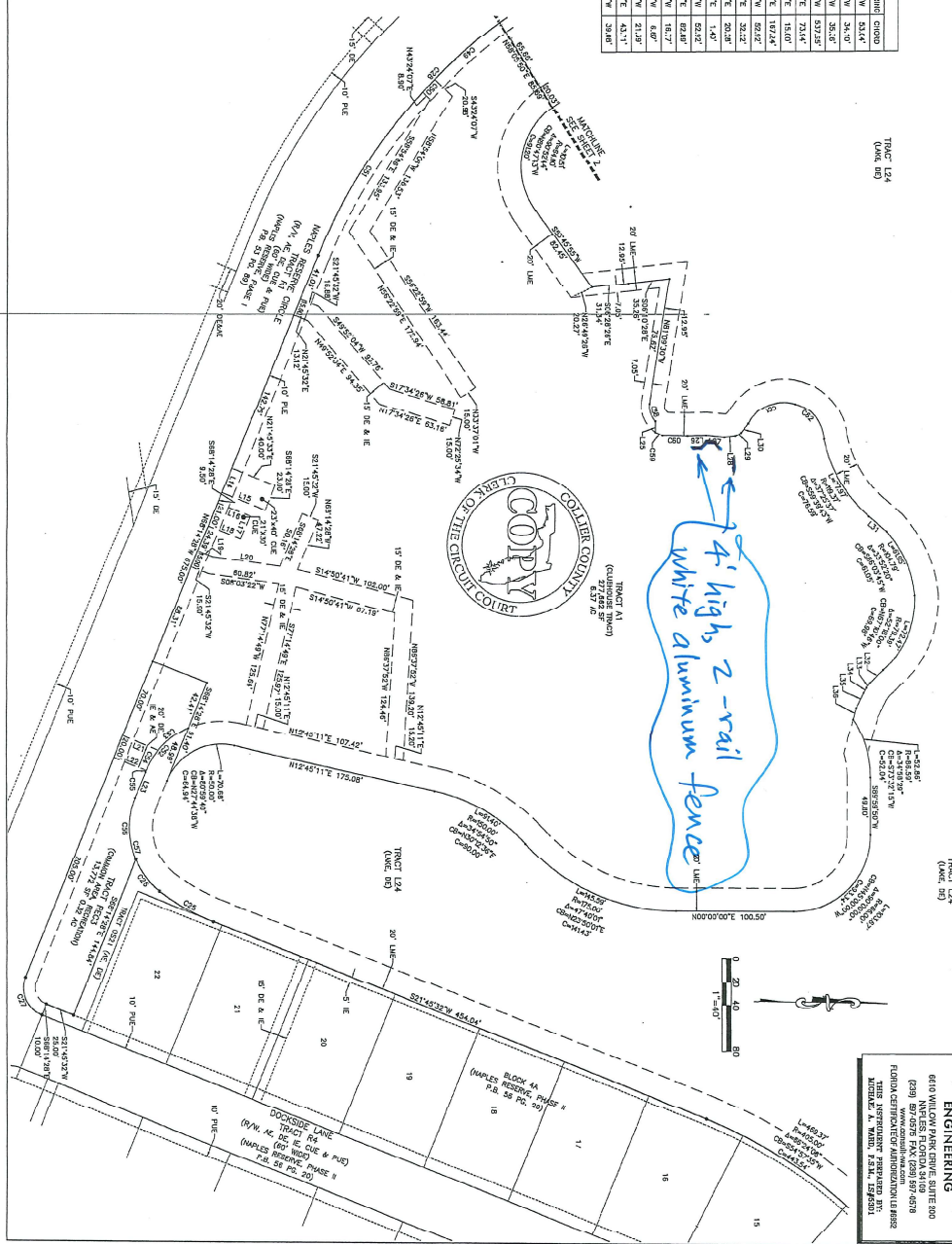
# NAPLES RESERVE ISLAND CLUB

A REPLAT OF TRACT 124, TRACT REC2, TRACT A1 AND A PORTION OF TRACT REC3 OF NAPLES RESERVE, PHASE I, PLAT BOOK 69, PAGES 89-101, INCISIVE, LYING IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

PLAT BOOK 59, PAGE 21  
SHEET 3 OF 3

LINE	LENGTH	BEARING	AREA	PERCENT
C20	53.50'	202.00'	91.132'	59.272.13%
C21	34.40'	70.00'	30.114'	53.144.3%
C22	30.27'	55.00'	16.030'	58.423.7%
C23	53.13'	468.00'	10.711'	18.252.3%
C24	74.60'	468.00'	9.071'	14.106.4%
C25	15.60'	468.00'	1.503'	5.463.3%
C26	156.15'	468.00'	39.253.4%	19.144'
C27	24.40'	70.00'	14.743'	14.670.3%
C28	22.51'	70.00'	13.703.4%	32.32'
C29	20.30'	70.00'	10.301.9%	58.403.5%
C30	1.40'	70.00'	0.074.0%	1.40'
C31	41.50'	70.00'	14.743'	58.403.5%
C32	41.50'	70.00'	14.743'	58.403.5%
C33	17.21'	18.40'	0.943.9%	10.72.13%
C34	6.00'	30.40'	0.173.2%	5.072.30%
C35	11.30'	30.40'	0.373.0%	10.72.13%
C36	41.50'	33.80'	10.72.13%	5.072.30%
C37	41.50'	33.80'	10.72.13%	5.072.30%
C38	41.50'	33.80'	10.72.13%	5.072.30%

LINE	BEARING	LENGTH
L16	N81°14'31"W	23.00'
L17	S71°40'21"W	40.00'
L18	S71°40'21"W	30.00'
L19	N81°14'31"W	21.00'
L20	S71°40'21"W	15.00'
L21	S71°40'21"W	13.30'
L22	S71°40'21"W	10.00'
L23	N81°14'31"W	24.20'
L24	N81°14'31"W	8.10'
L25	S71°40'21"W	15.60'
L26	S80°49'47"W	16.00'
L27	S80°49'47"W	8.30'
L28	S71°40'21"W	2.80'
L29	S71°40'21"W	10.11'
L30	S71°40'21"W	16.11'
L31	N81°14'31"W	5.07'
L32	N81°14'31"W	14.60'
L33	N81°14'31"W	9.27'



**RWA**  
ENGINEERING  
6610 WILLOW PARK DRIVE, SUITE 300  
FORT MYERS, FLORIDA 33907  
(941) 336-1111  
WWW.RWA-ENGINEERING.COM  
THIS REPRESENTATION PREPARED BY:  
MICHAEL A. WARD, L.S.M., LEP2501



# CORAL HARBOR, PHASE I

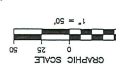
A REPLAT OF A PORTION OF TRACT FD2, NAPLES RESERVE, PHASE I, RECORDED IN PLAT BOOK 53, PAGES 89 THROUGH 101, PUBLIC RECORDS, COLLIER COUNTY, FLORIDA  
LYING IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

PLAT BOOK 61 PAGE 69

SHEET 3 of 6

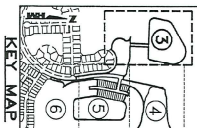
THIS INSTRUMENT WAS PREPARED BY  
JOHN T. HILTON, P.E., S.M., #6276

HOLE MONTES  
ENGINEERS PLANNERS SURVEYORS  
3650 Emerson Way  
Naples, FL 34109  
Phone (239) 254-2000  
Florida Certificate of  
Authorization No. 1772



AREA TABLE

NAME	AC	RS
L1	44.661	3.75
OS2	16.500	0.36
RESD	175.542	4.83

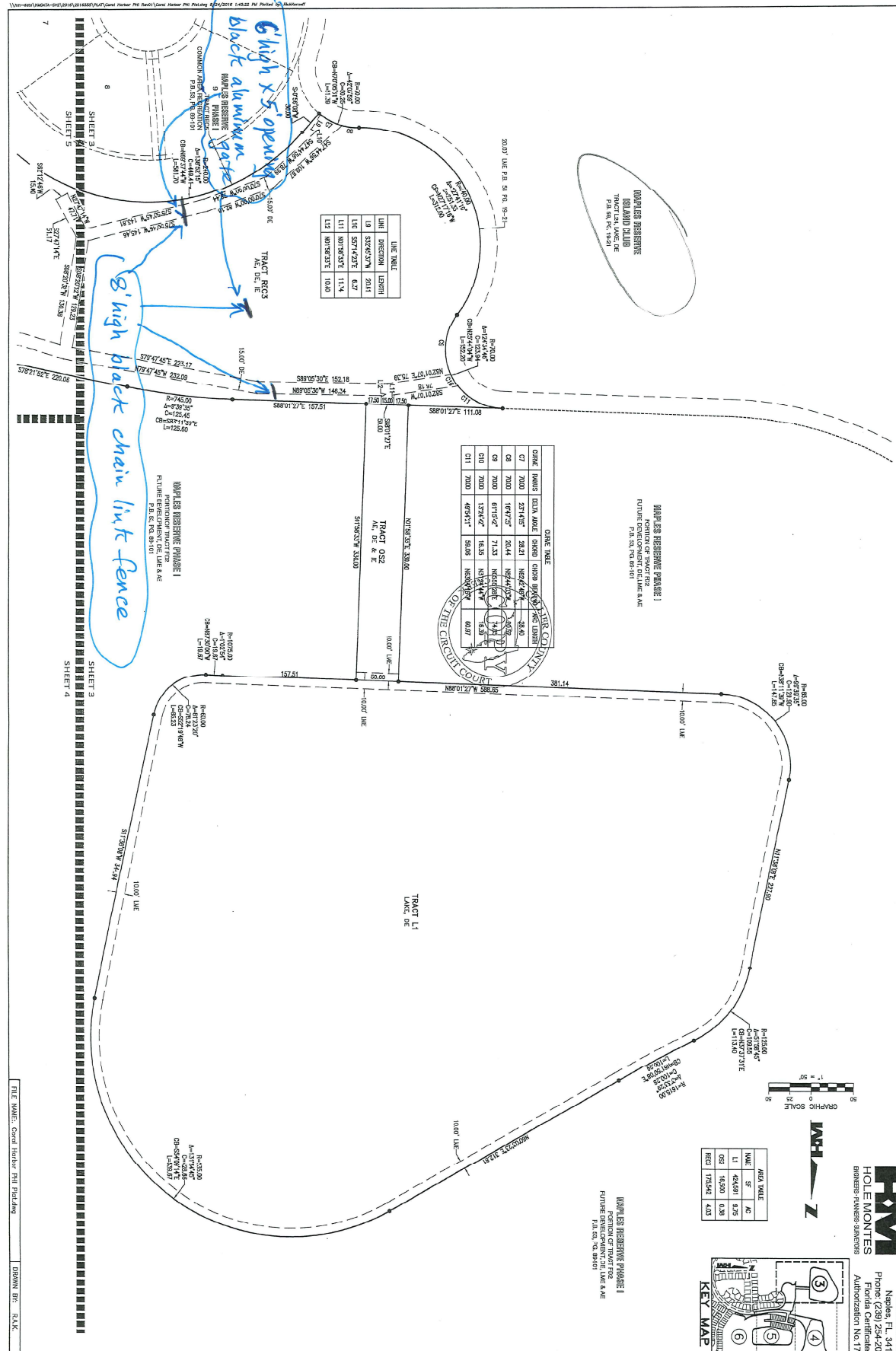


CURVE TABLE

CURVE	POINTS	BEAN AREA	CHORD	CHORD BEAN	CHORD BEAN	CHORD BEAN
C1	7000	3374.55	28.87	182.6	9.7	28.87
C2	7000	1874.35	20.44	182.6	9.7	20.44
C3	7000	8170.62	71.33	182.6	9.7	71.33
C4	7000	1324.62	16.35	182.6	9.7	16.35
C5	7000	4824.51	50.06	182.6	9.7	50.06

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S24°42'27" E	20.41
L2	S87°42'27" E	6.27
L3	N0°18'33" E	11.14
L4	N0°18'33" E	10.00



FILE NAME: Coral Harbor PH Plat.dwg DRAWN BY: RAK

**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

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

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

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$1,802,262	\$ -	\$ -	\$ 1,802,262
Investments				
Reserve	-	517,100	275,654	792,754
Revenue	-	214,653	260,272	474,925
Prepayment	-	119	1,236	1,355
Due from general fund	-	366,758	396,115	762,873
Due from debt service fund - series 2014	-	-	38,728	38,728
Due from other	319	-	-	319
Total assets	<u>\$1,802,581</u>	<u>\$ 1,098,630</u>	<u>\$ 972,005</u>	<u>\$ 3,873,216</u>
<b>LIABILITIES</b>				
Liabilities:				
Due to debt service fund - series 2014	\$ 366,758	\$ -	\$ -	\$ 366,758
Due to debt service fund - series 2018	396,115	38,728	-	434,843
Retainage payable	10,701	-	-	10,701
Developer advance	1,500	-	-	1,500
Total liabilities	<u>775,074</u>	<u>38,728</u>	<u>-</u>	<u>813,802</u>
<b>FUND BALANCES:</b>				
Restricted for				
Debt service	-	1,059,902	972,005	2,031,907
Assigned				
3 months working capital	110,113	-	-	110,113
Lake bank remediation	243,013	-	-	243,013
Unassigned	674,381	-	-	674,381
Total fund balances	<u>1,027,507</u>	<u>1,059,902</u>	<u>972,005</u>	<u>3,059,414</u>
Total liabilities and fund balances	<u>\$ 1,802,581</u>	<u>\$ 1,098,630</u>	<u>\$ 972,005</u>	<u>\$ 3,873,216</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 485,470	\$ 609,561	\$ 696,752	87%
Miscellaneous income	5,848	10,072	-	N/A
Total revenues	<u>491,318</u>	<u>619,633</u>	<u>696,752</u>	89%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Engineering	-	401	40,000	1%
Audit	-	-	7,200	0%
Legal	255	472	20,000	2%
Management, accounting, recording	4,080	12,240	48,960	25%
Debt service fund accounting	458	1,375	5,500	25%
Postage	160	207	500	41%
Insurance	-	7,447	7,900	94%
Trustee	-	5,053	5,300	95%
Trustee - second bond series	-	-	5,300	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	167	500	2,000	25%
Telephone	4	13	50	26%
Printing & binding	29	88	350	25%
Legal advertising	-	-	1,200	0%
Annual district filing fee	-	175	175	100%
Contingencies	-	-	500	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser	-	-	10,887	0%
Tax collector	9,710	12,192	14,516	84%
Total administration expenses	<u>14,863</u>	<u>40,868</u>	<u>172,253</u>	24%
<b>Field Operations</b>				
Operations management	625	1,875	7,500	25%
GIS Solutions	-	-	1,500	0%
Drainage / catch basin maintenance	-	-	6,500	0%
Littotal plantings	-	-	2,500	0%
Other repairs and maintenance	1,120	1,120	150,000	1%
Lake maintenance / water quality	6,375	12,750	76,500	17%
Total field operations expenses	<u>8,120</u>	<u>15,745</u>	<u>244,500</u>	6%
Total expenditures	<u>22,983</u>	<u>56,613</u>	<u>416,753</u>	14%
Excess (deficiency) of revenues over/(under) expenditures	468,335	563,020	279,999	
Fund balance - beginning	559,172	464,487	169,918	
Fund balance - ending				
Assigned				
3 months working capital	110,113	110,113	110,113	
Lake bank remediation	243,013	243,013	243,013	
Unassigned	674,381	674,381	96,791	
Fund balance - ending	<u>\$1,027,507</u>	<u>\$1,027,507</u>	<u>\$449,917</u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 374,242	\$ 469,880	\$ 537,000	88%
Interest	3	12	-	N/A
Total revenues	<u>374,245</u>	<u>469,892</u>	<u>537,000</u>	88%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	160,000	160,000	100%
Interest	-	176,100	348,400	51%
Total debt service	<u>-</u>	<u>336,100</u>	<u>508,400</u>	66%
<b>Other fees and charges</b>				
Tax collector	7,484	9,397	11,188	84%
Property appraiser	-	-	8,391	0%
Total other fees and charges	<u>7,484</u>	<u>9,397</u>	<u>19,579</u>	48%
Total expenditures	<u>7,484</u>	<u>345,497</u>	<u>527,979</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	366,761	124,395	9,021	
Fund balances - beginning	693,141	935,507	920,338	
Fund balances - ending	<u>\$1,059,902</u>	<u>\$1,059,902</u>	<u>\$929,359</u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 404,199	\$ 507,506	\$ 580,060	87%
Interest	1,539	7,557	-	N/A
Total revenues	<u>405,738</u>	<u>515,063</u>	<u>580,060</u>	89%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	165,000	165,000	100%
Interest	-	195,447	387,078	50%
Total debt service	<u>-</u>	<u>360,447</u>	<u>552,078</u>	65%
<b>Other fees and charges</b>				
Property appraiser	-	-	9,063	0%
Tax collector	8,084	10,150	12,085	84%
Total other fees and charges	<u>8,084</u>	<u>10,150</u>	<u>21,148</u>	48%
Total expenditures	<u>8,084</u>	<u>370,597</u>	<u>573,226</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	397,654	144,466	6,834	
Fund balances - beginning	574,351	827,539	790,179	
Fund balances - ending	<u>\$972,005</u>	<u>\$ 972,005</u>	<u>\$797,013</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 January 8, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

**Present were:**

Thomas Marquardt	Chair
Deborah Lee Godfrey	Vice 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

**Residents present:**

Mike Michaels	Sue Michels	Ben Garfunkel	Heidi McIntyre
Mary Oestmann	Jim Oestmann		

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:02 a.m. Supervisors Marquardt, Wild, Godfrey, Harmon and holdover Supervisor Inez were present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Ms. Sanchez reviewed the procedures for public comments. The Board agreed with the recommendation to open public comments and allow residents to speak on a matter during that specific agenda item.

No members of the public spoke.

**THIRD ORDER OF BUSINESS****Chair's Opening Remarks**

This item was presented following Item 17C.

**FOURTH ORDER OF BUSINESS****Administration of Oath of Office to Newly Elected Supervisors [Lisa Wild – Seat 1, Deborah Godfrey – Seat 3] (the following will also be provided in a separate package)**

Ms. Sanchez stated that the Oath of Office was administered to Ms. Lisa Wild and Ms. Deborah Godfrey and the following were explained prior to the meeting:

**A. Required Ethics Training and Disclosure Filing****▪ Sample Form 1 2023/Instructions****B. Membership, Obligations and Responsibilities****C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FIFTH ORDER OF BUSINESS****Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing for Severability Conflicts and an Effective Date**

Ms. Sanchez presented Resolution 2025-01. She stated that Mr. Inez did not file to run for his seat during the candidate qualifying period, due to an oversight. Mr. Inez currently sits as a holdover Board Member until a vacancy is declared and the Seat is filled. He and another resident expressed interest in filling Seat 4, once it is declared vacant; however, the other resident did not submit a resume or letter of interest, as instructed. The Board can nominate Mr. Inez or any other Qualified Elector to fill the vacant seat.

Mr. Marquardt stated that the other resident understood Mr. Inez not qualifying for Seat 4 was an oversight and that he would like to seek re-appointment to the Board. As the other candidate is interested in joining the Board at some point, Mr. Marquardt recommended

she submit a resume to keep on file, should a vacancy occur. Several other Board Members stated they too spoke to the other interested candidate.

Discussion ensued regarding implementing a process of automatically informing residents of an impending open Board seat, via e-blast, newsletter or Facebook post.

Mr. Marquardt was asked to add the Board Members' contact information to the newsletter.

**On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(B), Florida Statutes; and Providing for Severability Conflicts and an Effective Date, was adopted.**

#### **SIXTH ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector to Fill Seat 4 Vacancy; Term Expires November 2028**

Mr. Marquardt nominated Mr. Gregory Inez to fill Seat 4. No other nominations were made.

**On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the appointment of Mr. Gregory Inez to fill Seat 4, was approved.**

#### **Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Sanchez, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Gregory Inez.

#### **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-02. Mr. Inez nominated the following:

Chair Thomas Marquardt

Vice Chair Deborah Lee Godfrey

Secretary Craig Wrathell

Assistant Secretary Anna Harmon

114 Assistant Secretary Gregory Inez

115 Assistant Secretary Lisa Wild

116 No other nominations were made.

117 The following prior appointments by the Board remain unaffected by this Resolution:

118 Assistant Secretary Cindy Cerbone

119 Assistant Secretary Jamie Sanchez

120 Treasurer Craig Wrathell

121 Assistant Treasurer Jeffrey Pinder

122

123 **On MOTION by Mr. Inez and seconded by Ms. Harmon, with all in favor,**  
124 **Resolution 2025-02, Electing, as nominated, and Removing Officers of the**  
125 **District and Providing for an Effective Date, was adopted.**

126

127

128 ■ **Discussion: 14358 Laguna Springs Lane – Spike Rush**

129 **This item, previously the Eleventh Order of Business, was presented out of order.**

130 Mr. Marquardt stated that Mr. Nott was asked to trim the littorals behind the Michels  
131 residence, as they were not aware of future line-of-site issues when they installed the infinity  
132 pool. The Board must decide whether to continue making an exception for the Michels' or  
133 develop a policy, since more residents are now making similar requests.

134 Residents Mike and Sue Michels reviewed the photographs in the agenda showing the  
135 view prior to and after constructing the pool and stated they would never have considered  
136 spending that amount of money for an infinity edge pool if they knew this would occur. They  
137 are asking for the littorals to be removed not only manually but also to be sprayed.

138 Mr. Willis discussed the purpose and benefits of littorals, which the CDD is required to  
139 plant under Florida Law. He stated that the Board can initiate a policy, with exceptions for  
140 infinity pools, like in other CDDs he manages; this would require setting limits to avoid violating  
141 its stormwater permit and adding exemption areas to the Superior Waterways Aquatics  
142 Management Agreement.

143 Further discussions of this item continued following the Eighth Order of Business.

144

145 **EIGHTH ORDER OF BUSINESS**

**Discussion: 14292 Laguna Springs**

146

Ms. Sanchez presented Ms. Wild's email and photos about the resident requesting approval to install a floating dock, which would require removing existing littorals. Mr. Willis stated that this request differs from the prior request, in that it is a permanent removal instead of removing littorals during the construction process, which will eventually grow back.

Discussion ensued regarding making exemptions and a suggestion to require the homeowner to pay the associated costs, as this would be an unbudgeted expense.

The consensus was to defer this item until the resident or dock vendor can provide a survey, construction plans and project details at a CDD meeting.

▪ **Continued Discussion: 14358 Laguna Springs Lane – Spike Rush**

Discussion ensued regarding whether to establish a policy specific to infinity pools or incorporate exemptions into the Superior Waterway's contract.

It was noted that all CDD littorals are governed by the South Florida Water Management District (SFWMD) so the CDD must make ensure the CDD's environmental permit, which dictates what is required, does not fall out of compliance.

**On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, authorizing removal of spike rush behind the property line of 14358 Laguna Springs Lane, via chemical treatment and amending the Superior Waterway Services, Inc. Agreement to reflect the change, was approved.**

**NINTH ORDER OF BUSINESS**

**Discussion: 14336 Neptune Avenue**

Ms. Sanchez presented the documents from Ms. Wild and Mr. Hernandez requesting an Easement Use Agreement (EUA) to correct a 2021 encroachment issue and in order to close out the permit. Ms. Magaldi stated the CDD's Encroachment Agreement must be executed.

**On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, entering into an Encroachment Agreement with the homeowner of 14366 Neptune Avenue, was approved.**

**TENTH ORDER OF BUSINESS**

**Discussion: 14646 Tropical Drive**

Ms. Sanchez stated that the Design Review Committee (DRC) is requiring the homeowner to obtain an Encroachment Agreement from the CDD to install a French drain that

will encroach into the CDD's Lake Maintenance Easement. Mr. Marquardt asked if the CDD would be accepting any responsibility, if approved. Mr. Willis replied no; however, CDD Staff should make sure the materials are buried deep enough to withstand maintenance vehicles. The Board agreed with Mr. Willis' suggestion to approve this and future requests, subject to homeowners using the CDD schematics for installing French drains, which he will re-send to the HOA.

This item was deferred while Staff prepares the CDD Encroachment Agreement to present at the next meeting.

**ELEVENTH ORDER OF BUSINESS****Discussion: 14358 Laguna Springs Lane – Spike Rush**

This item was presented following the Seventh Order of Business.

**TWELFTH ORDER OF BUSINESS****Discussion: HOA Fence in Easement**

Ms. Sanchez stated that the HOA's only response to the Board's directive that everyone should follow the normal procedures that a resident would, was "Got it, okay". Recalling that she was designated to work with the HOA on this matter, Ms. Wild stated the HOA decided on three options; 1) leave the fence the way it is now, as it prevents a security issue, 2) remove the fence, or 3) have the fence follow the water line; Options 1 and 2 would require executing a CDD Encroachment Agreement.

Discussion ensued regarding the CDD Board establishing grounds to remove sections of the fence as the lake water levels rise and fall and the HOA incurring the associated costs and provide the survey to the CDD.

This item was deferred while the CDD Encroachment Agreement is prepared and when an HOA Board Member can attend the next meeting.

**THIRTEENTH ORDER OF BUSINESS****Ratification of Encroachment Agreement  
[Ronald J. D'Aprile and Elaine D'Aprile, as  
Trustees of the D'Aprile Family Trust -  
14880 Edgewater Circle]**

On MOTION by Mr. Godfrey and seconded by Mr. Inez, with all in favor, the Encroachment Agreement with the Ronald J. D'Aprile and Elaine D'Aprile, as Trustees of the D'Aprile Family Trust, owners of the property at 14880 Edgewater Circle, to construct and maintain a fence and related improvements, was ratified.

**FOURTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of November 30, 2024**

As the last CDD meeting was in September 2024, Ms. Godfrey asked Ms. Sanchez to provide the 2024 Fiscal Year end statements at the next meeting. She asked when she expects to receive the Audited Financial Report. Ms. Sanchez stated the audit must be completed and submitted to the State each year by June 30<sup>th</sup>.

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

**FIFTEENTH ORDER OF BUSINESS****Approval of September 12, 2024 Public Hearing and Regular Meeting Minutes**

The following change was made.

Lines 36 and 198: Change "Gallen" to "Galley".

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the September 12, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

**SIXTEENTH ORDER OF BUSINESS****Other Business**

Ms. Godfrey asked if the recent lake remediation project in Green Point is under warranty, as she believes erosion is still occurring in certain areas. Mr. Marquardt recalled areas that were re-graded and re-sodded in order to continue maintenance. He will have the area inspected to determine if there is erosion. Ms. Sanchez stated she will email Mr. Cole.

**SEVENTEENTH ORDER OF BUSINESS****Staff Reports**

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

Ms. Magaldi stated she will update the training memorandum to send to the Board.

Mr. Willis stated that Mr. Nott is onsite monitoring his team.

**B. District Engineer: Bowman Consulting Group LTD**

There was no report.

**Mr. Cole rejoined the meeting via telephone at 11:16 a.m.**

Regarding if the lake remediation project in Green Point is still under warranty, Mr. Cole recalled doing several phases of work at Laguana Springs; he would have his Inspector inspect the area and report his findings at the next meeting.

Regarding earlier discussions on littorals, etc., Mr. Cole stated he emailed the littoral map to Mr. Willis and Ms. Sanchez that shows where the littorals are supposed to be according to the plans and the base for the area required. The email will be forwarded to the Board.

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

▪ **Monthly Report**

There was no report.

Mr. Willis stated that, once he and Mr. Nott complete the annual lake audit scheduled for the end of the month, he will forward it to Mr. Cole to review and use it to base any lake bank restoration projects, which would need to commence prior to the rainy season and Staff working on the budget.

Discussion ensued regarding Board Member comments about the new vendor's performance, District Staff prioritizing lake restoration projects that most likely will start with Lake 17 and Lake 9 and determining how it fits into the \$150,000 budget.

▪ **Chair's Opening Remarks**

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

Mr. Marquardt posed the following questions:

➤ Who is responsible for tree removal in the Lake Maintenance Easement (LME)? Mr. Willis stated it is typically the HOA, as the CDD did not plant any trees in the LME.

➤ Who is responsible for spraying for midge flies. Mr. Willis stated that treating adult flies is costly and noted that breeding occurs twice a year and they have a life-span of three to five weeks. By the time it becomes a problem the CDD most likely will miss the chance to schedule treatments.



➤ Are the CDD lakes and rivers capable of handling a 100-year storm event or does Mr. Cole have any concerns, given the number of hurricanes that occurred this year. Mr. Cole replied no and noted the water management systems are designed and permitted to cap the roads; it will not be over the top of the water during a 25-year three-day storm with about 12" of rain. The finished elevations of the homes are designed to be the higher of the FEMA flood elevation or of the 100-year zero discharge storm elevation. Mr. Willis stated the system is designed to flood the road, which is considered a secondary storage system; it would take a lot to get to the level of flooding the homes.

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

- **NEXT MEETING DATE: February 13, 2025 at 10:00 AM**

- **QUORUM CHECK**

**EIGHTEENTH ORDER OF BUSINESS**

**Public Comments**

A resident asked who is responsible for removing tree stumps, stones and debris at the waters edge. Mr. Willis stated it is the CDD's responsibility. He noted that the CDD tries to keep the stormwater system and preserves in a natural state. He asked the resident to email the information to pass onto Mr. Nott.

**NINETEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

There were no Supervisors' requests.

**TWENTIETH ORDER OF BUSINESS**

**Adjournment**

<p><b>On MOTION by Ms. Godfrey and seconded by Ms. Harmon, with all in favor, the meeting adjourned at 11:33 a.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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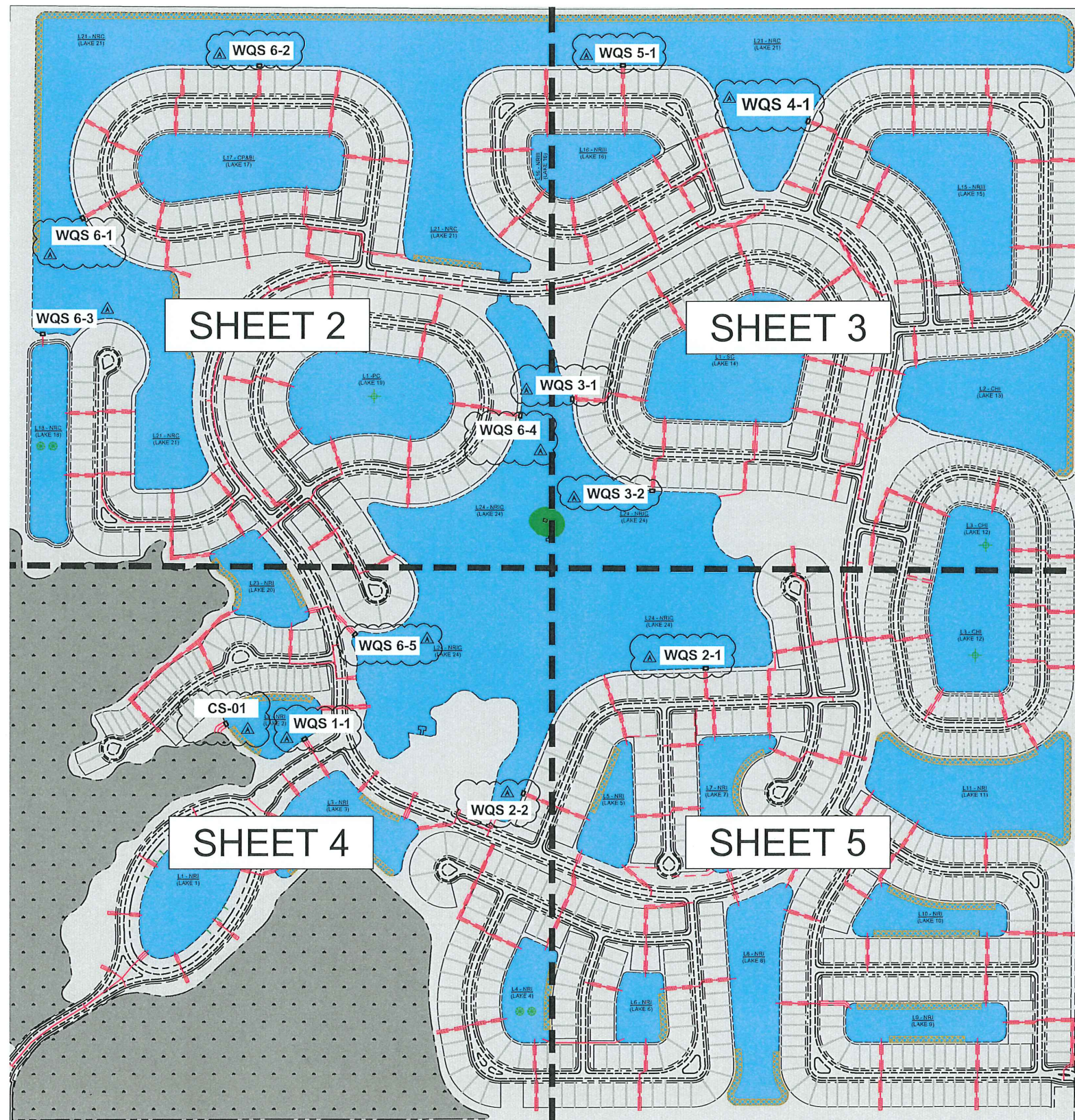
324 Secretary/Assistant Secretary

Chair/Vice Chair

**NAPLES RESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**






**STAFF**  
**REPORTS**  
**B**



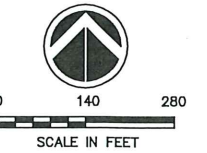


**LEGEND**

**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





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:

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



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'



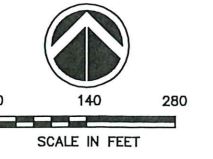
950 Encore Way  
Naples, FL. 34110  
Phone: (239) 254-2000  
Florida Certificate of  
Authorization No.1772

CDD DRAINAGE EASEMENTS  
and LAKE CONVEYANCE MAPS

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

H:\2013\2013030\NAPLES RESERVE\2013-03-04\_CDD\_PRESERVE TO HOA\2013-03-04\_PRESERVE TO HOA.dwg 2013-03-04 10:18am Plotted by: hmf





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:

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

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5

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'



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

CDD DRAINAGE EASEMENTS  
and LAKE CONVEYANCE MAPS

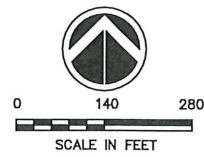
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. SEE PLOTSTAMP	DRAWING NO. 5008-3
DATE _____	PROJECT NO. 2013.030	SHEET NO. 3 OF 5







MATCHLINE - SEE SHEET 3



LEGEND

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

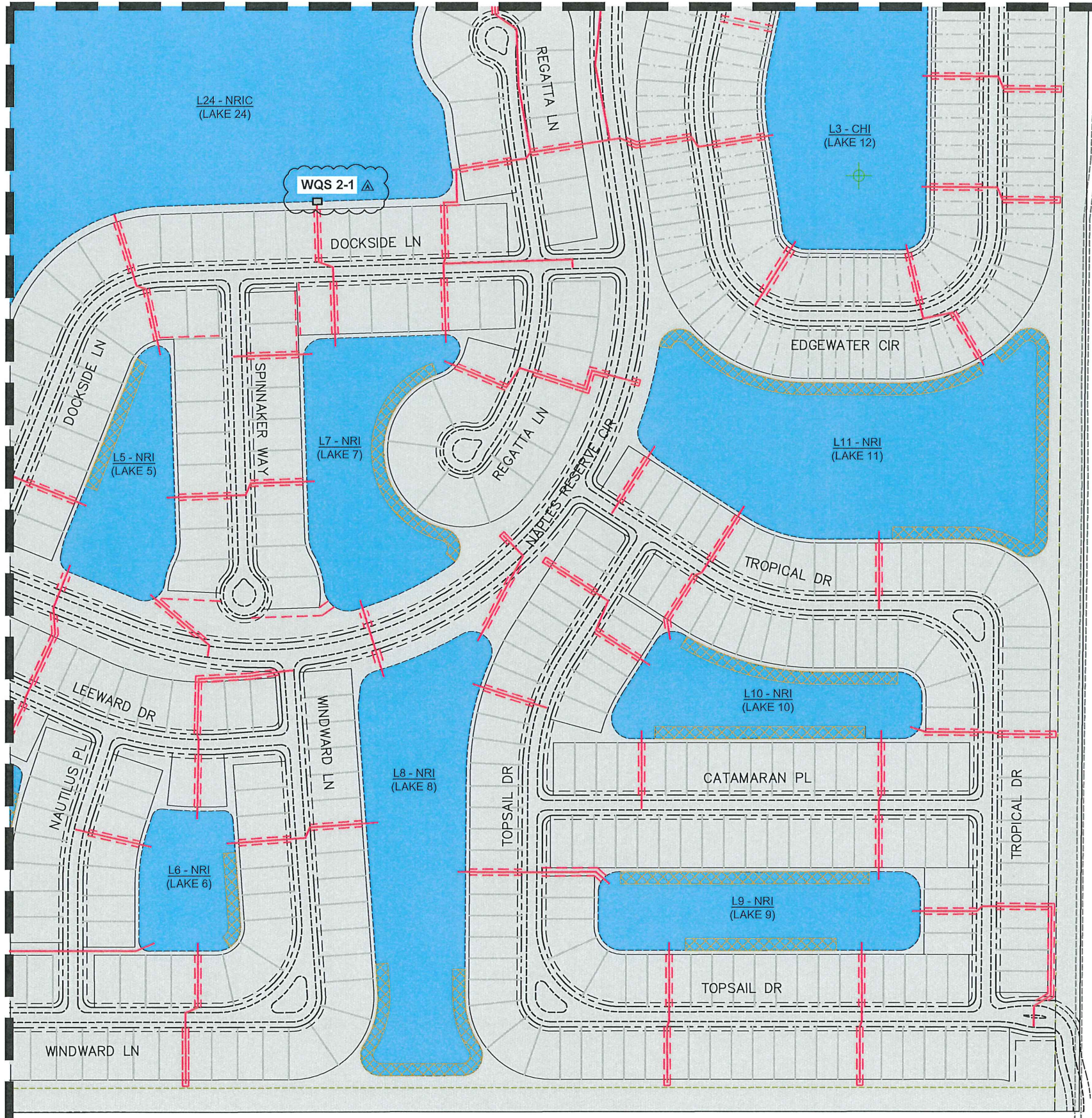
- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
- LAKE LITTORAL AREA

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:

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

MATCHLINE - SEE SHEET 4



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'



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. 5008-5
DATE _____	PROJECT NO. 2013.030	SHEET NO. 5 OF 5



**NAPLES RESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**

**NAPLES RESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
OFFICE OF THE DISTRICT MANAGER  
2300 Glades Rd., Suite #410W  
Boca Raton, FL 33431

**MEMORANDUM**

Date: February 5, 2025  
To: Naples Reserve Board of Supervisors  
From: Shane Willis – Operations Manager  
Subject: Quality Assurance Audit – Lake Maintenance  
Cc: File

---

Management recently conducted an on-site audit to review District owned Lakes. The audit was conducted on January 21, 2025.

Included in this report are the following:

- Evaluation Sheets for each Lake
- Pictures of each Lake
- Location Where Each Report Was Taken

There are (22) District owned Lakes, totaling 214.76 acres.

**There is an Evaluation Sheet for each lake included - Please note the below observations, which may/may not require Board discussion and action for resolution:**

- **Aeration System:** During the lake audit the aeration system was operating, there are multiple fountains in a number of lakes across the District which are owned by the HOA.
- **Lake Bank Remediation (LBR):** The following have been identified for bank remediation projects:
  - **Lakes:**  
24/25 Budget year: 13, 16, & 17  
2-3 years: 5, 12, 14, 15  
3-5 years: 19
  - **Misc. Items:**
    - **Washouts Present (Can be completed as separate project or part of LBR):**  
Lakes – 4, 7, 8, 10, 11
    - **Recommend Additional Littorals:**  
Lakes – 12, 14, 15, 16, 17, 19
    - **Landscape Issues:**  
Lake 4 – Hedge around aeration cabinet needs to be trimmed  
Lake 8 – Recommend removing thalia  
Lake 15 – Trees blocking easement

**NAPLES RESERVE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**OFFICE OF THE DISTRICT MANAGER**  
2300 Glades Rd., Suite #410W  
Boca Raton, FL 33431

**Action Required:** Proposals for bank remediation will be sourced and presented to the Board at a future meeting based upon Board guidance.

No lakes were found to be out of compliance or in need of work orders at the time of the lake audit.

During the time of this inspection Management observed wildlife in and around the stormwater system that included Florida Mottled Ducks, Anhinga, Turtles, Bass, Pan Fish, Mosquito Fish, Herons, Ibis, Oscars, Shad, & Alligators.

Additionally, it is the recommendation of Management that the CDD implement a yearly program to install Littoral Shelf plants to ensure Lake Bank stabilization, this will help minimize Lake Bank erosion.

In conclusion, it is determined that the District's lakes are healthy ecosystems that are home to a wide variety of wildlife and with proper maintenance moving forward it will remain so for the foreseeable future.

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 1

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:49 AM
PREPARED BY	Shane Willis
LAKE NUMBER	1
INSPECTION LOCATION	14001–14073 Naples Reserve Blvd Naples FL 34114 United States (26.05568317846138, - 81.66690825465727)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	None
Does the overall lake body appear healthy?	Yes

**STRUCTURAL INTEGRITY**

Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes

Are structures in sound and appropriate lifecycle conditions?

Yes

## AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?

No

Is the system operating properly?

N/A

Are hoses or cords properly secured or screened?

N/A

Do pumps and motors sound like they are operating properly?

N/A

Are electrical and/or mechanical boxes/enclosures in good condition?

N/A

Are boxes/enclosures secured properly?

N/A

Do the boxes/enclosures appear to be protecting contents from the elements?

N/A

Is timer/photocell operating properly?

N/A

## Media summary



Photo 1



Photo 2

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 2

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:34 AM
PREPARED BY	Shane Willis
LAKE NUMBER	2
INSPECTION LOCATION	14176 Nautica Ct Naples FL 34114 United States (26.05671374008967, - 81.66602359603341)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Wood Stork, Anhinga
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	No
Additional comments/ information	Washout around control structure

Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

### Media summary



Photo 1



Photo 2





Photo 3

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 3

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:35 AM
PREPARED BY	Shane Willis
LAKE NUMBER	3
INSPECTION LOCATION	14891 Naples Reserve Cir Naples FL 34114 United States (26.05590760754663, - 81.66479576401795)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Blue Heron, Ibis, Anhinga
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes

Are structures in sound and appropriate lifecycle conditions?	Yes
---	-----

### AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?	No
--	----

Is the system operating properly?	N/A
-----------------------------------	-----

Are hoses or cords properly secured or screened?	N/A
--	-----

Do pumps and motors sound like they are operating properly?	N/A
---	-----

Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
--	-----

Are boxes/enclosures secured properly?	N/A
--	-----

Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
---	-----

Is timer/photocell operating properly?	N/A
--	-----

### Media summary



Photo 1



Photo 2

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 4

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 09:48 AM
PREPARED BY	Shane Willis
LAKE NUMBER	4
INSPECTION LOCATION	14801 Windward Ln Naples FL 34114 United States (26.052092047226864, - 81.66257324995188)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Fish
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	No
Additional comments/ information	1 LOCATION

Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	Yes
Is the system operating properly?	Yes
Are hoses or cords properly secured or screened?	Yes
Do pumps and motors sound like they are operating properly?	Yes
Are electrical and/or mechanical boxes/enclosures in good condition?	Yes
Are boxes/enclosures secured properly?	Yes
Do the boxes/enclosures appear to be protecting contents from the elements?	Yes
<b>HEDGE NEAR DISTRICT AERATION NEEDS MAINTENANCE</b>	
Is timer/photocell operating properly?	N/A

### Media summary



Photo 1



Photo 2



# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 5

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 09:34 AM
PREPARED BY	Shane Willis
LAKE NUMBER	5
INSPECTION LOCATION	14856 Dockside Ln Naples FL 34114 United States (26.05462857470877, - 81.66206992099751)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Fish, Heron
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes



Is the lake/lawn transition area absent drop-offs greater than 8 inches

Yes

**RECOMMEND 2026 LBR**

Are structures in sound and appropriate lifecycle conditions?

Yes

#### **AERATION/ FOUNTAINS**

Is there a CDD or club owned aerator/fountain present?

No

Is the system operating properly?

N/A

Are hoses or cords properly secured or screened?

N/A

Do pumps and motors sound like they are operating properly?

N/A

Are electrical and/or mechanical boxes/enclosures in good condition?

N/A

Are boxes/enclosures secured properly?

N/A

Do the boxes/enclosures appear to be protecting contents from the elements?

N/A

Is timer/photocell operating properly?

N/A

#### **Media summary**



Photo 1



Photo 2





Photo 3

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 6

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 09:53 AM
PREPARED BY	Shane Willis
LAKE NUMBER	6
INSPECTION LOCATION	14750 Nautilus Pl Naples FL 34114 United States (26.052135355629723, - 81.66155387785747)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Anhinga, Blue Heron
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes

Are structures in sound and appropriate lifecycle conditions?	Yes
---	-----

## AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

## Media summary



Photo 1



Photo 2

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 7

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 09:39 AM
PREPARED BY	Shane Willis
LAKE NUMBER	7
INSPECTION LOCATION	14756 Spinnaker Way Naples FL 34114 United States (26.054442892806655, - 81.66005772546087)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Heron
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	No
Additional comments/ information	AT LEAST 4 WASHOUTS

Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

### Media summary



Photo 1



Photo 2





Photo 3



Photo 4



Photo 5



Photo 6

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 8

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/2025 09:57 AM
PREPARED BY	Shane Willis
LAKE NUMBER	8
INSPECTION LOCATION	14699 Tropical Dr Naples FL 34114 United States (26.054318882549232, - 81.65896933533405)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
RECOMMEND REMOVAL OF THALIA	
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Fish
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	No

Additional comments/ information		1 LOCATION
Is the lake/lawn transition area absent drop-offs greater than 8 inches		Yes
Are structures in sound and appropriate lifecycle conditions?		Yes
<b>AERATION/ FOUNTAINS</b>		
Is there a CDD or club owned aerator/fountain present?		No
Is the system operating properly?		N/A
Are hoses or cords properly secured or screened?		N/A
Do pumps and motors sound like they are operating properly?		N/A
Are electrical and/or mechanical boxes/enclosures in good condition?		N/A
Are boxes/enclosures secured properly?		N/A
Do the boxes/enclosures appear to be protecting contents from the elements?		N/A
Is timer/photocell operating properly?		N/A

### Media summary





Photo 1



Photo 3

Photo 2



Photo 4

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 9

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/2025 10:10 AM
PREPARED BY	Shane Willis
LAKE NUMBER	9
INSPECTION LOCATION	14563 Topsail Dr Naples FL 34114 United States (26.051586005158477, - 81.6573014026528)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Heron
Does the overall lake body appear healthy?	Yes

**STRUCTURAL INTEGRITY**

Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes

Are structures in sound and appropriate lifecycle conditions?	Yes
---	-----

## AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

## Media summary



Photo 1



Photo 2

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 10

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/2025 10:04 AM
PREPARED BY	Shane Willis
LAKE NUMBER	10
INSPECTION LOCATION	14658 Topsail Dr Naples FL 34114 United States (26.053564264507987, - 81.6581690486746)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	No
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	No
Additional comments/ information	2 LOCATIONS

Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

### Media summary



Photo 1



Photo 2





Photo 3



Photo 4

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 11

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 10:24 AM
PREPARED BY	Shane Willis
LAKE NUMBER	11
INSPECTION LOCATION	14783 Edgewater Cir Naples FL 34114 United States (26.056291952090604, - 81.6555867470572)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Heron
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	No
Additional comments/ information	1 LOCATION

Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

### Media summary



Photo 1



Photo 2





Photo 3

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 12

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/2025 10:20 AM
PREPARED BY	Shane Willis
LAKE NUMBER	12
INSPECTION LOCATION	14872 Edgewater Cir Naples FL 34114 United States (26.057093572929407, - 81.65681067705006)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
<b>RECOMMEND ADDITIONAL LITTORALS</b>	
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	None
Does the overall lake body appear healthy?	Yes

**STRUCTURAL INTEGRITY**

Is the lake bank absent significant washouts?	Yes
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Is the lake/lawn transition area absent drop-offs greater than 8 inches

No

Additional comments/ information

**RECOMMEND 2026 LBR**

Are structures in sound and appropriate lifecycle conditions?

Yes

#### **AERATION/ FOUNTAINS**

Is there a CDD or club owned aerator/fountain present?

Yes

#### **HOA Fountains**

Is the system operating properly?

N/A

Are hoses or cords properly secured or screened?

N/A

Do pumps and motors sound like they are operating properly?

N/A

Are electrical and/or mechanical boxes/enclosures in good condition?

N/A

Are boxes/enclosures secured properly?

N/A

Do the boxes/enclosures appear to be protecting contents from the elements?

N/A

Is timer/photocell operating properly?

N/A

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 13

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 10:33 AM
PREPARED BY	Shane Willis
LAKE NUMBER	13
INSPECTION LOCATION	14607 Edgewater Cir Naples FL 34114 United States (26.059955624618816, - 81.65575618568673)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Heron
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	No
Additional comments/ information	WASHOUTS IN 2 LOCATIONS

Is the lake/lawn transition area absent drop-offs greater than 8 inches

No

**RECOMMEND ADDING TO 2025 LBR**

Additional comments/ information

Are structures in sound and appropriate lifecycle conditions?

Yes

#### **AERATION/ FOUNTAINS**

Is there a CDD or club owned aerator/fountain present?

No

Is the system operating properly?

N/A

Are hoses or cords properly secured or screened?

N/A

Do pumps and motors sound like they are operating properly?

N/A

Are electrical and/or mechanical boxes/enclosures in good condition?

N/A

Are boxes/enclosures secured properly?

N/A

Do the boxes/enclosures appear to be protecting contents from the elements?

N/A

Is timer/photocell operating properly?

N/A



## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 14

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 10:39 AM
PREPARED BY	Shane Willis
LAKE NUMBER	14
INSPECTION LOCATION	14617 Kelson Cir Naples FL 34114 United States (26.061531160604268, - 81.66038880064863)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
<b>RECOMMEND ADDITIONAL LITTORALS</b>	
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Fish
Does the overall lake body appear healthy?	Yes

**STRUCTURAL INTEGRITY**

Is the lake bank absent significant washouts?	No
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LAKE 14

1/4

Additional comments/ information	Multiple washouts
Is the lake/lawn transition area absent drop-offs greater than 8 inches	No
Additional comments/ information	RECOMMEND 2026 LBR
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 15

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 10:44 AM
PREPARED BY	Shane Willis
LAKE NUMBER	15
INSPECTION LOCATION	14537 Stern Way Naples FL 34114 United States (26.06250710289455, - 81.65649958138233)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
<b>RECOMMEND ADDITIONAL LITTORALS</b>	
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	None
Does the overall lake body appear healthy?	Yes

**STRUCTURAL INTEGRITY**

Is the lake bank absent significant washouts?	Yes
<b>Easement blocked by trees</b>	



Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes
<b>RECOMMEND 2026 LBR</b>	
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

### Media summary



Photo 1



Photo 2



Photo 3



# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 16

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 10:59 AM
PREPARED BY	Shane Willis
LAKE NUMBER	16
INSPECTION LOCATION	14371 Neptune Ave Naples FL 34114 United States (26.064221431564242, - 81.66282948593292)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
<b>RECOMMEND ADDITIONAL LITTORALS</b>	
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Fish
Does the overall lake body appear healthy?	Yes

**STRUCTURAL INTEGRITY**

Is the lake bank absent significant washouts?	No
Additional comments/ information	<b>MULTIPLE WASHOUTS</b>

Is the lake/lawn transition area absent drop-offs greater than 8 inches

No

Additional comments/ information

**RECOMMEND 2025 LBR**

Are structures in sound and appropriate lifecycle conditions?

Yes

### **AERATION/ FOUNTAINS**

Is there a CDD or club owned aerator/fountain present?

No

Is the system operating properly?

N/A

Are hoses or cords properly secured or screened?

N/A

Do pumps and motors sound like they are operating properly?

N/A

Are electrical and/or mechanical boxes/enclosures in good condition?

N/A

Are boxes/enclosures secured properly?

N/A

Do the boxes/enclosures appear to be protecting contents from the elements?

N/A

Is timer/photocell operating properly?

N/A

### **Media summary**



Photo 1



Photo 3

Photo 2



Photo 4



# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 17

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:08 AM
PREPARED BY	Shane Willis
LAKE NUMBER	17
INSPECTION LOCATION	14374 Laguna Springs Ln Naples FL 34114 United States (26.064158373705933, - 81.66517866883282)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes

**RECOMMEND ADDITIONAL LITTORALS**

Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	None
Does the overall lake body appear healthy?	Yes

## STRUCTURAL INTEGRITY

Is the lake bank absent significant washouts?

No

Additional comments/ information

### MULTIPLE WASHOUTS

Is the lake/lawn transition area absent drop-offs greater than 8 inches

No

Additional comments/ information

**RECOMMEND 2025 LBR**

Are structures in sound and appropriate lifecycle conditions?

Yes

## AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?

No

Is the system operating properly?

N/A

Are hoses or cords properly secured or screened?

N/A

Do pumps and motors sound like they are operating properly?

N/A

Are electrical and/or mechanical boxes/enclosures in good condition?

N/A

Are boxes/enclosures secured properly?

N/A

Do the boxes/enclosures appear to be protecting contents from the elements?

N/A

Is timer/photocell operating properly?

N/A

## Media summary



Photo 1



Photo 2



# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 18

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:18 AM
PREPARED BY	Shane Willis
LAKE NUMBER	18
INSPECTION LOCATION	14234 Galley Ct Naples FL 34114 United States (26.05987199660417, - 81.67005018304089)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Blue Heron
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes

Are structures in sound and appropriate lifecycle conditions?	Yes
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### AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?	No
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Is the system operating properly?	N/A
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Are hoses or cords properly secured or screened?	N/A
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Do pumps and motors sound like they are operating properly?	N/A
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Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
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Are boxes/enclosures secured properly?	N/A
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Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
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Is timer/photocell operating properly?	N/A
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### Media summary



Photo 1



Photo 2

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 19

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:23 AM
PREPARED BY	Shane Willis
LAKE NUMBER	19
INSPECTION LOCATION	14313 Charthouse Cir Naples FL 34114 United States (26.06102624749441, - 81.66590246732892)
IS THIS LAKE IN COMPLIANCE	Yes

**AUDIT CHECK POINTS**

Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes

**RECOMMEND ADDITIONAL LITTORALS**

Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes

**HEALTH/SAFETY**

Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	None
Does the overall lake body appear healthy?	Yes

**STRUCTURAL INTEGRITY**

Is the lake bank absent significant washouts?	Yes
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Is the lake/lawn transition area absent drop-offs greater than 8 inches

Yes

**RECOMMEND LBR IN 2017**

Are structures in sound and appropriate lifecycle conditions?

Yes

**AERATION/ FOUNTAINS**

Is there a CDD or club owned aerator/fountain present?

Yes

**HOA FOUNTAIN**

Is the system operating properly?

N/A

Are hoses or cords properly secured or screened?

N/A

Do pumps and motors sound like they are operating properly?

N/A

Are electrical and/or mechanical boxes/enclosures in good condition?

N/A

Are boxes/enclosures secured properly?

N/A

Do the boxes/enclosures appear to be protecting contents from the elements?

N/A

Is timer/photocell operating properly?

N/A

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 20

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:28 AM
PREPARED BY	Shane Willis
LAKE NUMBER	20
INSPECTION LOCATION	Naples Reserve Cir Naples FL 34114 United States (26.058487019875948, - 81.66655116863039)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Blue heron
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes



Are structures in sound and appropriate lifecycle conditions?	Yes
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## AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

## Media summary



Photo 1



Photo 2

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 21

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 10:50 AM
PREPARED BY	Shane Willis
LAKE NUMBER	21
INSPECTION LOCATION	Naples Reserve Cir Naples FL 34114 United States (26.06347643833253, - 81.6593276722225)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Anhinga
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes

Are structures in sound and appropriate lifecycle conditions?	Yes
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## AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

## Media summary



Photo 1



Photo 2





Photo 3



Photo 4



Photo 5



Photo 6

# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 23

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 09:29 AM
PREPARED BY	Shane Willis
LAKE NUMBER	23
INSPECTION LOCATION	14859 Dockside Ln Naples FL 34114 United States (26.05508199986258, - 81.66346809739066)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Anhinga, Fish
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes

Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes
Are structures in sound and appropriate lifecycle conditions?	Yes
<b>AERATION/ FOUNTAINS</b>	
Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

### Media summary



Photo 1



# STORMWATER QUALITY ASSURANCE AUDIT

## NAPLES RESERVE LAKE 24

DISTRICT NAME	NAPLES RESERVE CDD
CONDUCTED ON	1/21/25 11:38 AM
PREPARED BY	Shane Willis
LAKE NUMBER	24
INSPECTION LOCATION	14844–14898 Naples Reserve Cir Naples FL 34114 United States (26.055728576562625, - 81.66542977773653)
IS THIS LAKE IN COMPLIANCE	Yes
AUDIT CHECK POINTS	
Does invasive/undesirable plant control meet contract specifications?	Yes
Does the beneficial plant population meet regulatory requirements?	Yes
Are existing beneficial plants healthy?	Yes
Is the lake absent trash?	Yes
HEALTH/SAFETY	
Is the lake surface absent any oil, grease or gas sheen?	Yes
Wildlife Observed	Anhinga
Does the overall lake body appear healthy?	Yes
STRUCTURAL INTEGRITY	
Is the lake bank absent significant washouts?	Yes
Is the lake/lawn transition area absent drop-offs greater than 8 inches	Yes

Are structures in sound and appropriate lifecycle conditions?	Yes
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## AERATION/ FOUNTAINS

Is there a CDD or club owned aerator/fountain present?	No
Is the system operating properly?	N/A
Are hoses or cords properly secured or screened?	N/A
Do pumps and motors sound like they are operating properly?	N/A
Are electrical and/or mechanical boxes/enclosures in good condition?	N/A
Are boxes/enclosures secured properly?	N/A
Do the boxes/enclosures appear to be protecting contents from the elements?	N/A
Is timer/photocell operating properly?	N/A

## Media summary



Photo 1



Photo 2

**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 <b>CANCELED</b> INCLEMENT WEATHER	Regular Meeting	10:00 AM
December 12, 2024 <b>CANCELED</b> NO QUORUM	Regular Meeting	10:00 AM
January 8, 2025	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