

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

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on February 13, 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
Lisa Wild	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Shane Willis (via telephone)	Operations Manager
Meagan Magaldi	District Counsel
Terry Cole (via telephone)	District Engineer
Andy Nott	Superior Waterways

Residents present:

Heidi McIntyre	Ben Garfinkel	Kevin McCarthy	Debra McCarthy
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m. Supervisors Marquardt, Wild, and Godfrey were present. Supervisors Harmon and Inez were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chair's Opening Remarks

Mr. Marquardt stated a homeowner on Charthouse noted debris and asked for the CDD to mitigate a sandbar created by a washout. Mr. Willis stated the CDD will not mitigate it; it will be treated as part of the lake bank. Mr. Marquardt noted that there is no reason to remove it.

FOURTH ORDER OF BUSINESS

Discussion: 14292 Laguna Springs

- **Survey**

Ms. Sanchez recalled that this item was deferred at the last meeting because the Board requested a survey and asked why the littorals needed to be removed for a dock. Ms. Wild presented recent pictures. Ms. Sanchez provided an email advising that a section of littorals needs to be removed so that the Marlowes are not in the littorals while using their dock.

Discussion ensued regarding the photos and the littorals along the shoreline. It was noted that water levels are currently low.

Mr. Willis stated that he viewed the property when this issue was first raised. He noted some other docks, such as on Lake 21, float over the littorals. He expressed concern about setting a precedent by allowing removal of littorals, which might lead to requests from others.

Discussion ensued about concerns related to boat propellers, the extent of the floating littorals to be removed, associated costs, the request to tether the dock to the shoreline via underwater cables and the potential for lake bank damage.

Mr. Cole stated that the designated littoral planting area for that lot is not in the area proposed for the dock. Ms. Sanchez will email the survey to Mr. Cole and, upon his approval, District Counsel can prepare the Encroachment Agreement. It was noted that the permit is under review by the County; an Encroachment Letter will be needed.

Ms. Magaldi stated that the standard Encroachment Agreement will include specifics applicable to this dock. Littorals are a separate matter to be addressed between the CDD and Superior. Ms. Wild thinks it is important to note that, policy-wise, the area of littorals to be removed is not in a required littoral shelf planting area so it will not affect the ratio requirement for the permit. Ms. Sanchez will advise JM Marine of the Board's decision.

FIFTH ORDER OF BUSINESS**Discussion: 14646 Tropical Drive**

- **Encroachment Agreement**

Ms. Sanchez stated that this item was deferred at the last meeting. District Counsel prepared an Encroachment Agreement but the resident is aware that he must provide an exhibit illustrating the locations of the French drains.

This item was deferred to the next meeting.

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

- **Encroachment Agreement**

Ms. Sanchez stated that this item was deferred at the last meeting.

Ms. Magaldi presented the Encroachment Agreement, noting that Exhibit B shows fencing beyond the fencing at the guardhouse.

Discussion ensued regarding Exhibit B, Coral Harbor Phase 1, the fence at the guardhouse and revisions to the Legal Description.

Ms. Magaldi requested approval, in substantial form, based on the discussion that Pages 2 and 3 of Exhibit B will be eliminated.

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the Encroachment Agreement with Naples Reserve Homeowners Association, Inc, in substantial form, was approved.

- **Update: Lake Audit**

This item, previously part of Item 10C, was presented out of order.

Mr. Willis presented the Memorandum regarding the Lake Maintenance Quality Assurance Audit and noted the following:

- He and Mr. Nott audited each of the CDD's 22 lakes.
- Lakes 16 and 17 are recommended for Lake Bank Remediation (LBR) in Fiscal Year 2025.
- A small portion of Lake 13 is recommended for LBR in Fiscal Year 2025 or 2026.
- Washouts on Lakes 4, 7, 8, 10 and 11 could be a separate project or part of LBR.
- Planting additional littoral shelves in Lakes 12, 14, 15, 16, 17 and 19 is recommended.

Mr. Cole agreed with Mr. Willis' recommendations. His inspector worked with Mr. Willis to identify the most critical areas for inclusion in the Fiscal Year 2025 budget.

Mr. Cole stated that he was asked to inspect the northeast corner of Laguna Springs Lane on Lake 21, where repair work was completed in the last year or two. In general, the area looks okay but there are two specific areas of erosion caused by a broken irrigation line or a similar issue along the lake bank. A second area identified includes several shorter sections in which a drop of up to 15" affects areas approximately 50' to 100' long. The inspector can work with Mr. Willis with regard to these areas and add them to the scope for repairs.

Mr. Marquardt asked if the HOA would have installed the irrigation lines. Mr. Cole stated the irrigation lines are adjacent to HOA common areas, not to homes. It is necessary to

identify the cause and inform the appropriate parties to take corrective measures, whether it is the HOA or homeowner. Mr. Cole stated that the inspector will meet with Mr. Willis and the appropriate parties will be informed.

- At Lake 4, a Clusia hedge planted around the aeration cabinet needs to be trimmed.
Mr. Willis asked if the CDD should assume the cost or approach the HOA.
- It is recommended that thalia at Lake 8 be removed and other littorals planted due to the brown, unattractive appearance during the winter months.
- At Lake 15, trees blocking the lake bank easement present an issue for equipment access and make it necessary for equipment to drive on private property or on roadways.

Whether to remove the trees and residents asking to remove the trees, were discussed.

Ms. Wild suggested telling residents that they can remove the trees and no more trees should be planted in the easement. Mr. Marquardt suggested including it in the newsletter.

Mr. Nott stated that access becomes a particular issue when water levels are high; technicians can document issues as they arise.

The consensus was to proceed with planting littorals and replacing the thalia, if the cost is within budget.

Mr. Nott stated that thalia can grow to 8' tall; he can spray and remove it.

The consensus was that thalia will be removed and no more thalia planted in the CDD.

Mr. Cole and Mr. Nott left the meeting.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of December 31, 2024**

Ms. Sanchez recalled that, per the Board's request, she emailed the 2024 Fiscal Year-end Statements. The CDD ended the Fiscal Year at approximately \$126,000, with \$150,000 budgeted. She will consult with Mr. Willis after he meets with Mr. Cole and update the proposed Fiscal Year 2025 budget.

On MOTION by Ms. Godfrey and seconded by Ms. Wild, with all in favor, the Unaudited Financial Statements as of December 31, 2024, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of January 8, 2025 Regular
Meeting Minutes**

The following change was made.

Line 248 and 261: Change "Green Point" to "Crane Point"

On MOTION by Ms. Wild and seconded by Mr. Marquardt, with all in favor, the January 8, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS**Other Business**

There was no other business.

TENTH ORDER OF BUSINESS**Staff Reports**

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

B. District Engineer: Bowman Consulting Group LTD

There were no District Counsel or District Engineer reports.

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

▪ **Update: Lake Audit**

This item was presented following the Seventh Order of Business.

▪ **Monthly Report**

Mr. Willis stated that, following his meeting with Mr. Cole, he anticipates presenting proposals for lake bank restoration projects, which should commence prior to the rainy season.

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

• **NEXT MEETING DATE: March 13, 2025 at 10:00 AM**

○ **QUORUM CHECK**

The next meeting will be held on March 13, 2025, unless canceled. Ms. Godfrey will not attend the March meeting.

ELEVENTH ORDER OF BUSINESS**Public Comments**

Resident Debra McCarthy asked if Lake 17 will have some remediation both this year and next year. Mr. Marquardt stated that Lake 17 will be completed this year, in its entirety, while the equipment is on site, unless unforeseen circumstances arise. Ms. McCarthy asked if work will begin in April or May. Mr. Marquardt replied affirmatively. Mr. Willis will present proposals and work will be scheduled based on contractor availability. Ms. McCarthy voiced her

opinion that riprap might be needed due to a big drop-off in one section. Mr. Marquardt stated that riprap was used in the past but each project is analyzed according to the extent of damage and what remediation is most appropriate. With regard to access points, Mr. Marquardt stated the access points are generally designated by the vendor; the CDD has designated areas that are kept open to provide access to the Lake Management Easement. Sometimes those areas have improper plantings and another access point will be used, but they always seek to create the least amount of interference.

Ms. Godfrey stated the GIS map on the CDD website shows the Lake Maintenance Easements. Mr. Willis stated that Staff will advise contractors which access points they can use.

Discussion ensued regarding erosion, lake bank remediation processes and the use of a barge to pump material from the lake into the geotubes that will be used to reshape the lake bank. It was noted that the HOA replaced the irrigation boxes after the last hurricane.

Asked if the lake bank area will be cut into, Mr. Willis stated that material will be added to the lake bank to create a 4:1 slope.

Discussion ensued regarding irrigation at Lake 17 and the source of the erosion.

Mr. Willis discussed erosion caused by the four downspouts in the spaces between the homes and the effect of water flowing over the lake banks. Part of the project will include working with the contractors who will offer a reduced cost to install downspout drains and irrigation boxes for homeowners. This benefits the CDD by stopping runoff erosion and benefits homeowners by negotiating a better price for the work on their property, should they wish to participate, at their own expense, to have downspout drains installed.

Ms. Godfrey recalled Mr. Cole mentioning one area where the HOA area is the source of the erosion and noted the need to ensure that remediation is addressed promptly. Mr. Marquardt stated an inspector will be present and professional opinions rendered; this Board has always stated that the repairs will be made with the understanding that, if they recur, future remediations will be at the expense of the property owner, as it is unfair for the entire community to repeatedly fund repairs. He wants to inform homeowners that the remediations are being done because of the issue from the downspouts and the Board highly recommends that they be installed to prevent erosion from recurring.

It was noted that a database of fixes will be created.

Mr. Willis stated that a layer in the GIS map will reflect the repairs made, and the documents will be made available.

A resident recalled discussions about the yard drains running between homes and the cost of approximately \$800 between the two homes. Mr. Marquardt stated the CDD gives permission for residents to install gutter drains themselves, at the homeowner's expense.

Asked about the depth of the storm drains, Mr. Willis believes the standard depth is 36". Homeowners are encouraged to combine all four downspouts and split the cost, but not all do. An individual homeowner can run their two downspouts halfway down to the lake bank, then to the French drain and then to the 4" corrugated pipe that fills up the box with water that percolates, before the second corrugated pipe transports the water to the lake.

Discussion ensued regarding the previously prepared Draft CDD Stormwater Rules, which included a specific provision for the CDD to ask homes identified as problematic, from a discharge and erosion standpoint, to connect their downspouts. It was noted that the HOA did not respond to the document sent to Ms. Heidi Devlin and Ms. Julie Concannon. Mr. Marquardt stated Staff will follow up with Ms. Devlin and copy Mr. Kenneth Dixon.

Discussion ensued regarding the CDD's rulemaking authority and working with the HOA and the Design Review Committee (DRC). Mr. Marquardt suggested the DRC receive the document.

Ms. Magaldi thinks the CDD will initially identify problematic homes but the Rules also allow the HOA to answer homeowners' questions about how to change or repair downspouts.

Ms. Wild stated Mr. Steve Brown is the new DRC Chairperson.

A resident asked if water coming off a roof must be filtered before it discharges into the lake and if water coming from the storm drains is filtered before discharge. Mr. Marquardt replied affirmatively. He explained the process of storm and yard drains filtering water at the water line before discharge.

TWELFTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the meeting adjourned at 11:10 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair