

# **NAPLES RESERVE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 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**

March 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 March 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. FMSbonds, Inc., Presentation: Refinancing 2014 Bonds
5. Discussion: 14646 Tropical Drive
  - Encroachment Agreement
6. Consideration of Resolution 2025-03, Setting Conditions for Emergency Expenditures, Maintenance Repair Expenditures and Authorizing the Chairperson to Make Said Expenditures; Providing for Conflicts; Providing for Severability; and Providing an Effective Date
7. Ratification of Generator Encroachment Agreement [Marie A. Orapello, 14336 Neptune Avenue]
8. Consideration of Proposals for Lake Bank Restoration Projects
9. Acceptance of Unaudited Financial Statements as of January 31, 2025
10. Approval of February 13, 2025 Regular Meeting Minutes
11. Other Business

12. Staff Reports

- A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
- B. District Engineer: *Bowman Consulting Group LTD*
- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
  - Monthly Report
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
  - NEXT MEETING DATE: May 8, 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 |

13. Public Comments

14. Supervisors' Requests

15. 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**

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# **Naples Reserve Community Development District**

**Presentation to the  
Board of Supervisors**

## Disclosure

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### FMS Role As Underwriter

FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to place securities with a view to distribute in an arm’s-length commercial transaction with the CDD. FMS may have financial and other interests that differ from those of the CDD. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the CDD or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The CDD should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Securities offered by FMSbonds, Inc, including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC. FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.

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## **Contents**

- I. Plan of Refinancing**
- II. FMS Bonds**

# Plan of Refinancing

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## Executive Summary

- Naples Reserve CDD issued its \$7,680,000 of Series 2014 Bonds in order to finance a portion of the water, sewer, and roadway improvements for the first phase of the community.
- Naples Reserve CDD issued its \$8,550,000 of Series 2018 Bonds in order to finance a portion of the water, sewer, and roadway improvements for the second phase of the community.
- At time of issuance of the Series 2014, the community was not built out and the bonds were issued with an interest rate of 5.625%.
- The Series 2014 Bonds are outstanding in the principal amount of \$6,305,000 and are callable, ie, can be refinanced at par.
- The Series 2014 Bonds can be refinanced at a lower rate to achieve annual debt service savings for the District.  
**Approximate annual savings is 13.44%.**
- The maturity of the refinancing issuance will be the same as the Series 2014 Bonds, 2045.
- The Series 2018 Bonds are not callable until November 1, 2028.

## Plan of Refinancing

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### Proposed Loan – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par.
- Term: Final Maturity of 2045, same as 2014 Bonds.
- Debt Service: Level debt service through maturity.
- Coupon: Approx. 4.75% fixed rate if issued today.
- Rating: No Rating required.
- Reserve Fund: Approximately \$10,000. Current bonds have a ~\$517,100 reserve fund. The excess would be used to pay issuance costs and to reduce the principal amount of the 2025 Bonds.
- Issuance Costs: All costs of refinancing are included in the financing so there are NO out of pocket costs for the District.
- Timing: 6-8 weeks to close, depending on board action.

## Plan of Refinancing

### Savings/Proceeds Summary

|                                 | <u>Current Bonds</u> | <u>Refunding Bonds</u> |
|---------------------------------|----------------------|------------------------|
| Bonds Outstanding               | \$6,305,000          | \$5,640,000            |
| Average Yield (1)               | 5.625%               | 4.75%                  |
| Average Annual Debt Service (2) | \$514,872            | \$445,688              |
| Total Debt Service 2026-2045    | \$10,297,444         | \$8,913,750            |
| Reserve Fund                    | \$517,100            | \$10,000               |
| Call Date                       | Currently Callable   | 5/1/2035               |
| Final Maturity                  | 2045                 | 2045                   |
| <b><u>SAVINGS SUMMARY</u></b>   |                      |                        |
| Annual Savings - District       |                      | \$69,185               |
| Annual Savings - %              |                      | 13.44%                 |
| Total Savings - District        |                      | \$1,383,694            |

(1) Preliminary and subject to change, actual rate will be set at time of pricing.

(2) The numbers herein will be grossed up to include early payment discounts and collection costs.

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## II. FMS Bonds



## Firm Overview and Experience

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### **FMS Bonds Overview**

- FMS Bonds, Inc. is one of the largest privately held municipal bond broker dealers in the US.
- The firm, which has been in business for over 40 years, employs over 125 professionals which serve institutional and retail clients.
- FMS is the market leader in underwriting and placing financings for Community Development Districts.
- FMS personnel has handled over 600 financings for Community Development Districts representing over \$12 billion in volume.
- FMS served as the underwriter for both the Series 2014 Bonds and Series 2018 Bonds.

**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!**

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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## **ENCROACHMENT AGREEMENT**

THIS ENCROACHMENT AGREEMENT (this "**Agreement**") is made this 6<sup>th</sup> day of March, 2025, by and between NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT ("**District**") and SCOTT DEVERE WOOD AND DEMET CEYLAN WOOD (collectively, "**Owner**").

### **RECITALS**

A. Owner is the owner in fee simple of that certain real property located at 14646 Tropical Drive, Naples, Florida 34114, which real property is legally described as follows (the "**Owner's Property**"):

Lot 26, Block 3B, Naples Reserve Phase II, according to the plat thereof, as recorded in Black Book 56, Pages 20 through 38, inclusive, of the Public Records of Collier County, Florida.

B. Pursuant to the terms of the plat of Naples Reserve Phase II, a subdivision according to the plat thereof, as recorded in Plat Book 56, Pages 20 through 38, inclusive, of the Public Records of Collier County, Florida (the "**Plat**"), the north side of the Owner's Property is subject to and encumbered by 10.0' lake maintenance easement (the "**Easement**"). District is the owner and holder of rights in the Easement.

C. Owner intends to construct and maintain a French drain and related improvements (collectively, the "**Improvements**") that will partially encroach into the Easement (the "**Encroachment**") as shown on the site plan attached as **Exhibit "A"** 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 the installation, operation, and maintenance of the Improvements are conducted in compliance with all applicable laws;

c. 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;

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

e. Except as to the approved Encroachment approved herein, 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

f. 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 who 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:

Scott Devere Wood

Scott Devere Wood

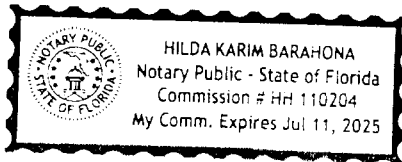
Demet Ceylan Wood

Demet Ceylan Wood

STATE OF Florida )  
 ) ss.  
COUNTY OF Collier )

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 6 day of march, 2025, by Scott Devere Wood and Demet Ceylan Wood, who (☐) are personally known to me or (☒) have produced FL Driver license as evidence of identification.

(SEAL)



Hilda Karim Barahona

NOTARY PUBLIC

Name: Hilda Karim Barahona

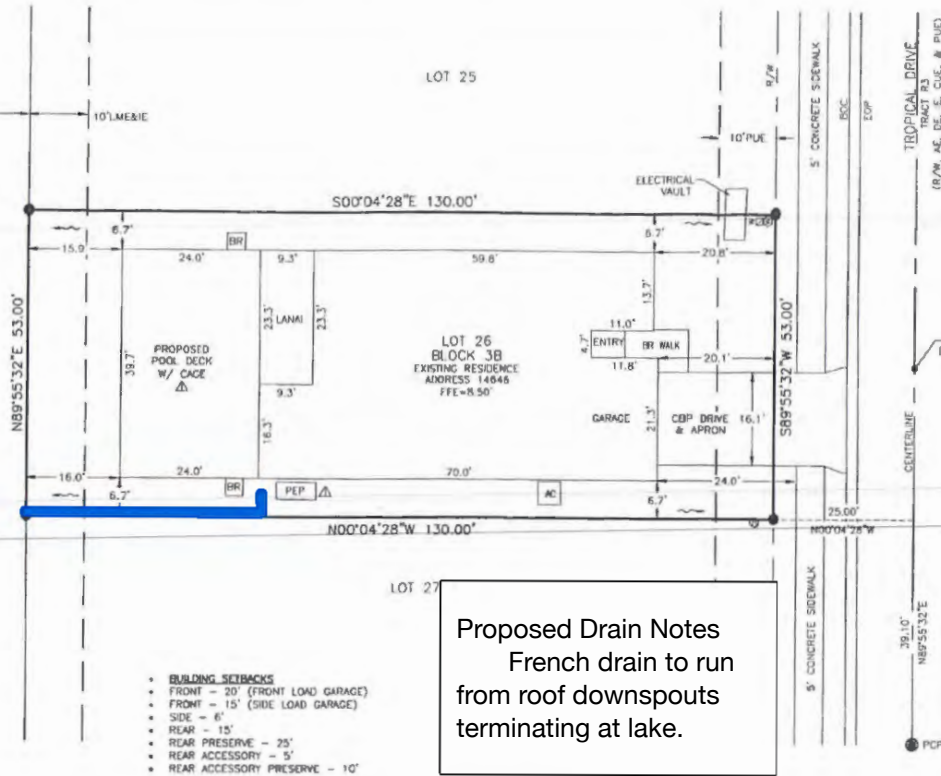
(Type or Print)

My Commission Expires: 07/15/2025



# EXHIBIT "A" Site Plan

TRACT L11  
(LAKE, DC)  
PG 53, PG 88



Proposed Drain Notes  
French drain to run  
from roof downspouts  
terminating at lake.

- BUILDING SETBACKS
- FRONT - 20' (FRONT LOAD GARAGE)
- FRONT - 15' (SIDE LOAD GARAGE)
- SIDE - 6'
- REAR - 15'
- REAR PRESERVE - 25'
- REAR ACCESSORY - 5'
- REAR ACCESSORY PRESERVE - 10'

## GENERAL NOTES

- UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. DIMENSIONAL LINES ARE PERPENDICULAR TO RELATIVE PARCEL BOUNDARY LINE.
- THIS SURVEY IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES, ABSTRACT OF TITLE WAS NOT REVIEWED.
- PROPERTY HAS BEEN REMOVED FROM THE AE FLOOD ZONE, THE LOMR ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), CASE NUMBER 16-04-2879A, DATED FEBRUARY 10, 2016 CUTS THIS LOT IN THE X ZONE (SHADED).
- THIS PROJECT IS PERMITTED UNDER SOUTH FLORIDA WATER MANAGEMENT DISTRICT (S.F.W.M.D.) PERMIT NUMBER 11-00080-5-02 WITH A MINIMUM FINISHED FLOOR ELEVATION OF 7.70' (NAVD88).
- THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. SAID FLOOD ZONE INFORMATION SHOULD BE VERIFIED WITH ALL REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD ZONE INFORMATION.
- COORDINATES AND BEARINGS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE, EAST ZONE (0901).
- BEARINGS ARE BASED ON THE SOUTH LINE, LINE OF TRACT 052, AS PER THE PLAT OF NAPLES RESERVE, PHASE II.
- THIS SURVEY REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF LAST FIELD WORK: 5/12/17.
- THE POOL DECK AND EQUIPMENT ARE PROPOSED.

## ABBREVIATIONS & LEGEND:

- |     |                                    |     |                                 |
|-----|------------------------------------|-----|---------------------------------|
| AV  | AIR RELEASE VALVE                  | AE  | ACCESS EASEMENT                 |
| WV  | WATER VALVE                        | DE  | DRAINAGE EASEMENT               |
| WS  | WATER SERVICE                      | PUE | PUBLIC UTILITY EASEMENT         |
| BPV | BACKFLOW PREVENTOR                 | LME | LAKE MAINTENANCE EASEMENT       |
| IV  | IRRIGATION VALVE                   | CUE | COUNTY UTILITY EASEMENT         |
| EPB | ELECTRIC PULL-BOX                  | LEB | LANDSCAPE BUFFER EASEMENT       |
| SL  | STREET LIGHT                       | IE  | IRRIGATION EASEMENT             |
| ET  | ELECTRIC TRANSFORMER               | AC  | AIR CONDITIONER                 |
| CTV | CABLE TV SERVICE                   | BR  | PAVER BRICKS                    |
| SC  | SANITARY CLEANOUT                  | EOP | EDGE OF PAVEMENT/BRICKS         |
| SM  | SANITARY MANHOLE                   | ROC | BACK OF CURB                    |
| CS  | COMMUNICATIONS SERVICE             | R/W | RIGHT-OF-WAY                    |
| IFP | SET 5/8" IRON PIN WITH CAP LB 6952 | PEP | POOL EQUIPMENT PAD              |
| DF  | PROPOSED DRAINAGE FLOW             | CBP | CONCRETE BRICK PAVEMENT         |
| FTE | FINISHED FLOOR ELEVATION           | PLB | PLAT BOOK                       |
| EL  | ELEVATION                          | PG  | PAGE                            |
| C1  | SEE CURVE TABLE                    | L   | LENGTH                          |
| PCP | PERMANENT CONTROL POINT            | R   | RADIUS                          |
|     |                                    | A   | DELTA                           |
|     |                                    | CB  | CHORD BEARING                   |
|     |                                    | C   | CHORD DISTANCE                  |
|     |                                    | FPC | FOUND IRON PIN WITH CAP, LB6952 |

FINAL SURVEY OF LOT 26, BLOCK 38, NAPLES RESERVE, PHASE II, RECORDED IN PLAT BOOK 56, PAGE 20, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROVIDE FOR:  
MONICA BOHANN  
D.R. HORTON, INC.  
DR TITLE OF FLORIDA, INC.  
SUNSHINE MORTGAGE CORPORATION (SAC)  
ALLIANT NATIONAL TITLE INSURANCE CO.

PREPARED FOR:

D.R. HORTON, INC.

TIMOTHY J. DEWITT  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. LS 6758  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

|  |                              |                         |                    |
|--|------------------------------|-------------------------|--------------------|
| PROJECT:<br>NAPLES RESERVE, PHASE II<br>LOT 26, BLOCK 38 |                              |                         |                    |
| CROSS REFERENCE:<br>20414-66                             | PROJECT NO.:<br>040125.18.08 | SHEET NUMBER:<br>1 of 1 | FILE NAME:<br>0026 |

May 16, 2017 11:18 AM 43.0000 040125.18.08 Naples Reserve II - Block 38 Lot 26 0026.dwg

|          | NAME | DATE    |
|----------|------|---------|
| FIELD:   | KV   | 5/12/17 |
| DRAWN:   | CLS  | 5/15/17 |
| CHECKED: | TJD  | 5/15/17 |



5510 Willow Park Dr., Suite 200  
Naples, Florida 34109  
Phone (239) 597-0575  
Fax (239) 597-0578  
LB No.: 6952

|               |         |
|---------------|---------|
| DATE:         | 5/15/17 |
| HORIZ. SCALE: | 1"=20'  |
| VERT. SCALE:  | N/A     |
| SHEET NO.:    | 1       |
| TWP.:         | 28E     |

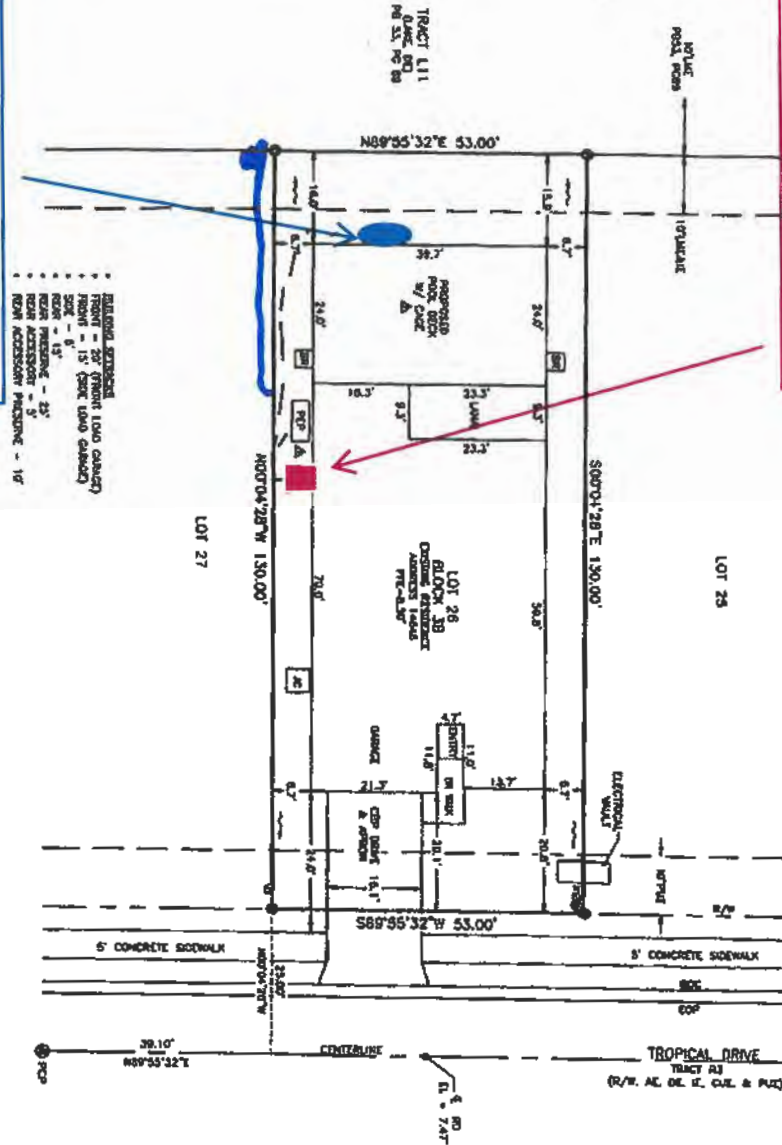
|         |                   |
|---------|-------------------|
| CLIENT: | D.R. HORTON, INC. |
| TITLE:  | FINAL SURVEY      |

Proposed location of 500 gallon LPG tank

- Tank will be bel d
- Tank will be 1'G style
- Tank will be trapped to tie down augers with nylon coated 1/4" steel cabling
- Tank will have a magnesium anti-corrosion anode
- Tank will be 10' from The house
- Tank will be 10' from any buildable line
- Tank will be 10' from lot line
- Tank will be 10' from any source of ignition

Air cooled  
Proposed location of generator

- Generator will be 48" x 26"
- Generator will be 18" from the house
- Generator will be 5' from any opening window or door
- Generator will be 3.1' from the lot line
- Generator will be placed Above BFE+1'
- Generator will be placed onto an engineered pre-cast pad



French drain

6810 Wilson Park Dr., Suite 100  
Naples, Florida 34109  
Phone (239) 437-4379  
Fax (239) 437-4379  
ID No. 0001

DATE: 10/17/17  
BY: D.R. HORTON, INC.  
SHEET NO. 1 OF 1

CLIENT: D.R. HORTON, INC.

FINAL  
SURVEY

PROJECT:

LOT 26, BLOCK 3B  
NAPLES RESERVE, PHASE II

DATE: 10/17/17  
BY: D.R. HORTON, INC.  
SHEET NO. 1 OF 1

PREPARED FOR:  
D.R. HORTON, INC.

ENGINEER:  
D.R. HORTON, INC.  
10/17/17

PAUL SURVEY OF LOT 26, BLOCK 3B, NAPLES RESERVE, PHASE II, IS DEPICTED IN PLAT BOOK NO. 18,000 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

- APPROPRIATIONS & LITERATURE
- 1. AS REQUIRED VALUE
  - 2. WATER SERVICE
  - 3. SEWER SERVICE
  - 4. SHORTLY PERMANENT
  - 5. IRRIGATION VALVE
  - 6. ELECTRIC MAIN-100'
  - 7. STREET LIGHT
  - 8. ELECTRIC TRANSFORMER
  - 9. CABLE TV SERVICE
  - 10. SHORTLY PERMANENT
  - 11. COMMUNICATION SERVICE
  - 12. PROPOSED DISTANCE FLAP
  - 13. PROPOSED FLOOR ELEVATION
  - 14. EXIST. DRAIN TIE-10'
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**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

## **RESOLUTION NO. 2025-03**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT SETTING CONDITIONS FOR EMERGENCY EXPENDITURES, MAINTENANCE REPAIR EXPENDITURES AND AUTHORIZING THE CHAIRPERSON TO MAKE SAID EXPENDITURES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Naples Reserve Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) has identified the need to authorize the Chairperson to make emergency expenditures and expenditures for maintenance repairs, and

**WHEREAS**, the Board has identified expenditure limits and conditions under which these expenditures are authorized.

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

**Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein as if written into the body of this Resolution.

**Section 2. Emergency Expenditures.** The Chairperson of the District is hereby authorized to make emergency expenditures for emergency repairs that meet the following conditions:

(a) In the determination of the Chairperson and with consultation of the District Manager a delay in addressing the emergency could lead to additional damage to district property; and

(b) In the determination of the Chairperson and with consultation of the District Manager a delay in addressing the emergency could lead to increased cost to make the necessary repairs if not addressed immediately; and

(c) Funds are available within the District budget to make the necessary repairs, either in a regular budget line item or in reserve funds.

**Section 3. Maintenance Repairs.** The Chairperson is herein authorized to make expenditures for a not to exceed amount of \$10,000 per item or action for maintenance repair issues that arise and meet the following conditions:

(a) The cost for the maintenance does not exceed the amount budgeted for these maintenance items; and

(b) In the determination of the Chairperson and with consultation of the District Manager the maintenance item needs to be addressed to allow for efficient operations and to meet community needs.

**Section 4. Notification.** Whenever the Chairperson makes expenditures under the provisions of this Resolution, the District Manager will notify each Board member of any expenditures made, the purpose of the expenditure and the dollar amount within twenty-four hours.

**Section 5. Severability.** Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

**Section 6. Conflicts.** All Sections or parts of Sections of any Resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

**Section 7. Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 13th day of March, 2025.

Attest:

**NAPLES RESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Jamie Sanchez, Assistant Secretary

---

Tom Marquardt, Chair

**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

# **RAFIFICATION ITEMS**

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

---

## **GENERATOR ENCROACHMENT AGREEMENT**

15<sup>TH</sup> THIS GENERATOR ENCROACHMENT AGREEMENT (this "**Agreement**") is made this \_\_\_  
day of JANUARY, 2025, by and between NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT ("**District**") and MARIE A. ORAPELLO ("**Owner**").

### **RECITALS**

A. Owner is the owner in fee simple of that certain real property located at 14336 Neptune Avenue, Naples, Florida 34114, which real property is legally described as follows (the "**Owner's Property**"):

Lot 9, Block 8, Naples Reserve Phase III, according to the plat thereof as recorded in Plat Book 64, Pages 37 through 41, inclusive of the Public Records of Collier County, Florida.

B. Pursuant to the terms of the plat of Naples Reserve Phase III, a subdivision according to the plat thereof, as recorded in Plat Book 64, Pages 37 through 41, inclusive, of the Public Records of Collier County, Florida (the "**Plat**"), the east side of the Owner's Property is subject to and encumbered by a 7.5' drainage easement and 7.5' irrigation easement (collectively, the "**Drainage Easement**"). District is the owner and holder of rights in the Drainage Easement.

C. Owner intends to construct and maintain a generator and related improvements (collectively, the "**Generator Improvements**") that will partially encroach into the Drainage Easement (the "**Encroachment**") as shown on the site plan attached as **Exhibit "A"** 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 Generator Improvements encroaching into the Drainage 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 Generator

Improvements within the Drainage Easement has been expanded or increased or Owner has otherwise constructed or installed improvements beyond or in addition to the permitted Generator Improvements in the Drainage 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 Drainage 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 Generator 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 the installation, operation, and maintenance of the Generator Improvements are conducted in compliance with all applicable laws;

c. Owner shall ensure the installation, operation, and maintenance of the Generator 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;

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

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

f. Owner shall maintain the Drainage 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 Drainage Easement (including, without limitation, the maintenance, repair, and/or replacement of improvements within or adjacent to the Drainage 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 Drainage 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 Drainage 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 who 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:

*Usa B Wed*  
Secretary / Assistant Secretary

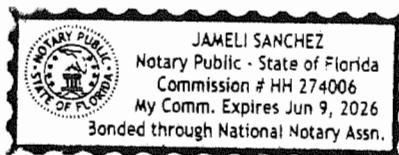
By: *Tom Margwald*  
Chair / Vice Chair

STATE OF FLORIDA           )  
  ) ss.  
COUNTY OF COLLIER       )

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 13th day of February, 2025, by Tom Margwald, as Chair 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)

*Jameli Sanchez*  
NOTARY PUBLIC  
Name: *Jameli Sanchez*  
(Type or Print)  
My Commission Expires:



OWNER:

*Marie A. Orapello*  
Marie A. Orapello

STATE OF Florida )  
 ) ss.  
COUNTY OF Collier )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13<sup>th</sup> day of January, 2025, by Marie A. Orapello, who ☒ is/are personally known to me or ☐ have/has produced \_\_\_\_\_ as evidence of identification.

(SEAL)



ANNE MARIE WAMBACK  
Commission # HH 094834  
Expires February 18, 2025  
Bonded Thru Budget Notary Services

*Anne Marie Wambach*  
NOTARY PUBLIC  
Name: Anne Marie Wambach  
(Type or Print)  
My Commission Expires: 2/18/2025

# **SURVEY SKETCH OF ASBUILT SURVEY**

## **FINAL ON GENERATOR**

ELEVATIONS SHOWN ARE IN NAVD83 DATUM, WERE ACQUIRED USING GPS TECHNOLOGY AND HAVE A TOLERANCE OF +/- 0.4'

NOT FOR FENCE CONSTRUCTION  
NOT FOR ENGINEERING DESIGN  
NOT FOR CONSTRUCTION  
NOT FOR DESIGN

IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED PER CLIENT

**STREET ADDRESS :**  
14336 NEPTUNE AVE  
NAPLES, FL



**CERTIFIED TO :**  
MARIE A DRAPEL

### **LEGAL DESCRIPTION :**

LOT 9, BLOCK 8, OF NAPLES RESERVE, PHASE III, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE 37, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

### **QUALITY CONTROL**

BY: MEF DATE: 04/20/2023

NOTE: IF APPLICABLE, FENCES SHOWN MEASUREMENT ON OR OFF LINES. (APPROX. LOCATION ONLY)

NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL  
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.  
FLORIDA STATUTE 5J-17.05 (3) (c): TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION

NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

**F.L.A. SURVEYS CORP.**  
PROFESSIONAL LAND SURVEYORS & MAPPERS-L9 6569

3884 PROGRESS AVE., SUITE 104  
NAPLES, FL 34104

239-484-7129 239-272-2328  
239-250-2792 239-825-8504

9220 BONITA BEACH ROAD, STE 200  
BONITA SPRINGS, FL 34135

NOTE: IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (d) (4) (IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

### **CERTIFICATION :**

I HEREBY CERTIFY THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS CHAPTER 5J.17.05-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

BY: Leland F. Dysard SURVEY DATE: 02/17/2023  
CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DYSARD, PLS #3859  
MARY E. FINSTAD, CFM, PSM #5901

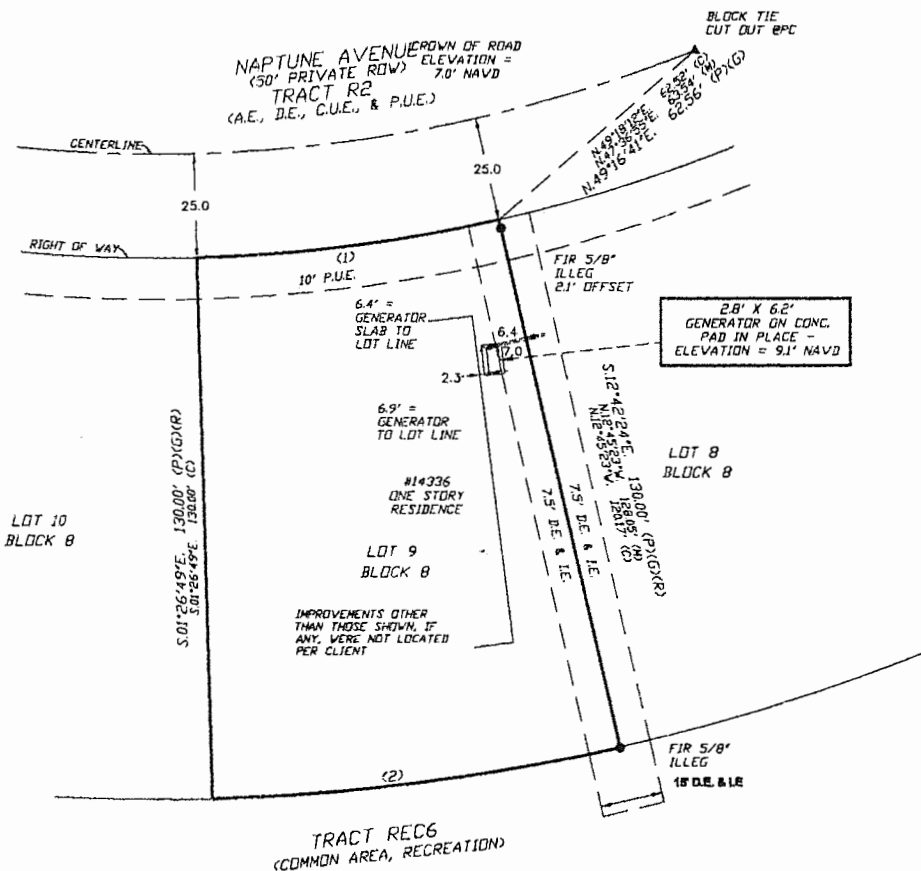
**REVISIONS**  
CHECK GENERATOR  
11/20/2023

**PROJECT NO:**  
23-88233-SPC

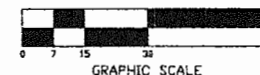
THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP.  
COPYRIGHT 2020 F.L.A. SURVEYS CORP.

**PAGE 1 OF 3**

SEE REVERSE SIDE FOR PAGE 3 OF 3



MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA EAST ZONE) AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE 'BASIS OF BEARINGS'. MEASUREMENTS LABELED AS (C) ARE THE CALCULATED GPS PLAT BEARINGS.



**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2025**

**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2025**

|  | General<br>Fund     | Debt<br>Service<br>Fund Series<br>2014 | Debt<br>Service<br>Fund Series<br>2018 | Total<br>Governmental<br>Funds |
|--|---------------------|--|--|--------------------------------|
| <b>ASSETS</b>                            |                     |  |  |                                |
| Cash                                     | \$1,059,724         | \$ -                                   | \$ -                                   | \$ 1,059,724                   |
| Investments                              |                     |  |  |                                |
| Reserve                                  | -                   | 517,100                                | 276,631                                | 793,731                        |
| Revenue                                  | -                   | 596,668                                | 673,660                                | 1,270,328                      |
| Prepayment                               | -                   | 119                                    | 1,241                                  | 1,360                          |
| Due from debt service fund - series 2014 | -                   | -                                      | 38,728                                 | 38,728                         |
| Due from other                           | 319                 | -                                      | -                                      | 319                            |
| Total assets                             | <u>\$1,060,043</u>  | <u>\$ 1,113,887</u>                    | <u>\$ 990,260</u>                      | <u>\$ 3,164,190</u>            |
| <b>LIABILITIES</b>                       |                     |  |  |                                |
| Liabilities:                             |                     |  |  |                                |
| Due to debt service fund - series 2018   | \$ -                | \$ 38,728                              | \$ -                                   | \$ 38,728                      |
| Retainage payable                        | 10,701              | -                                      | -                                      | 10,701                         |
| Developer advance                        | 1,500               | -                                      | -                                      | 1,500                          |
| Total liabilities                        | <u>12,201</u>       | <u>38,728</u>                          | <u>-</u>                               | <u>50,929</u>                  |
| <b>FUND BALANCES:</b>                    |                     |  |  |                                |
| Restricted for                           |                     |  |  |                                |
| Debt service                             | -                   | 1,075,159                              | 990,260                                | 2,065,419                      |
| Assigned                                 |                     |  |  |                                |
| 3 months working capital                 | 110,113             | -                                      | -                                      | 110,113                        |
| Lake bank remediation                    | 243,013             | -                                      | -                                      | 243,013                        |
| Unassigned                               | 694,716             | -                                      | -                                      | 694,716                        |
| Total fund balances                      | <u>1,047,842</u>    | <u>1,075,159</u>                       | <u>990,260</u>                         | <u>3,113,261</u>               |
| Total liabilities and fund balances      | <u>\$ 1,060,043</u> | <u>\$ 1,113,887</u>                    | <u>\$ 990,260</u>                      | <u>\$ 3,164,190</u>            |



**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED JANUARY 31, 2025**

|  | Current<br>Month   | Year to<br>Date    | Budget           | % of<br>Budget |
|--|--------------------|--------------------|------------------|----------------|
| <b>REVENUES</b>  |                    |                    |                  |                |
| Assessment levy: on-roll                                     | \$ 20,185          | \$ 629,747         | \$ 696,752       | 90%            |
| Miscellaneous income   | 5,917              | 15,988             | -                | N/A            |
| Total revenues   | <u>26,102</u>      | <u>645,735</u>     | <u>696,752</u>   | 93%            |
| <b>EXPENDITURES</b>  |                    |                    |                  |                |
| <b>Administrative</b>  |                    |                    |                  |                |
| Engineering  | -                  | 401                | 40,000           | 1%             |
| Audit  | -                  | -                  | 7,200            | 0%             |
| Legal  | -                  | 472                | 20,000           | 2%             |
| Management, accounting, recording                            | 4,080              | 16,320             | 48,960           | 33%            |
| Debt service fund accounting                                 | 458                | 1,833              | 5,500            | 33%            |
| Postage  | 11                 | 218                | 500              | 44%            |
| 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                | 667                | 2,000            | 33%            |
| Telephone  | 4                  | 17                 | 50               | 34%            |
| Printing & binding   | 29                 | 117                | 350              | 33%            |
| 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  | 393                | 12,585             | 14,516           | 87%            |
| Total administration expenses                                | <u>5,142</u>       | <u>46,010</u>      | <u>172,253</u>   | <u>27%</u>     |
| <b>Field Operations</b>                                      |                    |                    |                  |                |
| Operations management  | 625                | 2,500              | 7,500            | 33%            |
| GIS Solutions  | -                  | -                  | 1,500            | 0%             |
| Drainage / catch basin maintenance                           | -                  | -                  | 6,500            | 0%             |
| Littotal plantings   | -                  | -                  | 2,500            | 0%             |
| Other repairs and maintenance                                | -                  | 1,120              | 150,000          | 1%             |
| Lake maintenance / water quality                             | -                  | 12,750             | 76,500           | 17%            |
| Total field operations expenses                              | <u>625</u>         | <u>16,370</u>      | <u>244,500</u>   | <u>7%</u>      |
| Total expenditures   | <u>5,767</u>       | <u>62,380</u>      | <u>416,753</u>   | <u>15%</u>     |
| Excess (deficiency) of revenues<br>over/(under) expenditures | 20,335             | 583,355            | 279,999          |                |
| Fund balance - beginning                                     | 1,027,507          | 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   | 694,716            | 694,716            | 96,791           |                |
| Fund balance - ending  | <u>\$1,047,842</u> | <u>\$1,047,842</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 JANUARY 31, 2025**

|  | Current<br>Month          | Year to<br>Date           | Budget                  | % of<br>Budget |
|--|---------------------------|---------------------------|-------------------------|----------------|
| <b>REVENUES</b>  |                           |                           |                         |                |
| Assessment levy: on-roll                                     | \$ 15,557                 | \$ 485,437                | \$ 537,000              | 90%            |
| Interest   | 3                         | 15                        | -                       | N/A            |
| Total revenues   | <u>15,560</u>             | <u>485,452</u>            | <u>537,000</u>          | 90%            |
| <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  | 303                       | 9,700                     | 11,188                  | 87%            |
| Property appraiser   | -                         | -                         | 8,391                   | 0%             |
| Total other fees and charges                                 | <u>303</u>                | <u>9,700</u>              | <u>19,579</u>           | 50%            |
| Total expenditures   | <u>303</u>                | <u>345,800</u>            | <u>527,979</u>          | 65%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 15,257                    | 139,652                   | 9,021                   |                |
| Fund balances - beginning                                    | <u>1,059,902</u>          | <u>935,507</u>            | <u>920,338</u>          |                |
| Fund balances - ending                                       | <u><u>\$1,075,159</u></u> | <u><u>\$1,075,159</u></u> | <u><u>\$929,359</u></u> |                |

**NAPLES RESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2018  
FOR THE PERIOD ENDED JANUARY 31, 2025**

|  | Current<br>Month | Year to<br>Date   | Budget           | % of<br>Budget |
|--|------------------|-------------------|------------------|----------------|
| <b>REVENUES</b>  |                  |                   |                  |                |
| Assessment levy: on-roll                                     | \$ 16,805        | \$ 524,311        | \$ 580,060       | 90%            |
| Interest   | 1,777            | 9,334             | -                | N/A            |
| Total revenues   | <u>18,582</u>    | <u>533,645</u>    | <u>580,060</u>   | 92%            |
| <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  | 327              | 10,477            | 12,085           | 87%            |
| Total other fees and charges                                 | <u>327</u>       | <u>10,477</u>     | <u>21,148</u>    | 50%            |
| Total expenditures   | <u>327</u>       | <u>370,924</u>    | <u>573,226</u>   | 65%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 18,255           | 162,721           | 6,834            |                |
| Fund balances - beginning                                    | 972,005          | 827,539           | 790,179          |                |
| Fund balances - ending                                       | <u>\$990,260</u> | <u>\$ 990,260</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 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 |
|----------------|---------------|----------------|----------------|

**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**

42  
43 • **Survey**

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

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

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

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

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

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

65  
66 **FIFTH ORDER OF BUSINESS**

**Discussion: 14646 Tropical Drive**

67  
68 • **Encroachment Agreement**

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

72 This item was deferred to the next meeting.

73  
74 **SIXTH ORDER OF BUSINESS**

**Discussion: HOA Fence in Easement**

75  
76 • **Encroachment Agreement**

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

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

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

82 Ms. Magaldi requested approval, in substantial form, based on the discussion that Pages  
83 2 and 3 of Exhibit B will be eliminated.

84  
85 **On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor,**  
86 **the Encroachment Agreement with Naples Reserve Homeowners Association,**  
87 **Inc, in substantial form, was approved.**  
88

89  
90 ▪ **Update: Lake Audit**

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

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

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

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

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

107 Mr. Marquardt asked if the HOA would have installed the irrigation lines. Mr. Cole  
108 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.

|  |
|--|
| <p><b>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.</b></p> |
|--|

## 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

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

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

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

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

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

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

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

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

209 Mr. Willis stated that a layer in the GIS map will reflect the repairs made, and the  
210 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.**

243  
244  
245  
246  
247  
248

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Secretary/Assistant Secretary

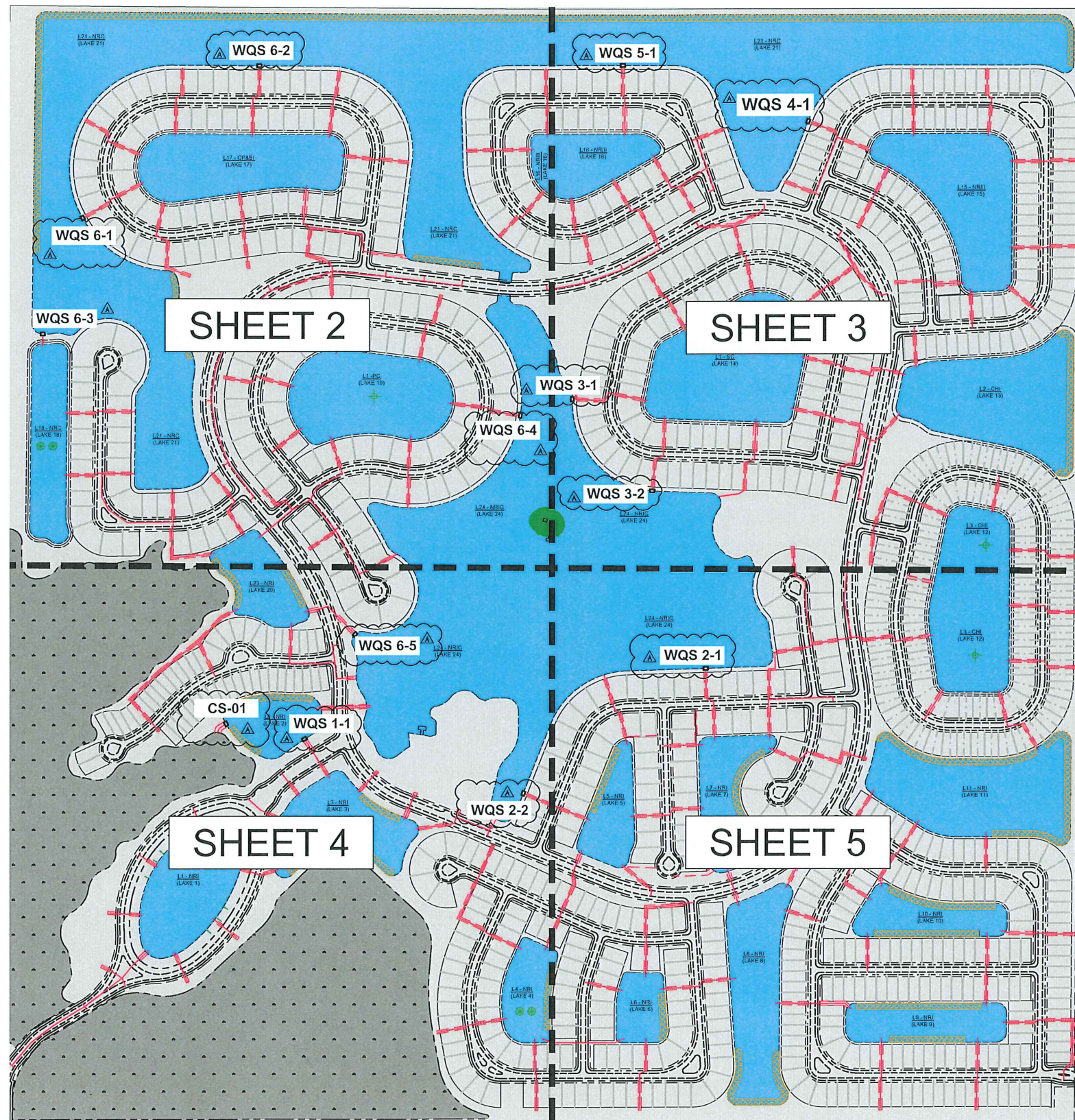
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Chair/Vice Chair

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


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








LEGEND


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

 COMMUNITY DEVELOPMENT DISTRICT LANDS

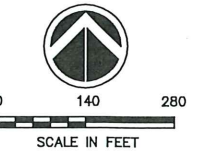
 LAKE TRACTS CONVEYED TO CDD

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



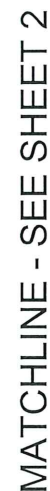
950 Encore Way  
Naples, FL. 34110  
Phone: (239) 254-2000  
Florida Certificate of  
Authorization No.1772

CDD DRAINAGE EASEMENTS  
and LAKE CONVEYANCE MAPS

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

H:\2013\2013030\NAPLES RESERVE TO HOA\2013\_030\_NAPLES RESERVE TO HOA.dwg 2013-02-21 10:18am Plotted by: hmf





|               |             |
|---------------|-------------|
| REFERENCE NO. | DRAWING NO. |
| SEE PLOTSTAMP | 5008-3      |
| PROJECT NO.   | SHEET NO.   |
| 2013.030      | 3 OF 5      |



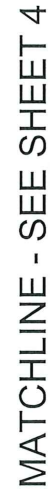
A north arrow pointing upwards, enclosed in a circle. Below it is a graphic scale bar with markings at 0, 140, and 280 feet. The text "SCALE IN FEET" is centered below the bar.



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

|   |  |           |  |                             |  |                               |  |  |  |  |  |  |  |   |  |                                |  |                        |  |  |  |
|---|--|-----------|--|-----------------------------|--|-------------------------------|--|--|--|--|--|--|--|---|--|--------------------------------|--|------------------------|--|--|--|
|  |  |           |  | DESIGNED BY<br>W.W.B.       |  | DATE<br>2/21                  |  |  SINCE 1985<br><b>HOLE MONTES</b><br>ENGINEERS   LANDSCAPE ARCHITECTS   PLANNERS   SURVEYORS<br>950 Encore Way<br>Naples, FL. 34110<br>Phone: (239) 254-2000<br>Florida Certificate of<br>Authorization No.1772 |  | <b>CDD DRAINAGE EASEMENTS<br/>and LAKE CONVEYANCE MAPS</b> |  |  |  | THESE DRAWINGS ARE NOT<br>APPROVED FOR CONSTRUCTION<br>UNLESS SIGNED BELOW: |  | REFERENCE NO.<br>SEE PLOTSTAMP |  | DRAWING NO.<br>5008-04 |  |  |  |
|  |  |           |  | DRAWN BY<br>W.W.B.          |  | DATE<br>2/21                  |  |  |  |  |  |  |  |   |  |                                |  |                        |  |  |  |
|  |  |           |  | CHECKED BY<br>W.T.C.        |  | DATE<br>2/21                  |  |  |  |  |  |  |  |   |  |                                |  |                        |  |  |  |
|  |  |           |  | VERTICAL SCALE<br>1" = 140' |  | HORIZONTAL SCALE<br>1" = 140' |  |  |  |  |  |  |  |   |  |                                |  |                        |  |  |  |
| ADDED WCS's & WQS's   |  | 5/22      |  |                             |  |                               |  |  |  |  |  |  |  |   |  |                                |  |                        |  |  |  |
| LETTER  |  | REVISIONS |  | DATE                        |  |                               |  |  |  |  |  |  |  |   |  |                                |  |                        |  |  |  |





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

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



**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><br>INCLEMENT WEATHER                                    | Regular Meeting            | 10:00 AM |
|  |                            |          |
| December 12, 2024 <b>CANCELED</b><br>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 |
|  |                            |          |