

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

The Board of Supervisors of the Naples Reserve Community Development District held 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.

Present:

Thomas Marquardt	Chair
Deborah Lee Godfrey (via telephone)	Vice Chair
Lisa Wild	Assistant Secretary
Gregory Inez	Assistant Secretary
Anna Harmon	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Cindy Cerbone (via telephone)	Wrathell Hunt and Associates LLC
Chris Conti (via telephone)	Wrathell Hunt and Associates LLC
Shane Willis	Operations Manager
Meagan Magaldi (via telephone)	District Counsel
Terry Cole (via telephone)	District Engineer
Andy Nott	Superior Waterways
Dylan Schwartz (via telephone)	FMSbonds
Heidi McIntyre	Resident
Ben Garfinkel	Resident
Gregory Mayor	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m.

Supervisors Marquardt, Wild, Harmon and Inez were present. Supervisor Godfrey attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Resident Gregory Mayor recalled that a number of community lakes were sprayed last year, including the one behind his home on Dockside. It eliminated a lot of the littoral shelf, which was overgrown. The area directly behind his home has not been sprayed this year. He is concerned that the overgrown littoral shelf will hinder him from fishing in the lake behind his home. He asked about the CDD's long-term littoral shelf management plan, what kind of maintenance schedule the CDD has for littoral shelves and inquired about water quality deterioration due to fertilization.

Referring to slides, Mr. Willis identified the original littoral shelves and stated, when the community was first developed, the Developer was given a percentage of the total lake shoreline that is required to be planted as a littoral shelf. As the community matures and progresses, the South Florida Water Management District's (SFWMD) inclination is to have 100% littoral coverage to filter the water and stabilize the lake banks. There are exclusions for various reasons that the Board can approve. The SFWMD does not require CDDs to have 100% coverage but encourages having as much littoral coverage as possible, and it is the same as the direction of this Board with regard to stormwater management. The CDD's current plan is to install littorals in the lakes and respond to resident requests. The Board can make a policy decision on removing or thinning the littorals behind certain homes. It is too difficult and complicated for the technicians to go home by home and arbitrarily remove littorals at certain homes. Most communities have a designated fishing area in the common grounds area to accommodate residents who like to fish.

Asked if it is possible for a pathway to be cleared so that Mr. Mayor can fish near his home, Mr. Willis stated it is not impossible as it is in a littoral zone, any changes to littoral zone maintenance will affect the aquatics maintenance contract as it would necessitate Staff developing a map that Mr. Nott and his team would have to be trained on, indicating which homes are fishing areas and which homes have docks, etc. Mr. Nott stated this is a perfectly reasonable request from the homeowners but there are consequences to doing that.

Discussion ensued regarding rampant littoral growth, determining which homes to grant littoral clearance, issues with maintaining littorals that 30% into the lake, over-spraying of

littorals, if residents can hire a private contractor to trim the littorals near their homes, a permit modification to move the LDO required littoral shelf and water quality testing.

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

Mr. Marquardt stated he prepared and planned to circulate a newsletter but decided to hold off to include any actions taken during today's meeting in regard to the bond refinance.

In response to Mr. Marquardt's question about #14744 Dockside, near Lake #5, Mr. Willis stated a proposal for the repairs will be presented later in the meeting.

FOURTH ORDER OF BUSINESS**FMSbonds, Inc., Presentation: Refinancing 2014 Bonds**

Ms. Sanchez stated FMSbonds recently prepared information regarding refinancing the Series 2014 Bonds. She introduced Mr. Dylan Schwartz.

Referencing slides, Mr. Schwartz stated he represents FMSbonds, who is the leading Underwriter of CDD bonds in Florida. FMSbonds worked on the CDD's 2014 and 2018 bonds. The Series 2014 were issued at a 5.625% interest rate to finance a portion of the water, sewer, and roadway improvements for the first phase of the CDD. The 2014 bonds are currently callable and can be refinanced; whereas, the 2018 bonds will not be callable until 2028. The refinancing of the 2014 bonds could yield annual savings of 13.44% for each home that is subject to the first series of bonds and the first phase of land development; meaning, homeowners can expect their special assessments to be lowered by approximated 13.5%.

Mr. Schwartz noted the maturity of the new bonds would be the same as the current 2014 bonds and the annual payments will decrease as a function of lowering the interest rate. He reviewed the refinancing plan, including the proposed loan summary, term, coupon, debt service reserve fund, fixed issuance fees of \$160,000 plus 1.5% Underwriter fee, timing, bond refinancing process and the Delegation Resolution. He stressed that the costs mentioned would be drawn from the Reserve fund. The cost savings over the next 20 years is approximately 1.4 million and, if the transaction does not close, which is highly unlikely, there would be no out-of-pocket costs to the District.

Mr. Schwartz responded to questions regarding the bond maturation date, interest rate fluctuations and the bond parameters.

On MOTION by Mr. Inez and seconded by Mr. Marquardt, with all in favor, proceeding with bond refinancing for the Series 2014 Bonds, was approved.

Mr. Schwartz will present bond documents at the May meeting.

Mr. Schwartz left the call.

Asked which subdivisions the first bond issuance pertains to, Ms. Sanchez stated Parrot Cay, Sparrow Cay, Savanna Lakes, Egret Landing and Mallard Point.

Mr. Marquardt responded to questions regarding how the bond issuance fees will be paid and the Underwriter's fees.

FIFTH ORDER OF BUSINESS

Discussion: 14646 Tropical Drive

- **Encroachment Agreement**

Ms. Sanchez stated that this item was previously tabled because Staff was awaiting the appropriate exhibit, which the resident has provided. She checked with Mr. Cole, who confirmed that the exhibit is fine and the work can proceed. She presented the Encroachment Agreement and stated there is a copy for the Board Chair to execute and, if the Board is amenable with proceeding, this will be brought back for ratification at the May meeting.

SIXTH ORDER OF BUSINESS

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

Ms. Sanchez presented Resolution 2025-03 and read the title. This Resolution authorizes the Chair to designate funds for emergency repairs in between meetings.

Ms. Magaldi stated this is a very common Resolution for CDDs; it will allow for efficient operation outside of monthly meetings.

On MOTION by Ms. Wild and seconded by Ms. Harmon, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

Ratification of Generator Encroachment Agreement [Marie A. Orapello, 14336 Neptune Avenue]

Ms. Sanchez presented the Generator Encroachment Agreement for #14336 Neptune Avenue, which was previously executed by the Chair and Vice Chair and subsequently recorded.

On MOTION by Ms. Wild and seconded by Mr. Inez, with all in favor, the Generator Encroachment Agreement with Marie A. Orapello for 14336 Neptune Avenue, was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Lake Bank Restoration Projects

Mr. Willis stated a few residents emailed and called about backyard drainage issues. Referring to slides, he called attention to Lots #1809, #1810, #1803 and #1812, which have interconnecting pipes between the lakes. He visited one property and found that the structure was backed up and the backyard was flooded due to an irrigation break. He conferred with Ms. Sanchez and contacted a vendor, who inspected and found the blockage. Mr. Willis reviewed the findings in the inspection report, which is documented in detail for historical purposes. Although the blockage is in one half of the pipe, the recommendation is to clean both halves of the interconnecting pipes.

Discussion ensued regarding the blockage percentage, cleaning threshold and the erosion on the lake bank caused by runoff in between the homes.

Per the Board's approval to have the pipes from #1803 through #1809 cleaned, Mr. Willis will obtain a proposal and Ms. Sanchez will forward it to the Chair.

Mr. Willis discussed obtaining a proposal from Anchor Marine to repair and restore runoff erosion points along Lake 21. In order to keep the Environmental Resource Permit (ERP) in compliance, the CDD must make the repairs.

Discussion ensued regarding homeowner responsibility, CDD responsibility for the shoreline and the cost to install downspout drains in 34 spots/homes.

In response to Mr. Marquardt's question regarding the CDD's recourse, Ms. Magaldi stated the Board can send a letter to homeowners encouraging them to connect their downspouts for the good of the community and indicating that it would be cost-effective. She stated that this is a continuing discussion over the adoption of stormwater rules by the CDD and she is trying to obtain a response from the HOA in advance of the May meeting. Ms. Magaldi stated the CDD has the authority, under Chapter 190, to adopt rulemaking and discussed an enforcement mechanism in a document which contemplates the HOA working with the CDD. Ms. Magaldi will contact HOA's Counsel and report her findings at the next meeting.

Mr. Willis presented the following proposals:

- Anchor Marine Proposal #3386 for Lake 17 shoreline, in the amount of \$138,510.
- SOLitude Lake Management Estimate for shoreline restoration repair, in the amount of \$343,412.
- SOLitude Lake Management Estimate #5655 for downspout pipe for SOX system in the amount of \$25,687.

Discussion ensued regarding whether to approve the proposals, how best to communicate cost-sharing the downspout repairs with the homeowners, the HOA, the warranties, acts of God and funding sources.

Asked which work would be done first, Mr. Willis stated, if the Board approves the SOLitude installation of downspout boxes and pipes, that work would be scheduled first followed by lake bank restoration by Anchor Marine.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, Anchor Marine Proposal #3386, in the amount of \$138,510, was approved.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, SOLitude Lake Management Estimate #5655 for downspout pipe installation, in the amount of \$25,687, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of February 13, 2025 Regular Meeting Minutes

On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, the February 13, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There was no other business.

TWELFTH ORDER OF BUSINESS

Staff Reports

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

Ms. Magaldi stated the Legislative Session recently started, Staff is monitoring it and will keep the Board updated on any bills that might impact the CDD.

B. District Engineer: Bowman Consulting Group LTD

Mr. Cole stated an Inspector from his firm recently inspected the erosion in Laguna Springs. One of the problem areas was caused by a sprinkler leak and some of the other areas were identified for minor repairs.

Mr. Willis stated he noted those items were discussed during the Eighth Order of Business and Anchor Marine will make the irrigation repairs.

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

The Field Operations Monthly Report was included for informational purposes.

D. District Manager: Wrathell, Hunt and Associates, LLC**• NEXT MEETING DATE: May 8, 2025 at 10:00 AM****○ QUORUM CHECK****THIRTEENTH ORDER OF BUSINESS****Public Comments**

Ms. Sanchez read the following email from Resident Heidi Welch:

“On August 27, 2024, after Hurricane Debby, I had Shane come out to my property to do a field report, which is attached. Shane discussed the grade on the south side of my home and thought that Terry maybe should have a look at it. I don’t know if Terry looked at it or not as of this writing. At this point, I would like Terry to come look at the grading on the south side and neighboring; I would like to be here as I have a couple of questions. On August 29, 2024, I wrote an email to all four of our HOA Board Members here in Naples Reserve, with the CDD report from Shane attached, as well as pictures I took during Hurricane Debby, clearly showing pooling water next to my home. Time went on, the season wound down and on October 8, 2024, I received an email from the HOA Board President, Heidi Devlin, telling me that Brightview came and did a temporary fix that had issues and additional fixes would be done after storms passed; nothing was done further. The temporary fix done by the current landscaping company, Brightview, sent a crew to my property and installed a 4” or 6” drain, should be 12” minimum to the preserve on the south side, southwest portion of the property. I was here, watching them do the install. Neither the crew nor the Foreman could understand that water doesn’t blow uphill as I tried to explain the placement of the pipe, nor did they understand how deep it should go and why. I tried to explain as I have 50 years in the landscaping industry even though common sense should prevail. I had FLA Surveys do a survey of my property on October 30, 2024. Being new here, I began asking people to refer grading companies; at first no one I talked to recommended any. By January and February, 2025, I had a few companies written down. As of this writing, two grading companies have responded with visits to my property. I gave them

each a copy of the CDD Field Report as well as the survey from FLA and I had discussions with each grader at my property regarding the grade problem, flowing water towards my house that needed corrections. I needed a bid and job scope to present to the HOA. Since this job involves CDD berms and stormwater, I decided to go this route and email all of you right now. Since storm season is approaching, I hope this can be resolved and corrected as soon as possible. Thank you and I look forward to hearing from you at your earliest convenience.”

Referring to a slide, Mr. Willis pointed out the property in question and stated this is all HOA property, which he explained to her when they met. Whatever work was done, was done on HOA property; therefore, Ms. Welch should follow up with the HOA.

Ms. Sanchez will email Ms. Devlin regarding the Ms. Welch’s email to the CDD.

FOURTEENTH ORDER OF BUSINESS**Supervisors’ Requests**

There were no Supervisors’ requests.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Inez and seconded by Mr. Marquardt, with all in favor, the meeting adjourned at 11:53 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair