

**NAPLES RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

February 12, 2026

**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

<https://naplesreservecdd.net/>

February 5, 2026

Board of Supervisors
Naples Reserve Community Development District

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Naples Reserve Community Development District will hold a Regular Meeting on February 12, 2026 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Chair's Opening Remarks
4. Update: Superior Waterway Services, Inc. Lake Treatment Report
5. Consideration of Napier Sprinkler Estimate #1768 [Erosion Repair]
6. Ratification Items
 - A. Naples Reserve HOA License Agreement
 - B. Boat Dock Encroachment Agreements
 - I. Burim Krasniqi and Gjylfidon Krasniqi [14823 Dockside Lane]
 - II. Jeffrey Thomas Marlow and Debra Lorraine Marlow [14292 Laguna Springs Lane]
 - III. Daniel P. Letizia, *as Trustee of the Jon R. Parrillo Gift Trust* [14364 Neptune Avenue]
7. Acceptance of Unaudited Financial Statements as of December 31, 2025
8. Approval of December 11, 2025 Regular Meeting Minutes
9. Other Business

10. Staff Reports

- A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
- B. District Engineer: *Bowman Consulting Group LTD*
- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
 - NEXT MEETING DATE: March 12, 2026 at 10:00 AM
 - QUORUM CHECK

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

11. Public Comments

12. Supervisors' Requests

13. Adjournment

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

Sincerely,


Jamie Sanchez
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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Naples Reserve CDD
Lake Treatment Report
Treatment Dates Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1	Inspected			12/3	No problems noted monitor and treated as needed
2	Treated	Grasses/Weeds		12/17	Treated exposed lake bank for grasses and weeds
3	Inspected			12/3	No problems noted monitor and treated as needed
4	Treated	Grasses/Weeds		12/17	Treated exposed lake bank for grasses and weeds
5	Treated	Grasses/Weeds		12/17	Treated exposed lake bank for grasses and weeds
6	Treated	Grasses/Weeds		12/3 and 12/17	Treated exposed lake bank for grasses and weeds
7	Treated	Grasses/Weeds		12/17	Treated exposed lake bank for grasses and weeds
8	Treated	Grasses/Weeds		12/3	Treated exposed lake bank for grasses and weeds
9	Treated	Grasses/Weeds		12/17	Treated exposed lake bank for grasses and weeds
10	Inspected			12/17	No problems noted monitor and treated as needed
11	Treated	Grasses/Weeds		12/17	Treated exposed lake bank for grasses and weeds
12	Inspected			12/3	No problems noted monitor and treated as needed
13	Treated	Grasses/Weeds		10-Dec	No problems noted monitor and treated as needed
14	Treated	Grasses/Weeds		12/3	Treated exposed lake bank for grasses and weeds
15	Treated	Grasses/Weeds		12/3	Treated exposed lake bank for grasses and weeds



Naples Reserve CDD

Lake Treatment Report

Treatment Dates Dec 2025



Naples Reserve CDD
Lake Treatment Report
Treatment Dates Dec 2025

Lake survey was done on January 29th there were no problem noted. Water levels are low, most lake banks were recently treated for grasses and weeds we will continue to monitor all lakes and treat as needed



Naples Reserve CDD

Lake Treatment Report

Treatment Dates Dec 2025



Lake 1

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



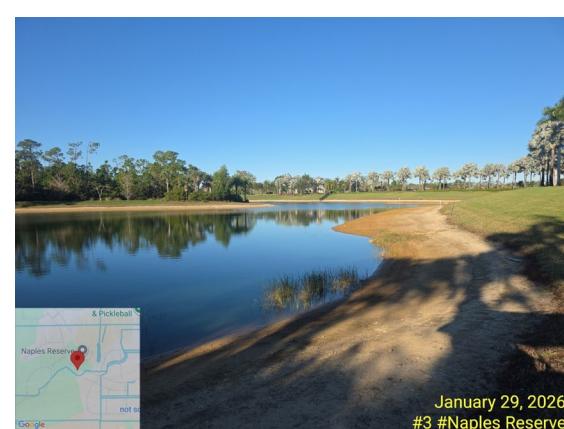
Lake 2

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 3

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Naples Reserve CDD Lake Treatment Report Treatment Dates Dec 2025



Lake 4

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Lake 5

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Lake 6

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Naples Reserve CDD

Lake Treatment Report

Treatment Dates Dec 2025



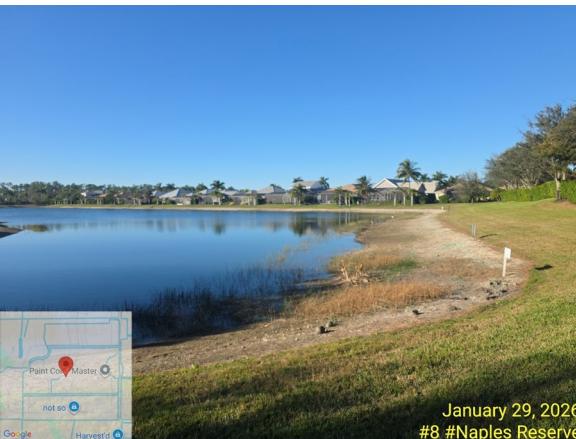
Lake 7

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Lake 8

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Lake 9

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Naples Reserve CDD

Lake Treatment Report

Treatment Dates Dec 2025



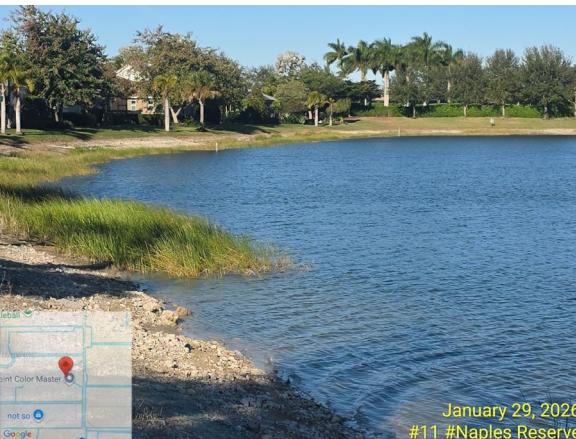
Lake 10

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 11

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 12

Notes/Comments

Minimal
Chara/Algae

Action Needed

Monitor and treat as needed



Naples Reserve CDD

Lake Treatment Report

Treatment Dates Dec 2025



Lake 13

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



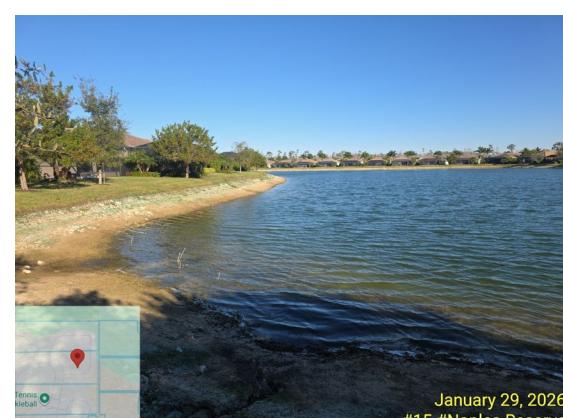
Lake 14

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Lake 15

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Naples Reserve CDD

Lake Treatment Report

Treatment Dates Dec 2025



Lake **17**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



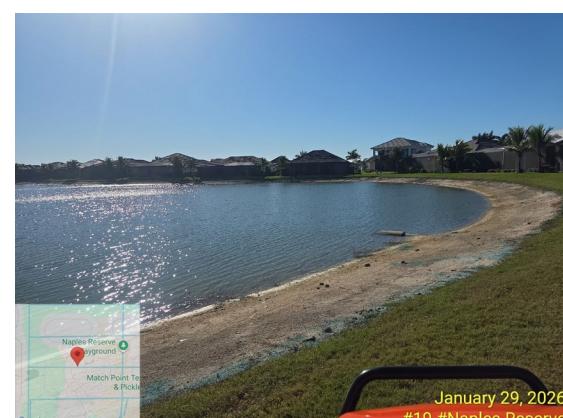
Lake **18**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **19**

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



Naples Reserve CDD

Lake Treatment Report

Treatment Dates Dec 2025



Lake 20

Notes/Comments

Recently treated for grasses/weeds

Action Needed

Routine maintenance



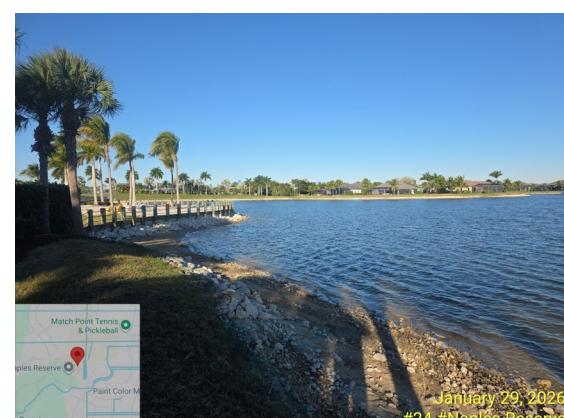
Lake 21

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 24

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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Napier Sprinkler
4001 Santa Barbara Blvd #237
Naples, FL 34104 USA
napiersprinkler@yahoo.com



239-304-1216

Estimate

ADDRESS
Naples Reserve CDD

ESTIMATE # 1768
DATE 01/27/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	14222 Galley Ct Repair erosion, install 4" solid corrugated pipe on CDD property.			
	Rip Rap rock 4" to 8" per yard	1.50	170.73	256.10
	base rock per yard	2	111.36	222.72
	quarter Pallet of sod	0.25	600.53	150.13
	drainage fabric, 8" staples, and cocomat	1	15.00	15.00
	4" single wall solid corrugated pipe per foot	20	2.51	50.20
	2 technicians 7 hours	7	140.00	980.00

TOTAL **\$1,674.15**

Accepted By

Accepted Date

1/28/26

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS A**

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this “Agreement”) is made and entered as of this 22 of January, 2026 (“Effective Date”), by and between **NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”) and **NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (the “District”).

R E C I T A L S:

WHEREAS, the District is the owner of that certain real property described on Exhibit “A” attached hereto and made a part hereof (the “District Property”); and

WHEREAS, the Association is the owner of that certain real property described on Exhibit “B” attached hereto and made a part hereof (the “Association Property”); and

WHEREAS, the Association desires to grant to the District a non-exclusive license access over, upon, through and across the Association Property to and from the District Property; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration the receipt and sufficiency which is hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth above are true, correct and are incorporated herein as if fully restated.

2. License. During the term hereof, the District, its employees, contractors, subcontractors, and agents shall have a non-exclusive license over, upon, through and across the Association Property for the purpose of (i) pedestrian and vehicular ingress and egress to and from the District Property, and (ii) storage of materials for lake bank repair project. The District will use the Association Property in a manner which complies herewith and with all applicable laws including, without limitation, obtaining any and all necessary permits and/or approvals.

3. Damage. In the event that the exercise by the District of the license rights granted hereby causes or otherwise results in any damage to the Association Property, including any improvements or landscaping located thereon, then within fifteen (15) days after the Association’s written notice to the District of such damage, the District shall take all steps necessary to repair all of such damage and to return that portion of the Association’s Property which is the subject of the license rights granted hereby to its condition as existed prior to such damage. The District shall not be responsible for repairing any damage to the Association Property which may be caused by parties other than the District or those contractors or subcontractors working on behalf of the District.

4. Effective Date/Term. The term of this Agreement (the “Term”) shall commence upon the Effective Date and shall terminate one hundred twenty (120) days thereafter (“Termination Date”).

5. Default/Early Termination. Either party shall have the right to terminate this Agreement upon written notice to other party that said other party has defaulted in the performance of any of the obligations imposed on it under this Agreement and said defaulting party does not, after being notified of the existence of default, cure said default within twenty (20) days after the defaulting party’s receipt of notice. Further, notwithstanding the terms of Section 4, the District shall have the right to terminate this Agreement without

cause at any time during the Term upon providing written notice of said termination to the Association and this Agreement shall stand terminated ten (10) days after receipt by the Association of said written notice.

6. Miscellaneous. Neither this Agreement nor a memorandum thereof shall be recorded in the Public Records. This Agreement shall be binding upon and shall inure to the benefit of the respective heirs, successors, permitted assigns and legal representatives of the parties hereto. This Agreement shall not be assigned or transferred by the District without the Association's prior written consent which may be withheld at the Association's sole and exclusive discretion. This Agreement embodies the entire understanding of the parties with respect to the subject matter herein, and the terms hereof control over and supersede all prior understandings. This Agreement may not be modified or amended in any respect other than by written instrument signed by both parties hereto. This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument. This Agreement shall be construed in accordance with, and governed by, the laws of the State of Florida. The venue for any litigation involving this Agreement shall lie in Collier County, Florida.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below.

ASSOCIATION:

**NAPLES RESERVE HOMEOWNERS
ASSOCIATION, INC.,**
a Florida not-for-profit corporation

By: Heidi D.
President / Vice President

Date: 1/22/26

DISTRICT:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district established
and existing pursuant to Chapter 190, Florida
Statutes

By: Tom Margossian
Chair / Vice Chair

ATTEST:

Jamie Sanchez
Jamie Sanchez, Secretary

Exhibit "A"
District Property

Tract L17, Crane Point & Bimini Isle, according to the plat thereof as recorded in Plat Book 65, Pages 88 through 93, inclusive, of the Public Records of Collier County, Florida.

Exhibit "B"
Association Property

Tract OS2, Crane Point & Bimini Isle, according to the plat thereof as recorded in Plat Book 65, Pages 88 through 93, inclusive, of the Public Records of Collier County, Florida.

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS B**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS BI**

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

BOAT DOCK ENCROACHMENT AGREEMENT

THIS BOAT DOCK ENCROACHMENT AGREEMENT (this "Agreement") is made this 10th
day of December, 2025, by and among NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT ("District") and NAPLES RESERVE
HOMEOWNERS ASSOCIATION, INC. ("Association"), and BURIM KRASNIQI AND
GJYLFIDON KRASNIQI (collectively, "Owner"). The District and Association are sometimes referred
to herein individually as a "NR Entity" and collectively as the "NR Entities".

RECITALS

A. Owner is the owner in fee simple of that certain real property located at 14823 Dockside
Lane, Naples, Florida 34114, which real property is legally described as follows (the "Owner's Property"):

Lot 14, Block 4A, Naples Reserve Phase II, according to the plat thereof as recorded in
Plat Book 56, Pages 20 through 38, inclusive, of the Public Records of Collier County,
Florida.

B. The NR Entities have either fee simple interest and/or an easement interest in the following
lake tract and/or associated platted lake maintenance easement abutting the Owner's Property (collectively,
the "Lake Property"):

Tract L24 Naples Reserve Island Club, according to the plat thereof as recorded in Plat
Book 58, Pages 19 through 21, inclusive, of the Public Records of Collier County, Florida.

C. Owner intends to construct and maintain a boat dock and related improvements
(collectively, the "Dock Improvements") that will encroach into Lake Property (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, the NR Entities hereby expressly consent to the Encroachment of the Dock Improvements
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 the NR Entities, no portion of the Dock Improvements encroaching into the Lake Property shall ever be expanded or increased beyond that which is permitted herein. In the event the NR Entities (each individually or collectively) determine that, notwithstanding Owner's agreement to the restrictive covenant set forth herein, any portion of the Dock Improvements within the Lake Property has been expanded or increased or Owner has otherwise constructed or installed improvements beyond or in addition to the permitted Dock Improvements in the Lake Property 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 the NR Entities (each individually or collectively) may, and hereby further authorizes the NR Entities (each individually or collectively) 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 Lake Property is by consent of the NR Entities 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 the NR Entities' 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 Dock Improvements, including any permits or approvals required for the work;

b. If Dock Improvements or conditions related to the Dock Improvements cause erosion to the Lake Property or the lake bank area adjacent to the Lake Property, Owner shall be responsible for the repair of the erosion, which shall be at Owner's sole cost and expense;

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

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

e. Notwithstanding this Agreement, Owner's use and operation of the Dock Improvements shall at all times be subject to the rules and regulations of the Association governing recreational activities on the Lake Property, which rules and regulations may be amended from time-to-time.

f. Owner shall ensure the installation, operation, and maintenance of the Dock Improvements does not damage any property of the NR Entities (including the Lake Property) or any third-party, and in the event of any such damage, Owner shall immediately repair the damage at Owner's sole cost and expense;

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

h. Owner shall ensure that the NR Entities have access through the Lake Property to allow the NR Entities to operate, maintain and repair the same, as needed, including for lake bank repair, lake bank and shoreline restoration, littoral planting, aquatic plant maintenance, dredging and riprap installation and replacement;

i. In the event of a casualty event that damages or destroys the Dock Improvements, Owner shall be responsible for the prompt clean-up and disposal of any debris, which shall be at Owner's sole cost and expense;

j. Owner shall maintain the NR Entities' property 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;

k. Throughout the term of this Agreement, Owner shall maintain liability insurance covering any injuries or damages to persons or property that may occur as a result of or related to the Dock Improvements or the construction, installation, alteration, or removal of the Dock Improvements. The Owner shall furnish the District or the Association, upon their request, with a certificate of insurance evidencing compliance with this requirement; and

l. Owner shall obtain written approval of the Dock Improvements from the Developmental Review Committee of the Association prior to installation of the Dock Improvements or any alteration thereof.

4. **Additional Costs.** In the event that at any time subsequent to the execution of this Agreement the Encroachment encumbers or inconveniences a NR Entity's use of the Lake Property (including, without limitation, the maintenance, repair, and/or replacement of stormwater management improvements and lake bank and shoreline restoration within or adjacent to the Lake Property), the NR Entity will make reasonable efforts to work around the Encroachment; provided, however, that Owner shall pay for all of the NR Entity'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 the NR Entity, to be paid to the applicable NR Entity in advance of any work to be performed by the NR Entity. The NR Entity shall be the sole judge of such incremental costs. Only if the NR Entity, in its sole judgment, is not able to work around the Encroachment, will the NR Entity mandate that the Encroachment be moved or removed, at no cost to the NR Entities, as then may be needed to allow the applicable NR Entity the needed use of the Lake Property. If Owner fails to remove the Encroachment after written request of the NR Entity, the NR Entity 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. Once removed, the Owner may not reinstall the Dock Improvements without the prior written approval of the NR Entities. Owner shall be responsible for all costs to reinstall the Dock Improvements. Any costs incurred by the Association for which the Owner is responsible as provided in this section 4 may be assessed by the Association as a Special Assessment against the Owner and the Owner's Lot and collected in accordance with the provisions of Article IX of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Naples Reserve.

5. **Emergency/Governmental Demand.** In the event of an emergency or demand or request to do so by any government agency or entity having jurisdiction over all or a portion of the Lake Property, the District may remove the Dock Improvements without notice, and the District will not be responsible for repairing, replacing or restoring the Dock Improvements back to their original condition. Owner shall be liable for and shall repay the District for all costs incurred by the District to remove the Dock Improvements, including any professional or legal fees or expenses.

6. **Indemnification.** In order to induce the NR Entities to consent to the Encroachment, as evidenced by this Agreement, Owner hereby agrees to fully protect, indemnify, defend, save and hold the NR Entities, 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.

7. **Other Approvals**. Owner shall be responsible for obtaining any and all approvals of any other entity having an interest in the Lake Property.

8. **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.

9. **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.

10. **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.

11. **Sovereign Immunity**. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

12. **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.

13. **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 all of the Parties.

14. **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.

15. **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.

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

17. **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.

18. **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, in which case this Agreement shall terminate automatically without further action of the parties.

(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:

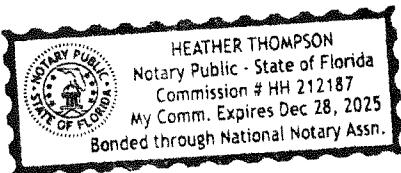

H. Mann
Secretary / Assistant Secretary

By: Tom Mary Wells
Chair Vice Chair

STATE OF FLORIDA)
)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th day of November, 2025, by Tom MARQUARDT, 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)



NOTARY PUBLIC
Name: Megher Thompson

(Type or Print)
My Commission Expires: Dec. 29th 2025

ASSOCIATION:

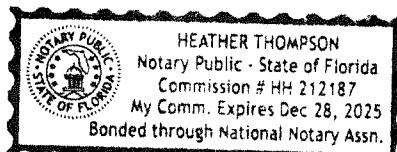
NAPLES RESERVE HOMEOWNERS
ASSOCIATION, INC.

By: Heidi Devlin
Heidi Devlin, President

STATE OF FLORIDA)
) ss.
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of November, 2025, by Heidi Devlin, as President of Naples Reserve Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as evidence of identification.

(SEAL)



OWNER:



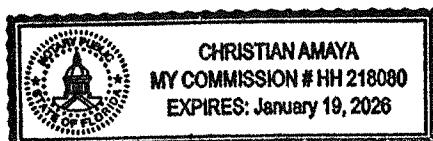
Burim Krasniqi


Giv'atot Krasniel

STATE OF Florida)
COUNTY OF Collier) ss.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 6th day of December, 2025, by Burim Krasniqi and Gjylfidon Krasniqi, who is/are personally known to me or have/has produced NYDL / NYDL as evidence of identification.

(SEAL)



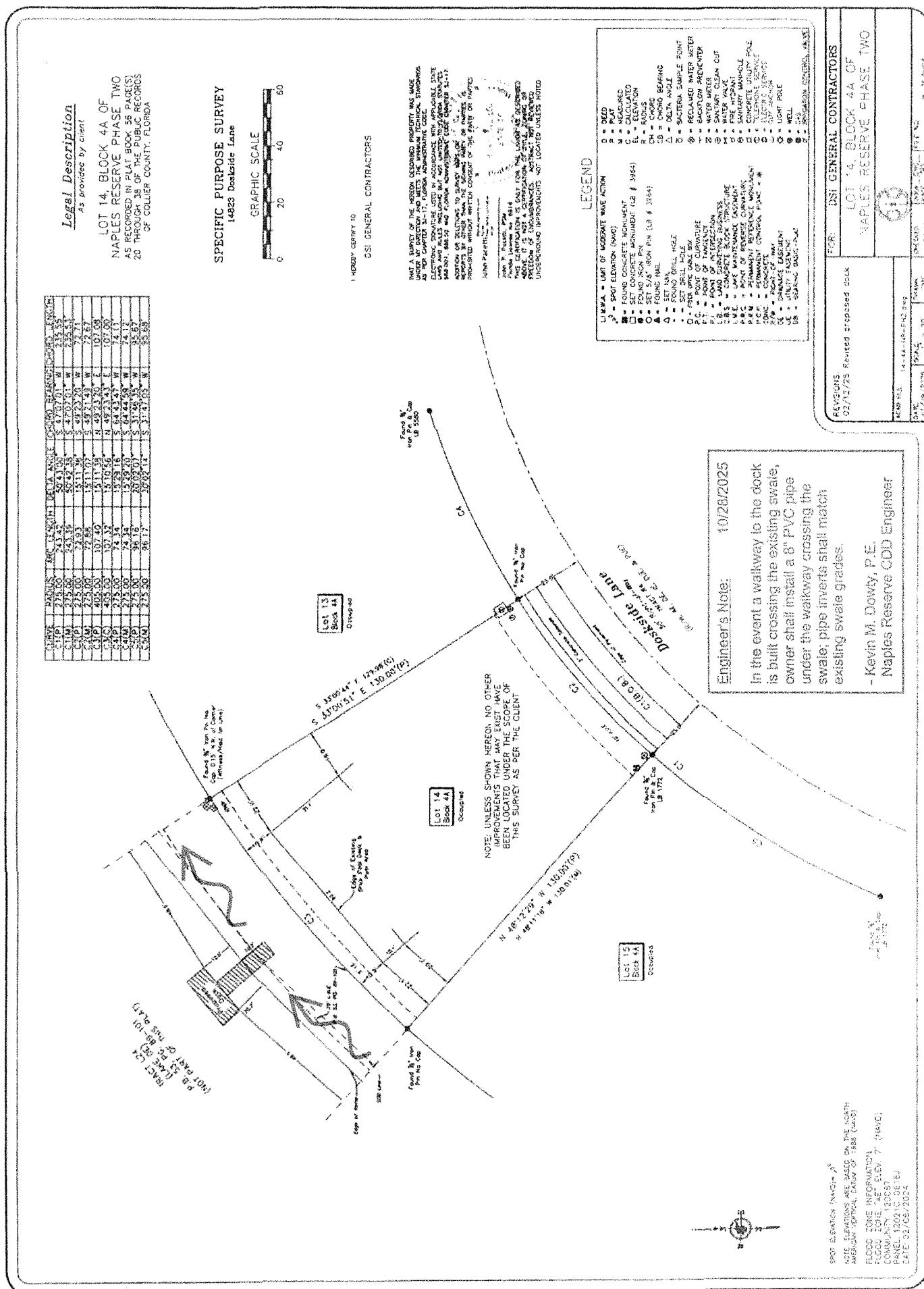
NOTARY PUBLIC

Name: Christina Amaya

(Type or Print)

My Commission Expires: January 11, 2026

Exhibit "A"



**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS BII**

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

BOAT DOCK ENCROACHMENT AGREEMENT

THIS BOAT DOCK ENCROACHMENT AGREEMENT (this "Agreement") is made this 4th
day of December, 2025, by and among **NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT** ("District") and **NAPLES RESERVE
HOMEOWNERS ASSOCIATION, INC.** ("Association"), and **JEFFREY THOMAS MARLOW
AND DEBRA LORRAINE MARLOW** (collectively, "Owner"). The District and Association are
sometimes referred to herein individually as a "NR Entity" and collectively as the "NR Entities."

RECITALS

A. Owner is the owner in fee simple of that certain real property located at 14292 Laguna
Springs Lane, Naples, Florida 34114, which real property is legally described as follows (the "Owner's
Property"):

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

B. The NR Entities have either fee simple interest and/or an easement interest in the following
lake tract and/or associated platted lake maintenance easement abutting the Owner's Property (collectively,
the "Lake Property"):

Tract L21, Naples Reserve Circle, according to the plat thereof as recorded in Plat Book
64, Pages 1 through 6, inclusive, of the Public Records of Collier County, Florida.

C. Owner intends to construct and maintain a boat dock and related improvements
(collectively, the "Dock Improvements") that will encroach into Lake Property (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, the NR Entities hereby expressly consent to the Encroachment of the Dock Improvements

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 the NR Entities, no portion of the Dock Improvements encroaching into the Lake Property shall ever be expanded or increased beyond that which is permitted herein. In the event the NR Entities (each individually or collectively) determine that, notwithstanding Owner's agreement to the restrictive covenant set forth herein, any portion of the Dock Improvements within the Lake Property has been expanded or increased or Owner has otherwise constructed or installed improvements beyond or in addition to the permitted Dock Improvements in the Lake Property 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 the NR Entities (each individually or collectively) may, and hereby further authorizes the NR Entities (each individually or collectively) 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 Lake Property is by consent of the NR Entities 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 the NR Entities' 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 Dock Improvements, including any permits or approvals required for the work;

b. If Dock Improvements or conditions related to the Dock Improvements cause erosion to the Lake Property or the lake bank area adjacent to the Lake Property, Owner shall be responsible for the repair of the erosion, which shall be at Owner's sole cost and expense;

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

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

e. Notwithstanding this Agreement, Owner's use and operation of the Dock Improvements shall at all times be subject to the rules and regulations of the Association governing recreational activities on the Lake Property, which rules and regulations may be amended from time-to-time.

f. Owner shall ensure the installation, operation, and maintenance of the Dock Improvements does not damage any property of the NR Entities (including the Lake Property) or any third-party, and in the event of any such damage, Owner shall immediately repair the damage at Owner's sole cost and expense;

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

h. Owner shall ensure that the NR Entities have access through the Lake Property to allow the NR Entities to operate, maintain and repair the same, as needed, including for lake bank repair, lake bank and shoreline restoration, littoral planting, aquatic plant maintenance, dredging and riprap installation and replacement;

i. In the event of a casualty event that damages or destroys the Dock Improvements, Owner shall be responsible for the prompt clean-up and disposal of any debris, which shall be at Owner's sole cost and expense;

j. Owner shall maintain the NR Entities' property 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;

k. Throughout the term of this Agreement, Owner shall maintain liability insurance covering any injuries or damages to persons or property that may occur as a result of or related to the Dock Improvements or the construction, installation, alteration, or removal of the Dock Improvements. The Owner shall furnish the District or the Association, upon their request, with a certificate of insurance evidencing compliance with this requirement; and

l. Owner shall obtain written approval of the Dock Improvements from the Developmental Review Committee of the Association prior to installation of the Dock Improvements or any alteration thereof.

4. **Additional Costs.** In the event that at any time subsequent to the execution of this Agreement the Encroachment encumbers or inconveniences a NR Entity's use of the Lake Property (including, without limitation, the maintenance, repair, and/or replacement of stormwater management improvements and lake bank and shoreline restoration within or adjacent to the Lake Property), the NR Entity will make reasonable efforts to work around the Encroachment; provided, however, that Owner shall pay for all of the NR Entity'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 the NR Entity, to be paid to the applicable NR Entity in advance of any work to be performed by the NR Entity. The NR Entity shall be the sole judge of such incremental costs. Only if the NR Entity, in its sole judgment, is not able to work around the Encroachment, will the NR Entity mandate that the Encroachment be moved or removed, at no cost to the NR Entities, as then may be needed to allow the applicable NR Entity the needed use of the Lake Property. If Owner fails to remove the Encroachment after written request of the NR Entity, the NR Entity 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. Once removed, the Owner may not reinstall the Dock Improvements without the prior written approval of the NR Entities. Owner shall be responsible for all costs to reinstall the Dock Improvements. Any costs incurred by the Association for which the Owner is responsible as provided in this section 4 may be assessed by the Association as a Special Assessment against the Owner and the Owner's Lot and collected in accordance with the provisions of Article IX of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Naples Reserve.

5. **Emergency/Governmental Demand.** In the event of an emergency or demand or request to do so by any government agency or entity having jurisdiction over all or a portion of the Lake Property, the District may remove the Dock Improvements without notice, and the District will not be responsible for repairing, replacing or restoring the Dock Improvements back to their original condition. Owner shall be liable for and shall repay the District for all costs incurred by the District to remove the Dock Improvements, including any professional or legal fees or expenses.

6. **Indemnification.** In order to induce the NR Entities to consent to the Encroachment, as evidenced by this Agreement, Owner hereby agrees to fully protect, indemnify, defend, save and hold the

NR Entities, 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.

7. **Other Approvals.** Owner shall be responsible for obtaining any and all approvals of any other entity having an interest in the Lake Property.

8. **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.

9. **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.

10. **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.

11. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

12. **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.

13. **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 all of the Parties.

14. **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.

15. **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.

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

17. **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.

18. **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, in which case this Agreement shall terminate automatically without further action of the parties.

(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:

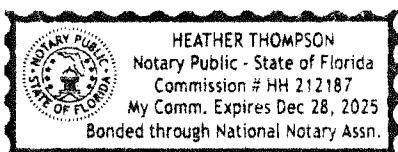
~~Secretary / Assistant Secretary~~

By: Tom Maryborth
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 5th day of November, 2025, by Tom MARQUARDT, 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)



NOTARY PUBLIC
Name: Heather Thompson
(Type or Print)
My Commission Expires: DEC. 28, 2028

ASSOCIATION:

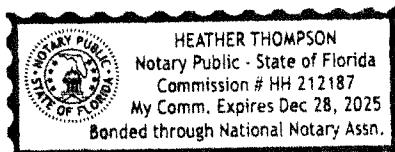
NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.

By: Heidi Devlin
Heidi Devlin, President

STATE OF FLORIDA)
)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of November, 2025, by Heidi Devlin, as President of Naples Reserve Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as evidence of identification.

(SEAL)



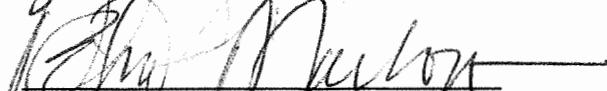
NOTARY PUBLIC
Name: Plummer Thompson

(Type or Print)

My Commission Expires: Dec. 28, 2025

OWNER:


Jeffrey Thomas Marlow

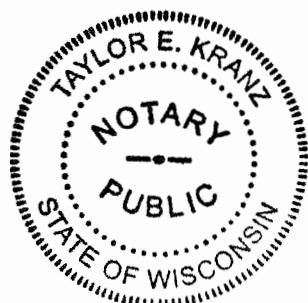


Debra Lorraine Marlow

STATE OF Wisconsin)
) ss.
COUNTY OF Brown)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 3 day of November, 2025, by Jeffrey Thomas Marlow and Debra Lorraine Marlow, who is/are personally known to me or have/has produced as evidence of identification.

(SEAL)



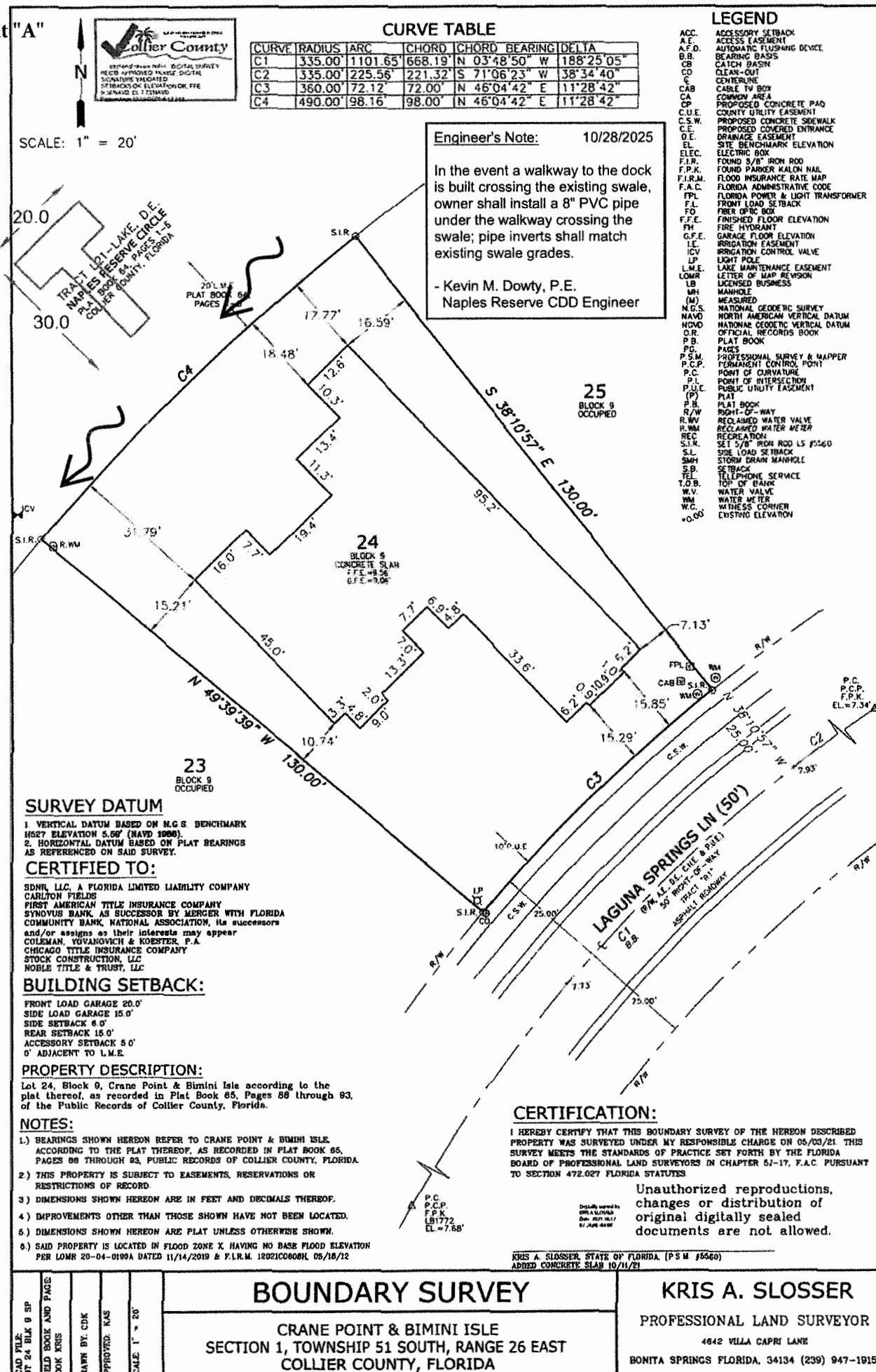
NOTARY PUBLIC

Name: Taylor E. Krantz

(Type or Print)

My Commission Expires: August 8, 2028

Exhibit "A"



**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION
ITEMS BIII**

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

BOAT DOCK ENCROACHMENT AGREEMENT

THIS BOAT DOCK ENCROACHMENT AGREEMENT (this "Agreement") is made this 4th day of December, 2025, by and among **NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT** ("District") and **NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.** ("Association"), and **DANIEL P. LETIZIA, AS TRUSTEE OF THE JON R. PARRILLO GIFT TRUST, DATED FEBRUARY 28, 2023** ("Owner"). The District and Association are sometimes referred to herein individually as a "NR Entity" and collectively as the "NR Entities."

RECITALS

A. Owner is the owner in fee simple of that certain real property located at 14364 Neptune Avenue, Naples, Florida 34114, which real property is legally described as follows (the "Owner's Property"):

Lot 16, 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. The NR Entities have either fee simple interest and/or an easement interest in the following lake tract and/or associated platted lake maintenance easement abutting the Owner's Property (collectively, the "Lake Property"):

Tract L21, Naples Reserve Circle, according to the plat thereof as recorded in Plat Book 64, Pages 1 through 6, inclusive, of the Public Records of Collier County, Florida.

C. Owner intends to construct and maintain a boat dock and related improvements (collectively, the "Dock Improvements") that will encroach into Lake Property (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, the NR Entities hereby expressly consent to the Encroachment of the Dock Improvements

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 the NR Entities, no portion of the Dock Improvements encroaching into the Lake Property shall ever be expanded or increased beyond that which is permitted herein. In the event the NR Entities (each individually or collectively) determine that, notwithstanding Owner's agreement to the restrictive covenant set forth herein, any portion of the Dock Improvements within the Lake Property has been expanded or increased or Owner has otherwise constructed or installed improvements beyond or in addition to the permitted Dock Improvements in the Lake Property 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 the NR Entities (each individually or collectively) may, and hereby further authorizes the NR Entities (each individually or collectively) 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 Lake Property is by consent of the NR Entities 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 the NR Entities' 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 Dock Improvements, including any permits or approvals required for the work;

b. If Dock Improvements or conditions related to the Dock Improvements cause erosion to the Lake Property or the lake bank area adjacent to the Lake Property, Owner shall be responsible for the repair of the erosion, which shall be at Owner's sole cost and expense;

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

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

e. Notwithstanding this Agreement, Owner's use and operation of the Dock Improvements shall at all times be subject to the rules and regulations of the Association governing recreational activities on the Lake Property, which rules and regulations may be amended from time-to-time.

f. Owner shall ensure the installation, operation, and maintenance of the Dock Improvements does not damage any property of the NR Entities (including the Lake Property) or any third-party, and in the event of any such damage, Owner shall immediately repair the damage at Owner's sole cost and expense;

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

h. Owner shall ensure that the NR Entities have access through the Lake Property to allow the NR Entities to operate, maintain and repair the same, as needed, including for lake bank repair, lake bank and shoreline restoration, littoral planting, aquatic plant maintenance, dredging and riprap installation and replacement;

i. In the event of a casualty event that damages or destroys the Dock Improvements, Owner shall be responsible for the prompt clean-up and disposal of any debris, which shall be at Owner's sole cost and expense;

j. Owner shall maintain the NR Entities' property 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;

k. Throughout the term of this Agreement, Owner shall maintain liability insurance covering any injuries or damages to persons or property that may occur as a result of or related to the Dock Improvements or the construction, installation, alteration, or removal of the Dock Improvements. The Owner shall furnish the District or the Association, upon their request, with a certificate of insurance evidencing compliance with this requirement; and

l. Owner shall obtain written approval of the Dock Improvements from the Developmental Review Committee of the Association prior to installation of the Dock Improvements or any alteration thereof.

4. **Additional Costs.** In the event that at any time subsequent to the execution of this Agreement the Encroachment encumbers or inconveniences a NR Entity's use of the Lake Property (including, without limitation, the maintenance, repair, and/or replacement of stormwater management improvements and lake bank and shoreline restoration within or adjacent to the Lake Property), the NR Entity will make reasonable efforts to work around the Encroachment; provided, however, that Owner shall pay for all of the NR Entity'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 the NR Entity, to be paid to the applicable NR Entity in advance of any work to be performed by the NR Entity. The NR Entity shall be the sole judge of such incremental costs. Only if the NR Entity, in its sole judgment, is not able to work around the Encroachment, will the NR Entity mandate that the Encroachment be moved or removed, at no cost to the NR Entities, as then may be needed to allow the applicable NR Entity the needed use of the Lake Property. If Owner fails to remove the Encroachment after written request of the NR Entity, the NR Entity 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. Once removed, the Owner may not reinstall the Dock Improvements without the prior written approval of the NR Entities. Owner shall be responsible for all costs to reinstall the Dock Improvements. Any costs incurred by the Association for which the Owner is responsible as provided in this section 4 may be assessed by the Association as a Special Assessment against the Owner and the Owner's Lot and collected in accordance with the provisions of Article IX of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Naples Reserve.

5. **Emergency/Governmental Demand.** In the event of an emergency or demand or request to do so by any government agency or entity having jurisdiction over all or a portion of the Lake Property, the District may remove the Dock Improvements without notice, and the District will not be responsible for repairing, replacing or restoring the Dock Improvements back to their original condition. Owner shall be liable for and shall repay the District for all costs incurred by the District to remove the Dock Improvements, including any professional or legal fees or expenses.

6. **Indemnification.** In order to induce the NR Entities to consent to the Encroachment, as evidenced by this Agreement, Owner hereby agrees to fully protect, indemnify, defend, save and hold the NR Entities, 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.

7. **Other Approvals.** Owner shall be responsible for obtaining any and all approvals of any other entity having an interest in the Lake Property.

8. **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.

9. **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.

10. **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.

11. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other law, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

12. **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.

13. **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 all of the Parties.

14. **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.

15. **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.

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

17. **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.

18. **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, in which case this Agreement shall terminate automatically without further action of the parties.

(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: John Doe
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 5th day of November, 2025, by Tommy Aquino, 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.

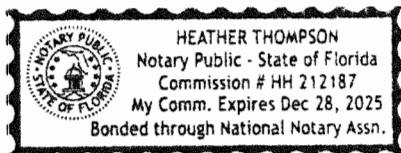
(SEAL)

NOTARY PUBLIC

Name: Hector Womser

(Type or Print)

My Commission Expires: Dec. 28th 2021



ASSOCIATION:

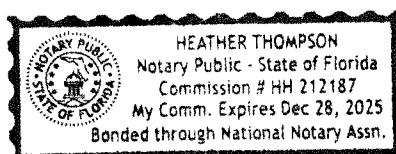
NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.

By: Heidi Devlin
Heidi Devlin, President

STATE OF FLORIDA)
)
COUNTY OF COLLIER)

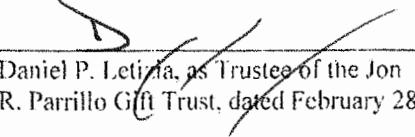
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of November, 2025, by Heidi Devlin, as President of Naples Reserve Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as evidence of identification.

(SEAL)



NOTARY PUBLIC
Name: Walter Thompson
(Type or Print)
My Commission Expires: Dec. 28, 202

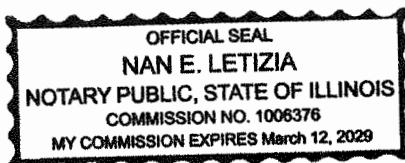
OWNER:

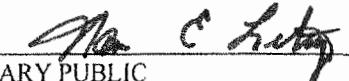

Daniel P. Letizia, as Trustee of the Jon
R. Parrillo Gift Trust, dated February 28, 2023

STATE OF Illinois)
) ss.
COUNTY OF DuPage)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11th day of November, 2025, by Daniel P. Letizia, as Trustee of the Jon R. Parrillo Gift Trust, dated February 28, 2023, who is/are personally known to me or have/has produced _____ as evidence of identification.

(SEAL)




NOTARY PUBLIC

Name: Nan E. Letizia
(Type or Print)

My Commission Expires:


March 12, 2029

SURVEY SKETCH FOR SITE PLAN FOR DOCK ONLY

ELEVATIONS SHOWN ARE IN NAVD 88 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 :

14364 NEPTUNE AVE

NAPLES, FL

Engineer's Note: 10/28/2025

In the event a walkway to the dock is built crossing the existing swale, owner shall install a 6" PVC pipe under the walkway crossing the swale; pipe inverts shall match existing swale grades.

- Kevin M. Dowty, P.E.
Naples Reserve CDD Engineer

CERTIFIED TO :
JON R PARRILLO GIFT TRUST**LEGAL DESCRIPTION :**

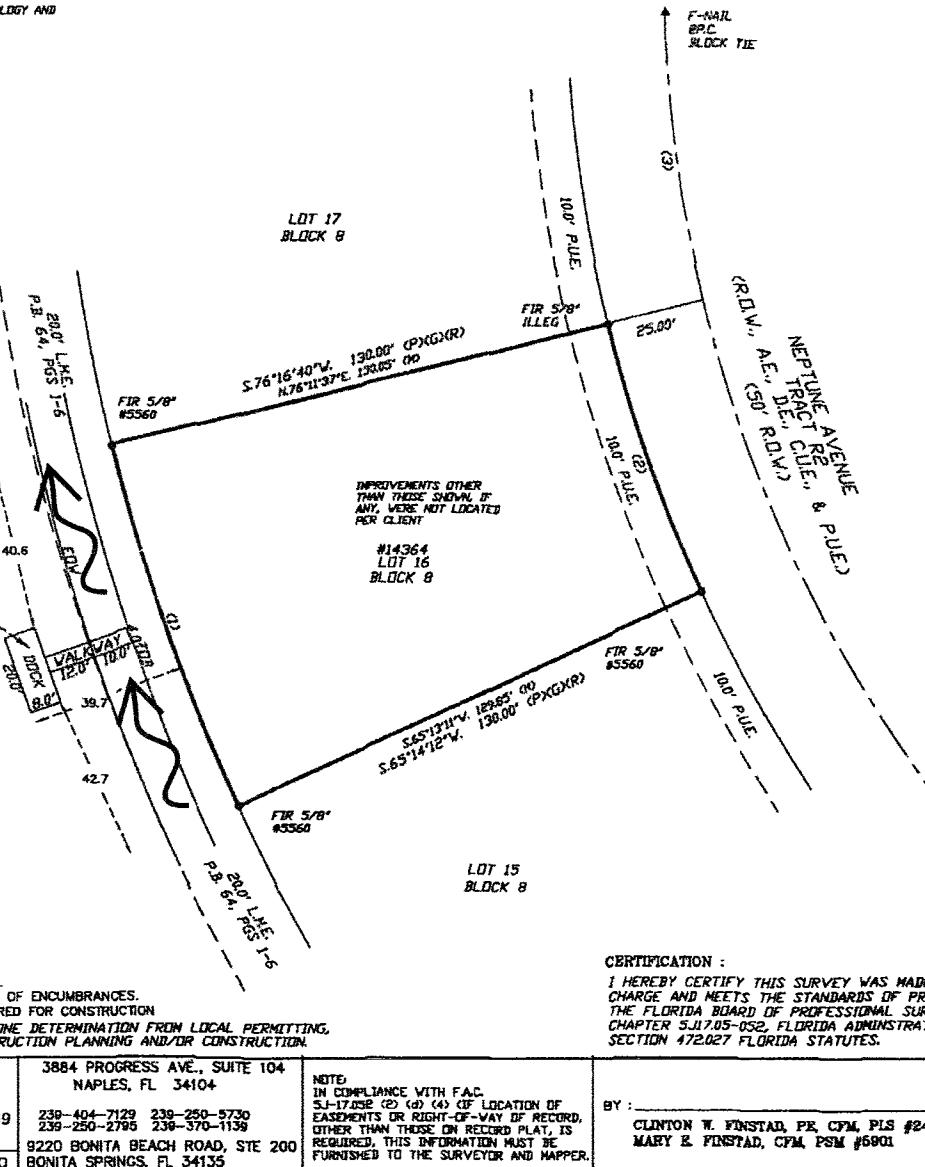
LOT 16, BLOCK 8, NAPLES RESERVE, PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 37, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

QUALITY CONTROLBY : MEF DATE : 7/21/2025

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

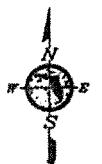
NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
FLORIDA STATUTE 5J-17.05 (3) (c): TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION

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



THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP.
NOTE THE INTENT OF THIS SURVEY IS FOR TITLE TRANSFER ONLY
COPYRIGHT 2023 F.L.A. SURVEYS CORP.

PAGE 1 OF 3
SEE REVERSE SIDE FOR PAGE 2 OF 3
FOR CLIENT REVIEW ONLY



SCALE 1" = 30'

Curve number 1

Radius= 505.00
Delta= 11°02'28.00"
Arc= 97.32
Tangent= 48.81
Chord= 97.16
Chord Brdg. N.19°14'34"W. (P)(G)
N19°14'34"W. 97.06' 00"

Curve number 2

Radius= 375.00
Delta= 11°02'28.00"
Arc= 72.26
Tangent= 36.24
Chord= 72.15
Chord Brdg. N.19°14'34"W. (P)(G)
S19°14'34"W. 72.21' 00"

Curve number 3

Radius= 350.00
Delta= 12°03'23.00"
Arc= 73.65
Tangent= 36.96
Chord= 73.51
Chord Brdg. N.07°41'38"W. (P)(G)
N07°41'38"W. 73.47' 00"

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
(G) ARE THE CALCULATED GPS PLAT
BEARINGS.



GRAPHIC SCALE

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-7.05-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027 FLORIDA STATUTES.

F.L.A. SURVEYS CORP. PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569				3884 PROGRESS AVE., SUITE 104 NAPLES, FL 34104 239-404-7123 239-250-5730 239-250-2793 239-370-1139 9220 BONITA BEACH ROAD, STE 200 BONITA SPRINGS, FL 34135	NOTED IN COMPLIANCE WITH FAC 5J-17.05 (2) (c) (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.	BY : <u>CLINTON W. FINSTAD, PE, CPM, PLS #2453</u> SURVEY DATE : <u>7/20/2025</u> <u>MARY E. FINSTAD, CPM, PSM #6901</u>	REVISIONS PROJECT NO: 25-85312-SPC
DRAWN BY: <u>ALEX</u> PARTY CHIEF: <u>ALBERTO</u>							

Exhibit "A"

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	Debt Service Fund Series 2018	Debt Service Fund Series 2025	Total Governmental Funds
ASSETS				
Cash	\$ 2,412,403	\$ -	\$ -	\$ 2,412,403
Investments				
Reserve	-	282,152	-	282,152
Revenue	-	210,966	38,809	249,775
Prepayment	-	1,286	3,598	4,884
Cost of issuance	-	-	211,370	211,370
Interest	-	-	1,602	1,602
Due from general fund	-	469,604	362,283	831,887
Undeposited funds	774	-	-	774
Due from other	320	-	-	320
Total assets	<u>\$ 2,413,497</u>	<u>\$ 964,008</u>	<u>\$ 617,662</u>	<u>\$ 3,995,167</u>
LIABILITIES				
Liabilities:				
Due to debt service fund - series 2018	\$ 469,604	\$ -	\$ -	469,604
Due to debt service fund - series 2025	362,283	-	-	362,283
Developer advance	1,500	-	-	1,500
Total liabilities	<u>833,387</u>	<u>-</u>	<u>-</u>	<u>833,387</u>
FUND BALANCES:				
Restricted for				
Debt service	-	964,008	617,662	1,581,670
Assigned				
3 months working capital	213,817	-	-	213,817
Lake bank remediation	243,013	-	-	243,013
Unassigned	1,123,280	-	-	1,123,280
Total fund balances	<u>1,580,110</u>	<u>964,008</u>	<u>617,662</u>	<u>3,161,780</u>
Total liabilities and fund balances	<u>\$ 2,413,497</u>	<u>\$ 964,008</u>	<u>\$ 617,662</u>	<u>\$ 3,995,167</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 402,770	\$ 632,375	\$ 749,267	84%
Miscellaneous income	321	959	-	N/A
Interest	6,531	13,195	-	N/A
Total revenues	409,622	646,529	749,267	86%
EXPENDITURES				
Administrative				
Engineering	330	743	40,000	2%
Audit	-	-	7,200	0%
Legal	-	1,203	20,000	6%
Management, accounting, recording	4,080	12,240	48,960	25%
Debt service fund accounting	458	1,375	5,500	25%
Postage	48	48	500	10%
Insurance	-	7,894	9,000	88%
Trustee	-	-	5,300	0%
Trustee - second bond series	-	-	5,300	0%
Arbitrage rebate calculation	-	-	1,000	0%
Dissemination agent	250	750	2,000	38%
Telephone	4	12	50	24%
Printing & binding	29	88	350	25%
Legal advertising	-	-	1,200	0%
Annual district filing fee	-	175	175	100%
Contingencies	-	232	1,500	15%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser	(774)	14,983	11,707	128%
Tax collector	8,059	12,647	15,610	81%
Total administration expenses	12,484	52,390	176,267	30%
Field Operations				
Operations management	625	1,875	7,500	25%
GIS Solutions	-	-	2,000	0%
Drainage / catch basin maintenance	-	2,000	10,000	20%
Littoral plantings	-	-	2,500	0%
Other repairs and maintenance	-	-	550,000	0%
Lake maintenance / water quality	-	8,850	80,000	11%
Total field operations expenses	625	12,725	652,000	2%
Total expenditures	13,109	65,115	828,267	8%
 Excess (deficiency) of revenues over/(under) expenditures	 396,513	 581,414	 (79,000)	
 Fund balance - beginning	 1,183,597	 998,696	 745,869	
 Fund balance - ending				
Assigned				
3 months working capital	213,817	213,817	213,817	
Lake bank remediation	243,013	243,013	243,013	
Unassigned	1,123,280	1,123,280	210,039	
 Fund balance - ending	 \$1,580,110	 \$1,580,110	 \$666,869	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 311,811	\$ 489,566	\$ 580,060	84%
Interest	1,478	6,796	-	N/A
Total revenues	313,289	496,362	580,060	86%
EXPENDITURES				
Debt service				
Principal	-	175,000	175,000	100%
Interest	-	191,631	379,216	51%
Total debt service	-	366,631	554,216	66%
Other fees and charges				
Property appraiser	-	-	9,063	0%
Tax collector	6,236	9,791	12,085	81%
Total other fees and charges	6,236	9,791	21,148	46%
Total expenditures	6,236	376,422	575,364	65%
Excess/(deficiency) of revenues over/(under) expenditures	307,053	119,940	4,696	
Net change in fund balances	307,053	119,940	4,696	
Fund balances - beginning	656,955	844,068	848,641	
Fund balances - ending	\$ 964,008	\$ 964,008	\$853,337	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 240,553	\$ 377,684	\$ 447,495	84%
Interest	91	921	-	N/A
Transfer In	8,272	8,272	-	N/A
Total revenues	248,916	386,877	447,495	86%
EXPENDITURES				
Debt service				
Principal	-	-	180,000	0%
Interest	-	96,582	221,652	44%
Total debt service	-	96,582	401,652	24%
Other Fees and Charges				
Property appraiser	-	-	6,992	0%
Tax collector	4,811	7,554	9,323	81%
Total other fees and charges	4,811	7,554	16,315	46%
Total expenditures	4,811	104,136	417,967	25%
Net change in fund balances	244,105	282,741	29,528	
Fund balances - beginning	373,557	334,921	96,729	
Fund balances - ending	\$ 617,662	\$ 617,662	\$ 126,257	

**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
Meeting on December 11, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885
Reserve Circle, Naples, Florida 34114.

Present:

Also present:

Jamie Sanchez	District Manager
Meagan Magaldi	District Counsel
Kevin Dowty (via telephone)	Bowman Consulting Group LTD
Shane Willis	Operations Manager
Andy Nott	Superior Waterways
Heidi McIntyre	Resident
Kevin McCarthy	Resident
Debra McCarthy	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 and Godfrey were present. Supervisors Inez and Harmon were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Debra McCarthy asked for an update on the Lake 17 remediation project. Mr. Willis stated the documents will be presented to the Board Chair today for his review. Once executed, Staff will commence the preparation process. He proposed scheduling an informational meeting and inviting residents who live near that lake to attend, so Staff can explain what will occur and what they can expect during the lake bank remediation/restoration process. As drain boxes will be installed, Staff will need to explain to the homeowners who choose to connect their downspouts to the drain boxes how the process will work. He discussed asking the DPA for permission to use a specific lot as a staging area for the lake vendor's equipment and entering into a short-term License Agreement for access and equipment storage.

41 Mr. Willis stated the project will commence after January 1, 2026 and after the
42 informational meeting with the residents.

43 Discussion ensued regarding Board and Staff participation in the informational meeting,
44 the items that will be discussed, if it will be a workshop, making it accessible via zoom, and making
45 sure it is recorded.

46

THIRD ORDER OF BUSINESS

Chair's Opening Remarks

49 Mr. Marquardt stated there was some question as to whether the CDD would cut back
50 the grasses near the Laguna Springs infinity pool or eradicate them. He clarified that the Board's
51 consensus, according to the minutes wherein this item was discussed, was to remove the grasses.
52 He asked if there was any dispute from the Board. There was no dispute.

53 Discussion ensued regarding technicians spraying the area with chemicals to remove
54 littorals below the water line, lake bank slope preventing crews from reaching the shoreline,
55 treating the grasses via a boat, the need to continue monitoring and treating the grasses,
56 receding water levels, and the spraying schedule.

57 Mr. Marquardt asked Staff to inform him when the technician will be on site so he can
58 inform the property owner.

59

FOURTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Lake Treatment Report

63 Mr. Nott stated the lakes were inspected on December 1, 2025. Water levels are
64 dropping, leaving exposed banks and shallow water at the shoreline. The increased algae along
65 the lake banks is being treated, the recently planted littorals along Lake 18 look healthy, and
66 technicians report that there are ongoing issues with access and tree limbs in the lakes.

67 Mr. Marquardt suggested Staff work with the landscapers and the HOA for better
68 maintenance of the trouble spots.

69

FIFTH ORDER OF BUSINESS

Discussion: Tree on 14689 Stillwater Way

72 Mr. Willis recalled previous discussion regarding who should be responsible for the
73 maintenance and removal of a specific tree near the water. He reported the following:

74 ➤ After inspecting the property, his initial conclusion was that, since the tree was inside the
75 property line, the homeowner is responsible for maintenance; however, the District Engineer
76 provided legal dimensions and suggested measuring the tree.

77 ➤ After measuring the tree, he concluded that the tree is inside the lot line by a few feet so
78 it is the homeowner's responsibility to remove/maintain the tree.

79 Mr. Willis emailed his findings to the HOA and included the property owner. He has yet
80 to receive a response. Mr. Marquardt will follow up with the homeowner.

81 Regarding when the area was sprayed, Mr. Nott stated it was sprayed yesterday.

82 This item will be removed from future agendas.

83

SIXTH ORDER OF BUSINESS**Discussion: Disaster Debris Removal and Management**

87 Ms. Sanchez stated this is on the agenda because the CDD has piggyback agreements with
88 the Sunshine Water Control District (SWCD) and Collier County, one of which already expired and
89 the other will expire soon. The CDD does not have any more automatic renewals. She asked if
90 the Board would like to enter into piggyback agreements again or go through the Request for
91 Proposals (RFP) process. Upon contacting the SWCD and Collier County, she learned that the
92 SWCD RFP will not be awarded until January and that Crowder Gulf was one of the firms awarded;
93 however, it will not be presented to the Collier County Board until January 13, 2026.

94 Ms. Magaldi stated the piggyback agreements stipulate that, instead of using its own
95 contractors, the CDD piggybacks off of the existing contracts for disaster debris removal and
96 other types of disaster services for which large-scale governmental entities already bid out and
97 awarded the contracts. The CDD is able to use the exact same terms and conditions in contracts
98 awarded by the larger entities. By experience, the entities are typically willing to enter into such
99 agreements with smaller governmental entities because they are already doing business with
100 them. If the Board would like to go through the RFP process, Staff will facilitate it; however, the
101 FEMA requirements are very robust and require a large scale RFP package with a long timeline.

102 Discussion ensued regarding whether to re-enter into piggyback agreements with larger
103 governmental entities, and RFP preparation costs.

104 The consensus was to renew the piggyback agreements.

105 Ms. Magaldi stated Staff will present the agreements at the February meeting.

106

107 **SEVENTH ORDER OF BUSINESS**

108
109
110
111
112
113
114
115
116
117 Consideration of Resolution 2026-01,
118 Implementing Section 190.006(3), Florida
119 Statutes, and Requesting that the Collier
120 County Supervisor of Elections Conduct the
121 District's General Elections; Providing for
122 Compensation; Setting Forth the Terms of
123 Office; Authorizing Notice of the Qualifying
124 Period; and Providing for Severability and
125 an Effective Date

126 Ms. Sanchez presented Resolution 2026-01. Seats 2 and 5, currently held by Mr.
127 Marquardt and Ms. Harmon, respectively, are up for election in the November 2026 General
128 Election.

129 **On MOTION by Ms. Godfrey and seconded by Mr. Marquardt, with all in favor,**
130 **Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and**
131 **Requesting that the Collier County Supervisor of Elections Conduct the District's**
132 **General Elections; Providing for Compensation; Setting Forth the Terms of**
133 **Office; Authorizing Notice of the Qualifying Period; and Providing for**
134 **Severability and an Effective Date, was adopted.**

128 **EIGHTH ORDER OF BUSINESS**

129 Discussion/Consideration/Ratification:
130 Performance Measures/Standards &
131 Annual Reporting Form

132 A. **October 1, 2024 - September 30, 2025 [Posted]**

133 B. **October 1, 2025 - September 30, 2026**

134 **On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the**
135 **Fiscal Year 2025 Goals and Objectives Reporting, were ratified, and the Goals**
136 **and Objectives Reporting for Fiscal Year 2026 Performance Measures and**
137 **Standards, were approved.**

140 **NINTH ORDER OF BUSINESS**

141 Acceptance of Unaudited Financial
142 Statements as of October 31, 2025

143 **On MOTION by Ms. Godfrey and seconded by Ms. Wild, with all in favor, the**
144 **Unaudited Financial Statements as of October 31, 2025, were accepted.**

147 **TENTH ORDER OF BUSINESS**

148 Approval of August 14, 2025 Public Hearing
149 and Regular Meeting Minutes

187
188
189
190

191 Secretary/Assistant Secretary

Chair/Vice Chair

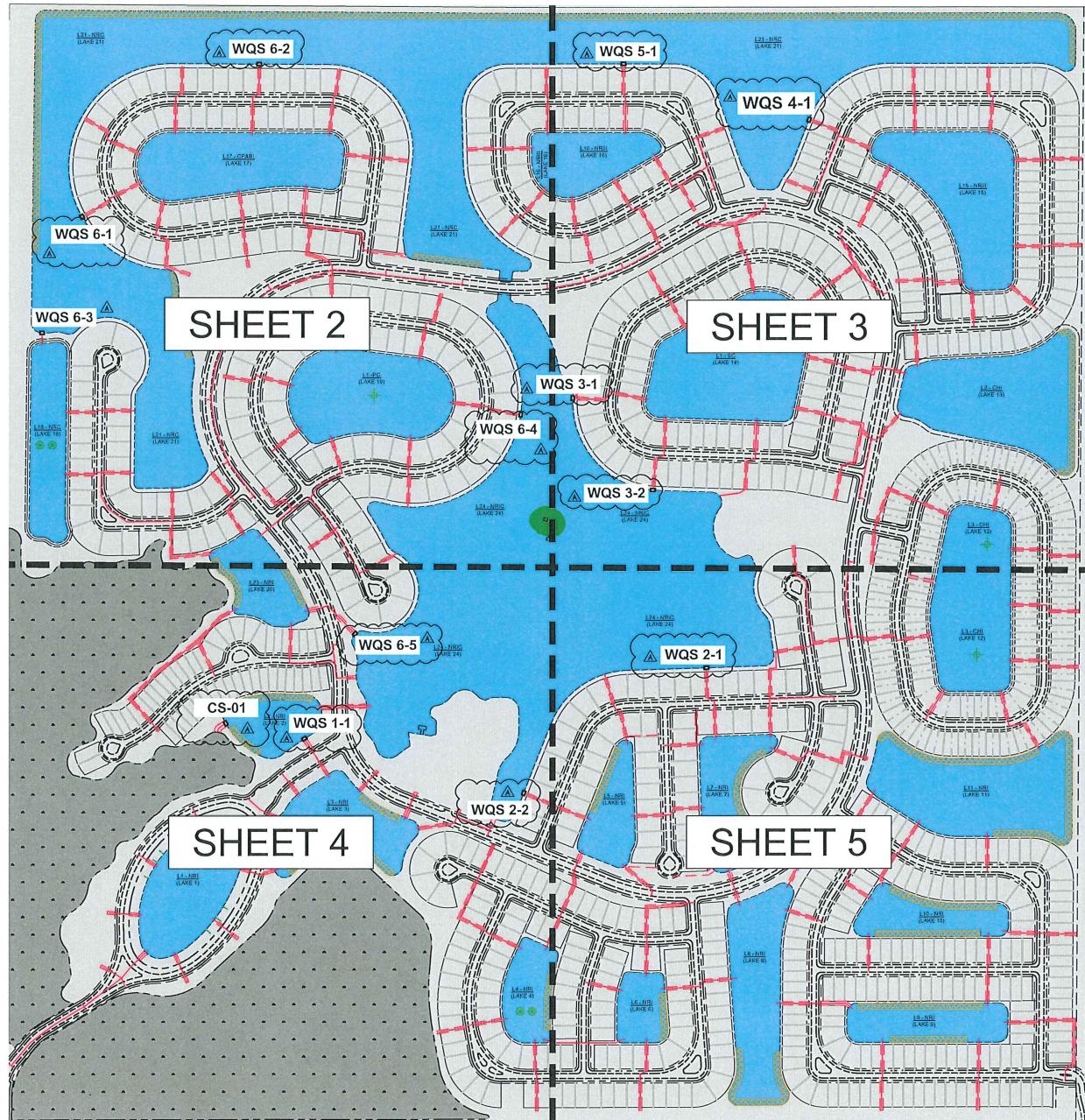
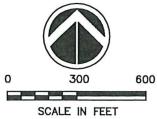
**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

B



LAKE	AREA (Ac.)	LAKE LITTORAL AREA (Ac.)
1	5.5	
2	2.7	.46
3	4.6	.79
4	2.6	.23
5	2.6	.23
6	1.9	.16
7	4.1	.42
8	6.1	.53
9	3.5	.68
10	3.2	.74
11	9.1	1.28
12	7.5	
13	8.8	.54
14	9.2	
15	7.5	
16	3.5	
17	6.7	
18	4.0	
19	7.0	
20	3.2	.35
21	61.1	5.00
24	50.0	
TOTAL	214.4	11.41

NOTES:

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

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

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

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=300'



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

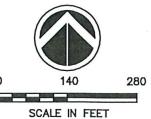
CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. SEE PLOTSTAMP 5008-1
PROJECT NO.	SHOOT NO.
DATE	1 OF 5 2013.030



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4



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

C.H.I
C.P. & B.I.
N.R.C.
N.R.I.C.
N.R.I
N.R.II
N.R.III
P.C.
S.C.

REFERENCE

CORAL HARBOR PHASE I
CRANE POINT & BIMINI ISLE
NAPLES RESERVE CIRCLE
NAPLES RESERVE ISLAND CLUB
NAPLES RESERVE PHASE I
NAPLES RESERVE PHASE II
NAPLES RESERVE PHASE III
PARROT CAY
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'.

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

NAPLES RESERVE

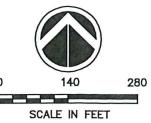
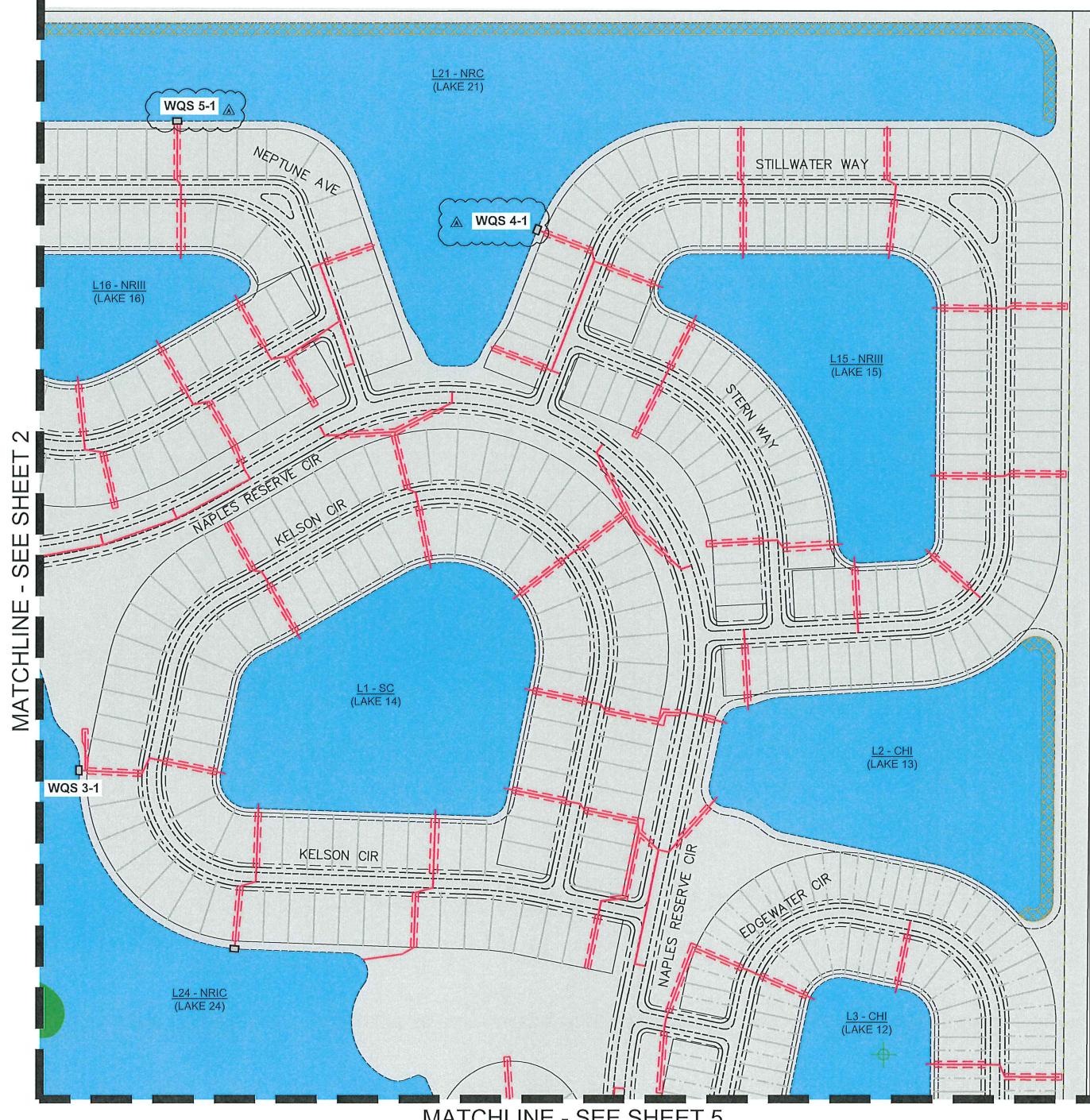
DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 140'



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

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

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



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'.

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

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

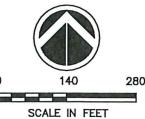


950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

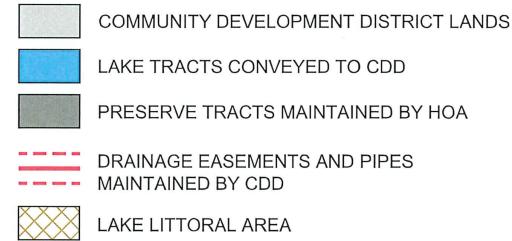
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
SEE PLOTSTAMP	5008-3	
PROJECT NO.	2013.030	3 OF 5

MATCHLINE - SEE SHEET 2



LEGEND

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



PLAT

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

REFERENCE

CORAL HARBOR PHASE I
CRANE POINT & BIMINI ISLE
NAPLES RESERVE CIRCLE
NAPLES RESERVE ISLAND CLUB
NAPLES RESERVE PHASE I
NAPLES RESERVE PHASE II
NAPLES RESERVE PHASE III
PARROT CAY
SUTTON CAY

NOTES:

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

		
		
		
	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY <u>W.W.B.</u>	DATE 2/21
DRAWN BY <u>W.W.B.</u>	DATE 2/21
CHECKED BY <u>W.T.C.</u>	DATE 2/21
VERTICAL SCALE	HORIZONTAL SCALE



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

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

THESE DRAWINGS ARE NOT
APPROVED FOR CONSTRUCTION
UNLESS SIGNED BELOW.

DATE

REFERENCE NO.	DRAWING NO.
SEE PLOTSTAMP	5008-04
PROJECT NO.	SHEET NO.
2013 030	4 OF 5

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 4



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

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

REFERENCE

CORAL HARBOR PHASE I
CRANE POINT & BIMINI ISLE
NAPLES RESERVE CIRCLE
NAPLES RESERVE ISLAND CLUB
NAPLES RESERVE PHASE I
NAPLES RESERVE PHASE II
NAPLES RESERVE PHASE III
PARROT CAY
SUTTON CAY

NOTES:

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

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

NAPLES RESERVE

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



950 Encore Way
Naples, FL 34111
Phone: (239) 254-2000
Florida Certificate of
Authorization No.177

CDD DRAINAGE EASEMENTS and LAKE CONVEYANCE MAPS

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

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

D

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

Jameli Sanchez
District Manager

Print Name

12/11/25
Date

Tom Marquart

Chair/Vice Chair, Board of Supervisors

Tom Marquart
Print Name

12/11/25
Date

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025 CANCELED	Regular Meeting	10:00 AM
December 11, 2025	Regular Meeting	10:00 AM
February 12, 2026	Regular Meeting	10:00 AM
March 12, 2026	Regular Meeting	10:00 AM
May 14, 2026	Regular Meeting	10:00 AM
June 11, 2026	Regular Meeting	10:00 AM
August 13, 2026	Regular Meeting	10:00 AM
September 10, 2026	Regular Meeting	10:00 AM