

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #2**

The Board of Supervisors of the Fiddler’s Creek Community Development District #2 held a Regular Meeting on June 25, 2025 at 10:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present:

Elliot Miller	Chair
Bill Klug	Vice Chair
Linda Viegas	Assistant Secretary
John Nuzzo	Assistant Secretary
William Tomazin Jr.	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
Terry Cole	District Engineer
John Baker III	Hole Montes, a Bowman Company
Aaron Haak	Fiddler’s Creek Deputy General Counsel
Ryan Hennessey	Fiddler’s Creek Director of Community Services
Jody Benet	Fiddler’s Creek Irrigation Manager
Mike Barrow	GulfScapes Landscape Management (GulfScapes)
Robert Engler	Crystal Waterscapes

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 10:00 a.m. All Supervisors were present.

Mr. Miller asked for the status of the Audit. Mr. Adams stated the audit is not ready yet. Mr. Miller asked if anybody contacted the new auditors. Mr. Adams stated that he personally has not.

Ms. Viegas recalled that, at the last meeting, the Board asked Mr. Adams to inform the auditors of the Board’s displeasure with the delay. She noted that the audit must be posted by July 1, 2025, and asked how the Board can review it before then if it is still not ready.

Mr. Adams stated the audit will be posted by the June 30th deadline. The audit will be presented to the Board, and the Board will have an opportunity to ask questions. Adjustments will be made if necessary, and the audit can be swapped out if there are material changes.

Mr. Tomazin asked if the auditor would reissue the audit if there are issues. Mr. Adams replied affirmatively. Mrs. Adams noted the Board's dissatisfaction and suggested the Board might consider engaging a different auditing firm. Mr. Miller thinks the Board should see the audit in advance of it being posted.

Mr. Adams noted that, technically, the Board does not "approve" the audit; the Board accepts the third-party audit. During the Board's review and acceptance, if anything material is noted or needs to be stated differently, the auditing firm will make the adjustments.

Mr. Miller asked District Management to convey the Board's dissatisfaction and annoyance with the delay. Mr. Adams stated that the auditor will be notified. He noted that a large number of clients are in the same position. Mr. Adams stated that he did not recall being asked to express the Board's dissatisfaction with the auditing firm's performance at the last meeting, to which Ms. Viegas referred Mr. Adams to the action items and the meeting minutes.

Mr. Miller stated an auditor who believes the CDD is an important client is needed. Mr. Adams stated he will convey the message to the auditing firm.

Mr. Miller asked for the status of the next payment from Publix. Mr. Adams stated the payment was received last week but he is not sure if it has been deposited. Mr. Miller asked for all Board Members to be notified when payments are received. Mr. Adams will try to confirm if the check has been deposited yet.

Mr. Miller asked for the status of the payment from 7-ELEVEN. Mr. Cole stated that Trebilcock Consulting Solutions (Trebilcock) is responding to questions from the County's consultant regarding the review of the fair share calculations. The County needs to sign off on the percentages, which he recalls were approximately 7.5% each for 7-ELEVEN and Greenway.

Ms. Viegas recalled that 7-ELEVEN's contribution is approximately \$126,000 and Greenway's contribution is approximately \$129,000.

Mr. Miller asked for the status of the payments. Mr. Cole stated that Trebilcock is addressing comments raised by the County's consultant, Jacobs Engineering (Jacobs). The questions must be addressed, and then the County must sign off on the fair share calculations; then the amount will be presented to 7-ELEVEN. Mr. Cole stated that he is pressuring Trebilcock to respond to the County.

SECOND ORDER OF BUSINESS**Public Comments: Non-Agenda Items (3 minutes per speaker)**

No members of the public spoke.

THIRD ORDER OF BUSINESS**Update: Superior Waterway Services, Inc. Treatment Report**

The May 2025 Lake Treatment Report was included for informational purposes. It was noted that the photos look good, and the lakes are rising. Torpedo grass is being treated.

FOURTH ORDER OF BUSINESS**Health, Safety and Environment Report (Ryan Hennessey)**

Mr. Hennessey presented the PowerPoint and reported the following:

- Concerns related to irrigation and pressure washing, etc., can be emailed to Irrigation@Fiddlerscreek.com and Pressurewashing@Fiddlerscreek.com for staff response.
- Tree Canopy Trimming: Juniper trimmed all hardwoods in CDD #2. The palms by the lake and the north buffer wall are currently being trimmed.

A. Irrigation and Pressure Washing Efforts

- Precipitation Data: The community average for May was 2.54", which is slightly more than the previous May. Up until the end of May, the CDD was approximately 8" below 2024; this month, 16" of rain has been received so far. The lakes are doing fine at this time.
- Irrigation Projected Usage: In May, there were two rain holds in the villages and one in the common areas. May 2025 water usage was 72.5 million gallons, slightly less than May 2024.
- Irrigation Report: CDD #2 reported one communication failure at a satellite due to a broken faceplate.

Mr. Miller asked how a faceplate can break. Mr. Benet stated it could have been a lightning strike, corrosion, or something else. In some cases, the faceplate just becomes clouded, and the readings cannot be seen so the faceplate must be replaced; it can be a matter of age. He thinks there could be numerous irrigation controller problems due to the unusually high number of lightning strikes during recent storms.

Mr. Miller asked if anything could be done to prevent lightning strikes. Mr. Benet stated that if installed to specifications, the controllers have very good grounding systems. The new irrigation system will provide better grounding, which will help.

➤ Pressure Washing: Crews finished some areas in CDD #1 and are now working in Aviamar. After that area is finished, they will proceed to Fiddler's Creek Parkway, where they started on November 1, 2024. It took approximately eight months to get through the community. Considering that the new machine was put into service on March 7, 2025, he believes it will now take approximately seven months to get through the community.

Mr. Miller asked if the rainy season affects pressure cleaning. Mr. Hennessey replied affirmatively; susceptible areas that get dirty due to the tree cover are redone during rainy season. Asked if rain inhibits the work itself, Mr. Hennessey stated that crews will work during rain but will not work if there is lightning.

B. Security and Safety Update

Mr. Hennessey reported the following:

➤ Gate Access Control: Both phone numbers are operational. Community Patrol's phone number is 239-231-9878, which should be called for assistance with security matters. In an emergency, 911 should be called first, followed by Community Patrol. The automated gatehouse number is 239-529-4139, which should be called to add vendors or visitors to the list. Information can also be emailed to safety@fiddlerscreek.com.

➤ Occupancy Report: Overall average weekly occupancy in May was 1,300 compared to 2,052 in April, which was a 37% decrease.

➤ Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week. There are two patrols per shift, generally one patrol in CDD #1 and one in CDD #2. There were two lightning strikes at the Sandpiper gate. Power went out twice in recent weeks. Batteries were just replaced so the gate arms were only down for a few hours.

➤ Construction Parking: All parking at The Club is limited to the large parking lot. The Caxambas restaurant parking lot is reserved for construction parking. Construction vehicles might also park in the large lot.

➤ Gatehouse Activity: Total gatehouse entries for all three gates decreased from approximately 89,000 in April to approximately 58,000 in May.

➤ Incidents: Medical incidents decreased from 20 to 18. Resident complaints stayed the same at 25, even with lower occupancy.

Mr. Miller asked if there were any repeat resident complaints. Mr. Hennessey stated there were not. Gate arm damage increased slightly.

➤ Speed Detection and Enforcement: The portable speed detection device was in use in two locations. Of the 14 violations in May, 10 were first-time offenders who received written warnings. Four repeat offenders were referred to the Fining Committee.

➤ Per the Collier County Sheriff's Office (CCSO), in May there were 54 extra patrols, 18 medical calls, six accidental calls to 911 (hang-ups), seven alarm calls and four incidents with suspicious persons or vehicles.

Mr. Miller asked if the suspicious vehicles were stopped by Fiddler's patrols. Mr. Hennessey stated they were not; all were CCSO patrols responding to resident calls.

Ms. Viegas noted that extra patrols increased by 13 from last month and asked if that was at Mr. Hennessey's request. Mr. Hennessey stated it was not; those are official patrols reported by CCSO through dispatch, and there are likely other patrols that are not reported.

FIFTH ORDER OF BUSINESS

Developer's Report/Update

Mr. Haak reported the following:

➤ Work is ongoing. Certain areas are cordoned off at The Club & Spa. For safety reasons, designations as to where to park and where not to park should be followed. Rain has impacted some site work; crews work when they are able to. The Gator Grille demolition is ongoing, as announced at The Foundation meeting. Updates and photos will be sent to the community in the coming weeks.

Mr. Miller asked how likely it is that the October 31 target date will be met. Mr. Haak stated it is 100% likely, as the current schedule shows; the schedule is provided by the contractors and, so far, it has not been modified.

➤ Marketing and sales efforts continue throughout the community. There have been no additional sales in Dorado or Oyster Harbor.

Ms. Viegas asked if the new consultant signed the agreement for the irrigation project. Mr. Haak stated the negotiations were successful with Masuen Consulting LLC (Masuen). On-site meetings are scheduled for next month. They will be asked to do an initial study and

assessment of the system; the study should be received within 30 days of the site visit. More detailed information could be provided at the August meeting.

Ms. Viegas asked if the project was set back due to the change in consultants. Mr. Haak stated he will not have an estimate until the new consultant completes their initial review. From a budgetary standpoint and from a CDD perspective, the plan remains that the focus will begin with CDD #1 initially. He is unsure if they will get to CDD #2 next year; it will likely be the year after.

Mr. Miller asked how many other consultants were considered. Mr. Haak stated that Masuen was one of the original firms that bid on the project. Not many do this type of work.

SIXTH ORDER OF BUSINESS

Engineer's Report/Update: Bowman Company

Mr. Baker stated that the contract work with Bonness for the community-wide concrete repairs has started.

Ms. Viegas asked if Mr. Klug saw the details to ensure that the sidewalk work he requested at the last meeting is included. Mrs. Adams stated the map was provided and attached to the contract as an exhibit.

Mr. Cole reported the following:

➤ A drainage issue was reported on Campanile Circle Monday morning; the inspector reviewed the area, and a proposal was received from M.R.I. this morning. He recommended approving the proposal for cleaning the pipes and vacuuming as necessary at a cost of \$8,200, and setting a not-to-exceed amount of \$10,000. The issue affects several catch basins in Campanile Circle where problems arose last year. Since the problem is continuing this year there could be a blockage further down the line.

Mr. Nuzzo asked about the blockage further down. Mr. Cole stated they will check it and clean the basin and the pipes and check further downstream toward the lake with a camera. If a problem is found, they will address it.

On MOTION by Mr. Klug and seconded by Mr. Tomazin, with all in favor, the M.R.I. proposal for the drainage issue on Campanile Circle, in a not-to-exceed amount of \$10,000, was approved.

Mrs. Adams will advise the homeowner who reported the problem of what is being done.

➤ The CDD received 16" of rain. Last month Mr. Cole reported that the lakes were at +0.5 elevation, and emergency potable water measures with the County were initiated. Now the lakes have risen 3' in less than three weeks and the lakes are over 3.5'. Mrs. Adams sent an email yesterday; the total cost of the County water was approximately \$130,000 for water used over about three and a half weeks. After the first week of rain, the County was called to shut off the water.

Ms. Viegas stated CDD #2's share of the cost is \$58,593.77 and CDD #1's cost is just under \$72,000.

➤ Mr. Cole stated the traffic signal poles were installed at Sandpiper Drive. Work continues and is ongoing today. Per the AECOM consultant, a meeting was held yesterday with the contractors. The estimate is that the signal will be in flash mode by the end of July and operational and approved by the County in August. While rain can inhibit the work, all deep foundation work is done.

Ms. Viegas asked if Mr. Cole followed up with Water Science Associates (WSA) as he stated he would at the last meeting. Mr. Cole confirmed that he did and indicated that the water use permit states that all the groundwater comes from the lakes. Every month there are required reports of pumping to make sure they are in compliance. Mr. Benet stated that he turns in monthly reports and Mr. Renaud turns them in quarterly.

➤ Mrs. Adams emailed regarding concrete fence panels that need to be repaired or replaced. A proposal will be provided after Coastal Concrete Products inspects the area. Ms. Viegas asked for the location of the panels. Mrs. Adams and Mr. Cole did not recall the locations.

➤ Per last month's minutes, Mr. Haak agreed that the Developer will pay to install three permanent signs where signs are missing; the Board needs to decide if they want to replace the other 15 temporary metal channel signs with permanent signs. Only \$2,800 remains in the 2014-2 Construction Fund.

Mr. Haak stated he did not say the Developer agreed to install three permanent signs; he stated the Developer would install three temporary, U-Channel post signs in the locations because construction is continuing in the area.

Mr. Miller asked for the aggregate cost to the CDD. Mr. Cole stated he believes the decorative signs cost \$1,800 each; \$27,000 is needed.

Ms. Viegas expressed support for leaving the temporary signs. Mr. Klug asked why the signage standards are being abandoned. Mr. Haak stated the temporary signs are being installed in areas where construction will occur, not areas where the CDD or the Developer would install permanent signs at this time.

Mr. Cole stated that all the DOT standard signs are in permanent locations throughout the CDD, including two or three between the circle and Tesoro Lane, and several other locations in which construction was completed.

Ms. Viegas asked for the exact locations of the signs and noted that construction in Callista, Menaggio, Oyster Harbor, and Dorado is not finished. Mr. Cole stated there are six temporary signs along the north side of Aviamar. Ms. Viegas advised against replacing signs in areas still under construction.

Mr. Adams displayed a map and Mr. Cole indicated some of them. Ms. Viegas strongly opined that the CDD should not pay for permanent signs in the two additional areas in Dorado and any in the Callista area because it will be years before those developments are completed.

Mrs. Adams suggested this be considered at the next meeting with a map and a proposal. Mr. Cole will submit a proposal for the permanent signs and the locations for the Board's review.

SEVENTH ORDER OF BUSINESS

Discussion: Irrigation Action Items

Ms. Viegas asked if the report was submitted by Mr. Haak. Mr. Haak stated that Mr. Benet submits the report every month, on behalf of The Foundation. Ms. Viegas noted that the reports are not always in the agenda book.

Ms. Viegas reviewed the six items on the list and asked Mr. Cole for updates:

Item 1: Mr. Cole is following up on a proposal.

Item 2: Mr. Cole is trying to obtain a proposal.

Item 3: Mr. Cole is trying to obtain a proposal from BCR Protects.

Item 4: Resolved last month.

Item 5: Mr. Baker will discuss it with Mr. Benet to determine if it can wait until the larger irrigation project or if it needs to be done sooner. It was noted that "Joe" refers to Mr. Parisi.

Item 6: Mr. Cole is trying to obtain a proposal.

EIGHTH ORDER OF BUSINESS

Consideration of Crystal Waterscapes Quote #250528 [Veneta Fountain]

Ms. Viegas asked for "Fountain Updates" to be added as an ongoing agenda item.

Mr. Miller asked if any of this fountain work could be covered under insurance.

Mr. Pires stated he will have to ask Mr. Engler, who is doing all the work, about some of the issues with work performed by various vendors. Mrs. Adams has sent him some of the vendor work orders but it is difficult to articulate the timeline of what vendor did what work and when. The failure to properly maintain pH or chlorine or other matters would come under insurance if a vendor was negligent. The CDD can try to make a claim. He does not have the policy, but the issues are likely the result of not having proper maintenance all these years. Mr. Engler thinks that is a fair statement.

At the next meeting, Mr. Pires will present a memo of the pros and cons, and a cost benefit analysis of what it could cost to make a claim against a previous contractor. The statute of limitations for a breach of contract is five years and two years for negligence. He thinks some of the contracts he reviewed are bare. Mrs. Adams stated they are the standard contracts.

Mr. Pires asked Mrs. Adams to schedule a call between himself, herself, and Mr. Engler.

Mr. Miller recalled Mr. Engler indicating that the jet pumps are obsolete and asked what the impacts of obsolescence are on the pumps. Mr. Engler stated he would not be able to obtain parts for any of the pumps if anything breaks. They are taking them apart and trying to repair them. Nothing on the fountains is under warranty.

Mr. Engler stated the Veneta fountain is not the biggest issue; the biggest is the Aviamar fountain. His staff has been trying to figure out the fountain's issues for several months. The outer rings on either side of the fountain do not work; the fountain cannot handle even one pound of pressure, and the fountain itself leaks.

Mr. Klug asked if there was a plan or a design for the fountain to help. Mr. Engler stated he would have to contact the County to obtain the plans for the fountains which were built in

the early 2000s. He noted that, when one side of the fountain is turned on, water flows out from underneath the fountain. He discussed various features and issues with the pipes.

Mr. Klug asked about latent defects and who has the records for the original plans. Mr. Pires stated he asked Mr. Cole if he, Grady Minor, a subcontractor, or the Developer had them. Mr. Klug asked about the applicable statute of limitations if it is a latent defect that was just discovered. Mr. Pires thinks it might be 10 years; he will research it given various factors and the timeframes because it is not a simple statute.

Mr. Klug voiced his belief that the plan or design was disregarded. Mr. Engler stated that is not the issue; the Aviamar fountain had issues at some point, and somebody replumbed numerous areas, resulting in a nest of pipes and wires going to various places.

Discussion ensued about records, leaks, repairs, when permits are needed, etc.

Mr. Pires stated that, based on the discussion, it does not seem that Mr. Engler believes there are latent defects, but rather that the maintenance done after the fountain was built is the issue. Mr. Engler confirmed that is his belief. The fountains were built with Schedule 80 pipe, and all the repairs were done with Schedule 40 pipe, which is much better in a fountain. One of the issues is that everything was built with Schedule 80 pipe, which can hold 40 pounds per square inch (PSI) and can crack when dropped; whereas, Schedule 40 pipe is stronger.

Mr. Engler stated they already fixed multiple Aviamar fountain lines that were leaking. Pump 1 works on the outer rings. He showed a diagram that he created of the hundreds of jets and pipes and stated there is a huge crack across a large section of the fountain. When asked how it could be repaired, he stated he would have to dig under the fountain; there are other cracks throughout the entire floor of the fountain. There are 16 main lines from the fountain equipment that go under the street to the fountain; it will not be easy to find the leak.

Mr. Engler stated the cheapest way to proceed is to cap off the outer rings and remove that pump system, in which the suction and discharge lines do not work, which would change the appearance of the fountain. There are 3" lines to the center jets. He can build a manifold from the center jets to the outer ring of jets which will give a similar appearance and feel to the fountain, though it would not be quite as grand.

Mr. Miller stated he appreciates the information and would like to see proposals.

Mrs. Adams will include the proposals in the next meeting agenda.

Ms. Viegas stated she has been texting Mrs. Adams for years when the fountain outer rings were barely spitting water above the jets, and also when it was shooting up to 12' high. She asked if that was an indicator that something was wrong. Mr. Engler stated it absolutely would be, but the maintenance people did not know what they were doing. He stated there are also leaks in the equipment areas of the Aviamar fountain. Ms. Viegas noted that she had seen those over the years as well and sent photos to Mrs. Adams. Mr. Engler stated that the PVC is very fragile, having been in the sun for many years; attempts to paint and repair were ineffective. Stainless steel bolts were not used, so the bolts are rusted and must be cut to perform pressure testing. None of the valves seem to be holding pressure.

Mr. Miller asked Mr. Engler for an estimate of the cost for all the repairs needed at the Aviamar fountain. Mr. Engler stated he has not uncovered all the issues yet but estimates it will be \$100,000 to \$200,000. He explained the details of what needs to be done to date.

Mr. Klug asked for the life expectancy of the repairs if Mr. Engler does all the work. Mr. Engler stated he cannot answer that question. What he does will last 20 to 30 years, but he cannot guarantee what is below the fountain. The problem is there could be other problems that are undetected at this point.

Mrs. Adams asked Mr. Engler to submit proposals for the work he thinks is needed, to date, so the Board can review.

Mrs. Adams stated that, year-to-date, the CDD has spent \$93,000 on repairs for the three fountains; the majority of that was spent on the Veneta and Aviamar fountains.

Mr. Klug feels that none of the spending is discretionary, but necessary.

The proposals that Mr. Engler submitted were in the agenda book; the cost for the repairs for the Veneta fountain is \$45,560.

Mrs. Adams recommended the Board approve the three proposals.

Mr. Engler was asked when he can start the work for the three proposals. He discussed the results that can be expected for each fountain and stated that he can start next week. The work would be done within a month, depending on his pre-caster availability and the weather.

Mr. Tomazin questioned the \$5,000 proposal for the top basin jet pump; the proposal said the feature pump would not be replaced. Mr. Engler stated the jet pump runs the center jet in the top basin. The motor is not pushing any water up due to an impeller problem. All but

one of the feature pumps is operating and no one has noticed, so he would not spend money to replace the feature pump system until enough feature pumps fail to make it noticeable.

On MOTION by Mr. Klug and seconded by Mr. Nuzzo, with all in favor, Crystal Waterscapes Quote #250528 Parts A, B and C for fountain repairs, in the total amount of \$45,560, were approved.

Mr. Tomazin asked if there was a way to check the reasonableness of the proposals. Mr. Klug stated the only ways would be to bid it out or hire a consultant. Mrs. Adams stated she contacted three vendors, and Mr. Engler was the only respondent. Mr. Cole had no suggestions.

Discussion ensued regarding engaging a consultant, costs, and future recommendations.

Ms. Viegas suggested Mrs. Adams contact homeowner Robert Lynch, who suggested Mr. Engler, to ask if he has any other recommendations. Mrs. Adams will email Mr. Lynch.

NINTH ORDER OF BUSINESS

Update: Collier County Sheriff's Office Residential Community Patrol Information

Mr. Pires stated he finalized the Traffic Enforcement Agreement. The Board had an issue with Section 7 regarding potential costs. He clarified with a CCSO representative that the Traffic Enforcement Agreement allows CCSO Officers to enter the CDD without being requested, at no cost to the CDD. Officers can issue traffic citations and engage in traffic enforcement. The form is geared toward special events. The CCSO uses a "one form fits all" approach; costs would be incurred if the Board asks for special details for events. That form of contract would only be used if the CDD requests a special detail for a special event. His understanding is that, if the Traffic Enforcement Agreement is in place, routine entries by deputies for traffic enforcement will be at no charge to the CDD, and, if the Agreement is not executed, the CCSO will not engage in issuing traffic citations or traffic enforcement in CDD #2. Mr. Hennessey stated Mr. Pires' understanding is correct.

Ms. Viegas asked if the CCSO would continue performing additional patrols, such as the 54 patrols in May, without the Traffic Enforcement Agreement. Mr. Pires replied affirmatively. Ms. Viegas asked why the CDD should execute the Agreement if the patrols will continue, if no citations have ever been issued in CDD #2. Mr. Hennessey stated the CCSO had issued traffic

citations in the CDD; however, they stopped approximately one year ago because the roads are not maintained by the County. Ms. Viegas asked how many citations were issued in the past. Mr. Hennessey estimated five to 15 speeding and stop sign citations were issued monthly.

Mrs. Adams recalled that the CDD had a contract with the CCSO many years ago.

Discussion ensued as to whether the Traffic Enforcement Agreement is needed.

Mr. Pires stated the Board policy will determine if law enforcement will be allowed to enforce the laws of the State of Florida in the CDD.

It was noted that CDD #1 signed the Agreement.

On MOTION by Mr. Klug and seconded by Mr. Nuzzo, with all in favor, the Traffic Enforcement Agreement was approved.

TENTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2026 Proposed Budget

Ms. Viegas noted that the only change to the proposed Fiscal Year 2026 budget from the previous month was the correction she requested to "Roadway maintenance." Mr. Adams stated that was the only change.

Mr. Miller questioned the \$8 difference in the "Allowable discounts (4%)" in Fiscal Year 2026 as compared to Fiscal Year 2025. Mr. Adams stated that a lower amount is being assessed in the current fiscal year.

Mr. Miller asked about the "Water management" line item increase from \$485,239 to \$673,939. Mr. Adams stated it was increased at the District Engineer's recommendation for lake bank erosion repairs and the fountains.

Mr. Miller asked why the Roadway Capital Outlay line item went from \$750,000 in Fiscal Year 2025 to \$0 in Fiscal Year 2026. Mr. Adams stated the traffic signal will be completed in Fiscal Year 2025, so it does not need to be budgeted for Fiscal Year 2026.

Mr. Miller noted that "Total expenditures" decreased from approximately \$4 million in Fiscal Year 2025 to approximately \$3.5 million in Fiscal Year 2026. Mr. Adams stated that the traffic signal is the main cause for the decrease. Comparatively, the use of Fund Balance to offset has gone down; otherwise, the assessments would have decreased more. The total assessment showed a decrease of \$0.12. Mr. Adams stated he will make an adjustment to keep

the assessment at \$1,797.78, the same as the Fiscal Year 2025 assessments. There would still be a projected fund balance of \$1.32 million. It was noted that it might be needed based on the fountain repairs discussed today.

Ms. Viegas asked if Mr. Adams reviewed the two street light line items she requested at the last meeting to determine if Fiscal Year 2025 was an anomaly because they were both significantly over budget, year-to-date. Mr. Adams stated that he reviewed the amounts, and he is comfortable with the budget.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2025**

Ms. Viegas stated she requested information about one line item; she is waiting on transaction detail to ensure that the \$193,000 expenditure was split correctly.

The financials were accepted.

TWELFTH ORDER OF BUSINESS**Approval of May 28, 2025 Regular Meeting Minutes**

The following changes were made:

Line 577: Start new paragraph after "April."

Line 579: Insert "Fair Share" before "calculations"

Line 585: Delete "been"

On MOTION by Mr. Miller and seconded by Mr. Klug, with all in favor, the May 28, 2025 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS**Action/Agenda or Completed Items**

Ms. Viegas reviewed the list.

Items 13, 15, 19, and 20 were completed.

Item 2: Ms. Viegas asked District Management to seek a discount from the audit firm due to the delay.

Item 4: Mr. Adams will research potential refinancing of three bonds that are eligible for refinancing; he will request proposals.

Item 7: Mr. Cole will follow up with Trebilcock on the fair share calculation questions received from the County.

Item 9: Mr. Pires determined that the area goes over two platted areas. Two easement agreements will be needed. Mr. Mike Sidlovsky is out of the country until July 15, 2025. Mr. Pires sent the documents to him and advised that the Association will need to pay all Legal and Engineering fees. If the HOA and Pulte do not sign, the CDD will take the pipe out.

Item 10: This item will be on the next agenda.

Item 11: A sentence from Item 13 needs to be moved up to this item.

Item 14: Mr. Pires stated the work will be done in mid-July. Letter to the new resident that is unaware of the removal will be sent this week.

Item 16: Mr. Adams stated that no deposit slip is posted to the system yet. It might have been deposited by now, but the deposit slip might not have been scanned and saved yet.

Item 21: Ms. Viegas stated that "Fountain Updates" should be an ongoing agenda item.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Woodward, Pires and Lombardo, P.A.

There was no report.

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

- **NEXT MEETING DATE: July 23, 2025 at 10:00 AM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 23, 2025 meeting.

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

The Operations Report was not included.

FIFTEENTH ORDER OF BUSINESS


Supervisors' Comments

There were no Supervisors' comments.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Miller and seconded by Mr. Nuzzo, with all in favor, the meeting adjourned at 11:39 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair