

**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 July 23, 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 (via phone)	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
Dylan Dixon (via phone)	Berger, Toombs, Elam, Gaines & Frank
Nat Pappagallo	Resident
Scott Spitzer	Resident

**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.

**SECOND ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items (3 minutes per speaker)**

Mrs. Adams stated there were no comment cards submitted.

Resident Nat Pappagallo asked when the traffic signal will be completed. Mrs. Adams stated the signal will be discussed by the District Engineer later in the meeting.

### **THIRD ORDER OF BUSINESS**

#### **Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Mr. Miller stated the audit was filed before the Board could review it because it was not completed in time for the Board to review it. He is very unhappy and thinks it was unfair to the Board to not have an opportunity to review it and comment on it before it was filed.

Mr. Dixon, of Berger, Toombs, Elam, Gaines & Frank, apologized for the delay. He stated there was some back-and-forth communication with District Management and the audit took more time because his firm was unfamiliar with the District. The audit was started in February and, while that should have been sufficient time to issue the audit earlier, he thinks communication issues were the main cause of the delay.

Regarding the responsibilities of the Auditor and District Counsel on Page 1, Mr. Miller asked if Mr. Pires reviewed the audit and if he agrees with it. Mr. Pires replied affirmatively. Mr. Miller asked for any future legal conclusions needed by the Auditor to be directed to District Counsel.

Regarding the itemized responsibilities for the audit of the financial statements on Page 2, Mr. Miller voiced his opinion that the report should state that the factors listed ensure compliance with the auditor's responsibility for the audit.

Regarding the Required Supplementary Information on Page 3, Mr. Miller stated that "management" does not refer to the Board; rather it refers to Wrathell, Hunt and Associates, LLC (WHA), who is the District Management company. He thinks this section appears to impose this responsibility on the Board and thinks it should be clarified. Mr. Dixon stated that the letter is addressed to the Board; the letter on Pages 1 through 3 is a template that complies with the Auditor General and its standards, so modifications might be restricted.

Mr. Miller asked why some phrases are bolded on Pages 4 and 5. Mr. Dixon stated the bolded items, such as “statement of net position”, refer to specific financial statements.

Mr. Miller took issue with the statement that “the statements are comparable to private sector companies” because, in his opinion, they are not at all the same. Mr. Dixon stated some of the statements are similar and noted that the full accrual basis of accounting still applies to for-profit companies. Mr. Miller asked for it to state that they are “comparable but not identical” because comparable implies that they are the same, and they are not.

Under Financial Highlights on Page 5, Mr. Miller asked what “restricted net position” refers to. Mr. Dixon stated it refers to the Debt Services Fund, as those funds are unavailable for operational use. Mr. Miller asked for that to be clarified.

Mr. Miller asked what changed in the reporting of restricted assets. Mr. Dixon stated it refers only to the Federated Fund held by the Trustee, Wilmington Trust, to be used for Debt Service payments. Mr. Miller thinks that, when “certain restricted investments” are referenced, it is not clear what is being referred to.

Mr. Miller asked where the detail related to “miscellaneous expenditures” referred to on Page 8 can be found. Mr. Dixon stated that the detail on an individual account is only shown in the budget published on the CDD website; the audit firm only has detail listed by category as shown on Page 16. Mr. Dixon stated that the page can be referenced where appropriate.

Ms. Viegas stated the Board never received the December 13, 2024, Engagement Letter or the separate communication of February 27, 2025 referenced in the audit letter. She asked what “identified significant risks” refers to in the February letter and noted that there are none in the audit. Ms. Viegas asked where the correspondence was sent because Mr. Adams and Mrs. Adams indicated that they never received the letters. Mr. Dixon stated the letters were sent to District Management. Mr. Adams stated that the letters might have gone directly to the Controller. Mr. Miller asked if the correspondence was addressed to the Board. Mr. Dixon replied affirmatively. Mr. Miller asked for future correspondence addressed to the Board to be sent to the Board. Ms. Viegas requested that future correspondence be sent to Mrs. Adams or Mr. Adams for distribution to the Board. Ms. Viegas asked for the February 27, 2025 letter to be emailed to the Board.

Regarding Mr. Miller's question about Page 8, Ms. Viegas noted that the audit report stated "Actual expenditures were less than the final budget because miscellaneous expenditures were less than anticipated. The September 30, 2024, budget was amended to increase expenditures related to engineering, water management services, and capital outlay which were higher than originally anticipated." Ms. Viegas stated that it was not miscellaneous expenditures that were less than anticipated. It was Roadway Services and Irrigation, which were 45% and 68% less, respectively. She asked that future expenditures be specified rather than designated as miscellaneous expenditures.

Ms. Viegas noted that the balance outstanding on the Series 2004 Special Assessment Revenue Bond shown on Page 8 is not \$205,000, it is \$190,000. She suggested Mr. Dixon check on it and noted that she has backup documentation for all the items she will raise because she thought someone from Berger, Toombs, Elam, Gaines & Frank would attend in person. She stated that the Fiscal Year 2024 budget provides a breakdown of the Debt Service schedule for each of the bonds: the payments remaining for the bond total \$190,000.

On Page 23, under "Deferred Inflows of Resources" Ms. Viegas noted that it says, "The District only has one item that qualifies for reporting in this category." The financial statements indicated it was "Deferred Gain on Refunding." Ms. Viegas asked what bond was refunded that had a deferred gain of \$96,023. Mr. Dixon stated that it was the 2015A2 Bond, which he believes was used to refund a portion of the 2005 bonds. Ms. Viegas asked for that detail to be included in future audits.

Ms. Viegas noted a statement on Page 24 regarding the District's investments and maturities and asked if it is an investment by the Trustee, Wilmington Trust, rather than the District. Mr. Dixon replied affirmatively. Ms. Viegas asked for that to be noted in future audits.

Ms. Viegas noted that, on Page 30, the Special Assessment Revenue Bonds, Series 2014-3 is missing, which has a reserve requirement of \$100,000. Series 2015B is also missing, which had a reserve requirement of \$184,844 as of September 30, 2024. It has since been paid off, but the listing states the reserve balance is as of September 30, 2024. Mr. Dixon voiced his belief that the 2015B Bond was paid off in early 2024. Ms. Viegas stated that the September 30, 2024, financials show that it was not paid off; rather, it was paid off in 2025.

Ms. Viegas stated that, on Page 30, the Series 2015A-1 has a reserve requirement of \$108,513, not \$54,763, as stated, and Series 2015A-2 has a reserve requirement of \$36,238, not \$18,375, as stated.

Ms. Viegas stated that, on Page 31, the word "if" is missing before "paid" in the second to last line of the page.

Ms. Viegas stated that, on Page 36, #2 states there are seven independent contractors, but there were only five the prior year. She asked for the names of the two additional independent contractors. Mr. Dixon stated that he gets the information from the District Management team. Ms. Viegas noted that compensation more than doubled from \$145,183 in the previous year and asked Mrs. Adams and Mr. Adams to inform the Board later regarding details on these two items.

Ms. Viegas stated that, on page 37, the second line of #3 should be "are," not "as".

Ms. Viegas recalled that the auditing firm's statement in its response to the Request for Proposals (RFP) said that it would provide the audit "within critical time constraints." As Mr. Miller stated and as the Board will agree, this did not occur. One of the reasons this went out to bid was the lateness of the previous auditor, and Berger, Toombs, Elam, Gaines & Frank (BTEGF) presented its audit even later. Mr. Dixon apologized on behalf of his firm. Mr. Miller stated it would have been helpful to have seen the audit in a timely manner and in advance. He asked for that to be considered in the future.

Ms. Viegas asked Mr. Dixon to find out if BTEGF will give the District a discount for this audit due to not providing the audit "within critical time constraints." Mr. Dixon stated that all his notes will be submitted to his BTEGF Management.

Mr. Klug noted that the audit letter was dated June 30, 2025, and asked why there was a delay in providing the audit to the Board. Mr. Dixon stated that the audit report was sent to Mr. Jeff Pinder at WHA on June 30, 2025. Ms. Viegas requested that, in the future, Mrs. Adams' email be included so the Board can receive the audits immediately.

Mr. Tomazin asked Mr. Dixon if he was part of the engagement team. Mr. Dixon stated he was part of the staff preparing the audit and did field work and planning. Mr. Tomazin voiced his opinion that, in the future, the director who is responsible for the audit should be

present at the meeting. Mr. Tomazin noted that some of the questions raised about accuracy of the numbers given to the auditor should be directed to the District Management team.

Mr. Tomazin asked how the general government and physical environment numbers on Page 11 are split. Mr. Adams stated the general government refers to administration costs, and the physical environment refers to the operations costs, such as landscaping, lake maintenance, etc. The costs are split for the purposes of the audit. Mr. Tomazin asked how the program revenues collected are split. Mr. Adams stated the revenues are split based on the budget that dictated the amount of revenue needed to meet the operating expenses. Mr. Tomazin asked for that to be disclosed in the future because those are estimates. Mr. Dixon stated that, with the exception of the interest, which is just a direct amount of the debt service assessments collected, the other is an estimate of the expenses.

Mr. Tomazin stated it seems as if disclosures have changed since the prior year audit. He noted that, on Page 22, the threshold for capitalization is \$5,000; however, it was \$750 last year. Mr. Dixon stated that the threshold was increased after speaking with Mr. Pinder, and it was agreed it was too low. Mr. Adams stated that the threshold has been \$5,000 for several years. Mr. Tomazin voiced his opinion that any change, even if it was an error, requires a statement in the audit.

Mr. Tomazin stated that there is usually a policy note about the use of estimates, because estimates are always used in an audit, but he did not see a note in this audit. He noted that there is usually a policy note stating the date of the management opinions and any subsequent events with dates. Mr. Dixon stated he will review it and add the appropriate note.

Mr. Tomazin voiced his belief that all the investments were in Money Market Funds in the prior year and asked if there was a change. Mr. Adams replied affirmatively and stated that the Hermes Fund mentioned earlier provides a better opportunity.

Mr. Tomazin noted that, on Page 36, it states that the CDD "has not met one of the certain conditions of Florida Statutes Section 218.503 (1), that trigger financial emergency" and asked what conditions were not met. Mr. Adams and Mr. Pires explained that the Statute refers to emergency conditions so, while the statement might sound like it is a negative, it is actually a positive comment that indicates the CDD has not met any of the emergency conditions. Mr.

Tomazin voiced his opinion that the statement could be better written. Ms. Viegas noted she raised the same point last year but the verbiage, as written, is stated in the way required by the Statute.

Mr. Tomazin asked if Statute 218.415, on Page 39, is new. Mr. Adams stated it is not; it should be in every audit.

Mr. Tomazin suggested that a draft, even if not complete, needs to be sent to the Board well in advance of when the audit is due to be filed. He stated that he had been an auditor for over 40 years and never saw a report dated and filed the same day.

Mr. Tomazin stated that someone needs to determine if a restatement is needed based on his comments and Ms. Viegas' comments. Mr. Adams stated he believes a good portion of the comments were not really material, but some comments could be material; they all need to be addressed, and a statement can be made as to whether the amendment includes material changes or not.

Mr. Adams stated that a copy of the meeting audio file will be sent to Mr. Dixon.

Resident Scott Spitzer stated that he was General Counsel for publicly held companies on numerous stock exchanges for 30 years, and he has never been involved in a public company whose Board did not review the audit before it was filed and posted. Mr. Spitzer questioned a note on Page 6 which reads "The decrease in current assets and increase in restricted assets is related to the change in reporting of certain restricted investments in the current year." He asked what the change was and why the change was made. Ms. Viegas stated she asked that question earlier and Mr. Dixon answered it.

Mr. Dixon stated that, when the investments were moved from the money market funds to the Federated Hermes account, it was still all debt service. He is unsure of the prior auditor's perspective, but his firm believes that, because all funds comprise debt service funds, all funds are categorized as restricted.

Mr. Spitzer voiced his belief that the current auditor takes a different view than the prior auditor, and that is why the change was made. Mr. Dixon concurred and noted that there was a change in the investment type during the year as well; his firm looks at it more in terms

of what the funds need to be used for and, if designated for a specific purpose, the funds would be considered restricted regardless of the investment type.

Mr. Spitzer noted that on Page 24 it states "The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance Company (FDIC) or collateralized under Chapter 280, Florida Statutes." He asked how much is FDIC insured and how much is collateralized. Mr. Dixon stated he believes \$500,000 is FDIC insured, and the rest is collateralized.

Discussion ensued regarding collateralization and whether the change makes sense or if too much risk is being assumed.

Mr. Adams stated he will obtain information on the Hermes fund. He believes it is set up in insured cash sweep (ICS) accounts similarly to Synovus and that each one is fully insured.

Mr. Tomazin noted that the questions are whether the disclosures are factually correct and, if not, they need to be corrected.

Regarding the earlier question about the conditions of a financial emergency, Mr. Pires read from the Rules of the Auditor General regarding the conditions that were not met and noted the required language.

Mr. Miller thanked Mr. Dixon for his conscientious attention to these matters and asked for the information to be passed on to the appropriate parties promptly.

**A. Consideration of Resolution 2025-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

Mrs. Adams asked the Board to approve the Resolution pursuant to the edits raised today. Mr. Tomazin expressed his opinion that the audit should not be approved until it is finalized to account for all the issues raised. He asked for these comments to be reported to the Controller, who reviews the audit.

Consideration of Resolution 2025-07 was deferred to the next meeting.

**FOURTH ORDER OF BUSINESS**

**Update: Superior Waterway Services, Inc.  
Treatment Report**



The June 2025 Lake Treatment Report was included for informational purposes.

**FIFTH 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](mailto:Irrigation@Fiddlerscreek.com) and [Pressurewashing@Fiddlerscreek.com](mailto:Pressurewashing@Fiddlerscreek.com) for staff response.
- Tree Canopy Trimming: Juniper trimmed all palms by the lake and north buffer wall. Next month, the second round of trimming the fruited and date palms will begin.

**A. Irrigation and Pressure Washing Efforts**

- Precipitation Data: The average for June was 16.88" and in June 2024 it was 18.64".
- Irrigation Projected Usage: In June, there were nine rain holds in the villages and nine in the common areas. June 2024 water usage was 38.6 million gallons; June 2025 water usage was 49.6 million gallons.
- Pump Station Usage: Pump Station #1 was only handling approximately 3% of the water in June due to a problem that he believes has been rectified.
- Irrigation Report: No repairs were necessary in CDD #2 in June.

Mr. Miller asked if the total gallons pumped decreased from 72,516,895 in May to 38,683,210 in June due to the reduction in the population. Mr. Hennessey and Mr. Haak stated that it was not related to population decline; irrigation usage has to do with the amount of rain each month.

- Pressure Washing: Crews completed work on Aviamar and Fiddler's Creek Parkway and are currently working on Sandpiper Drive. The map was updated.

**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](mailto:safety@fiddlerscreek.com).

- Occupancy Report: Overall average weekly occupancy in June was 948 compared to 1,300 in May, which was a 28% 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. As of yesterday, the main gate resident entrance and resident exit were out of order due to a power surge following a lightning strike. The gates are expected to be fixed today.
- Gatehouse Activity: Total gatehouse entries for all three gates decreased from 57,727 in May to 39,568 in June.
- Incidents: Open garage doors, parking issues, officer observations and complaints decreased. Medical incidents remained the same at 18. No gate arm damage occurred in June.
- Speed Detection and Enforcement: The portable speed detection device was in use in two locations. Of the 7 violations in June, five were first-time offenders who received written warnings. Two repeat offenders were referred to the Fining Committee.
- Per the Collier County Sheriff's Office (CCSO), there were 53 extra patrols in June, 18 medical calls, six accidental calls to 911 (hang-ups), 13 alarm calls and two traffic crashes.

## SIXTH ORDER OF BUSINESS

### Update/Fountains: Crystal WaterScapes (Robert Engler)

Mr. Engler stated about 80% of the work on Veneta was completed. He is waiting on his pre-caster to get the color right.

Mr. Miller asked about the tent on the top of the fountain. Mr. Engler stated that a waterproofing material was applied and it needs to be protected until it sets.

Regarding Aviamar, Mr. Engler stated when the pressure testing was done, he fixed several lines. When they dug underneath, they found water coming up from a suction line from Feature Pump #2, where they have no pressure. That could be where the leaking problems are coming from. He recommends digging it up rather than trying to use existing pipes because he

does not know what is under the ground, the sizes of the pipes, flow rates, where leaks are, etc. If it is not done right and he makes a different kind of jet line, he cannot guarantee it will work unless he knows what is going on.

Mrs. Adams stated that Mr. Engler requested approval for a crew of three technicians, plus himself, at a cost of \$1,200 per day to dig under the fountain and try to find the leaks.

Mr. Engler stated there is a depression in the bottom of the fountain where more leaks could be. He looked at the pavers around the circle where the fountain is located as well as the area where the pool equipment is located. There are no depressions in those areas.

Mr. Miller asked for an alternative. Mr. Engler stated it would be to take the center jet line and create a manifold to a certain section to keep the same type of look for the fountain. There is no guarantee it will work because there are multiple leaks that he thinks are hydraulic leaks. He believes it will take five days of digging, at a cost of \$6,000.

Ms. Viegas noted that the charge will be \$1,200 per day for four people and asked how many hours are in a workday. Mr. Engler stated a full day is eight hours, depending on the weather. Ms. Viegas asked if they would stop digging if, for instance, it starts raining at noon with lightning, etc. Mr. Engler replied affirmatively. Ms. Viegas asked if the CDD would not be charged for a full day on that day, so it is really an hourly charge. Mr. Engler replied affirmatively.

Mr. Nuzzo asked for confirmation that Mr. Engler will fix whatever he finds when he is digging, if possible. Mr. Engler stated that some specialized pipes can be ordered and received within one day; they will not leave the holes open for a long time.

Mr. Pires suggested the Board approve a cap of more than \$6,000 so that Mr. Engler can fix what he finds.

Discussion ensued regarding the difficulty estimating the cost of repairs, procedures, potential scope of work, Mr. Engler's observations so far, etc.

The consensus was to approve a cap of \$7,000.

Mr. Pires suggested the proposal include refilling the hole that is dug. Mr. Engler expects that one big hole will be dug.

Mrs. Adams asked Mr. Engler to send her a proposal.

**SEVENTH ORDER OF BUSINESS****Developer's Report/Update**

Mr. Haak reported the following:

- A meeting was held with the new irrigation consultant and two days were spent with Mr. Benet gathering information. Mr. Cole was at another meeting, so information was exchanged. Mr. Barrow and Mr. Seidel were also involved. He should receive a summary report within the next few weeks. An update will be provided at the next meeting.
- Projects, such as the parking lot, pickleball courts, etc., continue. Signs are posted, and areas are cordoned off; people should be mindful and stay away from those areas.

Mr. Miller asked for the likelihood of the renovations being completed by the time seasonal residents return. Mr. Haak stated there are no updates to the original schedule. Mr. Miller questioned how that could be true since the permits have not been issued. Mr. Haak stated that is incorrect; his understanding is that all permits were approved by the County and issued this week. Other work has been ongoing and long-lead equipment, such as kitchen equipment, was ordered. Mr. Miller expressed concern that the restaurants and the pool will not be open when an influx of residents return in the fall. Mr. Haak stated that Staff is mindful and working diligently to meet deadlines.

Ms. Viegas stated that she saw people going out the doors in front of the sports desk to see what is going on and suggested an e-blast be sent advising residents not to go out that door and that all areas are cordoned off for their own protection.

Mr. Haak stated that staff members are available in these areas to stop residents. Ms. Viegas stated staff members are not available at all times. He will send an e-blast.

**EIGHTH ORDER OF BUSINESS****Engineer's Report/Update: Bowman Company**

Mr. Baker reported the following:

- He is dealing with BC Architects on a proposal for the Pumphouse #1 replacement.
- BC Architects will also provide proposals for lightning protection for Pumphouse #2 and roof repairs for Pumphouses #3 and #4.

- This month he created a tracking spreadsheet for all the CDD items.
- Quilcene Lane yard drains: Yard drains were uncovered, and water is flowing through them. A proposal was submitted for stone aprons around the drainage areas to prevent landscaping from getting in again. Mrs. Adams stated the proposal was approved yesterday so work can begin right away.
- Work with Todd Elliott on gaps under the doors, damaged screens, and other issues on the Pumphouses is underway.
- He and Mr. Benet are working on the Irrigation Action Items List. Proposals will be requested from MRI this month. Mrs. Adams stated that an updated Irrigation Action Items List will be provided when received, and may be ready for the next Board meeting.

Regarding the concrete wall repair on Creative Lane, Mr. Cole stated he spoke with Mr. Tim Wenchel, of Coastal Concrete Products, who stated the work is complete.

Ms. Viegas asked if Mr. Baker would share his tracking spreadsheet with the Board to review the status of CDD items. Mr. Baker stated it is just for his use.

Mr. Cole stated the large horizontal mast arms on the traffic signal will be installed tomorrow night. He met with the contractor yesterday who stated he believes the signal will be operational in August; however, based on past experience and work still to be done, Mr. Cole thinks the traffic signal will most likely be operational in September or October.

Regarding 7-ELEVEN's fair share contribution towards the traffic signal, Mr. Cole received Trebilcock Consulting Solutions' (Trebilcock) responses to the County's questions and forwarded them to the County on July 8, 2025. Mr. Mike Sawyer at the County forwarded them to Jacobsen Engineering who is the consultant for the County. Previously, the fair share percentage for both 7-ELEVEN and J-House was 8% each. The revised report includes new amounts of 9% for J-House and 16% for 7-ELEVEN, subject to review and approval by the County. Once County approval is received, he will forward the report to 7-ELEVEN, with the percentage and the estimated cost based on expenses to date and projected through the end of the project. Greenway was not included in this report. There is another development on the northeast side of Greenway which he believes will have 1,000 units that has not been approved yet by the County for zoning.

Mr. Miller asked if Bowman Company is handling 7-ELEVEN. Mr. Cole stated that his firm did the rezoning but did not do the Site Development Plan. Mr. Miller asked if they are disputing the increase to their fair share percentage. Mr. Cole stated he has not sent any information yet as the County must approve the percentages; he will not send it until the County approves it. He hopes that will occur within the next few weeks; he will follow up with Mr. Sawyer to attempt to expedite it.

Mr. Nuzzo asked Mr. Cole to provide the costs to date and total anticipated costs for the traffic signal to Mrs. Adams for dissemination to the Board. Mr. Cole stated it will be provided for the next meeting.

Resident Nat Pappagallo asked why there has not been a continual labor force working at the traffic light. It was noted that crews work overnight when there is no traffic and that utility lines were moved; the poles were installed, and the mast arms will be installed soon.

#### **NINTH ORDER OF BUSINESS**

**Discussion/Consideration: Bonness Inc.  
Estimate Number 227852025 [Additional  
Concrete Repairs]**

Mr. Baker stated that, when Bonness marked the sites on the proposal that was already approved, they found more areas that need repairs. It was expected that additional work would be needed, but the amount was higher than expected. His inspectors verified the quantities, and Staff is trying to negotiate the prices down.

Mr. Baker asked for Board approval of a not-to-exceed amount of \$25,000, which is more than the proposal in the agenda book, to avoid the need to demobilize and remobilize and to expedite the project. Ms. Viegas noted that the proposal is only for \$24,413.99 and asked why the Board should approve it for more if Mr. Baker is trying to reduce the cost. Mr. Baker stated the approval would be contingent upon Bonness providing a location map to Mrs. Adams as an Exhibit to the contract.

<p><b>On MOTION by Mr. Klug and seconded by Mr. Nuzzo, with all in favor, Bonness Inc. Estimate Number 227852025 for Additional Concrete Repairs, in a not-to-exceed amount of \$24,413.99, was approved.</b></p>
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**TENTH ORDER OF BUSINESS****Consideration: Proposal for the Permanent Signs and the Locations**

Mr. Baker stated that Lykins-SignTek (Lykins) has the Exhibit; he has not received the proposal from Lykins yet. Ms. Viegas stated she requested the location maps for all the temporary signs and visited all of them. She strongly recommended not replacing six of the signs at this time due to construction in the area; specifically, Callista and Dorado. Two of the temporary signs not listed for replacement are at the construction road entrance that the construction trucks will be using to enter Aviamar to reach Callista and Dorado. The trucks will go past the other temporary signs so none of the temporary signs in Aviamar should be replaced at this time.

Mr. Baker stated he will change the proposal request to 9 signs down from 15.

**ELEVENTH ORDER OF BUSINESS****Discussion: Irrigation Action Items**

There was no update.

**TWELFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Miller asked Mr. Adams what interest rate the CDD is earning at Synovus. Mr. Adams stated it was 3.66% when he last checked.

Mr. Miller asked for an explanation of "Due from other" under Assets on the Balance Sheet. Ms. Viegas responded that it offsets the "Due to other funds" listed under Liabilities.

Mr. Miller noted some items that were above 100% of budget. Ms. Viegas stated most of them were discussed in previous meetings and explained, as needed.

Ms. Viegas stated Postage had a high amount in June. She requested the transaction detail and invoices. She found that the CDD was charged for Saturday delivery on Memorial Day weekend and the invoices showed that some Board Members did not receive the agenda books until Tuesday. She asked for FedEx to give a credit for the incorrect charges.

Ms. Viegas stated she requested the transaction detail and three Bowman invoices that were charged to Roadway capital outlay for the traffic signal. She found that two of the three invoices had thousands of dollars worth of entries that had nothing to do with the traffic signal and expressed concern about the following invoices:

- Invoice 471669 only has one entry for \$144 for work regarding the traffic signal. The rest of the entries are for Pumphouse work, lake erosion, curbs, sidewalks, etc., that total \$5,683.50. She asked for \$5,683.50 to be credited to this account and debited to the other appropriate accounts accordingly.
- Invoice 498968 has line items that total \$6,756.00 that are not for traffic signal work. They are for the emergency water from the County, Pumphouse proposals, master irrigation project meetings, etc. One line item for one hour states "Researched County approved electrical plans for Irrigation PH#2, requested a copy from Giordy and Todd. AIS invoice for Traffic Signal." The traffic signal invoice review is not broken out so she could not calculate the amount, but it would be small. She asked for \$6,756.00 to be credited to this account and debited to the other appropriate accounts accordingly.
- She noted her concern that other Bowman invoices charged to this account may be incorrect as well. This account will be used to collect CDD# 1's share of the traffic signal cost so it must be accurate.
- Ms. Viegas requested that all Bowman invoices applied to this account for the traffic signal be reviewed. Bowman should be contacted to separate its invoicing by project.

- **Discussion/Proposals: Refinancing Bonds**

Mr. Adams stated that three bonds are being looked at for refinancing to reduce the interest rates. He is not sure of the savings yet. He should have more information next month.

The financials were accepted.

## **THIRTEENTH ORDER OF BUSINESS**

## **Approval of June 25, 2025 Regular Meeting Minutes**

The following changes were made:

Line 126: Change "lighting" to "lightning"



Line 237: Change "DOE" to "DOT"

**On MOTION by Mr. Miller and seconded by Mr. Klug, with all in favor, the June 25, 2025 Regular Meeting Minutes, as amended, were approved.**

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

Mrs. Adams reviewed the list.

Items 7 and 17 will be combined.

Items 9 and 18 will be combined.

Ms. Viegas stated the fair share contribution for 7-ELEVEN item from last month was moved to Completed in error as Item #12. It should be moved back to Active.

Ms. Viegas stated Item #9 on last month's report regarding Mr. Pires sending warning letters to Pulte & Amaranda of the need for CDD consent for repairs, etc., was deleted from the list entirely. It should be added back in to the Active list. Ms. Viegas emailed and gave copies of the lists with the items highlighted to Mrs. Adams.

Mr. Klug announced that he is resigning from the Board at the end of the month.

Mr. Miller and the Board thanked Mr. Klug for all he has done and contributed over the years. He will be missed.

Mrs. Adams stated a notice regarding the vacancy will be sent asking for interested candidates to apply.

**FIFTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Woodward, Pires and Lombardo, P.A.**

Ms. Viegas asked Mr. Pires to give an update on the Amador and Amaranda items.

Regarding Amador, Mr. Pires stated the letters will be sent to the property owners. The letter to the new owners of one of the properties will be sent after Ms. Viegas' edits from her review today at Mr. Pires' request are incorporated. The removal of the Clusias and Copper Plants will be completed within the next few weeks.

Regarding Amaranda, Mr. Pires stated Mr. Mike Sidlovsky emailed him a redlined version of the Easement Agreement. Mr. Pires let him know the changes are not acceptable and copied the Amaranda contacts. Ms. Viegas asked about Pulte. Mr. Pires stated he had not been copying them. Ms. Viegas suggested copying Pulte, as well.

Ms. Viegas asked about the fountain "pros and cons" list. Mr. Pires will have it for the next meeting.

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

- **NEXT MEETING DATE: August 27, 2025 at 10:00 AM [Adoption of FY2026 Budget]**
  - **QUORUM CHECK**  
**A quorum check was not done.**

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

The Operations Report was not included.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Comments**

There were no Supervisors' comments.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with all in favor, the meeting adjourned at 11:52 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



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Secretary/Assistant Secretary



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Chair/Vice Chair