

**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 Public Hearing and Regular Meeting on August 27, 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
Linda Viegas	Vice Chair
John Nuzzo	Assistant Secretary
William Tomazin Jr.	Assistant Secretary
Scott Spitzer	Assistant Secretary (appointed during meeting)

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
Maritza Stonebraker (via Zoom)	Berger, Toombs, Elam, Gaines & Frank
Larry Locks (via phone)	Resident

Residents present:

Michael Buck	Charles Turner	Cesare Turrin	Nat Pappagallo
John Koynock	Anita Koynock	Joe Vaccaro	Shannon Benedetti

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)

No public comment cards were submitted and no members of the public spoke.

THIRD ORDER OF BUSINESS

Proposed Candidates to fill Board Vacancy

A. Charles A. Turner

Mr. Turner discussed the following:

- He has been a Fiddler's Creek resident for over 25 years.
- He worked on many projects and was previously a Club & Spa Advisory Board member. He worked on projects, including the pizza oven and stairway in the pool.
- He served on the Cascada HOA Board for 10 years. He worked on getting new roofs and new paint.
- He served on the CDD #1 Board for five years, including during the traffic light project.
- In life, he assisted with smaller projects; changed careers and became a boat captain.
- He has lived in Oyster Harbor for five years and wants to be involved with CDD #2.

B. Cesare Turrin

Mr. Turrin discussed the following:

- His career with General Motors (GM) for 45 years included a variety of projects from manufacturing up to running a company in Argentina.
- Most of his experience is in finance and international business. He lived in five states and five countries and worked with large and small groups.
- He has a lot of experience in different positions and managed 25 direct reports in Argentina and taught classes in finance and supervisory skills.
- Locally, he mentored a student at the Guadalupe Center and served on the Board of Directors and is a member of a retirees' association.
- He was President of a small HOA in Indiana for 20 years.

C. Larry Locks

Mr. Locks thanked the Board for their consideration and apologized that his resume was not submitted before the deadline. He noted the following:

- He has been President of the Serena HOA since 2023. He took over underfunded reserves and implemented a disciplined financial strategy; reserves are now 100% funded.
- He oversaw capital projects to improve property values including complete irrigation and landscaping replacement on time, on budget. Homeowners appreciated the results.
- He improved governance, collaboration, and vendor accountability.
- He has been the Founder and Facilitator of the Fiddler's Creek Village Presidents' Forum since 2023, which brings together Condominium Presidents and Board Leaders to share best practices. They meet monthly for leadership development, governance, and collaboration.

Outside experts are invited to attend to strengthen Board education and community leadership; the Forum enhanced cross-community communications and facilitated advancement of shared goals throughout the CDDs.

- He has been a Club & Spa Advisory Board Member since 2021.
- He has over 50 years of experience founding/ and leading companies, expertise in finance, oversight, vendor negotiations, and large-scale project management. He executed multiple mergers and acquisitions that grew company sales over \$12 million before selling them to public companies.
- His goal is to perpetuate the financial discipline, strong governance, and collaborative leadership of the CDD Board as he did for Serena and the Presidents' Forum.
- He cares deeply about ensuring that the CDD thrives financially and in quality of life.

D. Scott L. Spitzer

Mr. Spitzer stated the following:

- He lives in Oyster Harbor; he has been a practicing lawyer for many years.
- He has done community service in the communities he has lived in. He served as the mayor of a small township in New Jersey, a Justice of the Peace in Connecticut, and President of an acclaimed Citizens Association in Virginia.
- He and his wife participate in numerous civic activities to help the community.
- Prior to Fiddler's, he lived in Winding Cypress, where he was a CDD Board Member when the Developer turned the Board over to the residents, and interfaced with the HOA.

Ms. Viegas asked Mr. Spitzer if he was active on any Fiddler's Boards or Committees since living in Fiddler's. Mr. Spitzer stated he was not.

FOURTH ORDER OF BUSINESS

**Consider Appointment to Unexpired Term
of Seat 5; Term Expires November 2026**

Ms. Viegas asked Mr. Turrin if he is still active on the Fiddler's Safety Advisory Committee. Mr. Turrin replied affirmatively. Ms. Viegas voiced her opinion that Mr. Locks offers the most and would bring the most benefit to the Board based on his interest in Fiddler's Creek evidenced by him being involved in his village, The Club & Spa, and other villages.

Mr. Miller stated his belief that bringing outside expertise to the Board is important.

Ms. Viegas voiced her opinion that Mr. Locks brings both types of knowledge based on the number of companies he has founded and sold.

Mr. Nuzzo asked each candidate if they would be able to attend most meetings in person, as via telephone is not the same. Each candidate agreed to that commitment.

Mr. Tomazin confirmed Mr. Locks is the only candidate currently serving on another Board within Fiddler's. Mr. Viegas noted that Mr. Turrin currently serves on the Safety Advisory Board.

Ms. Viegas noted that Mr. Turrin, Mr. Locks and Mr. Spitzer attended a few CDD #2 meetings, but she had never seen Mr. Turner at a CDD #2 meeting. Mr. Turrin stated he attended many meetings until two years ago when he had a medical issue; he has come occasionally since then, when he has had an issue to raise.

Ms. Viegas nominated Mr. Locks to fill Seat 5. The motion died for lack of a second.

Mr. Tomazin nominated Mr. Spitzer to fill Seat 5. No other nominations were made.

On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with Mr. Tomazin, Mr. Nuzzo and Mr. Miller in favor and Ms. Viegas dissenting, the appointment of Scott Spitzer to Seat 5, was approved. [Motion passed 3-1]

- **Administration of Oath of Office (the following to be provided under separate cover)**

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Scott Spitzer. Mrs. Adams provided and explained the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

Mrs. Adams discussed filing Form 1 electronically with the Commission on Ethics.

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

Mrs. Adams discussed the Sunshine Law and explained that any CDD business can only be discussed with other Board Members during a publicly noticed meeting. She discussed limitations on communications and emails between Board Members and cautioned against using Staff as a conduit to determine another Board Member's position on an item for which discussion might be forthcoming. Public records requests should be submitted to District Management immediately. Board Members should keep CDD records, documents, meeting notes, and emails separate from their personal records.

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

Mr. Pires discussed Chapter 112. He stated that a PowerPoint regarding the Sunshine Law and Public Records Law will be updated and presented. There can be no meetings or communications of any type, including verbal, email, chat, forums, etc., between CDD #2 Board Members outside of a public meeting to discuss or consider matters that reasonably might come before the Board for consideration. CDD #2 Board Members can talk to CDD #1 Board Members. Board Members cannot ask someone else to relay a message to another Board Member. One cannot ask about something that another Board Member has said. Sunshine Law violations with regard to contract matters could lead to voiding of the contract. Fines, penalties, and legal fees could apply. Anything discussed at a meeting should be expected to arise again in the future; therefore, no communications about it should occur outside of a public meeting. Anything that a Board Member receives in their official capacity, including emails to a CDD or personal email, is a public record and should be forwarded to Mr. Adams or Mrs. Adams as the custodian of records. Questions should be directed to District Management or District Counsel.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-08,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Mr. Nuzzo nominated Mr. Miller for Chair. No other nominations were made.

On MOTION by Mr. Nuzzo and seconded by Mr. Tomazin, with all in favor, the appointment of Elliot Miller as Chair, was approved.

Mr. Miller nominated Ms. Viegas for Vice Chair. No other nominations were made.

On MOTION by Mr. Miller and seconded by Mr. Nuzzo, with all in favor, the appointment of Linda Viegas as Vice Chair, was approved.

The nominated slate was as follows:

Elliot Miller	Chair
Linda Viegas	Vice Chair
William Tomazin Jr.	Assistant Secretary
John Nuzzo	Assistant Secretary
Scott Spitzer	Assistant Secretary

No other nominations were made. This Resolution removes the following:

Bill Klug

Vice Chair

The following prior appointments by the Board remain unaffected by this Resolution:

Chesley "Chuck" Adams

Secretary

Cleo Adams

Assistant Secretary

Craig Wrathell

Assistant Secretary

Craig Wrathell

Treasurer

Jeff Pinder

Assistant Treasurer

Mr. Tomazin stated he never met Craig Wrathell, who is the Treasurer. Mr. Miller stated Mr. Wrathell attended prior meetings. Mr. Adams stated Mr. Wrathell spent a lot of time at the meetings during the Fiddler's Creek bankruptcy. Mr. Adams will ask Mr. Wrathell to attend a future meeting via Zoom.

SIXTH ORDER OF BUSINESS

Presentation: FMSBonds Plan of Refinancing

Mr. Adams stated the markets and interest rates recently softened so there is an opportunity for some significant savings by refinancing three of the bond issues that are secured solely with on-roll assessments.

Mr. Adams presented the FMSbonds "Proposed Refinancing of Series 2005 and Series 2014 Bonds" and noted the following:

- The Series 2005, Series 2014-1B and Series 2014-2B bonds can be refinanced.
- Two bonds are at 6.0% interest, and one is 6.75%. The rate if refinanced would be 4.65%.
- The balance, term and maturity would remain the same.
- The annual savings on the Series 2005 bonds is 20.85%.
- The annual savings on the Series 2014-1B bonds is 15.69%.
- The annual savings on Series 2014-2B bonds is 16.23%.
- There are no out of pocket costs; all costs of refinancing are included in these numbers.

Mr. Miller asked who the new FMSbonds' representative would be since Mr. Bill Reagan retired. Mr. Adams stated that Jon Kessler is the new FMSbonds' representative.

Mr. Miller noted the disclosure regarding the role of FMSbonds as Underwriter, and not as a financial advisor or a fiduciary. They are not negotiating as a benefit to the CDD; they are practicing as a separate entity and will be charging the CDD. Mr. Adams stated that it is

disclosed in the G-17 Agreement; they generally charge 2% of the par. There will be no required debt service on the three series being refinanced.

Mr. Miller noted that savings are shown net of all costs and asked what costs apply beyond the fee to FMSbonds. Mr. Adams stated there will be Bond Counsel and General Counsel fees, placement fees, and Management fees. A copy of the fees will be provided after the Board gives approval for District Management to pursue the refinancings with FMSbonds.

Mr. Tomazin asked why the other series were not considered for refinancing. Mr. Adams stated that because they have off-roll pieces, which are a risk, markets are not interested in refinancing them. The three series being refinanced are all on-roll. The series were restructured after the bankruptcy, or the bonds were bifurcated.

On MOTION by Ms. Viegas and seconded by Mr. Nuzzo, with all in favor, the Proposed Refinancing of Series 2005 and Series 2014 Bonds, as presented, and authorizing Staff to proceed, was approved.

SEVENTH ORDER OF BUSINESS**Discussion: Comparison of June 30, 2025, Audit to August Revised Draft Audit and Revised Draft Audit Questions**

Ms. Viegas stated she did a line-by-line comparison of the original June 30, 2025 draft audit and the revised August draft which is included in the Agenda book. She had asked for it to be sent to the other Board Members; however, Mr. Pires advised that, due to the Sunshine Law requirements, it could only be included in the Agenda book.

Ms. Viegas stated that she did not receive a response from the auditor to her list of questions that was sent to the auditor which is also included in the Agenda book.

Mr. Tomazin stated he did not receive a response to his questions either.

Mr. Adams stated Maritza Stonebraker, from Berger, Toombs, Elam, Gaines & Frank, who was the lead auditor, was attending via Zoom.

Mr. Tomazin voiced his opinion that the line-by-line comparison should have been done by the auditor or District Management team in track changes. He was an auditor for 40 years and led KPMG's auditing department for the last five years. He has concerns about the substitutions that were made and the omissions in the initial audit. He questioned if there are issues with internal controls and implications of reporting all filing issues. He is interested in the auditor's view and in Mr. Adams' view. He appreciates Ms. Viegas' work. He asked for a written

analysis of the issues he raised and of the changes that were made by the auditor, but they were not provided.

Ms. Stonebraker noted a discussion with District Management; all the changes that were made were mutually agreed upon, based on the Board requests at the last meeting. She would be happy to go through the Audit page-by-page and explain which changes were made and what was not changed. She noted that some changes were not made because there was misinformation in some of the numbers being compared. Some of the changes made were not deemed to be omissions or errors; rather, those changes were only enhancing or providing additional information. For example, there is a "Use of Estimates Note Disclosure" that is required if there are no other discussions of the items that are used in estimates. So, the Capital column note covered the estimates related to capital. The "Bond Premium Discount Amortization Note" covers that estimate, so that estimate note is not required. Regarding Ms. Viegas' question about the outstanding balance on a bond, the schedule included a balance the last year of maturity of the bond, so the balance that was in the report was accurate.

Mr. Miller asked if Ms. Stonebraker could attend in person. Ms. Stonebraker stated her office is in Fort Pierce, but she can drive to the next CDD meeting if needed. Mr. Tomazin suggested sending a written assessment addressing his and Ms. Viegas' issues before attending. Mr. Spitzer agreed. Ms. Stonebraker stated she will attend the next meeting and asked what type of report the Board would like.

Mr. Tomazin stated that Ms. Viegas's comparison in the agenda is very thorough and suggested Ms. Stonebraker be prepared to address the questions remaining from Ms. Viegas' report and the original questions that Mr. Tomazin sent. He asked for a Memorandum to the file, authored by Ms. Stonebraker and District Management, explaining the amalgamation of the changes, and what implications it has on internal control, and if it is a deficiency, a significant deficiency, or a material weakness, and why that conclusion was drawn.

Ms. Viegas stated it would be helpful if Ms. Stonebraker answered the questions she sent and included the documentation that shows where the numbers came from that do not agree with the September 30, 2024 figures that the Board receives.

Mr. Pires stated it sounds like a modified audit opinion will need to be filed with the Auditor General, if needed.

Mr. Spitzer asked for the questions he raised at the last meeting, which were reflected in the minutes, to be addressed. The questions were regarding FDIC insurance, how much is

insured, how much is collateralized, what it is collateralized with, and the risks associated with the collateralized obligations.

Ms. Viegas noted that, according to the meeting minutes, Mr. Adams was asked to follow up because he believed it was all insured due to the Insured Cash Sweep (ICS) accounts. Mr. Adams stated he sent the information to Ms. Stonebraker.

Ms. Viegas asked Ms. Stonebraker to let the Board know of any communication issues or documentation needed, as well as any issues with the timely delivery of materials. The Board compares the audit to the Unaudited Financials so, if the auditor uses other documentation from District Management, she wants it in advance of the meeting. The Board is not privy to what the auditor and District Management discuss, so they want Ms. Stonebraker to share anything they need to consider to facilitate the audit in the future.

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

This item was deferred.

EIGHTH ORDER OF BUSINESS

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

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

NINTH 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 began the second round of trimming on the fruited and date palms throughout CDD #2. Trimming the palms and hardwoods in Oyster Harbor will begin within the next few days.

A. Irrigation and Pressure Washing Efforts

- Precipitation Data: In July 2025, the average rainfall was 7.37". Last July it was 15.81".
- Irrigation Projected Usage: In July, the villages had five rain holds and the common areas had four rain holds. Total water usage in July 2024 was 32,747,278 gallons and July 2025 usage was 45,952,850.

- Pump Station Usage: Pump Station #1 is still working at a diminished state. Mr. Cole will discuss the issue.
- Irrigation Report: There were a few communication failures this month, but they did not result in any money being charged to CDD #2.
- Pressure Washing: Crews completed work on Sandpiper Drive, Championship Drive and Mahogany Bend Drive. Crews are currently working on village curb drains off Fiddler's Creek Parkway and Championship, and Marsh Cove. 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.
- Occupancy Report: Overall average weekly occupancy in July was 913 compared to 938 in June, a slight 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. The Traffic light was installed; Mr. Cole will discuss.
- Gatehouse Activity: Total gatehouse entries for all three gates activity was just under 40,000 in June and July; 39,568 and 39,716, respectively.
- Incidents: Open garage doors, medical calls and residential complaints increased. Parking incidents decreased. One gate arm damage incident occurred in July.
- Speed Detection and Enforcement: The portable speed detection device was in use in two locations. All 11 violations were first-time offenders who received written warnings. No repeat offenders were referred to the Fining Committee.
- Per the Collier County Sheriff's Office (CCSO), there were 63 extra patrols in July, 22 medical calls, ten accidental calls to 911 (hang-ups), four alarm calls, and two suspicious persons/vehicles.

Mr. Tomazin noted some of the incident categories went up in July, such as civil assists, medical, open garage doors, and resident complaints. He asked if it was due to the July 4th

holiday and presence of nonresidents. Mr. Hennessey stated occupancy actually went down slightly July 4th week. He noted some categories just spike some months.

TENTH ORDER OF BUSINESS**Update/ Fountains: Crystal WaterScapes
(Robert Engler)**

Mrs. Adams distributed copies of Mr. Engler's report.

Mr. Engler stated he is out every day working to determine what is happening with the water features. He thinks the problem is too many people were working on the fountains over the years. All the water was drained from the Veneta fountain before they started work, but water is still seeping through. A photo on his update shows the water coming out. They dug up the area where the auto water fill line is to determine if that was the issue; every pipe was drained, and the source of the leaks was not found. He wonders if an irrigation line was built under the fountain when it was built, because they sealed the upper basin, pressure tested everything and searched everywhere and still cannot be sure where the leak is coming from. No as-built plans are available; he does not know what was done or whether the main irrigation line can be shut off.

Mr. Barrow asked if the leak happens on specific days, or all the time. Mr. Engler stated his technicians can probably say exactly; they stated some days seem worse than others. Mrs. Adams suggested Mr. Engler, Mr. Barrow and Mr. Benet meet at the fountain and turn the irrigation on. Mr. Benet suggested turning off the irrigation for a few days to see if it stops. Mrs. Adams stated Mr. Engler just gave her updates for each fountain, which she distributed to the Board. She advised Mr. Engler that the updates must be in earlier so they can be included in the Agenda books.

Mr. Engler stated they started digging at Aviamar yesterday about 5' underground just outside the fountain. It is too much to dig by hand so he might have to use equipment. Mr. Miller asked when the Veneta fountain would be done. Mr. Engler stated he is ready to seal it up and turn it on. It was agreed that, until the leaking issue is solved, he should not turn the fountain on. He drilled more than one hole, and the water seemed to be coming out of the higher holes. Mr. Engler was asked where the water would go if he seals all the holes drilled. Mr. Engler stated he does not know.

Resident Michael Buck stated he has copies of the as-built drawings from Collier County, which he can send to Mrs. Adams. Mrs. Adams thinks she already sent them to Mr. Engler. Mr. Engler said they were not as-built drawings. Mr. Buck will send his documents to Mrs. Adams.

Ms. Viegas asked Mr. Engler if he has everything he needs from the Board and District Management to do what needs to be done. She knows he is an expert but, if he needs to bring someone else in, he should do so, and the Board will support him. Mr. Engler stated that he is considered the expert in the field, and he brought his Engineer in; he does not have to call anyone else in, and he has what he needs.

ELEVENTH ORDER OF BUSINESS**Discussion: Wall Bordering Museo Circle**

Resident John Koynock stated he lives in Laguna, which the fence in question borders, and the elementary school is on the other side of the fence. The fence is not along all of Laguna. He counted 27 sections; a total of about 12 are stacked. He thinks two to 12 of them are deteriorating or gone completely; he can see through the fence and see the chain link fence of the school property. He asked if the fence can be replaced and included in the budget, over time. He noted that it could be expensive, but he thinks it is more than just an aesthetic matter. Some of the fencing was replaced in the past.

Mr. Miller stated the school building is visible through the fence and he is concerned about the situation and the cost of the cure.

Mrs. Adams noted that former Board Member Bill Klug raised this issue before, but felt it was not an issue because it was covered by vegetation. After two hurricanes you can now see through the vegetation.

The District Engineer will inspect the area and present a proposal.

Resident Anita Koynock believes the fence stops at Fiddler's property.

Discussion ensued regarding whether that is accurate.

Mr. Barrow stated there is a canal behind some of it.

Ms. Viegas asked if vegetation is an option and if Mr. Barrow should inspect the area.

The consensus was to wait and see what Mr. Baker suggests first.

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

Mr. Haak reported the following:

- Work commenced on Building 13 in Dorado.

Mr. Miller asked if there were more sales. Ms. Viegas stated the building was on hold for months due to permits. There were no additional sales.

- Construction will be ongoing now as well as at the Club. People should not be going into those areas, but people are traversing where they should not go. Additional signage was posted to advise that it is a felony to enter construction areas.

Ms. Viegas stated that, at the last meeting, Mr. Haak committed to sending an e-blast, but one was not sent yet. Mr. Haak stated signs are most effective. Ms. Viegas added it is the same people entering the area almost every day; she thinks an email would also help.

- Currently, the timing for all ongoing work to be completed is the same.

Mr. Miller asked if a pool would be built in Dorado. Mr. Haak replied affirmatively, but he does not know when because it is part of the Developer's sequencing events.

Ms. Viegas asked about the summary report from the new irrigation consultant. Mr. Haak stated the new consultant provided an opinion on the work to be done; they are reviewing the report to determine the next steps.

THIRTEENTH ORDER OF BUSINESS

**Engineer's Report/Update: Bowman
Company**

Mr. Cole reported the following:

- The traffic signal poles and mast arms were installed. There was a delay with Florida Power & Light (FPL), which was resolved. In two weeks, the wiring to the control panel should be completed. The milling and repaving are done.
- The traffic signal should be operational in mid-October.
- The provision for Halvorsen to make the third payment is for 50% of the work to be completed. Yesterday, he received an invoice showing over 70% completion. When it is confirmed, he will send an email to Mr. Parisi with the backup to request the third payment from Halvorsen.
- Mr. Cole followed up with the County on the fair share calculation. The consultant for the County is out of town, but Mike Sawyer will ask him when he gets back. The consultant signs off on the calculations. Once the County agrees to the percentage, Mr. Cole can send something to 7-ELEVEN.

Mr. Nuzzo asked for the traffic signal costs and amounts paid to date. Mr. Cole stated the \$320,000 invoice he received yesterday brings the total up to approximately \$938,000.

Mr. Nuzzo asked if Halvorsen would pay the CDD without having a paid invoice. Mr. Cole stated that payment will be made when "the Traffic Signal is 50% complete, as certified by the Engineer of Record." He will send them the signed pay application recommending approval showing that more than 50% has been completed.

Ms. Viegas recalled that Mr. Cole promised a summary breakdown of the total traffic signal costs for this meeting, as reflected in the minutes of the last meeting. Mr. Cole stated he will not be at the next meeting; he will send a summary for Mr. Baker to present.

Mr. Baker reported the following:

- He and MRI are obtaining proposals for some of the items on the Irrigation Action Items list. He is verifying an irrigation submain near Campanile Circle and hopes to have it for the next meeting.
- The bid documents for Pump House #1 replacement were sent to Mr. Pires to review. Technical documents were sent to Metro PSI to review.

Mr. Tomazin asked for more explanation of the submain issue near Campanile Circle. Mr. Baker stated he advised Mr. Benet that the CDD has no information on that irrigation submain. Staff does not know how to isolate it from the system, so Mr. Benet recommended MRI submit a proposal to locate the line and see if there are any isolation points along the line.

Mr. Pires asked if it is a CDD line. Mr. Benet stated the only part of the system that benefits from that secondary main line is the CDD valve; nothing else benefits from that supply. Mr. Pires asked if the CDD has a Bill of Sale for the line. Mr. Cole stated it might take a lot of effort to obtain the Bill of Sale; some gate valves will likely be needed. To the best of his knowledge, it is a CDD line.

Mr. Miller stated nobody else made repairs or claims to the line. Mr. Benet stated every time work must be done on that line, Veneta must be shut down; the last repair was six or eight weeks ago.

It was noted that shutting a 16" main line down to repair a 6" line is the issue.

- He is working on obtaining proposals for the Pump House #1 replacement.

FOURTEENTH ORDER OF BUSINESS**Consideration: Proposal for the Permanent Signs and the Locations**

Mr. Baker distributed a \$16,110 proposal from Lykins-SignTek (Lykins) for nine temporary signs to be replaced with permanent signs. The number decreased from 15 signs to nine permanent signs due to Ms. Viegas' research which showed that six signs did not need to be replaced yet due to ongoing construction in Aviamar.

Mr. Miller asked if Lykins is the only company they went to. Mr. Baker replied affirmatively; they looked for additional companies but have been unable to find any other company that does it. Mrs. Adams stated she has searched as well.

Mr. Tomazin stated he sent Mrs. Adams the name of a company his village used that was started by a former Lykins employee. Mrs. Adams stated she contacted him, but, due to some personal matters, he is not dependable right now.

On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with all in favor, the Lykins-SignTek proposal for nine temporary signs to be replaced with permanent signs, in the amount of \$16,110, was approved.

Mr. Baker distributed a second proposal from Lykins. CDD #1 requested they drive through and look at existing signs to see which ones are faded or need repair. They found new roads that have no street panels and reviewed the signs in CDD #2. He distributed a proposal to add new street signs and replace faded ones. The two signs to be cleaned for \$120 each were questioned. Mr. Baker stated he will have that line removed. Mrs. Adams suggested these be done after the sign poles are painted.

This item was deferred and will be included in the next Agenda book.

FIFTEENTH ORDER OF BUSINESS

Discussion/Consideration: Pump House #2 - Construction Proposals

- A. Kyle Construction, Inc. Proposal**
- B. Quality Enterprises USA, Inc. Proposal # 25025FL**

Mr. Baker presented the proposals to replace a corroded dogleg pipe in Pump House #2. It is necessary to shut down the master system to isolate Pump House #2 and to install a gate valve that will allow Pump House #2 to be isolated whenever necessary. Kyle Construction bid \$37,023 and Quality Enterprises bid \$46,185. He recommended selecting the lowest bidder, as both are qualified.

Ms. Viegas asked if he worked with Kyle before. Mr. Baker stated he has not, but Mr. Cole worked with them. Ms. Viegas asked whether the \$5,300 "if needed" Curb & Asphalt restoration on Kyle's quote will be needed. Mr. Baker stated it will most likely be needed. Ms. Viegas asked if the items the Kyle quote does not include, such as permits, fees, engineering, associated fees, or testing, will be needed. Mr. Cole stated permits are not needed, but pressure testing is needed.

Ms. Viegas suggested awarding Kyle the contract if they include those items in the price. Mr. Adams noted the cost will be shared with CDD #1.

On MOTION by Mr. Miller and seconded by Mr. Tomazin, with all in favor, the Kyle Construction, Inc. Proposal for Pump House #2, in the amount of \$37,023, was approved.

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

There was no update.

SEVENTEENTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget****A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-09. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments are projected to be flat, year-over-year, at \$1,797.78.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Tomazin asked if the bond series refinancing savings were included in the Fiscal Year 2026 budget. Mr. Adams stated they were not because the budget must be completed and

approved today before the refinancing occurs. There is one interest payment due in November, and the bonds might not be refinanced by then.

On MOTION by Mr. Nuzzo and seconded by Mr. Tomazin, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-10.

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

Mr. Tomazin recalled that he asked last year for a memorandum regarding the process or procedure to certify the assessment roll and the fair and reasonable definition but one was not provided. He wants the procedures used to make the certification documented and emailed in a memo to the Board. Mr. Adams stated the Methodology shows how it is calculated; he will bring it to the next meeting. Mr. Tomazin stated he wants a memo. Mr. Miller suggested Mr. Adams provide a one sentence memo stating, "Attached is the Methodology used for the certification."

On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with all in favor, Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

NINETEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2025

Ms. Viegas asked if the FedEx credit was received for the two Agenda books that were not delivered on Saturday. Mrs. Adams stated no credit was issued.

Ms. Viegas recalled stating that all the Bowman invoices since the inception of the traffic signal project must be reviewed in detail to ensure the costs were applied to the correct accounts. She reminded the Board of the two Bowman invoices she reviewed last month that resulted in almost \$13,000 of costs applied to the traffic signal that were not for that project.

Mr. Miller stated that Bowman needs to correct the invoices.

Ms. Viegas explained that Bowman separates the activities into two accounts on each invoice, General Services and the Traffic Signal and she believes District Management is applying the invoices incorrectly. In some cases, the General Services amounts have to be split with CDD #1. In the two invoices she reviewed, the total amounts were applied to the traffic signal. Some of the activities should have been split with CDD #1 and some should be applied to General Services. Mrs. Adams stated she would follow up with Ms. Viegas.

The financials were accepted.

TWENTIETH ORDER OF BUSINESS**Approval of July 23, 2025 Regular Meeting Minutes**

On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with all in favor, the July 23, 2025 Regular Meeting Minutes, as presented, were approved.

TWENTY-FIRST ORDER OF BUSINESS**Action/Agenda or Completed Items**

This item was deferred.

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

Mr. Pires stated the County approved the Traffic Control Enforcement Agreement at its meeting yesterday.

Mr. Pires is working with Mrs. Adams and Mr. Engler regarding potentially looking at the prior contractor for the issues with the fountains.

Regarding Amaranda and the irrigation line installed on CDD property without CDD approval, Mr. Pires received contact info for Pulte so he will add them to his correspondence with the village. The village appears to be willing to help and do whatever is needed.

Mr. Pires stated, regarding Amador, the letters went out to the homeowners. Mr. Barrow stated the work will be done the second week of September. No homeowner responses were received.

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

- **Sunshine Law, Public Records refresher**

Mr. Pires stated he will incorporate edits and suggestions from Ms. Viegas and discuss this at the next meeting.

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

- **NEXT MEETING DATE: September 24, 2025 at 10:00 AM**
 - **QUORUM CHECK**

A quorum check was not done.

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

The Operations Report was not included.

TWENTY-THIRD ORDER OF BUSINESS**Supervisors' Comments**

Ms. Viegas noted that the CDD #1 agenda included "Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]" and "Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting". She asked if CDD #2 must do the same. Mr. Adams stated it will be on the next agenda. The Goals and Objectives will be the same for Fiscal Year 2026.

Ms. Viegas asked Mr. Pires to remind the Board about the required ethics training at the next meeting. Specifically, the deadline for taking it and how to access online training and to remind the Board about the due date for filing Form 1 and how to access it.

TWENTH-FOURTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Tomazin and seconded by Mr. Nuzzo, with all in favor, the meeting adjourned at 11:56 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair