

**MINUTES OF MEETING
WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Wentworth Estates Community Development District was held on Thursday, July 11, 2019 at 8:30 a.m., at the TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

Present and constituting a quorum:

Joe Newcomb	Chairman
James Oliver (phone)	Vice Chairman
Paul Zotter	Assistant Secretary
Robert Cody (phone)	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Curt Keyser	Calvin Giordano & Associates
Bruce Bernard	Calvin Giordano & Associates

Audience:

Arthur Greeter (ph)
Steve Barger (ph)
Martha Rice (ph)

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 8:30 a.m. and all Members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

May 9, 2019 – Regular Meeting

Mr. Ward stated the second order of business was consideration of the May 9, 2019 Regular Meeting Minutes. He asked if there were any additions, corrections or deletions; hearing none, he called for a motion.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, the May 9, 2019 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS

Public Hearings

a. FISCAL YEAR 2020 BUDGET

Mr. Ward stated the General Operating Budget was exactly the same as last year from an administrative perspective. He reported during the past year the Community transitioned its home owner's association from Lennar to resident control. He noted the District had an agreement in place with the Master HOA for many years to maintain the assets owned by the District; cost of maintenance was paid through the HOA dues and fees. He explained during the transition process the HOA completed a full engineering report, as required, with respect to determining the status of all District assets. He noted during the engineering review it was discovered the assets owned by the District, primarily the water management system and lakes, were in poor condition. He stated the HOA contacted himself and the Board and requested the CDD take back responsibility of operation and maintenance of the water management system, as well as lake bank restoration and other restoration issues. He indicated the CDD agreed and included in the Budget was a program to restore the lake banks back to original condition. He noted there was substantial damage from Hurricane Irma and damage due to age which the CDD was working to repair. He explained these new responsibilities were the cause for the change in rates from \$176 dollars to \$536 dollars. He noted the CDD was better suited to handle these more difficult infrastructure restoration programs and maintenance programs on a regular basis. He reported the debt service budget had not changed.

i. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Paul Zotter, and with all in favor, the Public Hearing was opened.

Mr. Ward indicated the Public Hearing was now open and noted he had not received any written or verbal communications with respect to consideration of the Budget. He asked if any present had any questions regarding the Fiscal Year 2020 Budget.

Mr. Arthur Greeter asked if this was a one time assessment. Mr. Ward responded in the negative; the assessment would be ongoing in perpetuity until 2027 at which point the assessment might go down \$200 dollars; however, this would depend upon the restoration program needs in 2027. He explained lake banks in the State of Florida required continual restoration, especially as the lake banks age. He stated the assessment amount might change minimally over the years, but he did not believe it would change significantly.

Ms. Martha Rice asked if lakes in the State of Florida were known to be problematic why this was not taken into consideration in the financial picture years ago in an effort to lessen the burden. Mr. Ward explained the CDD and the HOA recently became aware of the restoration need upon the transition from Lennar to resident control. He noted a significant portion of the damage was caused by Hurricane Irma; however, the lakes were getting older and as such were requiring maintenance. Ms. Rice asked about Lennar liability. Mr. Ward responded Lennar had no liability. He explained regardless last year Lennar was the homeowners; therefore, whether the funds came through the CDD or the HOA it would be paid by the same pool of residents.

Ms. _____ 9:45 asked what other items were covered by the increase. Mr. Ward explained the increase included the entirety of the storm water system, lake restoration, lake maintenance, aquatic spraying, and preserve area maintenance. Ms. _____ 10:25 asked if this included the repair of the berm in her back yard. Mr. Ward responded in the affirmative.

Mr. Steve Barger asked if this Budget included preserve maintenance or if additional funds would be required in the future for preserve maintenance. Mr. Ward responded there were 291 acres of preserve in the Community; currently the preserves were on a monitor only status until 2020, following which the Community and Board would decide what type of maintenance the preserves required. Mr. Barger asked if this meant the preserves would no longer be inspected after 2020. Mr. Ward responded in the affirmative; however, he suspected the Community would wish to continue with a maintenance program of some sort. Mr. Barger asked what preserve maintenance entailed. Mr. Bruce Bernard explained preserve maintenance was primarily an ongoing effort to keep exotic plants out of the preserve area.

Mr. Ward asked if there were any additional public comments; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Paul Zotter, and with all in favor, the Public Hearing was closed.

ii. Board Comment

Mr. Ward asked if there were any Board comments or questions. There were none.

iii. Consideration of Resolution 2019-3 adopting the annual appropriation and Budget for Fiscal Year 2020.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, Resolution 2019-3 was adopted as above and the Chair was authorized to sign.

b. FISCAL YEAR 2020 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.

Mr. Ward explained the second Public Hearing was an offshoot of the Budget which put the assessments in place necessary to carry out the Budget. He reported the assessment rate for the General Fund was \$536.87 dollars per unit per year.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Mr. Paul Zotter, seconded by Mr. Joe Newcomb, and with all in favor, the Public Hearing was opened.

Mr. Ward indicated the Public Hearing was now open and noted he had not received any written or verbal communications with respect to the assessment rate. He asked if any present had any questions regarding the assessment rate.

Mr. Arthur Greeter asked if the new assessment rate was an increase of \$536 dollars (totaling \$712 dollars) or an increase to \$536 dollars. Mr. Ward responded this was an increase to \$536 dollars; the new rate was \$536.87 dollars per unit per year total. Mr. Greeter asked about the cap rate. Mr. Ward explained the cap rate (\$600.78 dollars) was the maximum the assessment could rise to annually without formal mail notice being sent to all residents. He stated mail notice to all residents was expensive at approximately \$3,000 dollars per notice; therefore, a cap rate was put into place in an effort to save \$3,000 dollars per year for the notice and to give the CDD leeway to change rates minimally as needed on an annual basis.

Mr. Bill _____ 17:02 asked how the assessment would be billed. Mr. Ward explained the assessment would be included on the annual tax bill. Mr. _____ asked if the assessment would be included in the HOA fees. Mr. Ward responded in the negative. He noted he was completely unfamiliar with HOA fees and any questions regarding HOA fees should be directed to the HOA.

Mr. Ward asked if there were any additional public comments; hearing none, he called for a motion to close the Public Hearing.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board comments or questions. There were none.

III. Consideration of Resolution 2019-4 imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology

Mr. Ward explained Resolution 2019-4 set the assessment rate of \$536.37 per unit for Fiscal Year 2020 and authorized methodology. He noted the commercial unit paid at a rate of 19 times the assessment rate.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Paul Zotter, and with all in favor, Resolution 2019-4 was adopted as above and the Chair was authorized to sign.

IV. Consideration of Resolution 2019-5

Mr. Ward explained Resolution 2019-5 set the cap rate at \$600.74 dollars which allowed an increase up to this amount without having to send a mailed notice to residents regarding the change in assessment rate.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, Resolution 2019-5 was adopted as above and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS

Staff Reports

a) Attorney

No Report.

b) Engineer

District Engineer Curt Keyser reported he was assisting with organizing the new maintenance responsibilities. Mr. Bruce Bernard noted a survey crew would begin next week in Bella Firenze surveying elevations following which berm restoration could begin. He stated he believed with the 10 foot easement and the narrow mini-backhoe there would be no real difficulties with access for equipment. He noted once the restoration was complete the area would be resodded. He indicated he believed some areas would require re-grading.

c) Manager

Mr. Ward explained the CDD was a governmental agency, governed by five individuals elected to serve who lived within the Community. He stated he served as the District Manager/Chief Executive Officer and his responsibilities included day to day operations of the District. He stated there was a District Attorney, Greg Urbancic (present today by phone), who was responsible for all legal affairs associated with the District. He stated there was a District Engineer, Calvin Giordano and Associates, represented by Curt Keyser and Bruce Bernard (present today), whose responsibility was to assist the District in operations, maintenance and engineering work related to CDD provided services. He explained the Board hired the District Manager, District Attorney and District Engineer. He noted the CDD would hire contractors and subcontractors as necessary going forward to complete the necessary projects, who would report directly to the District Engineer.

A Board Member 22:50 asked if the ponds between the peninsula, the new development, the new builder and the golf course were owned by the CDD. Mr. Ward responded he was unsure; this was currently being investigated.

Mr. Ward explained the Budget went into effect October 1, 2019; the CDD did not receive incoming funds until December. He stated the HOA would continue to perform standard maintenance work until the end of October and the CDD would take over maintenance work in November. He stated anything restorative in nature (Bella Firenze berm restoration for example) would not begin until early November.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's Requests or Audience Comments.

Mr. Steve Barger asked how the CDD Board was elected and who elected the Board. Mr. Ward responded the residents elected the CDD Board as residents of the community at general elections every four years. He stated the next election would be held in November 2020.

A Board Member 26:40 explained the CDD had a maintenance agreement with the HOA; the CDD was now taking responsibility for work the HOA would have been required to complete through the maintenance agreement. He noted the CDD, the HOA, the Golf Board, all were made up of residents and as such there was no "we" or "they." He stated if the CDD was not completing this necessary maintenance and restoration, then the HOA would be doing exactly the same.

Discussion ensued regarding who owned the lakes, the CDD having an easement over all lakes, the CDD now being responsible for maintenance of all lakes, homeowners paying into the District, golf courses legally not being subject to assessment, the lakes throughout the District being interconnected, and reasons the assessment cost was evenly distributed between all residents.

Ms. _____ 31:04 asked if the CDD would be managing road drainage and stormwater drainage. Mr. Ward responded in the affirmative; he noted there were some legal issues which needed to be sorted out, but the CDD was in the process of taking over road stormwater drainage maintenance. Discussion ensued regarding road flooding and regular maintenance of drainage pipes to prevent flooding.

Mr. _____ 32:12 asked if the CDD would arrange for his property (or all properties) to be inspected to determine if his trees might be likely to fall over during a hurricane. Mr. Ward responded the CDD could possibly look into this, but he was unsure. He asked Mr. _____ to contact him regarding this in the next few weeks. Discussion ensued regarding the possibility of such an inspection program, a possibility of a program such as this being developed if the residents wished to pay for it, and trees needing to be taken down occasionally due to risk of fall.

SIXTH ORDER OF BUSINESS

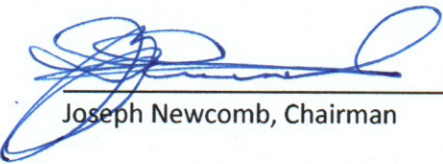
Adjournment

Mr. Ward adjourned the meeting at 9:04 a.m.

**On MOTION made by Mr. Joe Newcomb, seconded by Mr. Paul Zotter,
and with all in favor, the meeting was adjourned.**

Wentworth Estates Community Development District


James P. Ward, Secretary


Joseph Newcomb, Chairman