

**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, May 11, 2023, at 8:30 a.m., at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

Present and constituting a quorum:

Joe Newcomb	Chairperson
Robert Cody	Vice Chairperson
Steve Barger	Assistant Secretary
Joanne Lekas	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Bruce Bernard	Assets Manager
Richard Freeman	Assets Manager

Audience:

Joe Herring (ph)	John Miles
Gary Mann (ph)	Katherine O’Leary
Monica Hibbs (ph)	Jim Trebian
Tom Kull	Scott Bertrand
Trisha Kull	
Tamara Donovan (ph)	
Sue Ruth (ph)	

All residents’ 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.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 8:32 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearing

THIRD ORDER OF BUSINESS**Consideration of Minutes****March 9, 2023 – Regular Meeting**

Mr. Ward asked if there were any additions, deletions, or corrections for the Regular Meeting Minutes; hearing none, he called for a motion.

On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the March 9, 2023, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Public Hearing****PUBLIC HEARINGS – FISCAL YEAR 2024 BUDGET AND SPECIAL ASSESSMENTS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2024 BUDGET**I. Public Comment and Testimony**

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

On MOTION made by Andrew Gasworth, seconded by Robert Cody, and with all in favor, the Public Hearing was opened.

Mr. Ward explained the District's fiscal year starts on October 1, 2023 and would end on September 30, 2024. He explained these public hearings were held in the summer months because this was what the law required of all governmental entities. He reported this District's budget was comprised of two parts; the first was the Capital or Debt Assessment budget (bond debt assessment) which were fixed assessments on all District lots which had been in place since 2006 and would remain the same year after year. He indicated the bonds were issued in 2005 or 2006 at a 5 or 6 percent interest rate and were refinanced in 2019 at a 2 percent interest rate. He noted the bonds would terminate in November 2037 which meant the fixed Capital Assessment (Debt Assessment) would remain in place until November 2037 at which point only the Operating Assessment would remain. He stated the second part of the budget was the subject of today's public hearing, which was the General Fund or Operating Assessment for fiscal year 2024. He noted public hearings regarding the budget were held around the same time annually; however, mailed notice about the public hearing was only sent out when the assessment reached the cap rate, which it did this year. He explained otherwise, the public hearing notice was published in the newspaper and on the website, but the public hearings were held every summer. He stated the current assessment rate, for fiscal year 2023, was \$805.55 dollars

and this year (FY'2024) it was proposed to be \$957.30 dollars. He explained the primary reasons for the increase in the budget were mostly due to economic increases through inflation, increased labor prices, lack of materials and increased material prices, which were further increased as a result of Hurricane Ian. He stated this budget had also been impacted by taking on additional services. He noted in the early years most of the services were provided by the Master Homeowner's Association, but over the last four years most of the services for the assets owned by the District were transferred to the CDD. He explained the District (CDD) was responsible for the water management system in the community (lakes, lake banks, drainage pipes), the entranceway from the guardhouse to 41 and then down to the east and west end of the wall. He stated as part of the development order for the project, the developer installed landscaping and lighting along Southwest Blvd and this community had an obligation to maintain this landscaping in perpetuity. He noted this year's assessment was roughly \$152 dollars more for the year than in Fiscal Year 2023. He asked if there were any members of the public present in person or via audio or video with any comments or questions with respect to the Fiscal Year 2024 Budget.

Mr. Joe Herring asked if the \$152 dollars was per homeowner for the year.

Mr. Ward responded in the affirmative.

Mr. Gary Mann asked if the area in front of the former sales office was the CDD's responsibility.

Mr. Ward responded in the negative.

Ms. Monica Hibbs asked about the Board Members and whether the CDD would ever go away. She indicated she was told normally a CDD would only last for ten years. She stated she had friends in other developments which had a CDD, but no longer had a CDD. She asked when the CDD would end, why it was put in the development, and she indicated she knew one of the Board Members was a representative of Lennar.

The Board stated emphatically there were no representatives of Lennar on the CDD Board.

Mr. Joe Newcomb explained the CDD Board Members were policy makers, the CDD was managed by Jim Ward who had several engineers, attorneys and accountants who worked for the District and helped with management. He explained the Board Members were elected officials who made policy for the Wentworth Estates CDD which managed the assets Mr. Ward just described. He stated the Board Members were all residents of Treviso Bay, and there were no longer any Lennar representatives on the Board; it was a fully resident managed CDD.

Ms. Hibbs asked who elected the Board Members.

Mr. Joe Newcomb responded the Board Members were elected by Ms. Hibbs and the other residents of Treviso Bay.

Mr. Ward explained every two years there was an election for two or three Board Members depending upon expiration of terms. He stated the next elections would be held in November of 2024 for two Board Members, and then again in November 2026 for three Board Members. He explained CDDs did not go away in the State of Florida; CDDs were governmental agencies created by statute, implemented by local ordinance. He stated to the extent that CDDs issued bonds and/or operated and maintained facilities such as this CDD did, as did hundreds and hundreds of CDDs across the state, CDDs never went away. He stated what did go away was the Capital Assessment which had a fixed term. He noted this District's Capital Assessment would go away in 2037. He noted the operational assessments would always be in place. He indicated some Districts were dissolved in the big real estate market bust, and some never "got off their feet," and were dissolved by the state but, generally speaking, no District which had issued bonds or did operations had ever been dissolved.

A member of the Audience asked about the capital improvements and restoration.

Mr. Bruce Bernard responded the restoration of the lake banks was being done because the CDD had a permit with South Florida Water Management District that required the banks to have a certain degree of slope. He explained over the years erosion from storms and wind affected certain lake banks in the community. He stated the Board voted three years ago to start a program to do lake bank restoration which had never before been done in the community. He indicated this was the third year of the lake bank restoration program, and there were two more years before completion. He noted once this was done, hopefully the Board would include some money in the budget going forward to maintain the lake banks which would be less expensive than restoration. He discussed the poor condition of the lake banks, which the lake bank restoration program would fix.

A member of the audience asked about certain projects are covered under the capital improvements.

Mr. Bernard stated the only two projects upcoming were for additional fountains or aerators in some of the bigger visible lakes within the community. He stated if this budget were approved, installation of two fountains a year would be done for the next three or four years; eight to ten more fountains would be installed throughout the community in the bigger visible lakes. He stated the District had 42 lakes with only three fountains. He indicated the fountains which would be installed were nice looking but did only minor aeration; air diffusers which bubbled from the bottom up did a better job helping the clarity and improving oxygenation of the lakes. He stated, starting this year, and over the next three years, since the drainage system in the community was 20 years old, the CDD would start videotaping the drainage lines to check for damage. He explained this way, if the line were cracked or damaged, it could be fixed before it caused major issues. He noted currently the CDD was working on the east fountain pump station which was behind the fountain. He explained this found has been having problems for 20 years; the pit was a fiberglass pit, and it was cracking and leaking, and there was concern of flooding, so the CDD was in the process of raising the pumps above ground to prevent flooding of the pumps and to make it safer for staff to work on the pumps. He stated if the budget were approved next year the same thing would be done for the pumps behind the west fountain.

Mr. Herring asked if the east fountain was the entryway fountain.

Mr. Bernard responded in the affirmative.

Mr. Tom Kull asked about the tall grasses in the lakes near the shore which were extending deeper into the water over time. He asked if there was a need or a plan to address these grasses.

Mr. Bernard stated the grasses were in place on purpose, and yes, the grasses were being addressed. He explained the CDD's aquatic vendor was working to create a buffer of 8 to 10 feet between the shore and lake which helped with water clarity, worked as a water filter, and also was a buffer during storm events to help prevent erosion. He stated if the buffer grew larger or wider than 8 to 10 feet the grass would be sprayed back.

Mr. Tom Kull asked about a specific area.

Mr. Bernard explained the area Mr. Kull was referring to was by permit supposed to be a wetland preserve area and wetlands were not dug as deep as the regular lakes. He noted when the developer was present, the wetland areas were sprayed down to look like lakes, but per the permit the wetland preserve areas were supposed to be exactly that, wetland preserve areas, so it was a balancing act trying to stay in compliance with the permit and still give residents a lake type view. He stated he would look at the area Mr. Kull referenced and see if some of the plants could be cut back.

Ms. Trisha Kull asked how much the budget had increased since 2021/2022 and would the budget continue to increase annually. She noted her realtor also told her the CDD would be dissolved in 10 years.

Mr. Andrew Gasworth noted a large number of the budget increases were due to the HOA transferring maintenance over to the CDD. *Conceptually it costs this much to live here. We pay this to the HOA and this to the CDD. The HOA is consciously moving that bar so that the CDD chunk is more, and the HOA is a little bit less. If we have to take care of Southwest Blvd, which we do now, the HOA was doing that three years ago. So, you were paying for that out of your HOA, but now it comes from the CDD. So, if the HOA comes to us and says, "can you maintain this area," we are going to do it. We are not going to say no to that Board. And over time we can't predict now what they are going to keep transferring over to us. This year, what did we get? The bridge, the little nature walk on Treviso Bay Blvd, that pond, all that was just transferred to us, so that's a new expense for 2024 that was not an expense in 2023. So, we took that, it was about \$60,000 dollars. The Christmas decorations, a little debacle there, but that came over to us this past Christmas and we took care of that. And it doesn't sound like a lot, but that's still \$25,000 dollars right there. A lot of the increases to me are unpredictable as the HOA say, "well, here's something else we'd rather you put on your budget."*

Ms. Trisha Kull asked why the HOA budget was not being reduced then.

Mr. Andrew Gasworth responded that you would need to ask the HOA about that. *That's a question for them. When we refinanced a couple of years ago and we brought our interest rate down we probably saved about \$200 dollars per house, but you didn't see that because at the same time, the HOA transferred another \$200 dollars a year per house over to us, so we stayed flat. We would've gone down. It's a hard question to answer to say this is the amount every year. It's inflation and what new tasks we take on.*

Mr. Jim Trebian asked about the fees paid for professional services. *Obviously, you are the District Manager, I can tell that. My question is who is being paid fees. There's a District Manager and that's you I'm assuming, there's a District Engineer, I'm assuming you must be the Engineer, no? There's an engineer, an attorney, and several paid positions. I'm just curious.*

Mr. Ward: *The consulting team consists of my firm, who is the District Manager. We have a District Engineering Firm which is Calvin, Giordano and Associates. There is a District Engineer, and then Bruce and Richard work for that firm, so they handle a dual role as Asset Manager and District Engineer. They are separate line items for budgeting purposes, but it's one firm. We do have a District Attorney, Greg Urbancic, who you can't see him, but I can on my screen here. He does attend Board Meetings and provides us excellent legal counsel and when he's on the screen I can see his diplomas behind him. That's it. There are no employees of this District. We are all consulting teams. All of the vendors we use are all separate contracts that we enter into with whatever the firm is we are using for landscaping or aquatic maintenance or removing cane toads or whatever it may be that we provide service for.*

Mr. Trebian: *I see \$200,000 dollars for fiscal budget 2024 for long-term capital planning tool. Is that new or does that happen on every budget?*

Mr. Joe Newcomb: *That's new. We have no reserve capital, so now we are starting to make a capital reserve so if we have a big storm event and we have a million dollars' worth of damage or whatever, we've got the capital to take care of it. Just shy of half of the increase this year is due to that reserve fund.*

Mr. Trebian: *It looks to me, if the budget is \$1.4 million dollars, if you take the \$200,000 dollars out, the budget is almost flat.*

Mr. Ward: *Not quite, but some of it is, as you pointed out, we are adding to our capital reserves for extraordinary events that may occur.*

Mr. Trebian: *Of all these line items, I assume we are going out and getting multiple quotes before we commit? For example, \$20,000 dollars to install the Christmas lights seems excessive to me. Maybe it's not. Maybe it's cheap, I don't know. But the question is, we are talking with multiple vendors and negotiating with them?*

Mr. Ward: *So, the days of negotiating are not really there at the moment. It's a difficult market we are in. Finding a vendor is the hard part right now, but as a rule we do try to get multiple vendors. Christmas decorations this year have been particularly difficult. There are not a lot of vendors in this county to begin with that even do that, but one of*

them happened to have passed away this year, so we were down to one vendor. But the bigger picture is we do our best to look at multiple vendors.

Mr. Trebian: The fiscal rate for 2024 is \$957 dollars per door, but on my tax bill this year, my fee being paid to the CDD was \$1,900. Is the difference the bond? The debt portion is the remainder of the \$1,100 dollars?

Mr. Ward: Yes. Correct.

Mr. Trebian: So, in 2037 that \$1,100 goes away?

Mr. Ward: Yes, sir.

Mr. Joe Newcomb: You can pay that off in advance if you want.

Mr. Herring: I just wanted to add, for your information, Lennar was not required to put in capital reserves, so the duly elected board established capital reserves. Now the CDD is doing the same thing. The CDD/HOA piece, you're paying both. So is everyone in this room who is a property owner.

Mr. Trebian: I think some of the sensitivity is, there's a 19 percent increase here, we all know what we are voting on now for the improvements in the community, it seems like every time you turn around this is going up, that is going up, and I think there's some sensitivity in the community to that. Now, I'll be the first to say we want to keep this a beautiful place and we have to be fiscally responsible, but I think that's one of the reasons why there's so much attention being paid to all of this now. I don't know if there are more people in attendance today.

Mr. Andrew Gasworth: Our meetings are open to anyone, typically one or two people might show up, more often than not no one shows up. Anyone is welcome to attend and hear what we're talking about. Everything is transparent. It's on the website. We record this and this is typed up literally verbatim of what is said in this room, and you can read it on the website if you're interested in how we came to some of these decisions. It's all available. It's all transparent.

Mr. John Miles discussed why he and his wife chose to move to Treviso Bay (Wentworth Estates). He indicated he researched the various developments and their boards and how they were run, and he found nothing which compared to Treviso Bay. He stated Treviso Bay was run like a billion-dollar corporation, and he had worked with billion-dollar corporations. He indicated he understood the comments regarding sensitivity of price increases, but this was happening throughout the U.S., and on top of this was Hurricane Ian. He complimented and applauded the CDD Board and staff, as well as those who attended today's meeting, in an effort to understand the budget and the CDD. He noted there were rumors going around which were absolutely false, and he recommended the homeowners do the research, see what the CDD did and how much time was spent in maintaining and bettering the community. He thanked and complimented the CDD. He stated he was surprised at how low the budget actually was, and he believed this was one of the top communities in Naples.

Ms. Hibbs asked if there was a limit on what the HOA could transfer to the CDD.

Mr. Ward explained there was not much left for the HOA to transfer. He noted the CDD owned the irrigation reuse pump system, or pump house, at the entrance, which was a pretty costly item to maintain. He noted this was currently being maintained by the HOA and the HOA could transfer that to the CDD at some point, but something always seemed to come up which was an unknown and it was determined to be something the CDD should handle, but the only big thing he was aware of was the pump house. He discussed the small things which built up and turned into larger things which the CDD became responsible for and impacted the CDD \$20,000 or \$30,000 dollars at a time which added up quickly.

A member of the audience: *So, the transfer from the HOA to the CDD, these are not willy nilly that Scott calls up and says, hey, we don't want to pay for paper cups anymore, will you guys take it over? These are prescribed items that the CDD can take that other CDDs could possibly be doing, but we just haven't caught up from an HOA to a CDD. We only maintain assets that we own, correct?*

Mr. Ward: *Yes.*

Mr. Andrew Gasworth: *I think generally, Lennar handled it all together when they were in control, and it's taken years to sort that stuff out. We really only manage assets we own, right?*

Mr. Ward: *Correct.*

A member of the audience: *The HOA is not saying, hey, we have to keep our budget down, let's give stuff to the CDD. This is just a natural progression of where the expenses should lie.*

Mr. Ward: *Correct.*

Ms. Tamara Donovan: *Two questions, as far as the lakes are concerned, did we get any funding from the State?*

Mr. Ward: *No.*

Ms. Donovan: *Did we get any funding or relief concerning Ian with any of the things that transpired?*

Mr. Ward: *No. You live in a gated community. It doesn't qualify for any State funding or any FEMA funding at all.*

Ms. Katherine O'leary: *What is the advantage to the community for transferring an item from the HOA to the CDD? I don't understand.*

Mr. Joe Newcomb: Primarily because the CDD might be better equipped to deal with that item. We have engineers on our consulting team, the HOA does not.

Mr. Andrew Gasworth: It also comes out to who owns the asset. A couple of meetings ago it came up where we found a couple of ponds where the banks weren't cut down low enough, and the HOA happened to be cutting one, because they didn't know, and we said that's our asset, we'll do it. I'm forgetting the details.

Mr. Ward: The weir area.

Mr. Scott Bertrand: What we as the HOA hand over to the CDD is always infrastructure related items, and it's always items that are not on our property. We don't have the authority by the statutes to maintain assets that are not on our property. For instance, the walkways that are in the preserves, we don't own the preserves, the CDD owns the preserves. We can't maintain them. That's why when we find these items, it's a 1,500-acre property, sometimes we find things and say oh, wow, look at that.

Mr. Joe Herring: Who manages the alligators and wild boars.

Mr. Ward: Scott does.

Ms. Sue Ruth: The pond at Casoria is covered in algae or something. I know when I looked at the minutes that the two fountains would be in Avellino and Trevi. Is there a reason other than why they are lined up why some ponds seem to have more moving water and they are able to not have the stuff on the top?

Mr. Steve Barger: That's not a budget issue. Can we get to that later?

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

Mr. Andrew Gasworth: Thank you all for your questions. Just to reiterate, every one of us is a full-time owner resident here at Treviso Bay. I don't want to imply we work for the CDD or the government. We represent the community, and we live here, and we love this place and that's why we do this and spend the time and we definitely take your interests into account. Thank you all for showing up.

On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the Public Hearing was closed.

II. Resident response via Email

III. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

IV. Consideration of Resolution 2023-3, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2024

Mr. Ward called for a motion to approve the budget beginning October 1, 2023 and ending on September 30, 2024.

On MOTION made by Andrew Gasworth, seconded by Joanne Lekas, and with all in favor, Resolution 2023-3 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2024 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES

Mr. Ward indicated this public hearing was related to two resolutions; one would put the assessment in place, the \$957 dollars, and second it would adopt the cap rate for this year.

I. Public Comment and Testimony

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

On MOTION made by Robert Cody, seconded by Andrew Gasworth, and with all in favor, the Public Hearing was opened.

Mr. Ward noted this public hearing was to answer any questions about the assessment rate of \$957 dollars or the cap rate of \$1,148.76 dollars. He asked if there were any members of the public with any comments or questions.

Ms. Hibbs: *What does ERU mean?*

Mr. Ward: *The words mean equivalent residential unit, but in this instance, it means each house, each door.*

Mr. Trebian: *If approved the rate will go from \$957 dollars to \$1,148 dollars?*

Mr. Steve Barger: responded in the negative; \$957 dollars was approved and was the rate. He explained the \$1,148 dollars was the cap rate; the cap rate was set into place so in the future if the CDD Board increased the budget over the cap rate, a physical mailing would have to go out to the entire community to notify the community of the change in the budget.

Mr. Trebian: asked how much it cost to do the mailing.

Mr. Ward responded it cost approximately \$5,000 dollars to do the mailing. He explained the cap rate was put into place, so the CDD did not have to send out a physical mailing annually.

Mr. Steve Barger: explained the budget and associated public hearing was still publicly noticed annually, but through the newspaper, not a mailing. He stated residents could go on the website and see the budget every year or come to the meetings.

Ms. Hibbs: asked if her taxes were going to go up by \$957 dollars this year.

Discussion ensued regarding taxes going up by \$152 dollars this year or \$13 dollars a month.

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

On MOTION made by Steve Barger, seconded by Joe Newcomb, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2023-4, a Resolution of the Board of Supervisors imposing special assessments, adopting an assessment roll, and approving the General Fund Special Assessment Methodology.

Mr. Ward called for a motion.

On MOTION made by Steve Barger, seconded by Joanne Lekas, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.

IV. Consideration of Resolution 2023-5, a Resolution of the Board of Supervisors establishing an Operation and Maintenance Assessment CAP for Notice purposes.

Mr. Ward called for a motion.

On MOTION made by Robert Cody, seconded by Joe Newcomb, and with all in favor, Resolution 2023-5 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-6

Consideration of Resolution 2023-6, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2023.

Staff Reports were addressed before this Item was discussed.

Mr. Ward indicated Resolution 2023-6 sets the meeting dates for 2024 that would be held the second Thursday of each month at 8:30 a.m. at the Treviso Bay Clubhouse. He indicated the dates and times could be changed if necessary. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Andrew Gasworth, seconded by Steve Barger, and with all in favor, Resolution 2023-6 was adopted, and the Chair was authorized to sign.

Mr. Steve Barger: Just so you know, we meet the second Thursday of each month if we need to meet. The Agenda will be on the website a week in advance. We don't meet every month, but we can.

Mr. Trebian: Is there a Zoom option for those of us heading north?

Mr. Ward: Yes, we use a program called WebEx. It is both audio and video calling. You can do both.

Ms. Hibbs: asked if it would be less expensive and easier if the HOA sent out the notices.

Mr. Ward: The District is a governmental agency, as I mentioned to you. As with all governments, we are required to advertise in a certain way. We are also required by law to have a website, so the legal advertising, we try to keep the costs down. We do the ad for the entire year's board meetings once instead of doing it every month. That obviously saves money. The only other major newspaper advertising we have is for this public hearing. That's kind of pricy, but it's required to be done by law. We do maintain a website which is where we encourage people to go to. The Board meeting dates, time and location are all on there. The Agendas for the meetings are posted 7 days in advance. Any information you might need, we have a ton of records on there that you can look at, our financials, budgets, audits, all of that is on there and we would encourage you to look at that.

Mr. Trebian: I think an opportunity to better educate the community as to who the CDD is, what they do, I mean a lot of the people I talk to have no idea who the CDD is or what they do. There is just maybe an opportunity to, and you could do it through many different forums. You could do it through a Facebook page. I think the more you educate people the more buy in you'll get from people and any potential resistance will dissipate.

Mr. Andrew Gasworth: Could you bring that up with the HOA Board. That's a good comment for the HOA Board.

Discussion continued about the District educating the public about the CDD.

Mr. Steve Barger: We are governed by the Sunshine Law. We cannot conduct any business or communicate with each other about CDD business except in a noticed public meeting.

Mr. Joe Newcomb: Somehow when I was on the first Board, I was the Board Liaison to the CDD. So, every meeting I communicated a summary of what the CDD was doing and that encouraged people who wanted more information to go to the CDD website, so I'm going to recommend that personally to the Board. I will take that up at a Board Meeting.

SIXTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Greg Urbancic: Both Houses of the Legislature have passed a bill which is awaiting Governor action which would require you to take a 4-hour.

Mr. Ward: How about I paraphrase for you because the audience can't hear you. Just for the Board's information, Legislature this year adopted a piece of legislation regarding ethics training for Board members. It has been in place for years, but it has never applied to CDD Board members. It is 4 hours of training you will have to go through on a yearly basis. The details of how you are going to do that has not been identified by the state, but this coming year you'll get either individual notice or Greg and I will notify you of what you will need to do for your ethics training this year.

II. District Engineer

No report.

III. Asset Manager**a) Operations Reports April 1, 2023****b) Operations Report May 1, 2023**

Mr. Richard Freeman reported the east fountain remained out of service but should be up and running in approximately two weeks; the delay was due to waiting for parts. He reported the lake bank vendor continued to maintain the lakes on 25 and this should be done in a few weeks. He noted there was a problem with Chara algae on Lake 7 and the aquatic vendor sprayed the area and it would take 4 to 6 weeks for the chemical to work, and he was looking at other options.

A member of the audience: asked if the algae could be raked out of the lake.

Mr. Freeman explained raking out the lake would actually cause the algae to spread. He stated when the chemical kicked in, the algae would sink to the bottom of the lake. He noted rain would help this happen.

Mr. Bernard stated Lake 7 usually had this problem the worst. He explained it was a combination of low water levels, lack of rain and movement, and fertilization on the properties. He explained the fertilizer applied to lawns in April moved into the lakes and promoted Chara growth. He stated Chara was not bad algae, it was good for the fish and the lake, it just looked bad. He stated hopefully now that the algae was treated, when it rained it would settle to the bottom.

Discussion ensued regarding where Lake 7 was located; the problems with the lake; and the water level in the lakes being really low this year.

A member of the audience asked about dredging the lakes.

Mr. Bernard responded in the negative; the CDD would not be dredging the lakes. He stated the fountains were identified for other lakes, but if the Board decided to move the fountains to a different location this could be done. He stated he believed Lake 7 was slated for a fountain in two years, but if the Board wished to switch Lake 7 to this year, it was up to the Board. He explained installing a fountain in Lake 7 would not alleviate the problem with algae, it would only lessen the amount of Chara (Muskgrass). He noted there was a fountain in the big lake by the bridge, and the big lake still got Chara.

Mr. Steve Barger: asked if a fountain or a bubbler would be better for algae prevention.

Mr. Bernard responded it was a matter of aesthetics or water movement.

Mr. Joe Herring asked what mechanical device could be installed to keep algae out of the lake.

Mr. Bernard responded there was no mechanical device which would keep algae out of any lake. He stated he worked in five other Districts and all of them had Chara. He explained it was something that happened. He noted you could only attempt to control the outbreaks. He stated aerators would move the water and help, but it was more a matter of the amount of water in the lake, how low the water level was and how much fertilizer ran into the lakes. He noted the algae only seemed to grow when the water levels dropped.

Mr. Joe Herring asked if dredging would help. He noted he lived on a lake previously which occasionally needed to be dredged and it seemed to help with algae problems. He stated ensuring the banks were not over fertilized helped.

Mr. Bernard stated ensuring lawncare crews did not blow clippings into storm drains also helped.

Discussion continued regarding Chara in the lakes, the lakes in the community with no Chara versus the lakes with Chara, and water movement between the lakes.

Mr. Bernard indicated he would run cameras through the pipes to ensure there was no blockage between lake 7 and the three lakes which fed into it.

A member of the audience asked about the possibility of dredging the lakes.

Mr. Bernard stated dredging was a major expense, where to put a dredge in Lake 7 was a challenge, as well as where the material dredged out of the lake would be placed. He stated the material dredged out of the lake had to be stacked and dried and there was no place to do this. He noted it was a complicated process for which the CDD would need permits from South Florida Water Management District. He indicated it would be very disruptive and very expensive.

Discussion ensued regarding the difficulty in dredging the lake; and how bad the algae was in the lake compared to prior years.

A member of the audience asked if this situation would resolve itself once the rains start. She noted it was just unfortunate that this was the lake visible upon entry into Treviso Bay.

Mr. Bernard stated he asked the aquatic vendor the same thing, and the vendor did not recommend trying to rake the algae out of the lake. He stated the vendor explained raking it would cause it to spread.

A member of the audience asked about the previously installed buoys.

Mr. Bernard responded the results were mixed; they helped in a few lakes but did not help in others and it would cost \$90,000 dollars per year to maintain.

IV. District Manager

- a) **Important Board Meeting Dates for Balance of Fiscal Year 2023:**
 - 1. **June 8 – Regular Meeting Canceled**
- b) **Supervisor of Elections Qualified Elector Report dated April 15, 2023**
- c) **Review of the Sunshine Laws and Code of Ethics**
- d) **Financial Statements for period ending March 31, 2023 (unaudited)**
- c) **Financial Statements for period ending April 30, 2023 (unaudited)**

Mr. Ward indicated Resolution 2023-6 needed to be addressed. Resolution 2023-6 was discussed and adopted (please see above). Mr. Ward continued with his Staff Report. He asked the Board to add Resolution 2023-7 which would amend the Fiscal Year 2023 Budget. *The reason for the amendment is from Hurricane Ian we have had some damage to a particular lake bank, I understand it's the one right behind us here, that cannot wait another year or two. It's not actually scheduled for two more years in the Lake Bank Restoration Program, so the sole purpose of the Budget Amendment was to allow us to move the necessary funds to repair this lake bank out here in the amount of \$50,000 dollars. All it does is reduce your cash balance for the current fiscal year a little below what I had anticipated it to be in the budget.* He asked if there were any questions; hearing none, he called for a motion.

Discussion ensued about where the lake was located.

On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, Resolution 2023-7 was adopted, and the Chair was authorized to sign.

Mr. Ward: The Supervisor of Elections is required to advise you of the number of qualified electors in the District as of April 15th each year. You have 1,036. It does not matter because you have already transitioned from a developer board to a landowner board, but I will note that of record for you, and I will do that every year as we get these reports.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests or questions from the Board.

Mr. Joe Newcomb: indicated the Board appreciated the audience today; it was good people were paying attention.

Mr. Ward asked if there were any audience members with any comments or questions.

Mr. Herring stated (indecipherable). He distributed photos of lake 7 to the Board members.

Discussion ensued regarding where lake 7 was located.

Mr. Herring discussed the photos.

Mr. Gary Mann: thanked the Board for its openness.

Mr. Ward asked if there were any additional questions or comments from the audience; there were none.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

NINTH ORDER OF BUSINESS

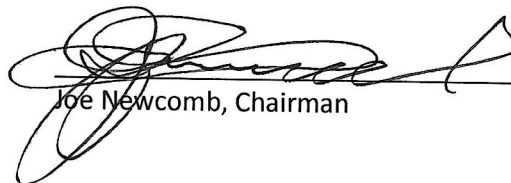
Adjournment

Mr. Ward adjourned the meeting at approximately 9:15 a.m.

On MOTION made by Joe Newcomb, seconded by Robert Cody, and with all in favor, the meeting was adjourned.

Wentworth Estates Community Development District


James P. Ward, Secretary


Joe Newcomb, Chairman