

September 16, 2021

VIA CERTIFIED MAIL—
RETURN RECEIPT REQUESTED:

Taylor Morrison of Florida, Inc.
c/o Lewis, Longman, Walker
Kevin S. Hennessy, Esq.
100 Second Avenue South, Ste. 501-S
St. Petersburg, Florida 33701

Taylor Morrison Esplanade Naples, LLC
c/o Lewis, Longman, Walker
Kevin S. Hennessy, Esq.
100 Second Avenue South, Ste. 501-S
St. Petersburg, Florida 33701

RE: *Flow Way CDD v. Taylor Morrison of Florida, Inc., et al.*
NOTICE OF CLAIM, PURSUANT TO FLA. STAT. § 558.004

Dear Mr. Hennessy:

As you know, this firm represents the Flow Way Community Development District (“CDD”) with regard to the above-referenced matter. As my prior letters indicated, Taylor Morrison Esplanade Naples, LLC and Taylor Morrison of Florida, Inc. (collectively, “TM”) failed to maintain the pipes and lakes within the CDD Boundaries, thereby also contributing to significant erosion problems, which now require costly repairs. To date, TM has failed to perform any remedial action. The condition of the storm water drainage systems and stormwater lakes will only further deteriorate if corrective action and repairs are not promptly taken by TM. At plain, the water management systems were not constructed or maintained within the industry standard for this type of system.

Upon further investigation, it has also been learned that TM submitted erroneous information to the South Florida Water Management District as it relates to the lakes. Specifically, with regard to Lake 11, the floor of the lake is at least one foot higher than it should have been constructed. This is evident from the as-built survey being compared to Waldrop Engineering’s submitted survey, both of which are enclosed herein. Lake 11 was also constructed in such a manner that the pipes leading into it are improperly covered and fail to drain correctly.

But, TM’s construction defects do not end there. As shown in the Calvin, Giordano & Associates’ (“CGA”) Report, which is also enclosed herein, the gates and/or fencing surrounding the CDD’s property were also improperly, or otherwise poorly, installed, such that it is now failing or has broken in numerous locations. To construct or otherwise repair the fencing, it will cost the CDD not less than \$180,000.

Thus, pursuant to Chapter 558 of the Florida Statutes, **YOU ARE HEREBY NOTIFIED of the construction defects existing within the CDD Boundaries, each of which are set forth in more detail in the enclosed Forge Engineering Report, dated June 2, 2021, and the CGA Report.**

Although TM was previously offered an opportunity for inspection, TM has thirty (30) days after service of this Notice to perform a reasonable inspection of the CDD by contacting the undersigned at 239-325-4070 to arrange for same. It is also requested that TM forward this Notice of Claim immediately, but in no event later than ten (10) days after service hereof, to each contractor, subcontractor, supplier, design professional, or sub-consultant of whom TM reasonably believes to be responsible for the defect(s) referred to herein, and noting the specific defect(s) for which TM believes that particular contractor, subcontractor, supplier, design professional and/or sub-consultant to be responsible. The subcontractor(s) should also be requested to participate in the inspection of the CDD, with notice of who will be attending provided to the undersigned in advance of the inspection.

Further, it is expected that, in accordance with Section 558.004(5), Florida Statutes, TM will serve a written response within forty-five (45) days of service of this Notice of Claim, which provides for one of the following:

- a. A written offer to remedy the alleged defects at no cost to my client, a detailed description of the proposed repairs necessary to remedy the defects, and a timetable for the completion of such repairs;
- b. A written offer to compromise and settle the claim, specifically relating to the defects, by monetary payment, that will not obligate TM's insurer(s), and a timetable for making payment;
- c. A written offer to compromise and settle the claim for the defects by combination of repairs and monetary payment, that will not obligate TM's insurer(s), that includes a detailed description of the proposed repairs and a timetable for completion of such repairs and making payment;
- d. A written statement that TM disputes the claim and will not remedy the defects of compromise and settle the claim; or
- e. A written statement that monetary payment, including insurance proceeds if any, will be determined by TM's insurer within thirty (30) days after notification to the insurer(s) by means of forwarding the claim, which notification shall occur at the same time my clients are notified of this settlement option, which they can accept or reject. A written statement under this paragraph may also include an offer under paragraph "c" above, but such offer shall be contingent upon my clients also accepting the determination of the insurer whether to make any monetary payment, in addition thereto. If TM's insurer(s) makes no response within the thirty (30) days following notification, then my clients shall be deemed to have met all conditions precedent to commencing an action against TM relating to the construction defects set forth above.

Lastly, it is also hereby requested, in accordance with Section 558.004(15), that TM provide the undersigned within thirty (30) days of receipt of this Notice of Claim, the following materials, which directly relate to the defects described herein and within the enclosed Report:

- a. Any design plans pertaining to the surface water management systems of the CDD;
- b. All specifications pertaining to the surface water management systems of the CDD;
- c. Any as-built surveys and/or plans for Lake 11, in addition to all other lakes within the Esplanade community;
- d. Any permits or related permitting documents for the construction of the water management systems;
- e. Any documentation submitted to Collier County, Florida, regarding construction of the Lakes within the Esplanade community;
- f. Any reports prepared by or for TM that describe or otherwise refer to the defects set forth in the Forge Engineering Report enclosed in this Notice of Claim, or otherwise relating to Lake 11, if any; and
- g. Any other documents or communications related to the specific defects set forth in the Forge Engineering Report or CGA Report enclosed in this Notice of Claim.

If the cost of reproduction of the foregoing will exceed \$25.00, please contact me before making any hard copies.

My client hereby reserves the right to supplement this Notice of Claim, including any and all requests contained within this Notice of Claim, should additional or different construction defects be discovered within the CDD's Boundaries. Please forward all responses to this Notice of Claim to the attention of Gregory N. Woods, Esq., at Woods, Weidenmiller, Michetti & Rudnick, LLP, 9045 Strada Stell Court, Suite 400, Naples, Florida 34109.

Your prompt attention to this matter is appreciated.

Sincerely,

**WOODS, WEIDENMILLER, MICHETTI &
RUDNICK, LLP**

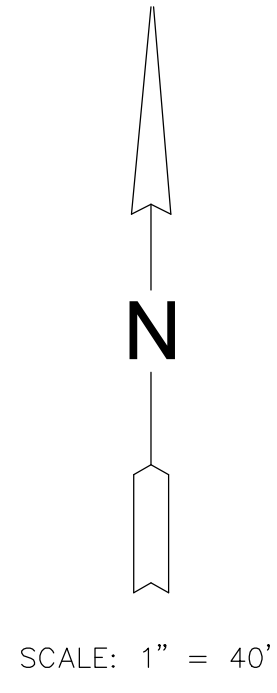
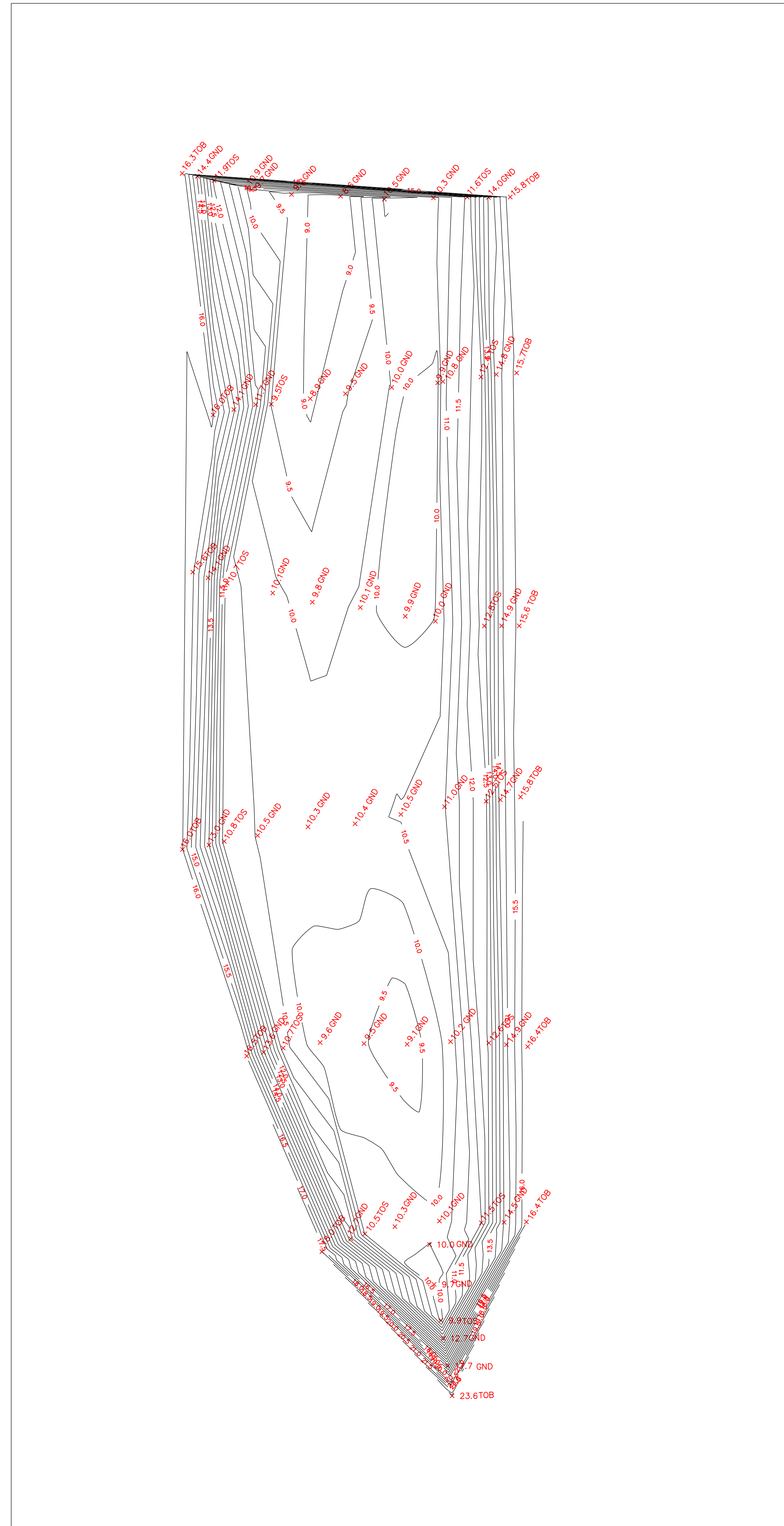
/s/ Gregory N. Woods

Gregory N. Woods

GNW/mrd

cc: Client (via email only)
Richard Green, Esq. (via email only)
Peter Cambs, Esq. (via email only)

Enclosures



SYMBOLS LEGEND

- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- GND = GROUND

AS-BUILTS
RECORD DRAWINGS

WAYNE D. AGNOLI, R.S.M. NO. 5335 DATE _____

THESE RECORD DRAWINGS ARE INTENDED TO DISPLAY THE COMPLETED WORK AS CONSTRUCTED. THEY ARE BASED ON FIELD SURVEY DATA FURNISHED BY AGNOLI, BARBER & BRUNDAGE, INC.

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS WERE ESTABLISHED USING GPS (GLOBAL POSITIONING SYSTEM).

approved:

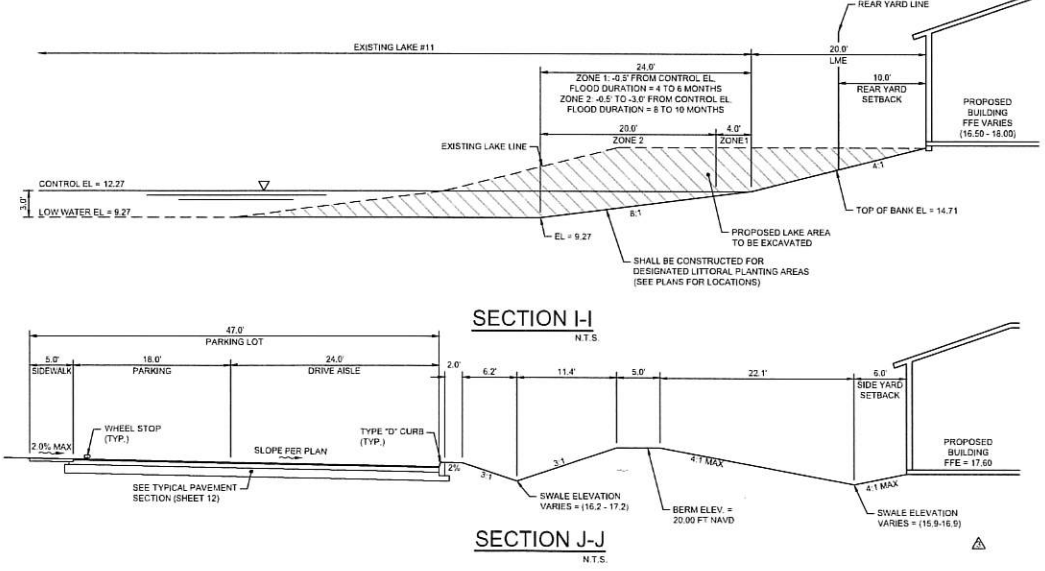
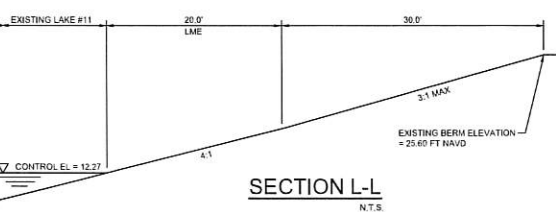
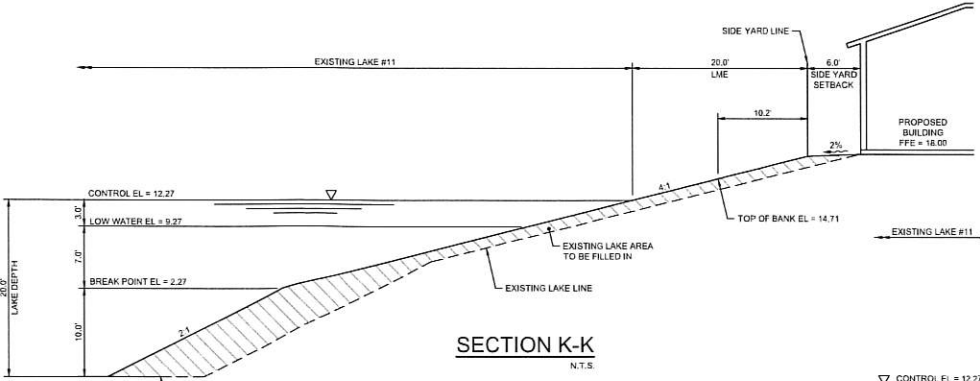
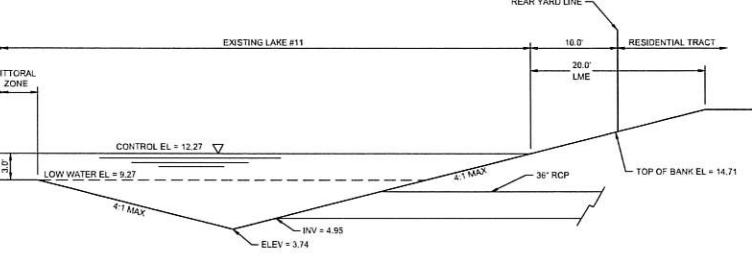
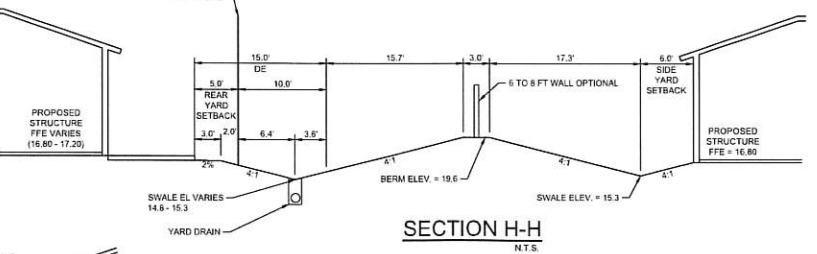
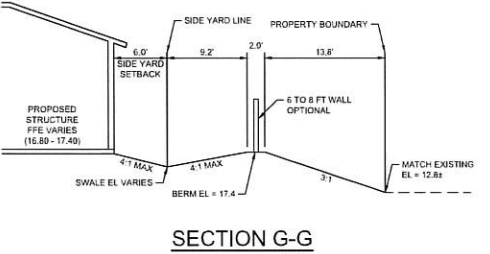
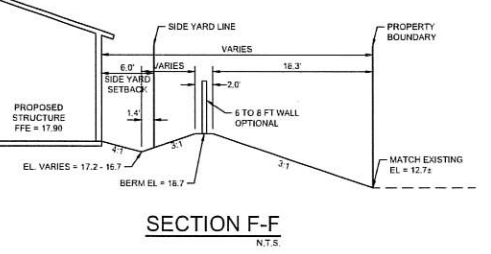
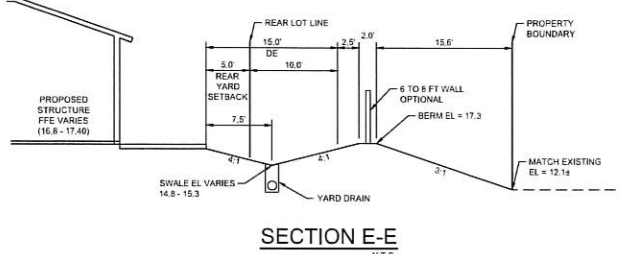
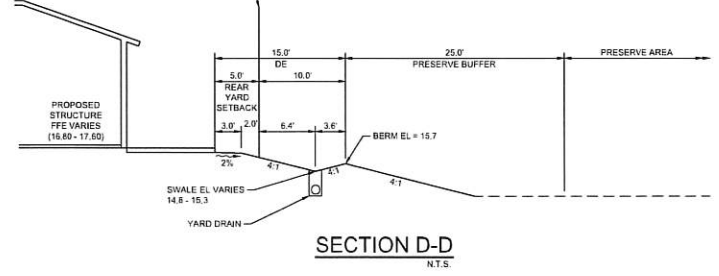
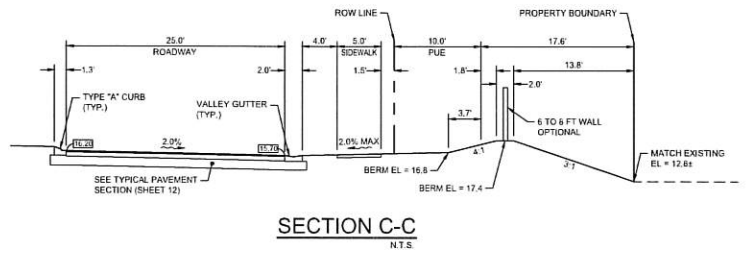
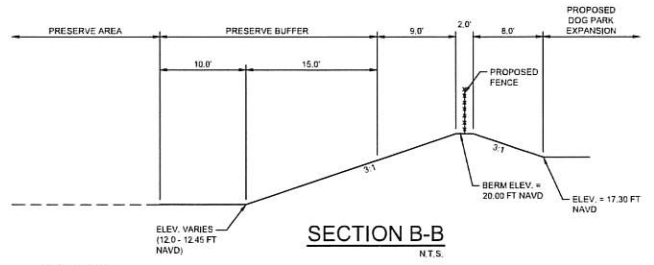
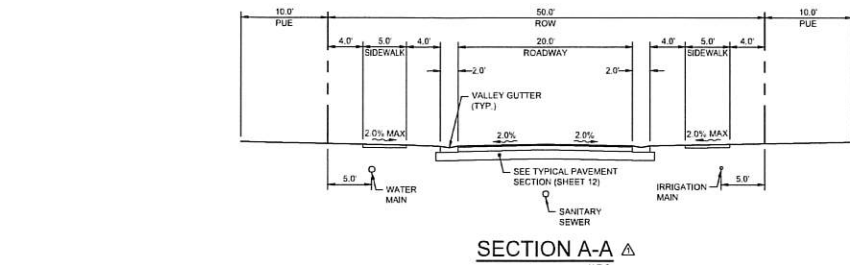
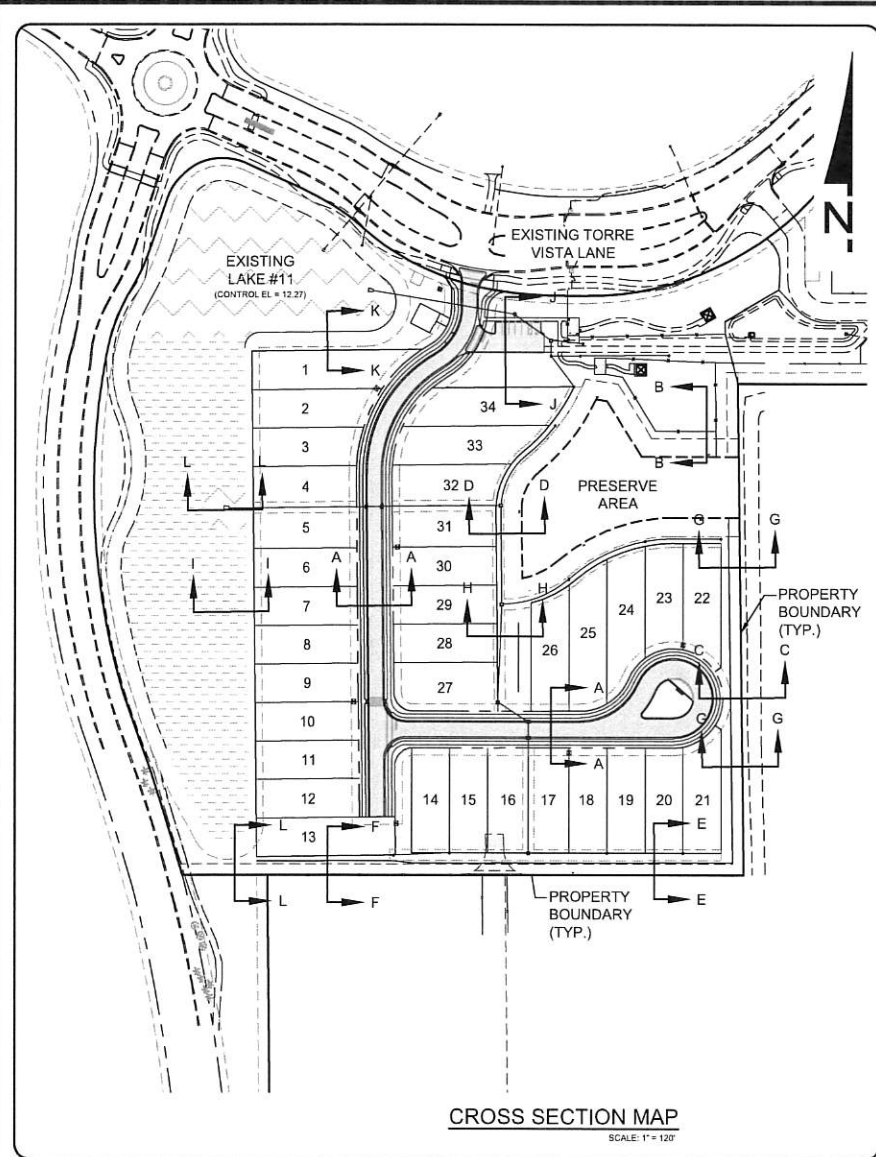
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for:	ESPLANADE GOLF & COUNTRY CLUB		design:	XXX
title:	AS BUILT SURVEY OF LAKE 11, TRACT L10 ESPLANADE GOLF & COUNTRY CLUB SECTION 22, TOWNSHIP 48 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA		drawn:	VA
	bk:	pg:	date:	23 JUN 2021
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			cogo #:	21-0127
			view:	LIMITS
			project #:	21-0127
			sheet #:	1 of 1
			file #:	12837



Professional Engineers, Planners, Land Surveyors & Landscape Architects
7400 Trail Blvd., Suite 200, Naples, FL 34108
Certificate of Authorization Nos. LB 3664, EB 3664 & LC28000020

Ph: (239)597-3111
Fax: (239)598-2203



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

95100 BONITA GRANDE DRIVE - SUITE 302 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7699 EMAIL: info@waldropengineering.com

PLANS AND PLAT

ESPLANADE

GOLF AND COUNTRY CLUB OF NAPLES - HATCHER PARCEL

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

CROSS SECTIONS

PLAN REVISIONS

1	11/09/18	REVISED PER AGENCY COMMENTS
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SCALE IN FEET

0 60 120 240

FLORIDA CERTIFICATE OF AUTHORIZATION #6156

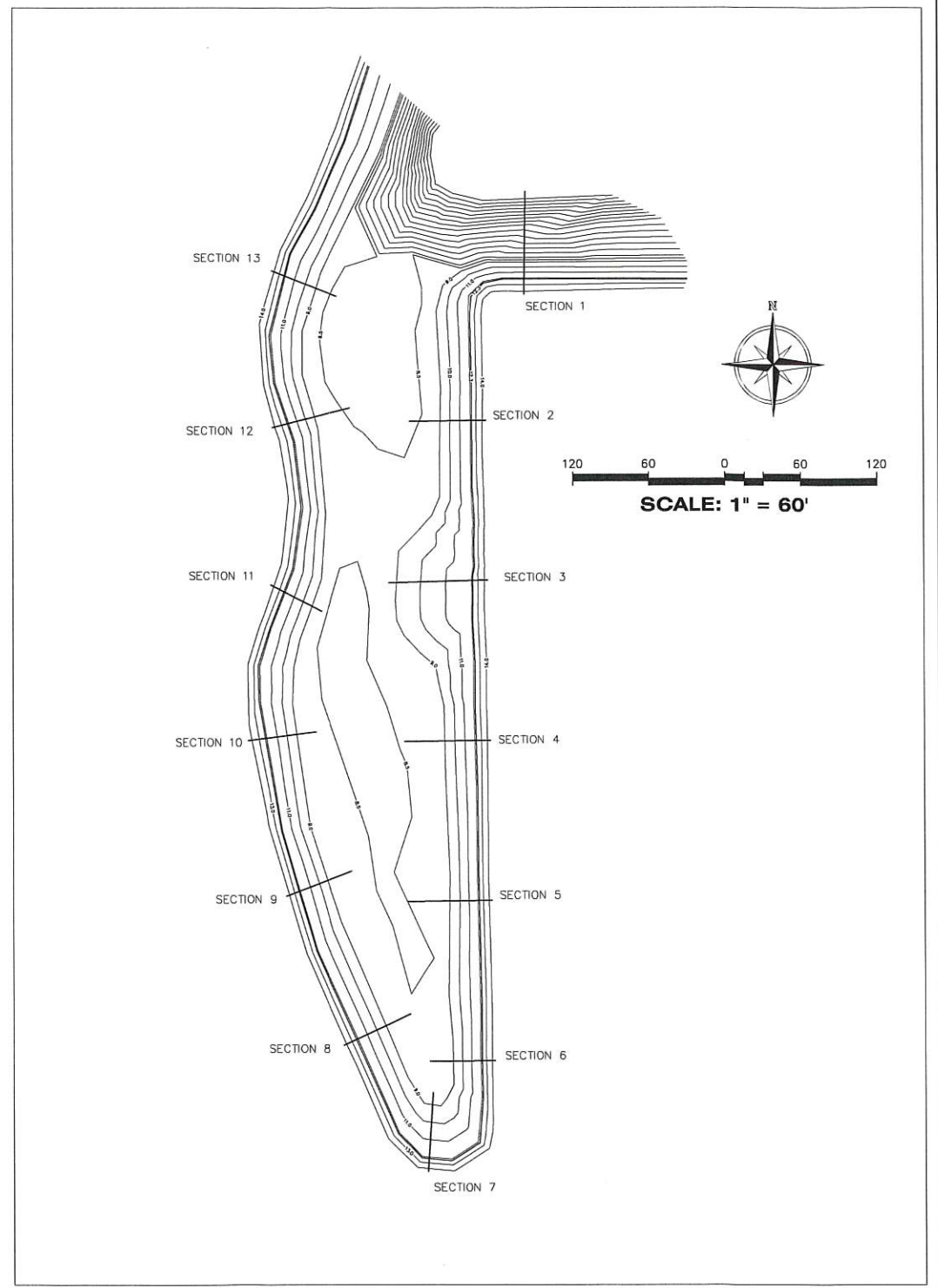
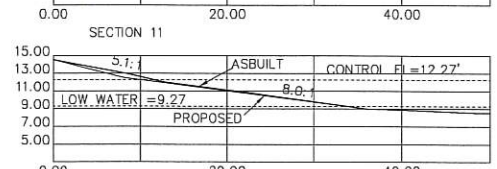
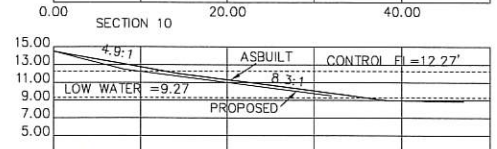
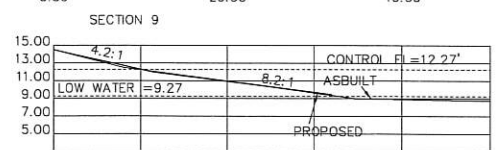
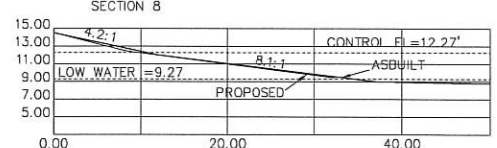
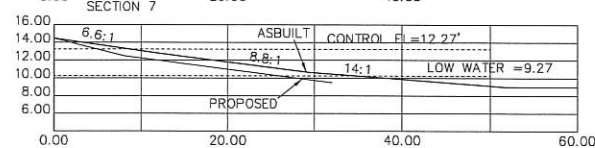
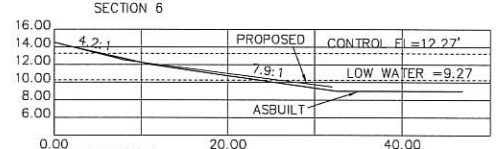
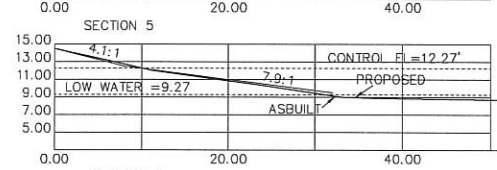
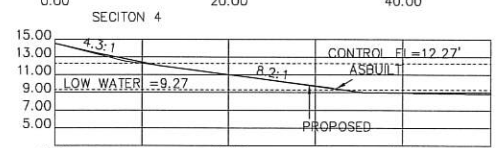
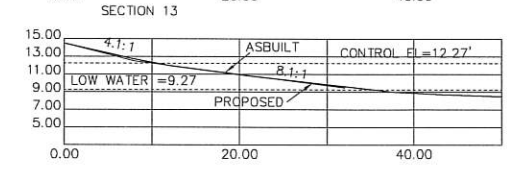
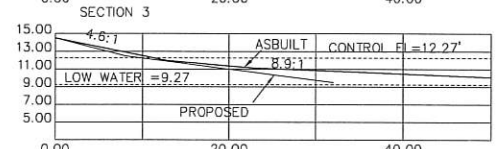
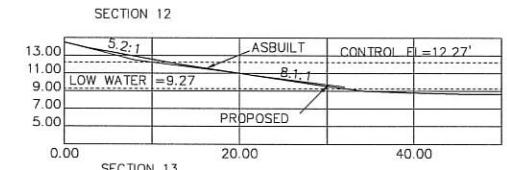
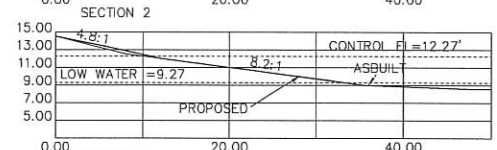
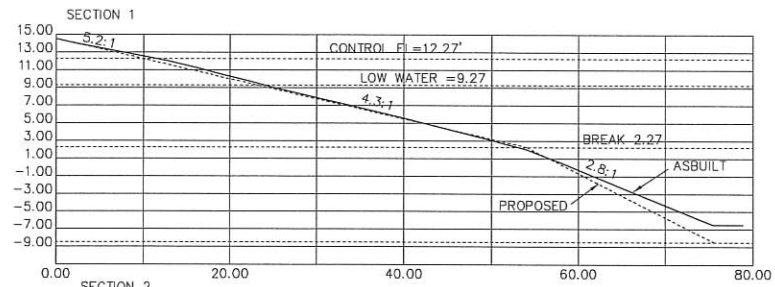
JACQUELYN M. LAROCQUE, P.E.
FL LICENSE NO. 95247

SET NUMBER: 276-44-01

SHEET: 11

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VERTICAL ELEVATIONS BASED ON: NAVD-88



- NOTES:
1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE AS BUILT SLOPES OF THE NEWLY CONSTRUCTED LAKE.
 2. ELEVATION ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 3. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

AREA AT CONTROL SHOWN = 2.29 Ac.
 VOLUME EXCAVATED 9,225 CY
 (NOT INCLUDING EXISTING PORTION OF LAKE)

ESPLANADE GOLF AND COUNTRY CLUB HATCHER PARCEL - LAKE EXPANSION

Prepared For: TAYLOR MORRISON		Digitally signed by Randall Hendra PSM 6091 Date: 2021.03.12 09:16:01 -05'00'		 16650 OLD US 41, FT MYERS FL 33912 PHONE 239.895.1053 LB # 7935	
No.	Date	Description	Dwn.	NOT VALID WITHOUT SIGNATURE AND ORIGINAL SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.	Dwn.: RLH Ck.: RLH P.C.: AH LAKE EXPANSION
1	03/12/2021	REVISED	RH	Date: 1-15-2021	Order No.: 20200020
SHEET 1 OF 1 SHEETS			Last Date of Field Survey: 10/20/2020		SEC. 22 TWP. 48 S., RGE. 26 E.

FLOW WAY COMMUNITY DEVELOPMENT DISTRICT

**ENGINEER'S REPORT
July 2021**

Prepared For:

**Board of Supervisors
Flow Way Community Development District**

Prepared By:



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

CGA Project No. 21-4271
July 15th, 2021

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT**

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**PEMBROKE HARBOR
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF EXHIBITS

- EXHIBIT 1 LOCATION MAP
- EXHIBIT 2 LEGAL DESCRIPTION
- EXHIBIT 3 PRESERVES PERIMETER INVESTIGATIONS REPORT

I. PURPOSE

The purpose of this report is to provide the Board of Supervisors an update of recent engineering related activities. We will continue to provide updated monthly reports on the status of ongoing activities.

II. CURRENT ITEMS

The following items are currently under review:

1. South Florida Water Management District, hereafter “SFWMD”, Monitoring Well Location program and locations – To be owned and maintained by SFWMD.
2. Existing Construction Items of Concern – Existing Pedestrian Bridge and Golf Cart Path.
3. Preserve Tree Removal – Long Term Management Plan currently being prepared by District Engineer.
4. CDD Preserve Perimeter Investigations – District Engineer preparing Technical Memorandum which identifies perimeter access to the exterior preserves.
5. FORGE Report – Stormwater System Maintenance Plan that identified District facilities for correction.

1. SFWMD Monitoring Well Location Program and Locations

South Florida Water Management District (SFWMD) reached out to the District Manager requesting the SFWMD be provided access to the external preserves to investigate installing a surface water and ground water monitoring station within preserve limits. The Monitoring Well(s) would provide hydrologic data to complement their widespread monitoring / modeling efforts in the overall drainage basin in Southwest Florida.

Access for well investigation was granted by District Manager and on May 20, 2021, the District Engineer escorted a team of SFWMD engineers around the external preserve perimeter to investigate potential Monitoring Well locations. The footprint of Monitoring Well is approximately 10’ x 10’ and will not adversely impact any of the preserves or require any tree removal. The well will be powered by solar panels and quarterly access for maintenance is anticipated by SFWMD.

If SFWMD identifies a suitable location within the District, a standard agreement form (previously used with other property owners) will be provided activities to the Board for approval and signatures, prior to any construction. Monitoring Well installation is anticipated

between 12-24 months (Summer of 2022 or 2023) and no financial or maintenance responsibilities will be required by Flow Way CDD.

The monitoring well program by SFWMD assists the entire region in monitoring ground and surface waters. The process with SFWMD will take time, however the program is beneficial and is one that we would recommend.

2. Existing Construction Items of Concern

1) There is a Golf Cart Path located near the end of Pocida Court, and 2) a Pedestrian Bridge located at NE corner of encircled pedestrian path. The District Manager requested the District Engineer to review these installations and provide a recommendation for newly constructed items of concern, both locations in detail below:

Golf Cart Path – Located adjacent to lake at the end of Pocida Court cul-de-sac, the golf cart path's position next to the lake's back slope created a concern for the District. The golf cart path was originally approved under the Site Development Plans for Esplanade SDP #1, County permit number PL20120001253, prepared by Waldrop Engineering dated December 4th, 2014, and later certified and deemed complete under County permit number 20170516713, July 5th, 2017, by DeVries Engineering, Inc. Since the original construction, this concrete path has been reconstructed by developer's contractor and moved away from top of bank.

Executive Summary – Golf Cart Path relocation is in suitable location, but additional barrier(s) are recommended. We recommend developer include both physical barrier (concrete curb) and visual barrier (shrub hedge) to prevent drivers from accidentally driving off path and down lake's backslope into water.

Pedestrian Bridge – Located at the NE corner of the residential development and connected to the encircled pedestrian path, the developer relocated over existing lake and built a pedestrian bridge. The bridge was originally permitted under Esplanade Golf and Country Club of Naples Block D, F and H, County permit number PL20150001102, prepared by Waldrop Engineering dated July 15th, 2016. On January 28th, 2021, the modification to the bridge was approved as an Insubstantial Change to Plans & Plat PL201500001102 under County permit number PL20210000081. No apparent certification has been filed with the County for the modification to the bridge. The change of location and construction of a pedestrian bridge created a concern to the CDD, and the District Engineer has evaluated this item in a Technical Memorandum.

Executive Summary – The Pedestrian Bridge does not meet Florida Building Code for handrails adjacent to waterways or drop conditions. We recommend developer add code compliant handrails to existing bridge structure to provide safe conditions for residents using the pedestrian paths.



Golf Cart Path



Pedestrian Bridge

3. Preserve Tree Removal

As with any preserve, there will always be questions or concern of trees that have fallen or may fall over, for various reasons, that the District will get requests to remove. The South Florida Water Management District, hereafter “SFWMD”, does not allow trees to be removed within conservation areas without SFWMD authorization. In some cases, especially when there is a potential for damage to home/structure, the SFWMD will authorize dead or hazardous trees to be removed. Typically, they will not authorize the removal of live trees without a letter from a certified arborist stating why the trees requires removal. Even then, the decision is up to the SFWMD. They encourage the responsible maintenance entity to prepare long term management plans for the conservation areas that describe tree removal, selective trimming along the preserve edge, and any other potential issues. Those plans then get submitted for review by staff, staff provides any comments, and usually the plans are approved; however, any activities within the preserve still require SFWMD approval or at least prior notice.

Based on this criteria, we have prepared a tree removal / maintenance plan and submittal process for both annual reporting and periodic/intermittent individual reporting for removal of dead or hazardous tree(s) within CDD preserve areas. Dead or hazardous trees included in any removal request must pose a safety concern to residents and/or residential structures, however approval will be required by SFWMD. Inclusion of requested trees to be removed in the maintenance plan does not guarantee approval by SFWMD. With approval of this plan, CGA will subsequently submit report of long-term maintenance (annual) plan to the SFWMD for approval. Once approved by SFWMD, CGA will conduct an initial field visit to inventory any dead or hazardous trees that pose a safety concern, and then submit for approval to remove or fell those identified trees.

4. Preserve Perimeter Investigations

The District Manager has requested a study be completed of the external preserves’ fencing, entry gates and points of access to identify potential locations for open access to the preserves, either by animals or people and to limit locations of public access. We have performed a field investigation and prepared report identifying recommended improvements for metal gate and wooden post & barb wire fence restoration and/or replacement. This report documents existing fence/gate infrastructure and identifies potential points of access to external preserve area. The Board of Supervisors can use this information to implement additional infrastructure which would limit the public’s access to CDD property.

Executive summary of points of access which could be considered areas of future infrastructure improvements are:

- 1) Northern Limits – Access from Logan Boulevard at NW corner of preserves – No gate obstructing access (however off-site Parklands preserve gate prohibits direct egress from Logan Blvd. right-of-way.
- 2) Collier Blvd. Access and Eastern Private Property Areas – No gates obstructing access, fence in poor condition and needs repair/replacement.

- 3) Western Property Limits – Central preserve entry gates broken – Gate broken and unhinged on ground to restrict access, however off-site Parklands gate prohibits egress from right-of-way.
- 4) Southern Entrance and Outparcel Areas – No improvements are recommended.

Generally, wooden post & barb wire fence needs restoration or replacement (generally located throughout external preserves). See attached Exhibit 3 – Preserve Perimeter Investigations Report.

5. FORGE Report – Stormwater System Maintenance Plan

FORGE Report was presented to Board of Supervisors on June 17th, 2021, by Thomas Conrecode of Forge Engineering, Inc. The purpose of this report was to document existing stormwater management system conditions and identified outstanding maintenance and improvements that are required to stormwater management system. This report states that the existing drainage system is in poor condition.

CGA reviewed this report and offers the following schedule for the restoration of the stormwater management system:

- Phase 1 – Board Crested Weir (South) Erosion on both ends (Forge cost estimate of **\$8,000**) – Immediate action is recommended.
- Phase 2 – Sediment & Debris Removal (structures with 25% or more blockage) in Storm Structures and Pipe (MRI Cost Estimate of **\$84,000**) – Immediate action is recommended.
- Phase 3A – Lake Embankment Restoration, 1st group of Lakes (Forge, \$264,000) & Rip Rap erosion at Lake 12 AB (Forge, \$12,000) (Phase Total **\$276,000**)
- Phase 3B – Littoral Shelf Aquatic Plant Restoration and exotics removal, Lake littoral shelves on Phase 3A lakes (Forge **\$80,000**)
- Phase 4A – Lake Embankment Restoration, 2nd group of Lakes (Forge, **\$264,000**)
- Phase 4B – Littoral Shelf Aquatic Plant Restoration and exotics removal, Lake littoral shelves on Phase 3B (Forge **\$80,000**)

Schedule of items to be addressed is broken into 4 phases in order of importance. Phase 1 and 2 should be completed immediately or before any major storm events. Phases 3 and 4 can be completed in a 2-year span. Phases 3 & 4 – Parts A & B completed in dry and rainy season, respectively. Exotic to be removed shall be completed by qualified environmental specialist. Lakes and littoral shelves identified in Phases 3 & 4 to be restored shall be determined prior to the next dry season. Re-evaluation of stormwater management system shall be completed at least every 5 years.

III. PERMITTING

We are currently in the process of identifying permits that have been obtained for the development of the District's infrastructure. The below list is not complete, but will be updated periodically:

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Collier County Latest Flow Way CDD County PUD Modification	Ordinance 20-30	10/13/21	Current	Flow Way CDD	Operation Phase
South Florida Water Management District (SFWMD) ERP Permit Modification	11-02031-P	9/13/07	9/13/12	I. M. Collier Joint Venture (Mirasol)	Operation Phase
SFWMD Water Use	11-02032-W	5/13/20	5/15/25	Taylor Morrison Esplanade Naples, LLC	Operation Phase
SFWMD ROW Permit	12-1113-2m	6/13/13	6/30/14	Taylor Morrison Esplanade Naples, LLC	Closed
Army Corps of Engineers (ACOE)	SAJ-2000-01926 (IP-HWB)	12/7/12	11/5/17	IM Collier Joint Venture	Operation Phase
Esplanade at Naples Golf & Country Club (G&CC) -- Excavation	PL20120001253	2/20/13	2/20/14	IM Collier Joint Venture	Under Construction
Esplanade G&CC of Naples -- Plans & Plat	PL20120001261	5/14/13	5/14/16	IM Collier Joint Venture	Under Construction
Esplanade G&CC of Naples, Phase 2 -- Plans & Plat	PL20120002897	10/28/19	10/21/21	IM Collier Joint Venture % Robert G Claussen	Under Construction
Esplanade G&CC of Naples, Parcels E & G2 -- Plans & Plat	PL20140002187	12/16/19	12/09/21	Waldrop Engineering, P.A.	Under Construction
Esplanade G&CC of Naples, Blocks D, F & H -- Plans & Plat	PL20150001102	9/9/20	9/8/22	Taylor Morrison Esplanade Naples LLC	Under Construction
Esplanade G&CC of Naples - Benevenuto Court -- Plans & Plat	PL20150002533	3/9/21	3/22/23	Taylor Morrison Esplanade Naples LLC	Under Construction
Esplanade G&CC of Naples - DiLillo Parcel -- Plans & Plat	PL20160000536	10/28/19	9/13/21	Waldrop Engineering, P.A.	Under Construction
Esplanade G&CC of Naples, Ph3, Blk K1, K2 & H3 -- Plans & Plat	PL20160003679	5/21/20	5/9/22	Taylor Morrison Esplanade Naples LLC	Under Construction

Permit Agency / Project Name	Permit Number	Date Received	Date Expires	Permitee-Constructed by	Current Status
Esplanade G&CC of Naples, Phase 4-- Plans & Plat	PL20170001594	7/14/20	6/27/22	Taylor Morrison Esplanade Naples LLC	Under Construction
Esplanade G&CC of Naples, Phase 5 (Parcels: I, J, K1, K2, K3, & K4) -- Plans & Plat	PL20180002201	10/14/14	-	Taylor Morrison Esplanade Naples LLC	Under Construction
Esplanade G&CC of Naples - Hatcher Parcel -- Plans & Plat	PL20190001680	4/28/20	4/28/23	Hatcher, Maxine I	Under Construction
Esplanade G&CC of Naples Ph 1 Amenity Center -- Utility Acceptance	PL20140000736	11/28/17	-	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021
Esplanade G&CC of Naples Amenity Center Phase 2B -- Utility Acceptance	PL20160000757	11/02/16	11/02/17	Taylor Morrison Esplanade Naples LLC	Final Acceptance Scheduled for 7/13/2021
Esplanade G&CC of Naples SDP #2 Maintenance Facility -- Utility Acceptance	PL20160000600	04/15/16	04/15/17	Waldrop Engineering, P.A.	Final Acceptance Scheduled for 7/13/2022

*Additional Collier County permits completed, available upon request.

IV. ENGINEER'S REPORT COMPLETE

By: _____

By: James Messick, P.E.
District Engineer

State of Florida Registration No. 70870

EXHIBIT 1

LOCATION MAP



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600 · Fort Lauderdale, FL 33316

(phone) 954.921.7781 · (fax) 954.266.6487

Certificate of Authorization #514

EXHIBIT 2

LEGAL DESCRIPTION

All of ESPLANADE GOLF AND COUNTRY CLUB OF NAPLES PLAT, according to the plat thereof, as recorded in Plat Book 53, Pages 1 through 64, include all subsequent plat revisions and amendments in the Public Records of Collier County, Florida.

EXHIBIT 3

PRESERVE PERIMETER INVESTIGATIONS REPORT

Flow Way
COMMUNITY DEVELOPMENT DISTRICT

Flow Way
Community Development District
Preserve Perimeter Investigations

CGA Project No. 21-4271

June 2021

Prepared by:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

James Messick, P.E.
Florida Professional Registration No. 70870
June 2021

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EXECUTIVE SUMMARY

The Flow Way Community Development District (Flow Way CDD) requested an investigation of existing perimeter fencing conditions, determine what improvements are necessary to protect external preserves from trespassers. A field investigation was conducted by the District Engineer on May 20th, 2021 to document existing conditions. Based on the field investigations, existing Flow Way CDD external preserve perimeter fencing and access gates are in need of repair and/or replacement. If requested by the Flow Way CDD Board of Supervisors, a proposal from a qualified fencing contractor should be requested to determine the final improvement costs, which will bring the external preserve's security to a satisfactory level of security with regards to the perimeter and ingress/egress points of access areas. It is in the Flow Way CDD District Engineer's opinion that the estimated costs of construction for the five (5) 12' metal swing gates w/pad locks and wooden pole & 5-strand barbed wire fence repair and/or replacement is approximately \$186,320. Reference can be made to the Exhibit A – Flow Way CDD Perimeter Fencing Investigation Map, which identifies locations of existing ingress/egress access points, missing metal gates and fencing locations (both inside and outside CDD limits) which are discussed in more detail within this report.

ABSTRACT

Flow Way Community Development District (CDD) District Manager has requested the District Engineer to investigate the existing external preserve perimeter fencing and gate conditions and advise on recommended improvements to protect intruders from accessing lands for which the CDD is responsible. Noted instances of trespassing include horseback riders, hikers, and various motorized recreational vehicles. While existing warning signs are posted for no trespassing, the lack of perimeter fencing and gate maintenance has reduced the effectiveness of the signage, which in turn has increased the potential of incidents or liability of trespassers on Flow Way CDD property. It is the District Manager's objective to reduce the CDD's liability and potential of future instances of trespassers within the CDD's property. For these reasons, the District Engineer is recommending improvements as outlined in this report. Pictures with location and descriptions are provided for a better understanding of existing conditions, and a preserve perimeter tour can be coordinated with the Flow Way CDD Board of Supervisors if further insight is necessary.

PURPOSE AND FIELD INVESTIGATION OVERVIEW

The purpose of this report is to provide Flow Way CDD with existing perimeter fencing conditions necessary to coordinate with a contractor, to establish the necessary funding for recommended improvements. The process of preparing this report began with an on-site inspection by the District Engineer to document existing conditions. The on-site inspection started at the NW corner of the external preserves near the Logan Boulevard right of way adjacent to the Lee/Collier County Line. This field investigation overview is broken into four sections: Northern Area, Collier Boulevard Access & Eastern Private Property Areas, Western Property Limits, and Southern Entrance and Outparcel Areas. A detailed description of existing conditions per area is outlined below:

Northern Area

Northern Area - Access was obtained to northern area via Parklands Preserve's ingress/egress metal gate immediately adjacent to Logan Boulevard. The Flow Way CDD access point was unobstructed, and no metal gate was found to prohibit trespassers. Following an existing path along the northern property boundary line (within CDD preserve limits), various types of fences (chain link fence and barbed wire cattle fencing) were observed, which seemed to be newly installed by adjacent residential developments. Little to no security fencing exists along the entire northern property limits as adjacent neighborhoods to the north seem to have discouraged access by the placement of proposed lakes or fencing. While fencing is missing in these portions, this area is considered 'low-risk' for trespassers. It should be noted that a trailer was parked/abandoned, located outside of the preserves area along the northern property line, and might have been used to transport recreational vehicles into the CDD property, however no recreational vehicles were observed during on-site inspection.

Collier Boulevard Access and Eastern Private Property Areas

Collier Boulevard Access and Eastern Private Property Areas – Access to the preserve area is easily obtained via Collier Boulevard at the dead-end of asphalt roadway. Existing buffer wall and chain link fence along residential portions of Flow Way CDD provides security from the Collier Boulevard ROW. Following the eastern entrance to the Esplanade Golf and Country Club, the asphalt roadway dead-ends and a dirt path seems to provide access to various private property owners adjacent to the CDD's eastern property line within public right-of-way. At the off-site "4-points location", the existing dirt path is also

used to access privately owned properties and adjacent preserve areas (owned and operated by various agencies and/or private developments). Open Access to the CDD's external preserve area is found at both the western and northern legs of the "4-points location" intersection. The first open point of access is via an internal dirt path on the western leg of the 4-points intersection. The second open point of access is via an external dirt path on the northern leg of the 4-points intersection at the private property and CDD property boundary interface. Existing wood post & barbed wire fencing runs along Collier County right-of-way but is in poor condition and in need of repair or replacement. There are Several property boundary lines adjacent to private properties that are inaccessible however, they are believed to be 'low-risk' for trespassers.

Western Property Limits

Western Property Limits – The western property limits abut adjacent residential neighborhoods (to the immediate west) and a mix of commercial businesses and single-family homes (in the southwestern corner of this area). Existing wooden post & barbed wire fencing lines the western property boundary and is believed to be installed as part of the original preserve establishment. Portions of this fence will need to be repaired. Two (2) broken metal gates were observed within CDD property (centrally located along the western boundary limits area) and will need to be replaced to protect trespassers from accessing the CDD's external preserves. Portions of property boundaries adjacent to mixed use area included chain link fence, however the southernmost portions of the western property limits area were inaccessible. Two (2) horseback riders escorted by one (1) golf cart were observed during the on-site inspection. This group of trespassers were traveling north along the western property dirt path. The entry point of the horseback riders are unknown.

Southern Entrance and Outparcel Areas

Southern Entrance and Outparcel Areas – Existing buffer wall, chain link fences and decorative wood panel fences provide adequate perimeter security to the Flow Way CDD external preserve area. No improvements are recommended at this time for this area.

RECOMMENDED IMPROVEMENTS OVERVIEW

The following items are recommended improvements in each area, as identified in this report:

- Northern Area – One (1) 12-ft metal access gate w/ pad lock
- Collier Boulevard Access and Eastern Private Property Areas – Two (2) 12-ft metal access gates w/ pad locks; wooden post and barbed wire fence repair and/or re-installation
- Western Property Limits - Two (2) 12-ft metal access gates w/ pad locks; wooden post and barbed wire fence repair and/or re-installation procedures
- Southern Entrance and Outparcel Areas – No security improvements are recommended.

Below is an Exhibit showing map of existing conditions based on field notes from District Engineer's external preserve field investigation. Based on the field investigations, existing Flow Way CDD external preserve perimeter fencing and access gates are in need of repair and/or replacement. Ballpark figure is based on approximately 14,000 LF of replaced wooden post & barbed wire fence (\$13.13/LF) and 5 new metal swing gates (\$500/EA). This estimate can be reduced with fence restoration, as opposed to fence

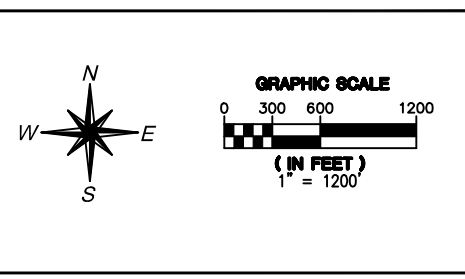
replacement. Also, further coordination will need to be made with fencing contractor to determine quantity of fence to be repaired and/or replaced, along with the associated costs for each improvement.

Exhibit A – Flow Way CDD Perimeter Fencing Investigation Map



LEGEND	
	CDD PROPERTY LINE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	DECORATIVE WOOD PANEL FENCE
	BUFFER WALL
	NON ACCESSIBLE AREA
	FENCE OWNED BY OTHERS
	PICTURES REFERENCED IN APPENDIX

FLOW WAY CDD PERIMETER FENCING INVESTIGATION MAP



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APPENDIX – PICTURES OF PERIMETER PRESERVE AREAS

Northern Area



#1 - NW Logan Access – Parkland Preserve Gate & Flow Way CDD Missing Gate



#11 - Village Walk of Bonita Springs – Chain link fence (others)

Northern Area



#18 - Valencia – Lake and Barbed Wire Fence (others)



#26 - Abandoned Trailer

Collier Boulevard Access and Eastern Private Property Areas



#33 - 4-Point Intersection – South



#34 - 4- Point Intersection – West

Collier Boulevard Access and Eastern Private Property Areas



#73 - Collier ROW – Ex. Fence Good Condition



#74 - Collier ROW – Ex. Fence Terminal

Western Property Limits



#46 - Flow Way CDD Gate 1 – Broken



#51 - Flow Way CDD Gate 2 – Broken

Western Property Limits



#62 - Wooden Post & Barbed Wire Repair



#63 - Wooden Post & Barbed Wire Repair

Western Property Limits



#58 - Terafina & Dirt Path



#56 - Horseback Riders

Southern Entrance and Outparcel Areas



#77 - Outparcel Buffer Wall

Flow Way
COMMUNITY DEVELOPMENT DISTRICT

Flow Way
Community Development District
Preserve Perimeter Investigations

CGA Project No. 21-4271

June 2021

Prepared by:



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

James Messick, P.E.
Florida Professional Registration No. 70870
June 2021

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preserve areas (owned and operated by various agencies and/or private developments). Open Access to the CDD's external preserve area is found at both the western and northern legs of the "4-points location" intersection. The first open point of access is via an internal dirt path on the western leg of the 4-points intersection. The second open point of access is via an external dirt path on the northern leg of the 4-points intersection at the private property and CDD property boundary interface. Existing wood post & barbed wire fencing runs along Collier County right-of-way but is in poor condition and in need of repair or replacement. There are Several property boundary lines adjacent to private properties that are inaccessible however, they are believed to be 'low-risk' for trespassers.

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Western Property Limits – The western property limits abut adjacent residential neighborhoods (to the immediate west) and a mix of commercial businesses and single-family homes (in the southwestern corner of this area). Existing wooden post & barbed wire fencing lines the western property boundary and is believed to be installed as part of the original Flow Way CDD preserve establishment. Portions of this fence is in poor condition and will need to be repaired. Two (2) broken metal gates were observed within CDD property (centrally located along the western boundary limits area) and will need to be replaced to protect trespassers from accessing the CDD's external preserves. Portions of property boundaries adjacent to mixed use area included chain link fence, however the southernmost portions of the western property limits area were inaccessible. Two (2) horseback riders escorted by one (1) golf cart were observed during the on-site inspection. This group of trespassers were traveling north along the western property dirt path. The entry point of the horseback riders are unknown.

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RECOMMENDED IMPROVEMENTS OVERVIEW

The following items are recommended improvements in each area, as identified in this report:

- Northern Area – One (1) 12-ft metal access gate w/ pad lock
- Collier Boulevard Access and Eastern Private Property Areas – Two (2) 12-ft metal access gates w/ pad locks; wooden post and barbed wire fence repair and/or re-installation
- Western Property Limits - Two (2) 12-ft metal access gates w/ pad locks; wooden post and barbed wire fence repair and/or re-installation
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Below is an Exhibit showing map of existing conditions based on field notes from District Engineer's external preserve field investigation. Based on the field investigations, existing Flow Way CDD external preserve perimeter fencing and access gates are in need of repair and/or replacement. The Ballpark figure of \$186,320 is based on approximately 14,000 LF of replaced wooden post & barbed wire fence (\$13.13/LF) and 5 new metal swing gates (\$500/EA). This estimate can be reduced with fence restoration, as opposed to fence replacement.

Further coordination will need to be made with fencing contractor to determine quantity of fence to be repaired and/or replaced, along with the associated costs for each improvement.

Exhibit A – Flow Way CDD Perimeter Fencing Investigation Map



LEGEND	
	CDD PROPERTY LINE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	DECORATIVE WOOD PANEL FENCE
	BUFFER WALL
	NON ACCESSIBLE AREA
	FENCE OWNED BY OTHERS

FLOW WAY CDD PERIMETER FENCING INVESTIGATION MAP

GRAPHIC SCALE

(IN FEET)
1" = 1200'

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APPENDIX – PICTURES OF PERIMETER PRESERVE AREAS

Northern Area



NW Logan Access – Parkland Preserve Gate & Flow Way CDD Missing Gate



Village Walk of Bonita Springs – Chain link fence (others)

Northern Area



Valencia – Lake and Barbed Wire Fence (others)



Abandoned Trailer

Collier Boulevard Access and Eastern Private Property Areas



4-Point Intersection – South



4- Point Intersection – West

Collier Boulevard Access and Eastern Private Property Areas



Collier ROW – Ex. Fence Good Condition



Collier ROW – Ex. Fence Terminal

Western Property Limits



Flow Way CDD Gate 1 – Broken



Flow Way CDD Gate 2 – Broken

Western Property Limits



Wooden Post & Barbed Wire Repair



Wooden Post & Barbed Wire Repair

Western Property Limits



Terafina & Dirt Path



Horseback Riders

Southern Entrance and Outparcel Areas



Outparcel Buffer Wall



Report of Water Management System Study

**FLOW WAY
COMMUNITY DEVELOPMENT DISTRICT
(FLOW WAY CDD)**

**2301 NE 34th Street
Fort Lauderdale, Florida 33308**

Forge Engineering Project Number 5911-001.01

June 2021



June 2, 2021

FLOW WAY CDD

C/O JP Ward & Associates
2301 NE 37th Street
Fort Lauderdale, Florida 33308

Subject: Report of Engineering Consulting Services
**WATER MANAGEMENT SYSTEM STUDY-LAKE & LITTORAL
EVALUATION WITH ADDITIONAL SCOPE ITEMS**
Forge Engineering Project Number 5911-001.01

Forge Engineering Inc. (FORGE) is pleased to present this report of our Water Management System Study completed for Flow Way CDD. Our services were completed in general accordance with our proposal 5911-001.01PR dated January 8, 2021 and authorized by agreement dated December 10, 2020 and fully executed January 15, 2021. FORGE has conducted our services in a manner consistent with the terms of the agreement and that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

The purpose of our services was to document the existing condition of the water management system and other common elements, including the District's main line/pump station irrigation system, certain landscape improvements that is along Immokalee Road from the eastern District boundary to the Flow Way outfall. Exhibit 1 shows the locations of the facilities owned by the District. This report provides estimates of useful life, estimates of the replacement cost, and an analysis on those conditions found as a result our investigation that are not in general compliance with good construction practices.

This report speaks only as to the condition of the development on the dates of our site visits. We appreciate this opportunity to be of service on this project and look forward to working with you on future opportunities.

Sincerely,
Forge Engineering, Inc.

David A. Bodzenski

David A. Bodzenski
Senior Project Manager

Thomas E. Conrecode, P.E.
Principal Engineer
Florida Registration No. 46571

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APPENDICES

APPENDIX A: Site Vicinity Aerial

APPENDIX B: Site Aerial

APPENDIX C: Site Photographs

APPENDIX D: Stormwater Management System Study: Summary

APPENDIX E: MRI Findings

APPENDIX F: Mettauer Report

Exhibit 1: District Facility Locations

Exhibit 2: District Lake & Stormwater Locations



1.0 EXECUTIVE SUMMARY

Forge Engineering, Inc. (FORGE) has conducted a study of the subject property’s facilities including the water management system, the main line irrigation/pump station and the exterior landscaping improvements that is along Immokalee Road from the eastern edge of the CDD boundary to the Flow Way outfall. Our services include providing a written report that identifies the status and maintenance for common elements of the property, the estimated useful life of each element, and the estimated replacement cost for the District’s facilities. The following table summarizes the study results determined by FORGE:

COMPONENT	CURRENT CONDITION	REQUIRED MAINTENANCE/ REPAIR COSTS
Common Irrigation	Good to Fair	
*Water Management System	Fair to Poor	\$794,000
Grounds	Fair to Poor	
*REQUIRED MAINTENANCE/REPAIR COSTS TOTAL	\$794,000	

“Poor” = an item is failing and in need of immediate repairs (0 months – 12 months).

“Fair to Poor” = an item requires major repairs or replacement in the near future (less than 12 months).

“Fair” = an item requires repair in the near future (12 months – 36 months).

“Good to Fair” = an item requires minor repairs or routine maintenance (less than 36 months).

“Good” = an item has been maintained and only routine maintenance is required (3 years or more).

The table does not include items that were considered normal routine maintenance items.

* Indicates component that will require further investigation and additional maintenance/repair costs are TBD.

Historical aerial photographs of the subject association indicate that the infrastructure and golf course facilities began construction circa 2013, with the amenities center buildings beginning construction circa 2016.

Appendix A illustrates the subject site location with respect to the local vicinity, whereas, Appendix B shows an aerial photograph of the subject site. Representative photographs collected during the time of our site visit are presented in Appendix C. Appendix D summarizes our findings regarding current required maintenance costs, useful life, and element replacement costs of the common elements. Appendix E is a summary of the findings of the underwater evaluation of water management system elements. Appendix F is a copy of the August 2020 Mettauer Report. Exhibit 1 shows CDD Facilities and Exhibit 2 shows the layout of drainage facilities on the property.



2.0 SCOPE OF SERVICES

FORGE has conducted this inspection in general accordance with the scope and limitations of FORGE's proposal number 5911-001.01PR dated January 8, 2021.

In general, the District's facilities that were evaluated as part of this study:

- Water Management System (including):
 - Twenty-seven retention lakes, stormwater drains,
 - Two control structures at the Flow Way canal,
 - Catch basins in upland areas and roadways for stormwater collection,
 - Submerged pipe ends within the lakes,
 - Pipe connections between lakes.
- Main irrigation lines, pump stations,
- Entrance landscaping,
- Roadway areas experiencing flooding along drainage ways.

FORGE personnel completed physical site observations of the subject property on February 17th and 18th, 2021, as well as, March 3rd, 4th and 12th, 2021 that consisted of a visual examination of the property components. A follow up site visit was completed on April 21, 2021 in order to observe the retrofitted community irrigation control panel and the reportedly finished asphalt roadways and parking areas. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. It is not possible for FORGE to identify discrepancies, which are likely to occur within concealed spaces. No materials testing or field/equipment testing was performed by this office unless specifically authorized and detailed herein. Exterior observations of the District's facilities were made from the ground level. At our request, the District retained, MRI Underwater, to assist in evaluating the conditions of water management system facilities not visible from ground elevation. This includes inspecting specified storm water structures and pipes to identify blockages and existing conditions.

3.0 OBSERVATIONS OF COMPONENTS

The component categories included in this study are summarized and described below. We have provided our opinion of the current condition for each line item identified in this report using the following terms:



Opinion of Current Condition

Good – An item has been maintained and only routine maintenance is required,

Good to Fair – An item requires minor repairs or routine maintenance,

Fair – An item requires limited repairs or maintenance in the near future,

Fair to Poor – An item requires major repairs or replacement in the near future,

Poor – An item is failing and in need of immediate repairs or replacement.

Plumbing

Applicable plumbing components for the subject property include sanitary sewer pipes and 7 sewer lift stations. Collier County Utilities owns and operates the water and sewer services to the subject development, however, due to errant odors from lift station 168.09 located adjacent to Esplanade Boulevard between Cavano Street and Bellano Court, Forge was asked to investigate the operation of this system.

In general, this item was observed to be in fair to poor overall condition at the time of our site visit. The following items were noted during our inspection as related to the scope of this report:

- We noted a foul odor at lift station 168.09, even though there is an odor control device installed at this location.
 - Further investigation with the Collier County Wastewater Division indicated that the odor control apparatus is a two-stage treatment process which requires regular maintenance and upkeep of the treatment media on a roughly quarterly basis.
 - The subject unit is at the end of the wastewater stream within the development and is therefore experiencing periodic surging of flows from upstream.
 - The Collier County Wastewater Department should be contacted when odors are detected.

Water Management System

Drainage for the development is comprised of sloped roofs that deposit water into the roof perimeter gutter and downspout systems that then convey runoff water into underground pipe systems. These are not CDD owned elements of the stormwater system. Storm water then travels into catch basins, drainage lakes, and/or into connected underground piping that is connected to the adjacent stormwater lakes owned and operated by the CDD.

A flow way on the West side of the property is comprised of a channel and two concrete water control structures (Broad Crested Weirs), that manage water retention and runoff levels of the



preserve wetlands and the inter-connected stormwater lakes.

In general, the storm water drainage systems at the subject site were observed to be in fair to poor overall condition at the time of our site visits. The following items were noted during our inspection:

- We observed erosion of the embankment at the following lakes: Numbers 2, 9, 10, 12AB, 13, 14, 15A, 15B, 16, 17, 18, 19, 20, 21, 23, 25, 26 and 27.
- We observed drop-off of the embankment at several locations of the following lakes: Numbers 12, 13, 14, 15A, 15B, 16, 17, 18, 19 and 23.
- We observed direct discharge of building downspout drains into the following lakes: Numbers 5B, 6, 7, 9, 13, 14, 15A, 15B, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26 and 27.
- We observed areas of rip rap at various locations of embankment erosion at lake 12AB.
- We observed dead littoral plants at the following lakes: Numbers 5A, 6, 9, 10, 20, 25, 26 and 27. (Refer to Mettauer Environmental report located within Appendix F, Inspection Reference: 08202020 for detailed information.)
- Lake number 11 was recently expanded and incomplete at the time of our inspection, however recently revised and approved plans indicate much of the lake expansion will now be used as a shallow littoral planting zone rather than stormwater lake. It is speculated that the developer chose not to blast the rock layer to fully excavate this area for this lake expansion.
- The lakes and flow way are inter-connected via underground piping. These components are underwater and were not visible during our site visits. At our request, the District retained, MRI Underwater, to assist in evaluating the conditions of water management system facilities. This includes inspecting specified storm water structures to identify blockages and existing conditions. Their findings are summarized in Appendix E.
- We observed an area of dead littoral plants along the flow way.
- While both broad crested weir structures were in good condition, we observed soil erosion at both ends of the south, broad crested weir of the Flow Way and recommend repair of these areas in advance of the next wet season.

Irrigation and Grounds

Irrigation water for the Community is provided by two pump houses and is distributed throughout the subject property. One pump house, owned and operated by the CDD, provides irrigation



water to the residential units and the other providing irrigation water to the golf course is not a CDD asset. Water is supplied by two wells from a shallow aquifer discharging into lakes and the pump houses withdraw irrigation water from the lakes. This is permitted through the South Florida Water Management District with specific limitations for withdrawals. Forge did not identify any metering devices for these withdrawals.

In general, the pump houses are supported by the following pieces of equipment:

- District irrigation pump house: 4-75hp, 1-25hp, and 1-1.5hp motors, 2 filters, a controller and a bromine treatment system.
- Golf course irrigation pump house: 3-75hp and 2-.75hp motors, and 2 controllers.

In general, the irrigation and grounds were observed to be in fair to poor overall condition. The District pump house was recently upgraded with telemetry and automated controls to minimize downtime caused by errant operational parameters. The following items were noted during our inspection as related to the scope of this report:

- We observed two unknown tanks at the exterior of the golf course pump house.

4.0 LIMITATIONS OF REPORT

Due to the limited scope of our services, it may be possible that some repairs have not been identified herein. Costs provided herein are opinions only and are based on our experience with similar projects. Unless stated otherwise, no contractors have provided pricing. Depending upon contractors' fees and specific products, actual costs will vary from our estimates.

Unless noted herein, the site was not assessed for compliance with State and federal environmental laws or specific building codes. No laboratory analyses were performed on any building materials, soil, surface water, or any other substance as part of this assessment other than those that may be specified in the report. FORGE is not responsible for any independent conclusions, opinions, or recommendations made by others based on the information presented in this report.

5.0 CLOSING

Opinions of costs have been provided for each recommendation unless noted otherwise and are based on our experience with projects of a similar type, known construction industry averages, or historical cost data. Opinions of cost information are inclusive of labor, material, appropriate



overhead, general conditions, and profit. It is exclusive of any contingencies and local taxes that may be assessed on this project, and it is assumed that outside contractors will perform remedial work.

We have not attempted to identify items of routine repair and maintenance such as sprinkler head replacement and lighting repairs. We trust the information contained herein is suitable for your needs and appreciate the opportunity to have been of service to you. Please contact us if you have any questions concerning this report.

DRAFT 2



APPENDIX A

DRAFT



Image: Google Earth Pro



Appendix A: Site Vicinity Map

FLOW WAY CDD

Esplanade Golf & Country Club
Naples, Collier County, Florida

FORGE Project Number 5911-001.01



APPENDIX B

DRAFT

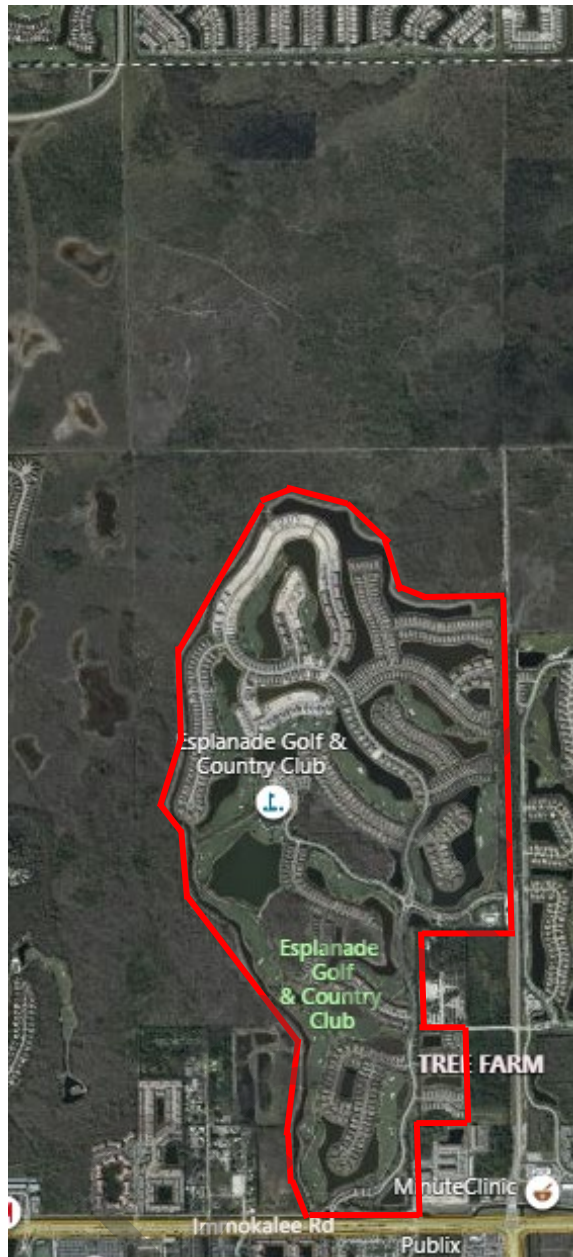
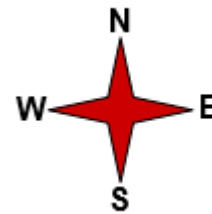


Image: Bing Maps Website



Appendix B: Site Aerial

FLOW WAY CDD

Esplanade Golf & Country Club
Naples, Collier County, Florida

FORGE Project Number 5911-001.01



APPENDIX C

DRAFT

APPENDIX C: SITE PHOTOGRAPHS



View of lift station 168.09.



View of odor control system at 168.09.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of groove cut into concrete catch basin – Amenity Center Parking Lot.



View of gutter downspout from a building - Lake 17/Benvenuto Court.

APPENDIX C: SITE PHOTOGRAPHS



Typical view of Lake 1, note sign condition



View of direct discharge lines - Lake 27.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of herbicide spray, not permitted in littoral areas - Lake 5A.



View of damaged Littoral sign - Lake 5B.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of littoral - Lake 9.



Typical view of littoral - Lake 26.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment - Lake 7.



Typical view of Lake 6.

APPENDIX C: SITE PHOTOGRAPHS



View of rip rap at areas of erosion - Lake 12.



View of rip rap at areas of erosion - Lake 12.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment - Lake 23.



View of erosion at lake embankment - Lake 15A.

APPENDIX C: SITE PHOTOGRAPHS



View of erosion at discharge line - Lake 14.



Typical view of Lake 14.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of Lake 13.



View of limited littoral plants - Lake 16.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment and direct discharge lines - Lake 16.



View of erosion at lake embankment and direct discharge lines - Lake 16

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion at lake embankment - Lake 18.

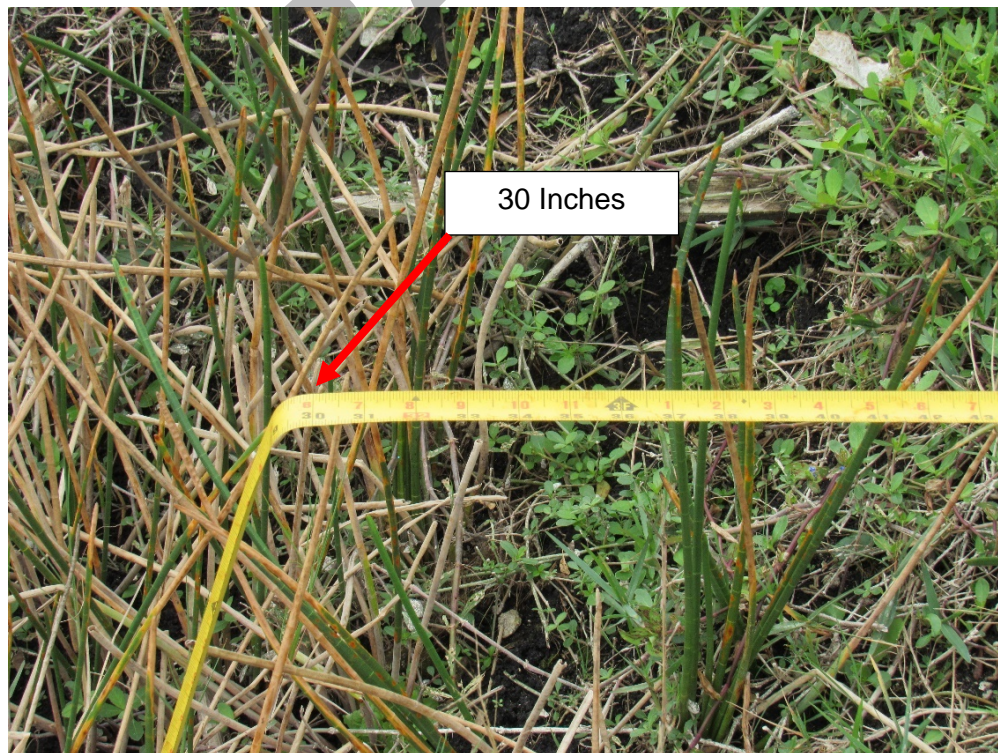


Typical view of limited littoral plants - Lake 18.

APPENDIX C: SITE PHOTOGRAPHS



View of erosion at lake embankment - Lake 18.



View of the depth of erosion at lake embankment - Lake 18.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of limited littoral plants and direct discharge lines - Lake 18.



Typical view of limited littoral plants - Lake 25.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Typical view of limited littoral plants - Lake 25.



Typical view of limited littoral plants and direct discharge lines - Lake 20.

APPENDIX C: SITE PHOTOGRAPHS

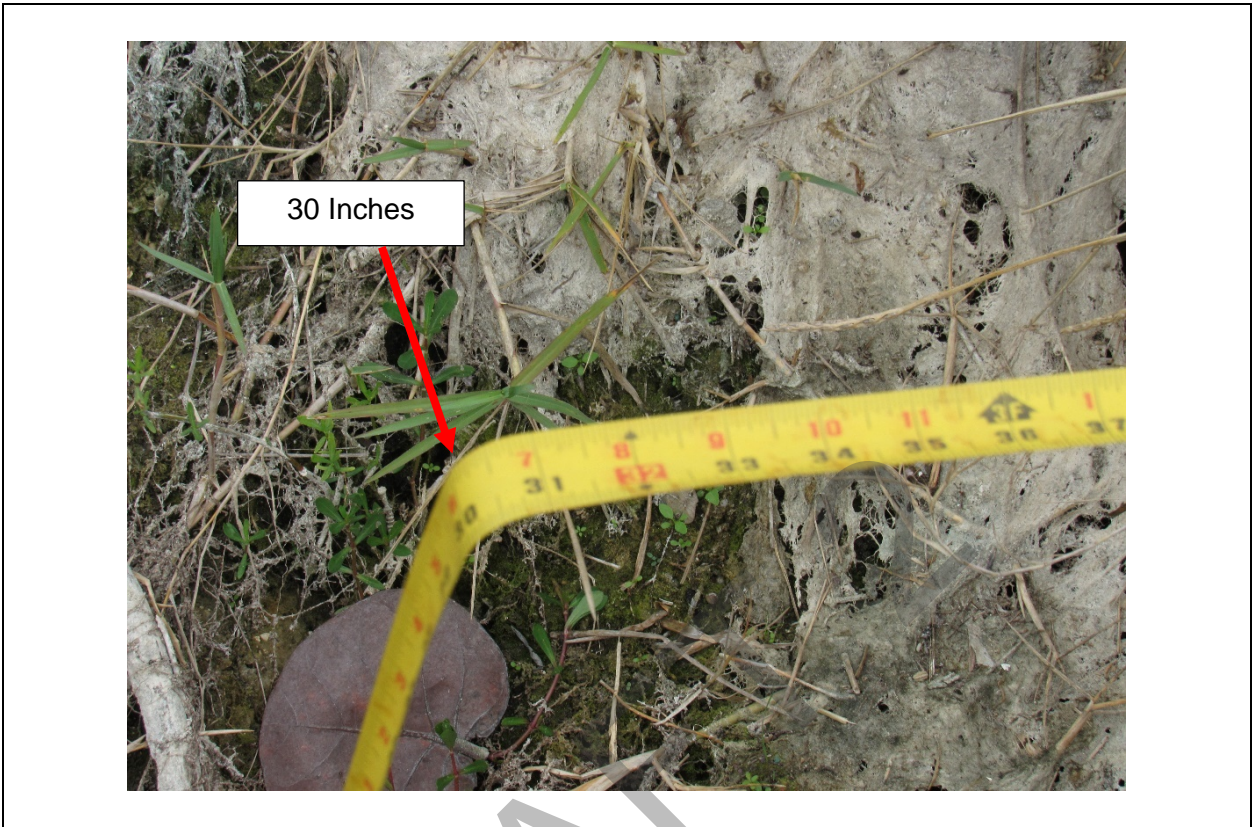


View of limited littoral plants and erosion at lake embankment - Lake 20.



View of the depth of erosion at lake embankment - Lake 20.

APPENDIX C: SITE PHOTOGRAPHS



View of the depth of erosion at lake embankment - Lake 20.



View of limited littoral plants - Lake 22.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of North Broad Crested Weir.



Typical view of Flow Way.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of South Broad Crested Weir.

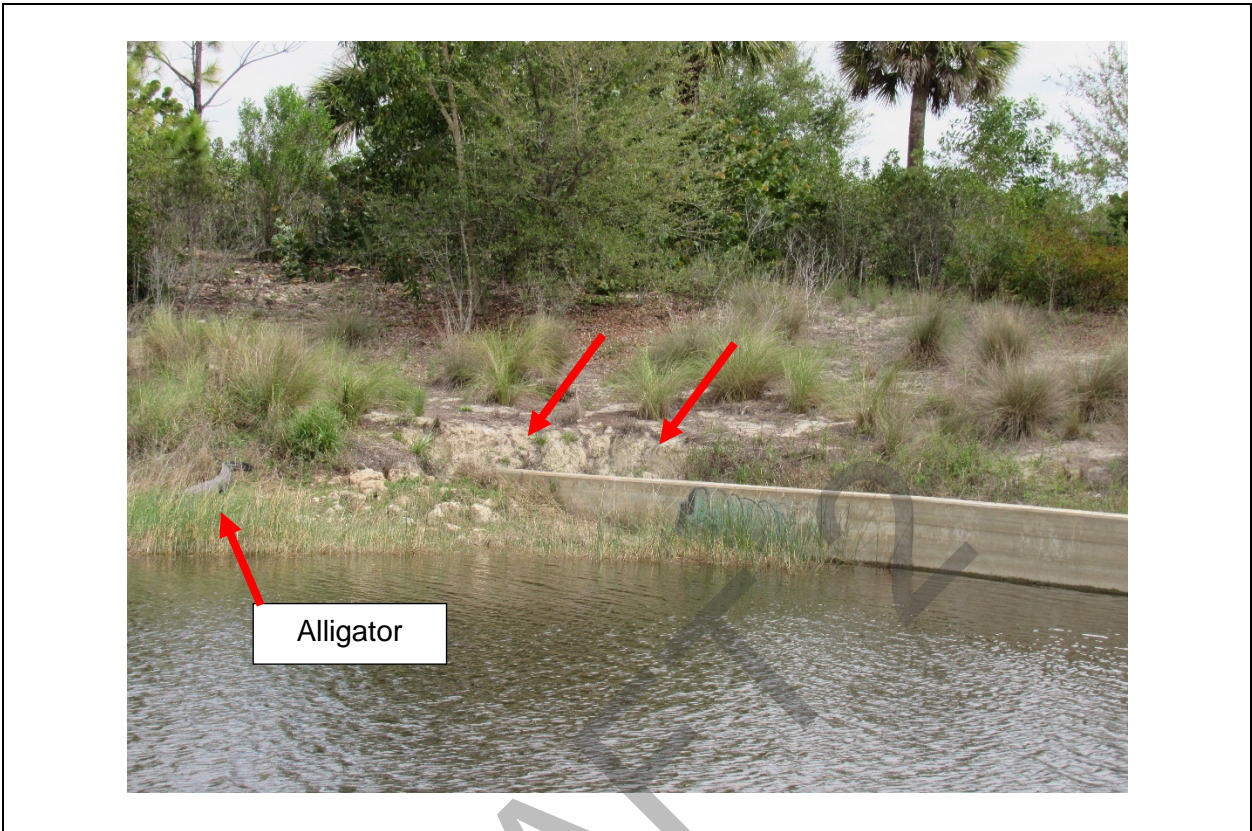


View of erosion - South Broad Crested Weir.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of erosion - South Broad Crested Weir.



View of lake under construction - Lake 11.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of Entry Bridge



View of Flow Way at intersection with Immokalee Road Canal.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



Exterior view of Community Irrigation Pump House.



Interior view of Community Irrigation Pump House.

APPENDIX C: SITE PHOTOGRAPHS

Flow Way CDD

FORGE Project No. 5911-001.01



View of unknown tanks - Golf Course Irrigation Pump House.



View of exterior gas pump - Golf Course Irrigation Pump House.

APPENDIX D

DRAFT

APPENDIX D: WATER MANAGEMENT SYSTEM ELEMENT SUMMARY

FLOW WAY CDD - ESPLANADE GOLF & COUNTRY CLUB

Condominium Buildings: 0 Amenity Buildings: 0

Constructed: 2013 - 2021

ELEMENT	ELEMENT CONDITION	Required Maintenance Costs	Estimated Useful Life (years)	Approximate Remaining Useful Life (years)	Estimated Replacement Cost
PLUMBING	Good to Fair	N/A	40+	32 - 39+	N/A
N/A		N/A	Water/Sewer Lines		
DRAINAGE SYSTEMS AND LAKES	Fair to Poor	\$794,000	30 - 40+	22 - 32+	N/A
Address erosion at the lake embankments.		\$528,000			
Address the rip rap at the erosion of the embankment at Lake 12AB.		\$12,000			
Address dead littoral plants at lakes number 5A, 6, 9, 10, 20, 25, 26 and 27.		\$160,000			
Address soil erosion at both ends of the south fixed spillway of the Flow Way.		\$8,000			
Hired dive company, MRI, specializing in lake investigations to inspect the inter-connected pipes between lakes and flow way.		\$6,000			
Clean/clear drainage lines per MRI's investigation.		\$80,000			
IRRIGATION AND GROUNDS	Fair to Poor	N/A	30+ Irrigation Lines 5 - 15 Sprinklers 30 Control Panel	22+	N/A
N/A		N/A			
*ELEMENT TOTAL		\$794,000			

Required Maintenance Costs include permit fees, construction overhead and taxes but exclude special equipment needed to access an element's location.

Minimum = Approximate minimum fee to complete a required maintenance item.

* Indicates a component that will require further investigation and additional maintenance/repair costs that are TBD.

Estimated Useful Life assumes that all maintenance is done correctly and in a timely manner.

Estimated Required Maintenance Costs for each category are the sum of the estimated repair costs for each item identified within the Turnover portion of the report.

Estimated Replacement Costs are current and not adjusted for future dollars.

"Poor"= an item is failing and in need of immediate repairs, "Fair"= an item requires repair in the near future, "Good"= an item has been maintained and only requires routine maintenance.

APPENDIX E

(MRI Findings)

DRAFT

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1001	Esplanade Blvd	Curb	5% Sand and Debris	NO
1002	Esplanade Blvd	Curb	5% Sand and Debris	NO
1003	Lake # 2	Lake End	95% Sand and Debris	YES
1004	Esplanade Blvd	Curb	10% Sand and Debris	NO
1005	Esplanade Blvd	Curb	5% Sand and Debris	NO
1007	Lake #2	Lake End	80% Sand and Debris	YES
1017	Lake #1	Lake End	35% Sand and Debris	YES
1016	Esplanade Blvd	Curb	10% Sand and Debris	NO
1015	Esplanade Blvd	Curb	10% Sand and Debris	NO
1008	Lake #2	Lake End	25% Sand and Debris	YES
1015A	Esplanade Blvd	Curb	5% Sand and Debris	NO
1015B	Esplanade Blvd	Curb	5% Sand and Debris	NO
1018A	Esplanade Blvd	Box	5% Sand and Debris	NO
1018	Esplanade Blvd	Curb	5% Sand and Debris	NO
1019	Esplanade Blvd	Curb	5% sand and Debris	NO
1020	Lake #4	Lake End	40% Sand and Debris	YES
1021	Lake #4	Lake End	10% Sand and Debris	NO
1022	Lake #2	Lake End	50% Sand and Debris	YES
1023A	Esplanade Blvd	Manhole	Clean	NO
1023	Esplanade Blvd	Curb	Clean	NO
1024	Esplanade Blvd	Curb	Clean	NO
1025	Lake #4	Lake End	Clean	NO
1118	Lake #2	Lake End	50% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
CS-01	Lake #2	Control Structure 1	25% Sand and Debris	YES
1119	Flow Way	Lake End	Clean	NO
2013	Lake #2	Lake End	95% Sand and Debris	YES
2012	Cavano St.	Curb	5% Sand and Debris	NO
2011	Cavano St.	Curb	5% Sand and Debris	NO
2010	Lake #3	Lake End	10% Sand and Debris	NO
1014	Lake #1	Lake End	Did not Locate	
CS-1013			Did not Locate	
1012			Did not Locate	
1010			Did not Locate	
1009			Did not Locate	
1026	Lake #4	Lake End	90% Sand and Debris	YES
1027	Amour Ct	Manhole	30% Roots, Sand and Debris	YES
1028	Amour Ct	Curb	10% Sand and Debris	NO
1029	Amour Ct	Curb	20% Sand and Debris	NO
1030	Lake #5	Lake End	25% Sand and Debris	YES
1031A	Box	Box	Buried	YES
1031	Esplanade Blvd	Curb	Clean	NO
1032	Esplanade Blvd	Curb	Clean	NO
1033	Lake #5A	Lake End	50% Sand and Debris	YES
1034	Box	Grate Box	10% Sand and Debris	NO
1035A	Lake #5A	Lake End	30% Grass, Sand and Debris	YES
1034A	Bellano Ct	Curb	Clean	NO
1034B	Bellano Ct	Curb	Clean	NO
1045	Esplanade Blvd	Curb	Clean	NO
1044	Esplanade Blvd	Curb	25% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1044A	Lake #9	Lake End	75% Sand and Debris	YES
1043	Box	Box	10% Sand and Debris	NO
1048	Esplanade Blvd	Curb	10% Sand and Debris	NO
1049	Esplanade Blvd	Curb	10% Sand and Debris	No
1050	Lake #9	Lake End	50% Vegetation, Sand and Debris	YES
1051	Lake #14	Lake End	40% Sand and Debris	YES
1052	Esplanade Blvd	Curb	25% Sand and Debris	YES
1053	Esplanade Blvd	Curb	10% Sand and Debris	NO
1054	Lake #9	Lake End	80% Sand and Debris	YES
1057	Lake #11	Lake End	95% Rocks, Sand and Debris	YES
1058	Torre Vista	Curb	80% Sand and Debris	YES
1059	Torre Vista	Curb	75% Sand and Debris	YES
1060	Lake #12	Lake End	80% Sand and Debris	YES
1051	Torre Vista	Curb	10% Sand and Debris	NO
1051A	Torre Vista	Curb	10% Sand and Debris	NO
1052	Lake #12	Lake End	75% Sand and Debris	YES
1052C	Torre Vista	Curb	25% Sand and Debris	YES
1052B	Torre Vista	Curb	30% Sand and Debris	YES
1052A	Lake #12	Lake End	100% Fabric, Vegetation, Sand and Debris	YES
2095A	Lake #10	Lake End	85% Sand and Debris	YES
2098	Torre Vista	Curb	30% Sand and Debris	YES
2098A	Lake #10	Lake End	45% Sand and Debris	YES
2098B	Lake #12	Lake End	90% Sand and Debris	YES
2098C	Esplanade Blvd	Curb	50% Sand and Debris	YES
2098D	Esplanade Blvd	Curb	45% Sand and Debris	YES
2098E	Lake #10	Lake End	80% Sand and Debris	YES
1063	Torre Vista	Curb	30% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1064	Lake #9	Lake End	20% Sand and Debris	NO
1121	Flow Way	Lake End	20% Sand and Debris	NO
CS02	Golf Course	Box	90% Sand and Debris	YES
1120	Lake #6	Lake End	Buried-Not able to located	YES
1040	Lake #6	Lake End	95% Sand and Debris	YES
1041	Vaccaro Ct	Manhole	25% Sand and Debris	YES
1042	Lake #9	Lake End	95% Sand and Debris	YES
1937	Lake #5B	Lake End	25% Sand and Debris	YES
1036	Lake #5A	Lake End	40% Sand and Debris	YES
147	Lake #5A	Lake End	50% Sand and Debris	YES
146	Box	Box	Clean	NO
145	Cavano St.	Curb	Clean	NO
144	Cavano St.	Curb	Clean	NO
143	Cavano St.	Box	Clean	NO
142	Cavano St.	Curb	Clean	NO
141	Cavano St.	Curb	Clean	NO
140	Lake #3	Lake End	10% Sand & Debris	No
CS1072		Control Structure	10% Sand and Debris	NO
1071	Lake #7	Lake End	75% Sand and Debris	YES
1067	Lake #8	Lake End	80% Sand & Debris	Yes
CS1055	Preseve D	Control Structure	Clean	NO
1056	Lake #9	Lake End	100% Sand and Debris	YES
1066	Lake #8	Lake End	95% Sand and Debris	YES
1065	Lake #9	Lake End	Buried	YES
3000	Pocida Ct	Curb	15% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
3001	Lake #21	Lake End	10% Sand and Debris	NO
3002	Lake #21	Lake End	30% Sand and Debris	YES
3003	Pocida Ct	Curb	Clean	NO
3004	Pocida Ct	Curb	5% Sand and Debris	NO
3005	Pocida Ct	Curb	10% Sand and Debris	NO
3006	Pocida Ct	Curb	25% Sand and Debris	YES
3007	Lake #21	Lake End	50% Sand and Debris	YES
1089	Lake #21	Lake End	15% Sand and Debris	NO
3010	Montelanico Loop	Curb	10% Sand and Debris	NO
3011	Lake #22	Lake End	Clean	NO
3012	Montelanico Loop	Curb	10% Sand and Debris	NO
3013	Montelanico Loop	Curb	5% sand and Debris	NO
3014	Lake #25	Lake End	25% Sand and Debris	YES
1080	Lake #22-21	Lake End	Buried	YES
1633	Montelanico Loop	Box	Clean	NO
1633A	Montelanico Loop	Box	Clean	NO
1633B	Montelanico Loop	Curb	10% Sand and Debris	NO
1633C	Montelanico Loop	Curb	5% Sand and Debris	NO
1633D	Montelanico Loop	Box	5% Sand and Debris	NO
1088D	Montelanico Loop	Box	30% Sand and Debris	YES
1088C	Montelanico Loop	Curb	15% Sand and Debris	NO
1088B	Montelanico Loop	Curb	20% Sand and Debris	NO
1088A	Montelanico Loop	Box	10% Sand and Debris	NO
1088	Montelanico Loop	Box	5% Sand and Debris	NO
1084	Lake #20-21	Lake End	Buried	YES
1086	Lake #20-21	Lake End	90% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1086A	Montelanico Loop	Curb	10% Sand and Debris	NO
1086B	Montelanico Loop	Curb	10% Sand and Debris	NO
1086C	Montelanico Loop	Box	30% Sand and Debris	YES
1089	Lake #20-21	Lake End	60% Rocks, Vegetation Sand and Debris	YES
1089A	Montelanico Loop	Curb	15% Rocks, Sand and Debris	NO
1089B	Montelanico Loop	Curb	5% Rocks, Sand and Debris	NO
1098	Lake #20-21	Lake End	20% Sand and Debris	NO
1098A	Montelanico Loop	Curb	45% Sand and Debris	YES
1098B	Montelanico Loop	Curb	40% Sand and Debris	YES
1098C	Lake #18-19	Lake End	10% Sand and Debris	NO
1092B	Montelanico Loop	Curb	20% Sand and Debris	NO
1092A	Montelanico Loop	Curb	20% Sand and Debris	NO
1092	Lake #20-21	Lake End	30% Sand and Debris	YES
1093B	Montelanico Loop	Curb	5% Sand and Debris	NO
1093A	Montelanico Loop	Curb	5% Sand and Debris	NO
1093 C	Montelanico Loop	Curb	5% Sand & Debris	NO
1093D	Montelanico Loop	Curb	5% Sand & Debris	No
1093 E	Lake# 18-19	Lake End		
1093	Lake #20-21	Lake End	5% Sand and Debris	NO
3015	Lake #22	Lake End	65% Sand and Debris	YES
3016	Montelanico Loop	Curb	15% Sand and Debris	NO
3017	Montelanico Loop	Curb	15% Sand and Debris	NO
3018	Lake #18-19	Lake End	30% Sand and Debris	YES
3019	Montelanico Loop	Curb	20% Leaves, Sand and Debris	NO
3020	Montelanico Loop	Curb	15% Sand and Debris	NO
3021	Lake #22	Lake End	Clean	NO
1	Lake #22	Lake End	90% Sand and Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
2	Carpetto Drive	Curb	10% Sand and Debris	NO
3	Carpetto Drive	Curb	20% Sand and Debris	NO
4	Lake #25	Lake End	40% Sand and Debris	YES
5	Carpetto Drive	Curb	Clean	NO
6	Carpetto Drive	Curb	10% Sand and Debris	NO
7	Carpetto Drive	Manhole	15% Sand and Debris	NO
8	Lake #22	Lake End	60% Sand and Debris	YES
9	Talipano Ter	Box	80% Sand and Debris	YES
10	Talipano Ter	Box	10% Sand & Debris	No
11	Lake #23	Lake End	95% Vegetation, Sand and Debris	YES
12	Talipano Ter	Curb	30% Sand and Debris	YES
13	Talipano Ter	Curb	40% Sand and Debris	YES
14	Lake #22	Lake End	Clean	NO
15	Talipano Ter	Curb	Clean	NO
16	Talipano Ter	Curb	Clean	NO
17	Lake #22	Lake End	90% Sand and Debris	YES
1082	Lake #25	Lake End	90% Sand and Debris	YES
19	Rapallo St	Manhole	10% Sand and Debris	NO
20	Rapallo St	Curb	30% Sand and Debris	YES
21	Rapallo St	Curb	30% Sand and Debris	YES
22	Rapallo St	Box	15% Sand and Debris	NO
23	Rapallo St	Box	10% Sand and Debris	NO
24	Rapallo St	Curb	20% Sand and Debris	NO
25	Rapallo St	Curb	10% Sand and Debris	NO
1081	Rapallo St	Manhole	10% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

17891 Wetstone Road
North Fort Myers, FL. 39917
239-984-5241

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1080AA	Rapallo St	Box	10% Sand and Debris	NO
1080A	Lake # 25	Lake	Buried -Needs vegetation removed	YES
29	Rapallo St	Box	10% Rocks, Sand and Debris	NO
30	Rapallo St	Curb	25% Sand and Debris	YES
31	Rapallo St	Curb	50% Sand and Debris	YES
32	Rapallo St	Curb	30% Sand & Debris	No
33	Rapallo St	Curb	30% Sand and Debris	YES
34	Rapallo St	Manhole	5% Sand and Debris	NO
1076	Lake #24	Lake End	30% Sand and Debris	YES
36	Rapallo St	Box	10% Sand and Debris	NO
37	Rapallo St	Curb	40% Sand & Debris	YES
38	Rapallo St	Curb	30% Sand and Debris	YES
39	Rapallo St	Manhole	Clean	NO
40	Rapallo St	Manhole	Clean	NO
1075	Lake #24	Lake End	50% Vegetation, Sand and Debris	YES
42	Gallano Ter	Curb	10% Sand and Debris	NO
43	Gallano Ter	Curb	10% Sand and Debris	NO
44	Lake #18-19	Lake End	25% Sand and Debris	YES
45	Gallano Ter	Curb	5% Sand and Debris	NO
46	Gallano Ter	Curb	5% Sand & Debris	No
47	Lake #18-19	Lake End	75% Sand and Debris	YES
48	Gallano Ter	Curb	5% Sand and Debris	NO
49	Gallano Ter	Curb	5% Sand and Debris	NO
50	Lake #17	Lake End	Buried	YES
51	Lake #18-19	Lake End	75% Sand and Debris -Needs Dredging	YES
52	Livorno Court	Manhole	5% Sand and Debris	NO
53	Livorno Court	Curb	5% sand and Debris	NO

WE SEE THINGS YOU CAN'T

17891 Wetstone Road
North Fort Myers, FL. 39917
239-984-5241

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
54	Livorno Court	Curb	5% Sand and Debris	NO
55	Lake #17	Lake End	Clean	NO
56	Livorno Court	Curb	40% Sand and Debris	YES
57	Livorno Court	Curb	35% Sand and Debris	YES
58	Lake #18-19	Lake End	75% Sand and Debris- Needs Dredging	YES
59	Livorno Court	Curb	5% Sand and Debris	NO
60	Livorno Court	Curb	5% Sand and Debris	NO
61	Lake #18-19	Lake End	50% Sand and Debris	YES
62	Terresina Dr	Curb	5% Sand and Debris-Removed grate Carpets	NO
63	Terresina Dr	Curb	5% Sand and Debris	NO
64	Lake #17	Lake End	5% Sand & Debris	No
65	Terresina Dr	Curb	5% Sand and Debris- Removed grate carpets	NO
66	Terresina Dr	Curb	5% Sand and Debris	NO
67	Lake #17	Lake End	Buried	YES
68	Lake #5	Lake End	Buried	YES
69	Benvenuto Ct	Curb	40% Sand and Debris	YES
70	Benvenuto Ct	Curb	20% Sand and Debris	NO
71	Lake #17	Lake End	50% Sand and Debris	YES
72	Terresina Dr	Curb	10% Sand and Debris	NO
73	Terresina Dr	Curb	Clean	NO
74	Lake #16B	Lake End	50% Sand and Debris	YES
75	Lake #18-19	Lake End	50% Sand and Debris -Plywood	YES
76	Terresina Dr	Curb	20% Sand and Debris	NO
77	Terresina Dr	Curb	5% Sand and Debris	NO
78	Terresina Dr	Manhole	20% Sand and Debris	NO
79	Terresina Dr	Manhole	10% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1112	Lake #14	Lake End	50% Sand and Debris	YES
81	Esplanade Blvd	Curb	15% Sand and Debris	NO
82	Esplanade Blvd	Curb	35% Sand and Debris	YES
83	Lake #14	Lake End	30% Sand and Debris	YES
84	Esplanade Blvd	Curb	5% Sand and Debris	NO
85	Esplanade Blvd	Curb	10% Sand and Debris	NO
86	Lake #14	Lake End	Clean	NO
87	Esplanade Blvd	Lake End	30% Sand and Debris	YES
88	Esplanade Blvd	Curb	5% Sand and Debris	NO
89	Esplanade Blvd	Curb	5% Sand and Debris	NO
90	Lake #14	Lake End	20% Sand and Debris	NO
91	Lake #14	Lake End	Clean	NO
92	Trivoli Ter	Curb	20% Sand and Debris	NO
93	Trivoli Ter	Curb	20% Sand and Debris	NO
94	Lake #12	Lake End	10% Sand and Debris	NO
95	Trivoli Ter	Curb	10% Sand and Debris	NO
96	Trivoli Ter	Curb	10% Sand and Debris	NO
97	Trivoli Ter	Lake End	30% Sand and Debris	YES
98	Rialto Lane	Curb	5% Sand and Debris	NO
99	Rialto Lane	Curb	5% Sand and Debris	NO
100	Lake #14	Lake End	10% Sand and Debris	NO
101	Rialto Lane	Curb	10% Sand and Debris	NO
102	Rialto Lane	Curb	10% Sand and Debris	NO
103	Lake #14	Lake	Clean	NO
104	Esplanade Blvd	Curb	5% Sand and Debris	NO
105	Esplanade Blvd	Curb	5% Sand and Debris	NO
106	Lake #12	Lake End	15% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
107	Arrezo Ct	Curb	5% Sand and Debris	NO
108	Arrezo Ct	Curb	5% Sand and Debris	NO
109	Lake #12	Lake End	Clean	NO
110	Arrezo Ct	Curb	5% Sand and Debris	NO
111	Arrezo Ct	Curb	15% Sand and Debris	NO
112	Lake #12	Lake End	10% Sand & Debris	NO
113	Arrezo Ct	Curb	5% Sand and Debris	NO
114	Arrezo Ct	Curb	5% Sand and Debris	NO
115	Lake #12	Lake End	15% Sand and Debris	NO
116	Arrezo Ct	Curb	5% Sand and Debris	NO
117	Arrezo Ct	Curb	5% Sand and Debris	NO
118	Arrezo Ct	Manhole	Buried	YES
119	Lake #10	Lake End	5% Sand and Debris	NO
120	Arrezo Ct	Curb	5% Sand and Debris	NO
121	Arrezo Ct	Curb	5% Sand and Debris	NO
1106	Arrezo Ct	Box	5% Sand and Debris	NO
1107	Lake #13	Lake End	5% Sand and Debris	NO
124	Arrezo Ct	Box	5% Sand and Debris	NO
125	Arrezo Ct	Curb	5% Sand and Debris	NO
126	Arrezo Ct	Curb	10% Sand and Debris	NO
1105	Arrezo Ct	Box	10% Brick, Sand and Debris	NO
1104	Lake #13	Lake End	Clean	NO
129	Lake #23	Lake End	95% Sand and Debris	YES
130	Arrezo Ct	Curb	25% Sand and Debris	YES
131	Arrezo Ct	Curb	30% Sand and Debris	YES
132	Arrezo Ct	Manhole	30% Sand and Debris	YES
1101	Arrezo Ct	Box	Clean	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
1100	Arrezo Ct	Lake End	Clean	NO
135	Armour Ct	Curb	5% Sand and Debris	NO
136	Lake #2	Lake End	45% Sand and Debris	YES
137	Armour Ct	Curb	Clean	NO
138	Armour Ct	Curb	5% Sand and Debris	NO
139	Lake #2	Lake End	15% Sand and Debris	NO
140	Lake #3	Lake End	10% Sand and Debris	NO
141	Cavano Ct	Curb	5% Sand and Debris	NO
142	Cavano Ct	Curb	5% Sand and Debris	NO
143	Cavano Ct	Box	Clean	NO
144	Cavano Ct	Curb	Clean	NO
146	Cavano Ct	Box	5% Sand and Debris	NO
147	Lake #5A	Lake End	45% Vegetation, Sand and Debris	YES
148	Armour Ct	Curb	Clean	NO
149	Armour Ct	Curb	Clean	NO
150	Lake #3	Lake End	15% Vegetation, Sand and Debris	NO
151	Armour Ct	Curb	Clean	NO
152	Armour Ct	Curb	Clean	NO
153	Lake #3	Lake End	Clean	NO
154	Dilillo Ct	Box	Clean	NO
155	Dilillo Ct	Curb	15% Sand and Debris	NO
156	Dilillo Ct	Curb	15% Sand and Debris	NO
157	Lake #27	Lake End	20% Sand and Debris	NO
158	Cavano Ct	Curb	Clean	NO
159	Cavano Ct	Curb	Clean	NO
160	Cavano Ct	Manhole	5% Sand and Debris	NO
161	Cavano Ct	Manhole	5% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
162	Lake #25	Lake End	5% Sand and Debris	NO
163	Lake #25	Lake End	20% Sand and Debris	NO
	Cavano Ct	Curb	95% Sand and Debris	YES
165	Cavano Ct	Curb	95% Sand and Debris	YES
166	Lake #27	Lake End	60% Sand and Debris	YES
167	Cavano Ct	Curb	10% Sand and Debris	NO
168	Cavano Ct	Curb	10% Sand & Debris	NO
169	Cavano Ct	Manhole	5% Sand and Debris	NO
170	Lake #25	Lake End	25% Sand and Debris	YES
171	Bello Court	Curb	5% Sand and Debris	NO
172	Bello Court	Curb	10% Sand and Debris	NO
173	Lake #5B	Lake End	25% Vegetation, Sand and Debris	YES
174	Torre Vista	Curb	10% Sand and Debris	NO
175	Torre Vista	Curb	10% Sand and Debris	NO
1067	Lake #8	Lake End	Buried	YES
1070	Torre Vista	Curb	10% Sand and Debris	NO
178	Torre Vista	Curb	10% Sand and Debris	NO
179	Torre Vista	Box	10% Sand and Debris	NO
180	Torre Vista	Manhole	5% Sand and Debris	NO
181	Lake #8	Lake End	20% Vegetation, Sand and Debris	NO
182	Savona Ct	Curb	Clean	NO
183	Savona Ct	Curb	Clean	NO
184	Savona Ct	Lake End	45% Sand and Debris	YES
185	Savona Ct	Curb	Clean	NO
186	Savona Ct	Curb	5% Sand and Debris	NO
187	Savona Ct	Lake End	5% Vegetation, Sand and Debris	NO
188	Vaccaro CT	Curb	10% Sand and Debris	NO

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
189	Vaccaro CT	Curb	10% Sand and Debris	NO
190	Vaccaro CT	Lake End	45% Vegetation, Sand and Debris	YES
191	Vaccaro CT	Box	10% Sand and Debris	NO
192	Vaccaro CT	Box	Clean	NO
193	Vaccaro CT	Curb	15% Sand and Debris	NO
194	Vaccaro CT	Curb	10% Sand and Debris	NO
195	Lake #19	Lake End	Buried - Vegetation	YES
1122	Lake #7	Lake End	100% Sand and Debris	YES
CS 03		Control Structure	50% Sand and Debris	YES
1123		Long Skinny Edge	Buried	YES
1074	Lake #24	Lake End	Buried -Vegetation	YES
1073	Lake #7	Lake End	100% Sand and Debris	YES
201	Savona Ct	Curb	20% Sand and Debris	NO
202	Savona Ct	Curb	20% Sand and Debris	NO
203	Lake # 9	Lake End	45% Sand and Debris	YES
204	Esplanade Blvd	Curb	30% Sand and Debris	YES
205	Esplanade Blvd	Curb	25% Sand and Debris	YES
206	Lake #10	Lake	40% Sand & Debris	Yes
1170	Lake #15B	Lake End	80% Sand & Debris	Yes
1111	Lake #14	Lake End	10% Sand and Debris	No
1251	Lake #23	Lake End	10% Sand & Debris	No
CS-1250	Control Structure		10% Sand & Debris	No
CS-10	Amenity Center	Box	10% Sand & Debris	No
10A	Amenity Center	Box	10% Sand & Debris	No
10B	Amenity Center	Box	25% Sand & Debris	Yes
10C	Amenity Center	Box	25% Sand & Debris	YES
10D	Amenity Center	Box	30% Sand & Debris	YES

WE SEE THINGS YOU CAN'T

STRUCTURE #	LOCATION	TYPE/LAKE	CONDITION 2021	RECOMMEND CLEANING
10E	Amenity Center	Box	Buried	YES
10F	Amenity Center	Box	35% Sand & Debris	YES
10G	Amenity Center	Box	25% Sand & Debris	YES
10H	Amenity Center	Box	Buried	YES
10-I	Amenity Center	Box	10% Sand & Debris	No
10J	Amenity Center	Box	10% Sand & Debris	No
10K	Amenity Center	Box	30% Sand & Debris	YES
10 L	Amenity Center	Box	25% Sand & Debris	YES
10M	Amenity Center	Curb	30% Sand & Debris	YES

WE SEE THINGS YOU CAN'T

APPENDIX F

(Mettauer Report)

DRAFT

Inspection reference: 08202020 Esplanade Golf And Country Club

Confidential Inspection Report



Prepared for:

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

BID INSPECTION FORM

Lake 1

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Subsurface Vegetation?

There is no subsurface vegetation present.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass.

Is Vegetation Thriving?

The vegetation is not thriving.

Clarity:

Water clarity is over two feet.

Outflow?

The lake is out flowing at time of inspection.

Littoral Shelf Present?

There is a littoral shelf present. Pickeralweed, Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Plants Needed?
Aeration Present?
Fountain present?
Action Steps

Littoral plants are not needed at this time.
There is no aeration present on the lake.
There is no fountain present.
Spadderdock topped out in lake. Cattails growing in spots along lake bank. Beneficials were sprayed during last terrestrial treatment. Some beneficials have vines overgrowing them. Huge Brazilian Pepper found on shoreline within littoral zone.

Lake 2

Algae?

Yes, Filamentous, No.





Algae Coverage Percent

0-25%

Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



New Growth?

There is no new littoral growth present.

Plants Needed?

Littoral plants are not needed at this time.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spadderdock is out of control topped out through lake. Trace algae along shoreline. Vines over growing beneficials. Trash along shoreline.

Lake 3

Algae?

No.



There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

Floating Vegetation?

The vegetation is thriving.

Emergent Vegetation

There is no emergent vegetation present.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



New Growth?

There is no new littoral growth present.

Plants Needed?

Littoral plants are not needed at this time.

New Erosion?

There is no new erosion present at the time of inspection.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spadderdock topped out. Littoral zone over grown throughout with vines.

Lake 2

Algae?



Lake 4

Algae?

No.



Floating Vegetation?
Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation

There is surface vegetation present. Spadderdock.
The vegetation is thriving.
There is no subsurface vegetation present.
There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Dog Fennel.



Primrose, Sedges, Tordeo Grass

Is Vegetation Thriving?

The vegetation is thriving.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Pickeralweed, Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Trash along shoreline



Vines growing over cordgrass and ground

New Growth?

There is no new littoral growth present.

Plants Needed?

Additional littoral plants are recommended at this time.

New Erosion?

There is new erosion present at the time of inspection.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spatterdock scattered throughout lake overgrown sedge and Primrose along edge with scattered torpedo grass clumps trash scattered along shoreline vines growing in littoral zone. Erosion starting to happen in areas along homeowner side of lake bank.

Lake 5

Algae?

Yes, Filamentous.



Algae Coverage Percent

0-25%

Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Subsurface Vegetation?

There is subsurface vegetation present. Red Ludwigia There is no subsurface vegetation present.



Red Ludwigia

Emergent Vegetation

Is Vegetation Thriving? The vegetation is thriving. Red Ludwigia.
 There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Ragweed, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Fakahatchee Grass, Muhly Grass.



Established Torpedo grass and primrose

Plants Needed?

New Growth? There is no new littoral growth present.

New Erosion?

Littoral plants are not needed at this time.

Aeration Present?

There is no new erosion present at the time of inspection.

Fountain present?

There is no aeration present on the lake.

Action Steps

There is no fountain present.
 Spatterdock scattered in areas spotty a lot of tall dogfennel all around entire lake. primrose.
 Littorals overgrown with torpedo grass sedges and vines.

Lake 6

Algae?

Yes, Filamentous.



Alligator during inspection

Algae Coverage Percent 0-25%
Floating Vegetation? There is surface vegetation present. Spadderdock, Crested Floating Heart.
Is Vegetation Thriving? The vegetation is thriving. Spadderdock, Crested Floating Heart.
Subsurface Vegetation? There is subsurface vegetation present. Pondweed and coontail.



Emergent Vegetation *Is Vegetation Thriving?* The vegetation is thriving.
There is emergent vegetation present. Torpedo Grass.
Clarity: The vegetation is thriving. The vegetation is not thriving.
Water clarity is over two feet.



Aeration Present? There is no aeration present on the lake.
Littoral Shelf Present? Pickerelweed, Softstem Bulrush, Giant Bulrush, Arrowhead, Fakahatchee Grass, Muhly
Fountain present? There is no fountain present.
Action Steps Spatterdock scattered throughout entire lake Watermilfol and pawn weed present large patches of torpedo grass Melaleuca saplings dogs and all scattered throughout the littoral zone vines growing over the littorals alligator present in lake during inspection.

Lake 7

Algae? No.



Floating Vegetation?

There is surface vegetation present. Spadderdock, There is no floating vegetation present.

Is Vegetation Thriving?

The vegetation is thriving.

Subsurface Vegetation?

There is subsurface vegetation present. Watermilfol.



Watermilfoil

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving.

Clarity:

Water clarity is over two feet.



Vines overgrowing beneficials



Torpedo Grass

New Growth?

There is no new littoral growth present.

Littoral Shelf Present?

Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spattered the scattered throughout Lake torpedo grass send ring all the way around water mill foil along edge vines on beneficial as peppers scattered through out the littorial zone.

Lake 8

Algae?

Yes, Filamentous.



Algae Coverage Percent

0-25%

Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving.

Subsurface Vegetation?

There is subsurface vegetation present. Watermilfol.



Watermilfoil

Emergent Vegetation

Torpedo Grass, Cattails, Primrose, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is over two feet.

Outflow?

The lake is out flowing at time of inspection.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



There is new erosion present at the time of inspection.

New Erosion?



There is no aeration present on the lake.

Aeration Present?

There is no fountain present.

Fountain present?

Action Steps

Spatterdock scattered throughout lake Taquito grass scattered around Shoreline dog fennel around edge trimmer is scattered Watermill for all scattered through our shoreline trash seen during inspection erosion found on corner behind homeowners house Melaleuca trees out in littorial zone scattered around Shoreline edge.

Lake 9

Algae?

No.



There is surface vegetation present. Spadderdock.

Floating Vegetation?

The vegetation is thriving.

Is Vegetation Thriving?

There is no subsurface vegetation present.

Subsurface Vegetation?

There is emergent vegetation present. Torpedo Grass.

Emergent Vegetation

The vegetation is thriving. Torpedo Grass.

Is Vegetation Thriving?

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

New Growth?

There is no new littoral growth present.

Fountain present?

There is no fountain present.

Action Steps

Large amount of spatter dock on lake torpedo grass scattered throughout beneficials dog fennel spotty on Shoreline Vines over growing.



Vines overgrowing beneficials



Vines overgrowing bullrush

Lake 10
Is Vegetation Thriving?
Algae?

The vegetation is thriving. Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel.
 No.



Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation

Floating Vegetation? There is surface vegetation present. Spadderdock.
 The vegetation is thriving. Spadderdock.
 There is no subsurface vegetation present.
 There is emergent vegetation present. Torpedo Grass, Cattails, Hemp Vine, Ragweed, Dog Fennel.

Clarity:
Littoral Shelf Present?

Water clarity is over two feet.
 There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

New Growth?
Aeration Present?
Fountain present?
Action Steps

There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.
 Spatterdock scattered along edge of Lake Melaleuca saplings growing along edge ragweed and dog fennel growing along edge vines over growing beneficials heavily everywhere.

Lake 11
Algae?

No.



Is Vegetation Thriving?

Floating Vegetation? There is surface vegetation present. Spadderdock.
 The vegetation is thriving. Spadderdock.

Emergent Vegetation
Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

There is emergent vegetation present. Torpedo Grass, Primrose, Hemp Vine, Melaleuca.
 The vegetation is thriving. Torpedo Grass, Hemp Vine, Melaleuca.
 Water clarity is over two feet.
 There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Melaluca growing within littorial zone

Aeration Present?
Fountain present?
Action Steps

New Growth?
 There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.
 Spatterdock spotty torpedo grass body heavy vines on beneficials multiple mature Melaleucas around various spots on lake.

Lake 12

Algae?



Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation

Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

Floating Vegetation?
 There is surface vegetation present. Spadderdock.
 The vegetation is not thriving.
 There is no subsurface vegetation present.
 There is emergent vegetation present. Torpedo Grass, Cattails, Ragweed, Dog Fennel, Sedges.
 The vegetation is thriving. Torpedo Grass, Hemp Vine.
 Water clarity is over two feet.
 There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Algae Coverage Percent 0-25%



Dogfennel and sedges with littorial zone

Aeration Present?
Fountain present?
Action Steps

New Growth?
There is no new littoral growth present.
There is no aeration present on the lake.
There is no fountain present.
Spotty Spatterdock throughout lake spotty torpedo grass heavy vines and beneficial zones sedges as well.

Lake 13

Algae?

Floating Vegetation?
Is Vegetation Thriving?
Emergent Vegetation
Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

Yes, Filamentous.

There is surface vegetation present. Spadderdock.
The vegetation is thriving. Spadderdock.
There is emergent vegetation present. Torpedo Grass, Hemp Vine, Dog Fennel.
The vegetation is thriving. Torpedo Grass.
Water clarity is one to two feet.
There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



Cattail Clump



Arrowhead overgrown with vines



Trash found along shoreline

New Growth?
Aeration Present?
Fountain present?
Action Steps

There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.
 Spotty Spatterdock spotty torpedo grass in beneficials heavy vine growth and beneficial algae clumps along shoreline sedges spread throughout.

Lake 14

Algae?

No.



There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?
Subsurface Vegetation?
Is Vegetation Thriving?
Emergent Vegetation

Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

Floating Vegetation?
 The vegetation is not thriving.
 There is subsurface vegetation present. Watermilfoil.
 The vegetation is not thriving.
 There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Sedges.
 The vegetation is thriving. Torpedo Grass, Cattails, Hemp Vine, Sedges.
 Water clarity is over two feet.
 There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Trash and tiles found along shoreline



Sappling Earleaf within littorial zone



Large established clump of cattails



Torpedo grass and Primrose

New Growth?

Plants Needed?

New Erosion?

There is no new littoral growth present.

Additional littoral plants are recommended at this time.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.

There is new erosion present at the time of inspection.



Washout found during inspection



Drainage pipe causing washout



Pipe not anchored down



Washout



Drainage pipe broke causing washout



different angle of disconnected pipe



Washout starting



Small washout starting no plants

Consider Repair?
Aeration Present?
Fountain present?
Action Steps

Repair should be considered at this time.
There is no aeration present on the lake.
There is no fountain present.
Very spotty Spatterdock spotty Watermilfoil multiple washouts around homeowner side of lake Cattail clump. Primrose. Vines over growing beneficials in multiple spots. Eat leaf on shoreline.

Lake 15

Algae?
Floating Vegetation?
Is Vegetation Thriving?
Emergent Vegetation

No.
There is surface vegetation present. Spadderdock, Crested Floating Heart.
The vegetation is not thriving.
There is emergent vegetation present. Torpedo Grass, Cattails, Hemp Vine, Ragweed, Dog Fennel, Brazilian pepper sapplings sedges.



Vines overgrowing cordgrass

Clarity:
Littoral Shelf Present?

Is Vegetation Thriving?
Water clarity is over two feet.
There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.
Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel, Sedges.



Large segdge growing within littorial zone



Primrose scattered through zone



Another area overgrown with vines

New Growth?
New Erosion?
Aeration Present?
Fountain present?
Action Steps

There is no new littoral growth present.
 There is new erosion present at the time of inspection.
 There is no aeration present on the lake.
 There is no fountain present.

Very spotty Spatterdock and floating hearts vines heavily over growing beneficials spotty cattails Brazilian pepper saplings spread throughout the Littorial zone small erosion visible on homeowner side of Lake will become an issue in the near future.

Lake 16

Algae?

No.



Alligator along edge of shoreline



Floating Vegetation?
Emergent Vegetation

There is no floating vegetation present.
 There is emergent vegetation present. Torpedo Grass, Primrose, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Primrose, Ragweed.



Patch of crowsfoot on shoreline



Large primrose in lake



Large patch of crowsfoot on shoreline



trash found in washout

New Growth?

There is no new littoral growth present.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Canna.

Plants Needed?

Additional littoral plants are recommended at this time. Level of Urgency- Now.

New Erosion?

There is new erosion present at the time of inspection.



small washout starting



Sprinkler laying down causing washout



Deep washout



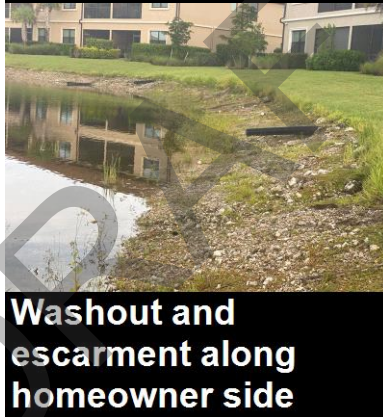
Large washout needs attention



Large washout in corner of lake



Hidden washout



Washout and escarpment along homeowner side

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Spotty floating hearts torpedo grass Primrose sedges crows foot everywhere ragweed alligator seen during inspection huge washouts everywhere along Shoreline.

Lake 17

Algae?

No.



Is Vegetation Thriving?
Emergent Vegetation

Floating Vegetation? There is surface vegetation present. Spadderdock.
The vegetation is not thriving.
There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Ragweed, Dog Fennel, Ceaser weed.



Very large ceaserweed found in zone



More ceaserweed and primrose



Ceaserweed and dogfennel

Is Vegetation Thriving? The vegetation is thriving. Torpedo Grass, Cattails, Primrose, Pennywort/Dollarweed, Ragweed, Dog Fennel, Ceaser weed.

Clarity: Water clarity is one to two feet.

Littoral Shelf Present? There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.

New Growth? There is no new littoral growth present.

Plants Needed? Additional littoral plants are recommended at this time. Level of Urgency- Now.

Aeration Present? There is no aeration present on the lake.

Fountain present? There is no fountain present.

Action Steps Spotty Spatterdock vines in beneficials crowsfoot ceaser weed dog fennel growing everywhere. Small washed out scattered throughout shoreline.

Lake 18

Algae?



Floating Vegetation?
Is Vegetation Thriving?
Emergent Vegetation
Is Vegetation Thriving?
Clarity:
Littoral Shelf Present?

There is surface vegetation present. Spadderdock.
 The vegetation is not thriving.
 There is emergent vegetation present. Torpedo Grass, Primrose, Carolina Willows, Hemp Vine.
 The vegetation is thriving. Torpedo Grass, Carolina Willows.
 Water clarity is over two feet.
 There is a littoral shelf present. Softstem Bulrush, Arrowhead.



Trash in lake



More trash in lake

New Growth?
Plants Needed?
Aeration Present?

There is no new littoral growth present.
 Additional littoral plants are recommended at this time. Level of Urgency- This Year.
 There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Very spotty Spatterdock trash littering shoreline everywhere minimal vines on cord grass not many varieties of beneficials on Lake homeowner side needs littorals.

Lake 19

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Crested Floating Heart.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Cattails, Hemp Vine, Ragweed, Dog Fennel.

Clarity:

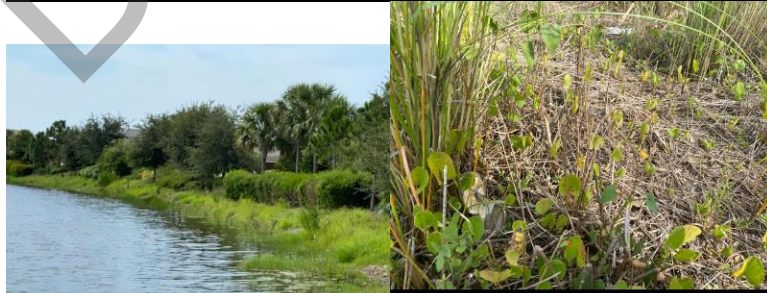
Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



Vines overgrowing beneficials **Overgrown shoreline, torpedo grass in rush**



Overgrown shoreline **Two pieces of trash in littorial zone**

New Growth?

There is no new littoral growth present.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Very spotty floating hearts vines over growing beneficials spotty dog fennel cattails and primrose Shoreline a long road way is completely overgrown with torpedo grass crows foot dog kennel a lot of work.

Lake 20



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Algae?

No.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

Torpedo Grass, Primrose, Hemp Vine, Dog Fennel.

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New Growth?



Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Very spotty Spatterdock vines overgrowing beneficial is spotty dog fennel a lot of trash Very large Melaleuca growing on Shoreline picture taken.

Lake 21

Algae?

No.



Floating Vegetation?

There is surface vegetation present. Spatterdock.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Primrose, Dog Fennel.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Dog Fennel.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.



New Growth?
Aeration Present?
Fountain present?
Action Steps

There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.
 Spotty spatterdock Vines spotty throughout the Littorial zone large large Melaleuca on Shoreline small sapling pepper trees and lead tree rosary pea also present.

Lake 22

Algae?

No.



Floating Vegetation? There is surface vegetation present. Spatterdock.

Is Vegetation Thriving?

The vegetation is thriving. Spatterdock.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Carolina Willows, Dog Fennel, Melaleuca.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Primrose, Dog Fennel.

Clarity:

Water clarity is over two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass, Bacopa.



Vines overgrowing

There is no new littoral growth present.

Aeration Present?
Fountain present?
Action Steps

New Growth? There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.
 Scattered Spatterdock vines over growing beneficials scattered dog fennel scattered Melaleuca scattered sedges.

Lake 23

Algae?

No.



Floating Vegetation?
Is Vegetation Thriving?
Subsurface Vegetation?
Emergent Vegetation
Is Vegetation Thriving?
Clarity:

There is surface vegetation present. Spadderdock.
 The vegetation is not thriving.
 There is subsurface vegetation present. Watermilfol.
 There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Hemp Vine, Dog Fennel.
 The vegetation is thriving. Torpedo Grass, Hemp Vine.
 Water clarity is one to two feet.



Vines taking over zone



More vines

New Growth?
Littoral Shelf Present?

There is no new littoral growth present.
 Softstem Bulrush, Arrowhead, Fakahatchee Grass, Muhly Grass.

Aeration Present?
Fountain present?
Action Steps

There is no aeration present on the lake.
 There is no fountain present.
 Very spotty Spatterdock vines over growing most all beneficials dog fennel scattered along shoreline.

Lake 24

Algae?

Yes, Filamentous.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?
Emergent Vegetation

The vegetation is not thriving.
 There is emergent vegetation present. Torpedo Grass, Cattails, Primrose, Carolina Willows, Hemp Vine, Dog Fennel, Melaleuca.

Is Vegetation Thriving?
Clarity:

The vegetation is thriving. Torpedo Grass, Melaleuca.
 Water clarity is less than one foot.

Littoral Shelf Present?

Softstem Bulrush, Fakahatchee Grass, Muhly Grass, Bacopa.



Trash in littoral zone

Vines overgrowing cordgrass



Small melaleuca spread throughout zone

New Growth?
Aeration Present?
Fountain present?

There is no new littoral growth present.
 There is no aeration present on the lake.
 There is no fountain present.

Action Steps

Very scattered Spatterdock vines over growing beneficials trash along the shoreline a lot of Melaleuca a long shoreline and in Latorial zone.

Lake 25

Algae?



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is thriving. Spadderdock.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Muhly Grass.



Mexican

There is no new littoral growth present.

Aeration Present?

New Growth?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

A lot of Spatterdock Mexican petunia throughout beneficial areas vines over growing beneficials in spots Large drop off in bank meant very steep.

Lake 26

Algae?

No.



Emergent Vegetation

Floating Vegetation?

There is no floating vegetation present.

Is Vegetation Thriving?

There is emergent vegetation present. Torpedo Grass, Hemp Vine, Dog Fennel.

The vegetation is not thriving.

Clarity: Water clarity is one to two feet.



New Growth? There is no new littoral growth present.

Littoral Shelf Present? There is a littoral shelf present. Softstem Bulrush, Fakahatchee Grass.

Aeration Present? There is no aeration present on the lake.

Fountain present? There is no fountain present.

Action Steps Very spotty Spatterdock spotty vines in beneficials overall lake looks pretty good.

Lake 27

Algae? Yes, Filamentous.



Floating Vegetation? There is no floating vegetation present.

Emergent Vegetation There is emergent vegetation present. Torpedo Grass, Primrose, Hemp Vine, Ragweed, Dog Fennel.

Is Vegetation Thriving? The vegetation is thriving. Torpedo Grass, Primrose, Ragweed, Dog Fennel.

Clarity: Water clarity is one to two feet.

Littoral Shelf Present? There is a littoral shelf present. Softstem Bulrush, Muhly Grass.



New Growth? There is no new littoral growth present.

Plants Needed? Additional littoral plants are recommended at this time. Level of Urgency- Now.

Aeration Present? There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

A lot of dog fennel and ragweed along edge some vines no plants on 95% of Lake in need of littorials.

Lake 28

Algae?

Yes, Filamentous.



Floating Vegetation?

There is surface vegetation present. Spadderdock.

Is Vegetation Thriving?

The vegetation is not thriving.

Emergent Vegetation

There is emergent vegetation present. Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel, Ceaser weed, melaleuca, earleaf.

Is Vegetation Thriving?

The vegetation is thriving. Torpedo Grass, Hemp Vine, Ragweed, Dog Fennel, Ceaser weed, melaleuca, earleaf.

Clarity:

Water clarity is one to two feet.

Littoral Shelf Present?

There is a littoral shelf present. Softstem Bulrush, Arrowhead.

New Growth?

There is no new littoral growth present.

Plants Needed?

Additional littoral plants are recommended at this time. Level of Urgency- Now.

Aeration Present?

There is no aeration present on the lake.

Fountain present?

There is no fountain present.

Action Steps

Large infestation of exotics including Cesar weed earleaf Acacia and Melaleuca limited Littorial in need of beneficalis.



Large earleaf on shoreline

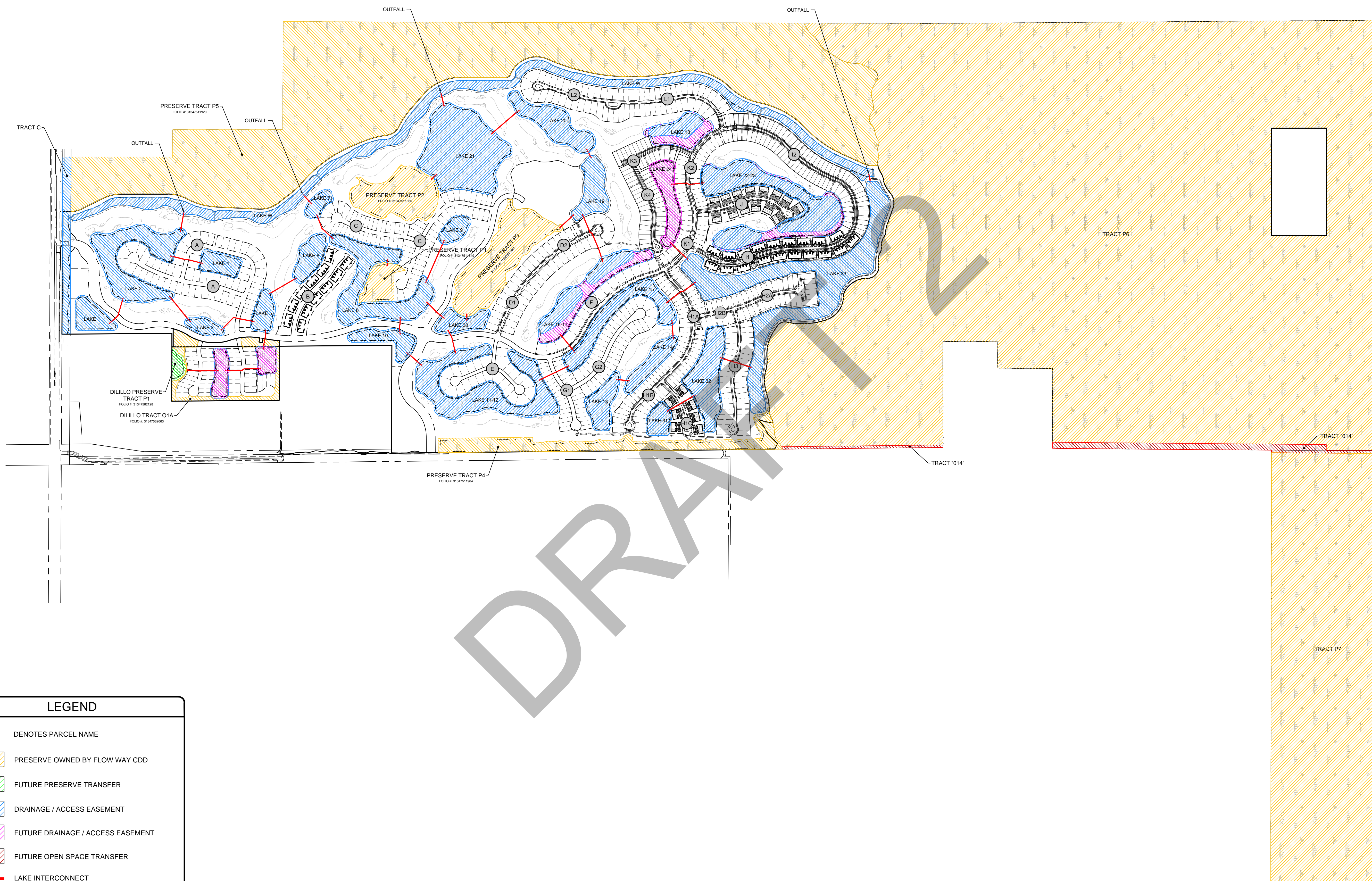


Vines and primrose taking over

Exhibit 1

(District Facility Locations)

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LEGEND

- C DENOTES PARCEL NAME
- PRESERVE OWNED BY FLOW WAY CDD
- FUTURE PRESERVE TRANSFER
- DRAINAGE / ACCESS EASEMENT
- FUTURE DRAINAGE / ACCESS EASEMENT
- FUTURE OPEN SPACE TRANSFER
- LAKE INTERCONNECT

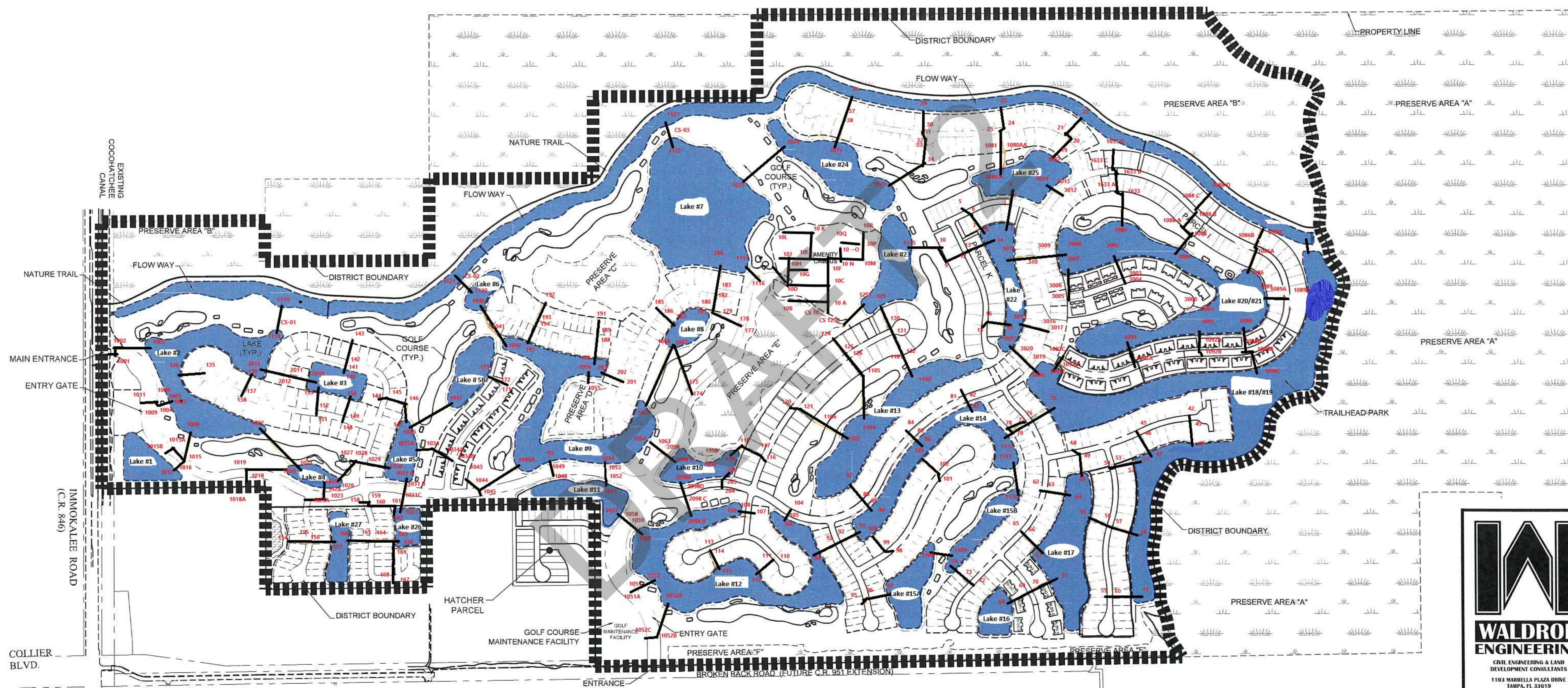
NOTES:
UTILITIES ARE CONVEYED TO COLLIER COUNTY

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Exhibit 2

(District Lake & Stormwater Locations)

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PHASED DISTRICT
SURFACE WATER
MANAGEMENT
FACILITIES EXHIBIT 7

PREPARED FOR:

BOARD OF
SUPERVISORS FLOW
WAY CDD

FILE NAME: 276110707
 UPDATED: 4/16/2020