

**MINUTES OF MEETING  
FLOW WAY  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District was held on Thursday, January 16, 2025, at 1:00 p.m. at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119.

**Present and constituting a quorum:**

Zack Stamp	Chairperson
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary
Mark Scimio	Assistant Secretary

**Also present were:**

Michael Pawelczyk	District Counsel
James P. Ward	District Manager
James Messick	District Engineer
Ben Steets	Grau and Associates

**Absent:**

Ron Miller	Vice Chairperson
------------	------------------

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Chairperson Stamp called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**Public Comments for non-agenda items (limited to three [3] minutes). Individuals are permitted to speak on items on the agenda during that item and will be announced by the Chairperson.**

Chairperson Stamp noted there was one temporary member of the public present in person or on audio/video; no comments.

**THIRD ORDER OF BUSINESS**

**Vacancy in Seat Three (3)**

Chairperson Stamp noted there was no qualified electors to run for 2024 General Election.

Mr. James Ward explained the statute and qualifications for Seat Three (3), where the Board will determine an individual who will serve the balance of the unexpired term.

Chairperson Stamp asked how many people expressed an interest in Seat Three (3) in which there was only one, Mark Scimio.

Chairperson Stamp asked Mr. Scimio if he would like to say anything before moving forward. Mr. Scimio described his experience.

*Mr. Tom Kleck: How long have you lived in the neighborhood, Mark?*

*Mr. Scimio: I moved in October of 2014.*

Mr. Messick asked Mr. Scimio if his wetlands mitigation experience was for the South Florida Water Management District? Mr. Scimio disclosed his background and knowledge.

Chairperson Stamp asked if there were any further questions.

*Mr. Bhatla: You're full-time here, Mark?*

*Mr. Scimio: No. So, I am what they consider full-time. I am a full-time Florida resident; however, I have a piece of property [indiscernible] my kids are out there and grandkids. So, I go up there back and forth. Mainly in the summer I go up there; I stay the whole winter down here from October all the way through May 1<sup>st</sup>.*

Mr. Bhatla stated that the meetings are every month.

Mr. Kleck added that you can appear via Zoom if you're not able to attend in person.

Chairperson Stamp explained that there must be a quorum of three (3) members.

Mr. Bhatla inquired about whether there were any other candidates interested in Seat Three (3); there were none.

Chairperson Stamp indicated there were several other individuals who had an interest, but decided they did not want to pursue it.

Chairperson Stamp asked for a motion to appoint Mr. Mark Scimio to Seat Three (3).

**On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, Mark Scimio was approved to serve in Seat Three (3).**

Chairperson Stamp stated that Mr. Scimio will need to be sworn in along with other paperwork.

Mr. Ward indicated that the motion to appoint Mr. Scimio implies that **Resolution 2025-2** is acceptable to the Board and is therefore approved.

Mr. Scimio was sworn to Seat Three (3) by Mr. Ward, who is a Notary of the State of Florida, and welcomed Mr. Scimio to the Board.

Mr. Ward explained the regulations and requirements of being sworn into office and Mr. Michael Pawelczyk described the Code of Ethics, Public Records, Form 1, and Sunshine Law to Mr. Scimio.

Mr. Scimio asked if it is required to be done every year.

Mr. Ward explained yes, you have to file every year. Mr. Michael Pawelczyk is the District's Attorney and is appearing by phone, so he will explain further about the Code of Ethics and the Sunshine Law.

Mr. Pawelczyk introduces himself to Mr. Scimio and indicates that he will need to look through the Sunshine Law information that is provided and further explains in more detail the requirements of being a public official, conversations with other board members, ethics, emails, and about public records and completing and filing your Form 1.

*Mr. Ward further indicated that Ethics violations under the statute here in Florida reflect on you individually, and not on you as a member of the board. Simply means that the District's directives offers liability coverage if you are ever charged with a violation, you are covered under insurance if you should ever have to defend yourself as an individual on an ethics violation – so as Mike was saying, basically if you have an issue call us first and we will walk you through before any ethics violations occur. Just stay far clear of talking to other board members out of an open-notice public meeting.*

*Mr. Kleck: Question to Jim.*

*Mr. Jim: Shoot.*

*Mr. Kleck: The term limits that he's appointed to, are they the extension of Martinn's or does he start out new?*

*Mr. Ward: It's an extension of Martinn's. So, his term will come due November 2028. So, in the summer of 2028, he will have to re-qualify for that seat and then run for election in November.*

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-3**

**Consideration of Resolution 2025-3, a Resolution re-designating the officers of the Flow Way Community Development District.**

Chairperson Stamp asked for a motion to approve.

*Mr. Pawelczyk asked Chairperson Stamp if the first page of the Resolution would be changed to indicate that Mr. Scimio will be an Assistant Secretary.*

Chairperson Stamp indicated that it would.

**On MOTION made by Tom Kleck, seconded by Bart Bhatla and with all in favor, Resolution 2025-3 was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes**

**November 21, 2024 - Regular Meeting**

Chairperson Stamp asked if there were any additions or corrections to the minutes; there were none.

**On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, the meeting minutes were approved.**

**SIXTH ORDER OF BUSINESS****Consideration of Audited Financial Statements**

Mr. Ward noted that Mr. Ben Steets was present on the phone. Mr. Ward asked Mr. Steets to go through the audit with the Board for Fiscal Year 2024.

Mr. Steets explained each page of the financial statements. His opinion of the statements is "clean," which means we believe the financial statements are fairly stated in accordance with United States generally accepted accounting principles. He noted that the outstanding bonds are -\$8,230,509; the bonds are greater than the capital asset value.

*Mr. Scimio: How do they put a value on the assets? Is it yearly or is there some expert that come up with that asset value? What do they use? What's their measurement?*

*Mr. Steets: So, the capital asset value is mostly the cost of the capital assets that the District incurred to build and acquire them. Now, the District issued several series of bonds to build and acquire the assets and, throughout the construction of them, portions of the fixed assets have been conveyed to other entities, such as the County or potentially Utility Authorities. So, what you see as the total fixed asset value is likely less than what the total costs were, just because of the conveyance of improvements in previous years. But, for the most part, it's basically the cost of the assets that were constructed and purchased. Does that help?*

Mr. Scimio stated yes.

Mr. Steets continued to explain the pages of the financial statements. He noted that there is a positive fund balance of \$3,058,592, \$495,000 of which is in the general fund. He stated that this was a healthy balance.

Mr. Steets indicated that Pages 13 through 22 are the notes to the financial statements. He explained that Note 1 discusses the nature of the organization and Note 2 would be the accounting policies. Note 3 talks about the budget process. Note 4 is deposits and investments with money market funds. Note 5 discloses interfund transfers with the Capital Projects Fund to the Debt Service Fund. Note 6 is Capital Assets. Note 7 is long-term liabilities/bonds. He explained that some pre-payments have been made. Notes 8 and 9 are standard boilerplate notes. Note 10 is disclosing cost share agreements (agreements that the District is a party to). Note 11 is potential costs with the preserve. Note 12 is the litigation that was closed out in November 2023. Note 13 is subsequent events (a pre-payment made subsequent to Fiscal Year end).

Mr. Steets explained Page 23 is a schedule that compares the General Fund income statement to the budget, which is a required schedule in governmental accounting in the State of Florida. Page 25 is a

table that contains information that the State of Florida began requiring governments in Florida to report. Pages 26 through 27 is a report on internal controls over financial reporting.

*Mr. Steets: Now, we don't perform auditing on the internal controls. But, during the course of the audit, if we do find that there are any deficiencies, we would mention that here; there were no deficiencies. The internal controls appear to be operating as intended.*

Mr. Steets spoke about Page 28, which is compliance with Florida Statute 218.415, whether the District's investments are in compliance, and the District's investments are in compliance. Pages 29 through 30 is a management letter.

*Mr. Steets: If we had any findings or recommendations, we would list those here; we do not have any findings.*

Mr. Steets noted that the District is in compliance with all relevant statutes. He asked if there were any questions.

*Chairperson Stamp: Yeah, I've got one, and I think Jim has answered it. And I'm kind of embarrassed I hadn't noticed it before. But now that I understand it, on the last page, Number 5, "the District has not met one or more of the financial emergency conditions." I understand it's awkwardly -- that's a good thing that we haven't. But I wanted you to explain to me what that is and to the rest of the Board so they understand why we haven't met some of these conditions.*

*Mr. Steets: Absolutely.*

Mr. Steets explained that the State of Florida defines financial emergency conditions.

*Mr. Steets: Basically, they would be if you missed a payment on the bond. So, if you were to default on your bonds, if you were to not pay vendors within 45 days, that's actually the requirement. So, if you are accruing a deficit at the fund level financial statements -- and I think there's other conditions as well. Basically, if your finances are falling apart and you're experiencing financial difficulties, you would be considered to meet a financial emergency condition, which are defined in Section 218.503 of the Florida Statute. So, it's good that you have not met any of those conditions.*

Chairman Stamp asked if there were any more questions.

*Mr. Bhatla: I have a question. I don't know if this is in the scope of your audit. But I am interested in if you could go over the history, financial history, of our CDD; in other words, an example would be "we started with the bonds and finance improvements, and those improvements, part of them we gave to the County and others, if you get paid for that. How is all that? If you would, just kind of express in more like a layman's terms. Could you do that or is that not part of the scope of your responsibilities?"*

*Mr. Ward: It's probably not outside of the scope, but I'm sure he probably doesn't know the answer to that question.*

*Mr. Ward: This is going to be really brief. Establish the CDD, establish a capital program. Bonds are issued either one or in increments. For Flow Way, they have been issued in increments for 2013. And I think we did seven of them through 2019. As bonds are issued, it finances a portion of the capital*

*program for a specific segment of the community. You start to pay debt service on those bonds. That's consistent for all seven of your bond issues that we have. Ten years after the date of issuance, your bonds are callable. Prior to that time, your bonds are not callable. We provide what's called call protection to bondholders. You can then refinance your bonds, similar to what we did last year with your 2013 bonds. We would do that again next year with your 2015 bonds and so on. As capital improvements, as money is expended for capital improvements, that's the capital number that goes on the District's audited financial statements. What comes off that number is dedications to -- in this instance -- Collier County essentially for utilities, water and other utilities. That's why you have more bonds outstanding than you do capital infrastructure on your financial statements, because of that...*

*Mr. Bhatla: How do we account for what we give to Collier County?*

*Mr. Ward: Whatever we spent in bond proceeds for construction of that infrastructure is what comes off the books.*

*Mr. Bhatla: That comes off the books?*

*Mr. Ward: It just comes right off of the books.*

*Mr. Steets: I think that's labeled as conveyance expense at the time that it occurs. So, you would see "conveyance expense" on prior year financial statements, one that occurred.*

*Mr. Ward: That's generally the process we use.*

*Mr. Bhatla: Okay. So, essentially, we spent to close to almost \$28 million dollars worth of bonds that are outstanding issued approximately?*

*Mr. Ward: I don't remember the number, but it's up there.*

*Mr. Bhatla: So, a portion of it, it would be dedicated to what we give to Collier County?*

*Mr. Ward: A portion of it is dedicated to the County. As Ben said, it comes off the books as a conveyance.*

*Mr. Bhatla: Okay.*

*Mr. Ben: And that's because those infrastructure improvements are better maintained by other entities. The District doesn't have -- there's so many CDDs, they can't all maintain their own utilities and certain other infrastructure improvements. It makes more sense to deed it to the local entity, whether it's the County or Utility Authority to maintain those assets.*

*Mr. Bhatla: I was interested in basically the balance sheet. So, out of \$28 million, how much has been handed over conveyance, those kind of things.*

*Mr. Ward: After seven bond issues or eight bond issues. I don't know the number. But Ben can probably provide that to me and I can give that to you.*

*Mr. Bhatla: Okay.*

*Mr. Pawelczyk: You could look through each of the Engineer's reports and that would identify in general what was supposed to be conveyed to the County and what was either conveyed to or acquired by or built by the District. So, you could just look at the Engineer's report and that would give you -- without going through and trying to calculate all those numbers. But it should be in the Engineer's report or reports as you go forward for each bond issue.*

*Mr. Bhatla: Thank you.*

Chairperson Stamp asked if there were any further questions and asked for a motion to accept the Audit.

**On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the audited financial statements were approved.**

## SEVENTH ORDER OF BUSINESS

## Staff Items

- I. **District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**  
No report.
- II. **District Engineer – Calvin, Giordano & Associates**
  - a. **Engineer's Report**
    1. **Strategic Operational Plan**
      - 1) **Current Operations**
        - i. **Landscaping**
        - ii. **Lake Maintenance**
        - iii. **Entrance Maintenance**
        - iv. **Irrigation Pump House**
        - v. **External Preserve Compliance Update**
      - 2) **Capital Projects Plan**
        - i. **Lake Bank Restoration 2024**
      - 3) **Future Assets Maintenance Items**
        - i. **Corrective Actions**

Chairman Stamp next are the staff items and asked if Mr. Pawelczyk had anything.

Mr. Pawelczyk indicated he did not have anything specific to report, unless there were any questions for him from any of the board members. There were none.

*Mr. Messick: First, for landscaping, we've installed new annual rotations up in front of the out front fountains, applied fungicide at turf to help with some of the discoloration of the grass, spot spraying, and plans to hide electrical panels were installed by the fountains as well. Cabbage palms were trimmed back in mid-December. Next, for the lake maintenance, usually, we're looking at maintaining the weeds and algae that are growing in the lakes or around the lakes. All the lakes were treated for [indiscernible] alligator weed, cattails. And then we removed trash from 21 lakes throughout the month. Submerged algae, or Chara (?), was treated in 15 of those lakes and then plant planktonic algae was treated in four lakes. So, we're trying to address those things before they get to be hot topics. And then you can see the*

*submerged aquatic vegetation was addressed and spatterdock was treated in three lakes in Flow Way. Additionally, I'll go through the detail of it. Littoral zones were either repositioned or noted of faded signs and we're looking at replacing those signs in the littoral zones and preserve areas. I'll talk about that in the Capital Projects portion of it a little later. Next, entrance maintenance, one of the main focuses of emphasis is the fountain. We're looking at -- well, we did replace tile backsplash and basin plaster in December and adjusting fountain nozzles to make sure that the fountains operated optimally. The fountain equipment was employed in November and tested into December before it was considered complete and operating and running properly. In the last portion of emphasis in the entrance is pallid (?) lighting, which is scheduled to be removed by February, mid-February, with the possibility to keep 16 medjool palms lit for a longer period of time. The residents appreciate the lighting for those particular palms, so we're going to keep those lit until further notice.*

*Mr. Bhatla: As for the lighting is concerned, I had a question, that we do the lighting up the stem of the tree and we don't light any of the branches. Is there reason for -- is that the expense?*

*Mr. Messick: That's the aesthetic of the designer that installed the lighting.*

*Mr. Bhatla: What is the cost of that?*

*Mr. Ward: I'll help you out.*

*Mr. Bhatla: Okay. Please.*

*Mr. Ward: So, the palms are lit, but they're only lit during Christmas. We turn them off basically at January 1<sup>st</sup>, but we're leaving the -- we had a request from the Homeowner's Association to leave the lights on. So, we left the lights on on the tree trunks only. We're gonna do that probably till the end of February or whatever date we can choose. So, that's why we did that.*

*Mr. Bhatla: So, Christmastime, we do have the [indiscernible]?*

*Mr. Ward: Yes, they're there.*

*Mr. Bhatla: I didn't see them. Thank you.*

*Mr. Scimio: For clarification, the palm that's around the circle, at the roundabout, is that ours or the HOA?*

*Mr. Ward: No, that's the HOA's.*

*Chairman Stamp: I was just going to say for Mark's benefit, for whatever reason, the Taylor Morrison put the front entrance bridge and fountains in the CDD and we have been in discussions with the HOA for a while about maybe transferring ownership, at least maintenance, so it's all coordinated of the landscaping and everything else. Some of it makes no sense to have one people doing landscaping to a certain point and then somebody else taking it over.*

*Mr. Scimio: So, is that common here in Florida that the CDDs take the front entrance [indiscernible] the HOA?*



*Mr. Ward: Every CDD is different, I will tell you. But it is pretty usual to see the CDD own the infrastructures particularly outside of the Gatehouse itself, whether it's landscaping or roadways or fountains or things of that nature. Then, inside the gates, the infrastructure is usually the HOA, with the exception of a water management and preserve system. Those are all generally within the context of a CDD infrastructure. The reason for that is really tax law, because the IRS considers a water management system can be owned by CDD but doesn't open up the community to being totally public. If you do infrastructure inside a gated community, like a roadway or landscaping, then it pretty much tends to open that up under the IRS law in IRS's eyes as public at that point, which would then open the gates basically to anybody who wants to come in. So, you see across the State, CDDs do not generally own inside of gated communities, other than the public -- other than the water management and preserve system.*

*Mr. Scimio: So, from the east gate, from their gate to the road, is that HOA?*

*Mr. Ward: It's all HOA's. Everything belongs to the HOA, gate to gate.*

*Mr. Bhatla: Are they dedicated to the County by any chance?*

*Mr. Ward: Is what dedicated to the County?*

*Mr. Bhatla: Roads inside the development.*

*Mr. Ward: No. They're owned by [overlapping talk].*

*Chairman Stamp: And that's one of the reasons, too, just to slide off of what he said, that the CDD does not own the trails. We own the trails that become public.*

Mr. Messick discussed external preserves compliance and noted that they will start back-up treatment for the 2025 preserve maintenance year, anticipated to start in February. He addressed the lake bank restoration.

*Mr. Messick: With regards to capital projects, we are moving forward with next year's lake bank restoration. We briefly talked about this last month. We still need to meet with the vendor to address those lakes. It's going to be scheduled first. But the lakes included in the CIP plan are Lakes 3, 11, 14, 15A, and Lake 18, 19. So, portions of those lakes will be improved to meet existing permit conditions.*

Mr. Messick explained that corrective items are continually doing wet checks and utilization of turf, monitoring, vendors, and aeration of turf at the front entrance, repairs being made to lake banks and the canal will be cleaned quarterly by the South Florida Water Management District. Mr. Messick continued to discuss that they have taken inventory of existing littoral and conservation signs that need to be replaced, and those signs are required and permitted by the SFWMD permit. He provided samples and details of the signs and noted that they are in the process of going through the residential and common areas to make sure signs that you can no longer see or have been removed will become readable.

*Mr. Kleck: How many signs is that?*

*Mr. Messick: That's a really good question. We're still tallying up that. I can say we're in the hundreds. The signs are required to be in areas where there is adjacent development, whether that be golf or residence. And then the preserves, I think, is in all locations.*

*Mr. Bhatla: How did he come up with the language?*

*Mr. Messick: That's per the permit.*

Discussion continued regarding the downed or unreadable signage. Mr. Ward explained that they will do as much work as they possibly can to restore the signs.

*Mr. Scimio: Those signs being down, is that a permit violation, or? I mean, if you had to come out here, would ...*

*Mr. Messick: I think if we have the plan in motion to replace, then we're good.*

*Mr. Messick: The fact that it's downed does not mean we're in violation. It does require a permit, but we're in the active process of replacement.*

Chairperson Stamp asked if there were any more questions regarding what has been discussed about the signage.

*Mr. Bhatla: Would you address the water pumping, the status of it? Is it being pumped, the canal water, into the lake, because we are expected to be pumping?*

*Chairperson Stamp: The aquifer? You mean the aquifer?*

*Mr. Messick: So, the recharge pump is operating as permitted, and so we are continuously -- there's some controls associated with that pumping. It's not 24 hours a day, but we do pump as much as we can.*

Mr. Bhatla indicated that the lakes are going down as it's a very dry season, with lakes being below 10 feet, and they need to keep pumping water from the canal.

Mr. Messick noted that they have submitted requests for additional information and they have been addressed and resubmitted and then provided approval of the comments.

*Chairperson Stamp: I've got three questions for Jimmy. And let's stay on the permit. They indicated that the HOA meeting, it would probably be months before that was done. Do you have any idea on -- I know I'm asking you on a timeframe of --*

*Mr. Messick: Very often, it'll take several months to get approval before they get the blessing from the District.*

*Mr. Scimio: Is there more than one agency that has to approve it?*

*Mr. Messick: Yes, Collier County and South Florida Water Management District.*

Discussion continued regarding the lake banks, sod, and roots surrounding the lakes and how that will be managed and replaced. Due to the hurricanes, waters were very high and seeds were washed into the lake, resulting in dead plants.

*Chairperson Stamp: Second question: on Lake 7 where I live, and I'm told on other lakes, because of the high water that stuck around and stuck around and stuck around, the lake bank work that we did last year, the first foot or so, it basically looks dead. What are you doing about that or what's the plan on that?*

*Mr. Messick: We'll monitor it, and we're looking at different options to address the sod that's died or no longer there, depending on the condition. I don't think we've come up with a solution yet. But we're looking to see what the best solution is.*

Discussion ensued about controlled-burning the preserves and what will take place.

*Chairman Stamp: The last question I have, coming out of Los Angeles, we were told three or four years ago that at some point we're going to probably have to do a controlled burn in the preserves. What's the process? What's the timeframe? How do we go about that? Is it really something we're going to have to do or not have to do?*

Mr. Messick explained that California's environment is different than Florida's and he does not believe they are in jeopardy of yearly fire exposure of the preserves. He stated they have been looking at tree and debris removal on adjacent areas to residential areas and the next step would be to have budget for the removal of downed trees and debris in those areas. A plan will need to be established and a permit will need to be obtained. Mr. Messick noted that there are multiple points for gaining access to areas that need to be managed and entry will not be an issue.

Further discussion ensued regarding the preserves and cutting down trees and managed burns.

Chairperson Stamp asked if there were any more questions; there were none.

### **III. District Manager – JPWard & Associates, LLC**

- a) Future Series Bonds Issuance Refinancing Dates**
- b) Financial Statements for period ending November 30, 2024 (unaudited)**
- c) Financial Statements for period ending December 31, 2024 (unaudited)**

Chairperson Stamp inquired about what the budget process will be for the upcoming Fiscal Year. Mr. Ward explained that the budget process is a two-step process. Calvin, Giordano, and Jimmy are preparing a full reserve study for budget inclusion, including an update to the five-year capital program. He explained that he anticipates having a preliminary draft of the budget in April. In June or July, there will be a public hearing for adoption of the budget for Fiscal Year 2026.

Chairperson Stamp asked about insurance. Mr. Ward described the insurance rates in Florida have been impacted by all of the hurricanes in the last year; he has made changes to decrease insurance rates. He explained that insurance agencies are not changing insurance rates because of the fires happening in California and they will be re-rated in winter.

*Mr. Bhatla: My concern is, Jim, we have a whole lot of smaller insurance companies in Florida, and I don't know if they have the sophistication, because all of the big guys are really not in this state. All those guys, they go to small, little companies. And I don't know what the sophistication there is.*

Mr. Ward explained that, of the 67 counties in Florida, they are all relatively self-insured. Nothing has been heard regarding insurance from the insurance agencies for smaller cities in Florida.

Mr. Bhatla mentioned that they are in a unique position as a CDD because we have preserves and most other CDDs do not have the size of preserves that we have. I don't know what we can do to prevent any fires, or if there is a technical analysis of what we can do.

Mr. Ward indicated that he would discuss with Mr. Messick for the Fiscal Year 2026 Budget what, if any, actions could be taken regarding the possibility of a controlled burn, if it were necessary, and what the costs would be.

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

No requests.

**NINTH ORDER OF BUSINESS**

**Public Comments**

**Public Comments: Public comment period is for items NOT listed on the Agenda, comments are limited to three (3) minutes per person, assignment of speaking time is not permitted, however the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.**

Chairperson Stamp indicated there were no members of the public present and, therefore, there were no public comments.

**TENTH ORDER OF BUSINESS**

**Announcement of Next Meeting**

**Announcement of Next Meeting – Regular Meeting February 20, 2025**

Chairperson Stamp announced the next meeting date.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned at approximately 2:21 p.m.

**On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the meeting was adjourned.**

  
James P. Ward, Secretary

Flow Way Community Development District  
  
Zack Stamp, Chairperson