

**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, March 19, 2026 at the Esplanade Golf and Country Club, 8910 Torre Vista Lane, Naples, FL 34119. It began at 1:00 p.m. and was presided over by Ron Miller, Vice Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

Ron Miller	Vice Chairperson
Bart Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary
Mark Scimio	Assistant Secretary

**Absent:**

Zack Stamp	Chairperson
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**Also present were:**

James P. Ward	District Manager
Jimmy Messick	District Engineer
Michael Pawelczyk	District Counsel

**Audience:**

Jane Kessler  
Suzanne Sanders  
Tom Sanders  
Spiro Pappan  
Sarah Shine  
Niki O'Connor  
Steve Baker  
Steve Diorio  
Charles Machac  
Joe Stigliano

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Vice Chairperson Ron Miller called the meeting to order at approximately 1:00 p.m. Roll call was conducted, and all Members of the Board were present, with the exception of Supervisor Stamp, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Vice Chairperson Miller thanked the members of the public who were present for attending. He discussed public comment opportunities and protocols.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**February 19, 2026 - Regular Meeting Minutes**

Vice Chairperson Ron Miller asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

**On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, the February 19, 2026 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**Discussion**

**Discussion on Lake 11 improvements**

Vice Chairperson Miller explained Lake 11 was the Hatcher property lake which was dry and did not look very nice. He noted it was considered a community eyesore. He indicated the Board was taking ideas regarding how to fix the lake so it would not be such an eyesore. He said the ideas thus far included landscaping (fairly affordable, \$50,000 to \$70,000 dollars and could quickly be done), excavating the lake (\$3 million to \$5 million dollars and could take a while), filling it in and grassing it over (which was not allowed by SFWMD), and other various ideas. He asked for Board thoughts.

Mr. Mark Scimio stated he did not feel excavating the lake was a feasible idea because it was very expensive. He said he would like to see additional landscaping along the roadside, and littoral shelf planting within the lake itself; however, he understood there was no money in the budget for these things right now.

Ms. Gabby Bersons (ph) (indecipherable).

Mr. Tom Kleck stated he did not have any objections to landscaping the area. He said he did not like the idea of blasting and excavating the lake. He stated he worried doing so might damage the foundations of the homes surrounding the lake.

Mr. Bart Bhatla stated he also was in favor of screening the lake with additional landscaping and believed the CDD should spend the money to do so. He said he did not think planting littorals would be worthwhile because he worried the plants would simply die. He proposed the engineer research reconfiguring the lake and finding other viable options. He said he believed reconfiguring the lake would be a good and potentially affordable option.

Vice Chairperson Miller stated it sounded like the Board wanted to do something more to improve the lake. He asked Mr. Ward and Mr. Messick to officially look into the situation and come up with some ideas to present to the Board.

The Board concurred.

Mr. Bhatla agreed the Board definitely wanted to facilitate improvement.

Mr. Messick stated the lake itself could not be reconfigured. He asked if Mr. Bhatla was asking for engineering to present reconfigured planting plans or landscaping plans.

Mr. Bhatla said he believed one side of the lake could be filled and the other side of the lake could be excavated further to reduce the channel and then in the filled area additional plantings could be made. He explained in the environmental business this could be done. He asked Mr. Messick to develop conceptual plans and then the conceptual plans could be taken to SFWMD for consideration; he believed SFWMD might approve, especially if the channel which was excavated was toward the roadside.

Mr. Messick stated he did not believe SFWMD would approve, but he could obtain proposals for Mr. Bhatla's idea.

Mr. Bhatla said it was worth exploring.

Vice Chairperson Miller stated he wanted Mr. Messick to come up with creditable ideas for the Board to consider.

Ms. Kessler stated there was an area in the local botanical garden which was similar to Lake 11 but grew well and looked nice in both dry and wet seasons. She suggested visiting the site and considering something similar for Lake 11.

Vice Chairperson Miller noted the Board was limited in what it could do to Lake 11 by the SFWMD permit. He noted the challenge was for Staff to find options which could be accomplished within the limits of the permit. He noted the size of the lake could not be reduced, the volume of water the area could hold could not be reduced.

Discussion ensued regarding Lake 11 being a stormwater storage area; and Lake 11 preventing the homes in the area from flooding during storm events.

Ms. Niki O'Connor asked what the Board meant by increasing the landscaping and irrigation around the lake.

Vice Chairperson Miller explained he meant planting additional landscaping around the lake to hide it. He said the irrigation system idea was to install irrigation in the lake itself to water plants in Lake 11 during the dry season to prevent plant failure. He discussed the plants installed in Lake 11 which have perished over the last three years.

Ms. Suzanne Sanders noted she lived on Lake 11. She stated she felt Taylor Morrison failed to create a proper littoral shelf on the lake and the lake looked terrible. She discussed how the

community felt the lake was particularly ugly. She said she did not understand how the county could approve of the lake as it was currently.

Vice Chairperson Miller agreed the lake needed improvement. He said somehow Taylor Morrison got the lake approved and now the community was stuck with it.

Mr. Messick discussed how Taylor Morrison got the lake approved by SFWMD as a shallow water retention area.

Ms. Sanders noted other lakes were being repaired in the community. She asked why Lake 11 could not be repaired.

Mr. Messick noted the lakes being repaired throughout the community were being repaired to permit standards; Lake 11 was at permit standards. He said Lake 11 was in compliance with the permit. He noted this did not mean Lake 11 was a good design, but it was in compliance with the permit requirements.

Mr. Tom Kleck discussed how Taylor Morrison began digging the lake but stopped because they hit solid rock and it was too expensive to dig further.

Mr. Steve Diorio noted each of the homeowners around this lake were given a \$50,000 dollar price reduction for lack of a lake in this location. He noted subsequent buyers understood what was being purchased. He said he agreed it looked terrible and was a problem but did not feel the CDD and the rest of the community should be responsible for this problem; the 13 homes along Lake 11 should be paying for the improvements. He said if the CDD was going to pay for the Lake 11 problem, it should also pay to solve the problem for the residents who were backed up to the 4 story apartment building which was not there when the community was originally built, and for the residents who were backed up to the preserve area which was all dried up and damaged by the hurricane. He asked what the CDD would do for the residents who lived on hole 17 which needed improvement. He noted this was a bad situation, but 99 percent of the community should not be responsible for 1 percent of the community's problem. He asked for the CDD to move forward with the landscaping, mitigate it, shroud it. He noted it was possible the lake would naturalize on its own after a couple of years of rainfall. He thanked the CDD for its work. He noted the entrance looked wonderful and he liked the Christmas lights.

Ms. \_\_\_\_ 30:19 agreed with Mr. Diorio. She said the area which was visible along the roadway was the only thing which affected the entire community.

Mr. \_\_\_\_ indicated he was one of the residents who lived on the lake and he disagreed with Mr. Diorio. He felt something should be done for all the residents, including those who lived on the lake. He stated he believed his home would have a higher value if the lake were fixed and he felt his home should have that higher value.

Mr. Charlie Machac stated (indecipherable). He suggested cleaning out the rocks as step one.

Mr. Joe Stigliano stated he paid a premium for his home and Lake 11 negatively affected his home's marketability. He suggested putting fake flowers in the lake. He discussed using reclaimed water to solve the problem. He distributed copies of a proposal developed by a professional for consideration.

Vice Chairperson Miller stated Mr. Messick would review the proposal submitted by Mr. Stigliano.

Ms. Lisa \_\_\_\_\_ said Lake 11 was an embarrassment to the entire community, not just the residents who lived on the lake.

Vice Chairperson Miller stated he believed the Board agreed this was an eyesore for the entire community, not just the residents who lived on the lake.

Ms. Lisa discussed the view from her backyard which included an outhouse, two cranes, a pit and a chain link fence.

Vice Chairperson Miller noted that her view was of the habitat development and beyond the control of the CDD. He suggested telling the HOA.

Discussion ensued regarding the elevation of the lakes throughout the community; the possibility of slowing down the drainage from Lake 11 temporarily to bring up the water level; the lakes being connected by underground pipes and designed to rise and fall equally; cleaning the stormwater pipes being a regular maintenance item; cleaning the rocks and debris out of Lake 11 potentially greatly improving the view; how cleaning out the lake could be done mechanically or by hand; the shallow depth of Lake 11; the depths of the other lakes; the slope of the littoral shelves being inadequate; and the possibility of laying down a membrane in Lake 11 to improve the look of the lake.

Mr. Messick indicated he pulled up the plans for Lake 11. *There are maximum slopes that are required for the permit at 8 to 1, so one foot down you have to go 8 feet into the lake. The elevations for the bottom of littoral shelves are 11.5, where the top of bank are at 16.2, but control is at 13.5, so the control is 2 feet higher than the bottom of the littorals. In the wet season they will be wet, but if you get hurricanes or rainy season and it is inundated with water for a long period of time, that's when we have a problem. There are notes here about bottom of the lake elevations for basin 1 and basin 2. They say that basin 1, bottom of the lake elevations are -21.6 and basin 2 is -21.5. The plans state they are all that elevation.* He discussed how to calculate the depth of the lakes using these numbers.

## **FIFTH ORDER OF BUSINESS**

### **Discussion**

#### **Continuation of Fiscal Year 2027 Budget Discussion**

Vice Chairperson Miller reported fiscal year 2027 was from October 1, 2026 to September 30, 2027. He stated the preliminary budget was a good budget with integrity and the assessment rate would remain the same as it was in fiscal year 2026. He noted there was nothing in the preliminary budget for Lake 11, however. He stated there was also nothing in

the budget for making community improvements such as adding rip rap to some of the lake banks. He suggested considering adding money to the budget for improvements.

Mr. Ward stated in the 5 year capital program, in fiscal year 2027 lake 2 and lake 7 would have a little work done, and a little work was planned for Lake 11 but it would not address any of the larger issues with Lake 11.

Vice Chairperson Miller asked the Board to comment. He noted there were budget deadlines to be met.

Mr. Ward indicated the Board approved the budget for purposes of setting the public hearing which was set for June 18, 2026. He reported the assessment rate was \$1,845 dollars with a cap rate of \$2,200 dollars. He stated if the Board wished to increase the assessment rate an amendment to the budget would need to be made at today's meeting. He said under no circumstances could the Board go above the cap rate without sending mailed notice to residents and if the Board wished to go above the cap rate then the public hearing date would also need to be amended to the latter part of July at the latest.

Discussion ensued regarding the budget and whether the budget needed to be increased to accommodate improvements to Lake 11.

Ms. \_\_\_\_\_ asked if the CDD could utilize Esplanade landscaping for Lake 11.

Vice Chairperson Miller explained the CDD had its own landscaping, and the HOA had its own landscaping; basically, the CDD owned the front gate landscaping.

*Mr. Scimio: Everybody gets a tax bill, and that bill includes something from Flow Way CDD. That number is \$1,845 dollars per year for the budget, plus every home has a bond amount. That number goes to the County and once it goes to the County we cannot change it. That's why the budget has to be approved in June, or the latest August, because that rolls into the tax bills. That's why it's important for us as a Board to get the budget approved, go to public hearing on June 18, and then it's set in stone.*

*Mr. \_\_\_\_\_: I'm hearing there's a possibility of screening with landscaping, whether or not we irrigate the bottom is another chapter, raking and grooming the bottom of the pit seems an imminent thing to do while it's dry and if we don't get our act together here you're saying we will end up having to live with this until 2028?*

*Vice Chairperson Miller: Yes*

*Mr. Scimio: If we want to do something now it would have to come out of this year's budget and I don't know where we might have a surplus.*

*Vice Chairperson Miller: If we were looking at landscaping for \$50,000 dollars for fiscal year 2027 without putting anything specific into the budget, I think the CDD could cover that. But if they come back with a recommendation that is hundreds of thousands of dollars and we don't get it into the budget, then yes we would be looking at 2028.*

Discussion continued regarding the budget.

Mr. Ward stated the ideas presented today were worthy of additional research but researching and planning took time and would not fit into the fiscal year 2027 budget process.

Mr. Kleck asked what it would cost to rake and clean out the lake.

Ms. \_\_\_\_\_ responded it would cost approximately \$25,000 to \$30,000 dollars.

## **SIXTH ORDER OF BUSINESS**

### **Staff Items**

#### **I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

##### **a. Litigation updates**

*Mr. Michael Pawelczyk: There has been no activity on the litigation side other than there is a motion to dismiss scheduled for mid-May on the civil side for the Colosi litigation filed by special counsel to dismiss the complaint. We haven't heard anything on the appeal side.*

#### **II. District Engineer - Calvin, Giordano & Associates**

##### **a. Engineer's Report**

###### **1) Purpose**

###### **2) Current Asset Updates:**

###### **1. Landscaping**

###### **2. Entrance Maintenance**

###### **3. Lake Maintenance**

###### **4. Irrigation Pump House**

###### **5. External Preserves**

###### **6. Cane Toads**

###### **3) Capital Projects**

###### **4) Future Asset Maintenance Items**

###### **5) Engineer's Report Complete**

Mr. Jimmy Messick reviewed and summarized his report: the annuals were rotated and fertilization was scheduled for the end of March, jewel palms had annual trunk injections at the end of March to prevent lethal yellow and white fly; the fountains were being serviced, and fountain cleaning would be performed more often to prevent clogging. He stated lake maintenance included treatment of shoreline weeds. He listed the lakes which were treated and what was done in each. He indicated he received approval for the capital improvement plan for the lake bank restoration projects in lake 22, 23 and 14 which included Geosocks and rip rap; this would begin on Monday, March 23<sup>rd</sup>. He stated lake 7 was added as well and would be done first; work would be done on the homeowners' side of the lake. He indicated he would obtain proposals for conceptual landscaping plans for Lake 11 and would look into whether or not the bank could be reconfigured. He stated he would look into modifying the drainage system, remodeling and redoing drainage calculations if the Board wished but this would be an expensive and lengthy process. *We have started*

*talks with a landscape architect who may be able to work with Audubon and get a grant to cover the design side, and then we would just be responsible for the construction. That is to be determined as well.*

Vice Chairperson Miller noted a chemical was added to some of the lakes to improve clarity and the results were lovely. He asked if this chemical could be added to all the lakes.

Mr. Ward explained as a maintenance item a chemical dye was added to the lakes for clarity purposes and to reduce algae levels. He noted he could look into increasing the amount of dye used, but it was a balancing act; too much dye could hurt the lake ecosystems.

Mr. Messick stated the CDD had a water quality company who came in, tested the water at various sample points and provided reports and recommendations. He noted these reports and recommendations were used by the vendor to treat the lakes.

Vice Chairperson Miller asked if a lake had to have an algae problem for the chemical dye to be administered.

Mr. Ward responded in the negative; the chemical had other benefits. He stated he would take a look and see if the chemical could be used in all the lakes to improve water clarity within the context of the budget.

Mr. Messick agreed but noted it was important not to overtreat the lakes as well.

Discussion ensued regarding cordgrass growing around the lakes.

Mr. Messick continued: irrigation numbers were being watched to ensure the CDD did not use more water than was permitted.

Discussion ensued regarding irrigation work behind hole 9.

Mr. Messick indicated the irrigation work behind hole 9 was not the responsibility of the CDD. He provided a picture of the newly installed fence on the Hatcher parcel. He stated he was still waiting for permits for the external preserve fencing. He reported the coyote monitoring plans were placed on hold by the HOA until further notice. He reported approximately 220 adult toads were removed last month, tadpoles were removed; cane toad and tadpole numbers would begin increasing as the weather warmed. He indicated he was developing a fire prevention management plan; the CDD was hiring an ecologist vendor to assist the CDD in reduction of hazardous fuel accumulation in the preserves while maintaining compliance with requirements outlined by SFWMD. He explained why a fire prevention plan was important.

Mr. Scimio asked if the recent fire in the area was in Flow Way preserves.

Mr. Messick responded the fire was not in Flow Way CDD's preserve area; it was in a neighboring development preserve area.

Ms. \_\_\_\_\_ stated Lake 11 was seen by everyone who drove into the development. She asked if Lake 11 was included in the lake bank maintenance plan and would get rip rap.

Vice Chairperson Miller explained lake maintenance was keeping the lake banks within permit specifications and the Board was discussing the improvement of Lake 11, not just maintaining Lake 11.

Mr. Messick indicated Lake 11 was included in the lake bank maintenance plan.

Ms. \_\_\_\_\_ stated the other lakes' littoral shelves look very healthy, while Lake 11's littoral shelves looked terrible. She said there must be something which could be done.

Mr. Kleck stated the lake membrane liner which Kevin suggested was one way to possibly solve the problem. He said the liner was like an above ground pool liner which could hold the water in the lake. He stated when he lived in Lee County, Tuscan Reserve put liners in all the lakes, and the water levels never went down in dry season.

Mr. Messick asked if Mr. Kleck intended for the lake liner to be installed on the littoral shelves.

Mr. Kleck responded in the affirmative.

Discussion ensued regarding water evaporating from the lake and then being able to see the plastic liner; rainfall being needed to keep the water level up in Lake 11 even with a liner; the possibility of using a liner in Lake 11 to retain water in Lake 11 throughout the year and whether this would work.

Mr. Messick did not think lining Lake 11 would solve the problem because there was a pipe connected to Lake 11 and the water would still drain and balance out with the rest of the lake water system.

Ms. \_\_\_\_\_ suggested using irrigation to keep Lake 11 plants alive.

Vice Chairperson Miller stated the irrigation idea was under consideration.

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

#### **a. Important Meeting Dates for the Remainder of Fiscal Year 2026:**

##### **i. Next Meeting: April 16, 2026**

##### **ii. Thursday, June 18, 2026, Public Hearing - Fiscal Year 2027 Budget**

#### **b. Financial Report for the period ending January 31, 2026 (unaudited)**

No report.

**SEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There were no Supervisor's requests.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

Vice Chairperson Miller asked if there were any additional public comments.

Mr. Steve Baker asked if the walking trail or golf course reconstruction was within the CDD's purview.

Vice Chairperson Miller responded in the negative.

**NINTH ORDER OF BUSINESS**

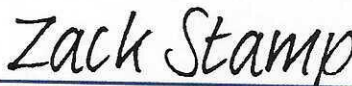
**Adjournment**

The meeting was adjourned at approximately 2:40 p.m.

**On MOTION made by Mark Scimio, seconded by Tom Kleck,  
and with all in favor, the Meeting was adjourned.**

Flow Way Community Development District

  
James P. Ward, Secretary

  
Zack Stamp (Apr 16, 2026 15:57:53 EDT)  
Zack Stamp, Chairperson