

**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, April 16, 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 Zack Stamp, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Zack Stamp	Chairperson
Ron Miller	Vice Chairperson
Manmohan "Bart" Bhatla	Assistant Secretary
Tom Kleck	Assistant Secretary
Mark Scimio	Assistant Secretary

Also present were:

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

Audience members:

Daniel Kaufman
Jerry Cashman
Anthony & Teresa Scerbo
Jerry Peters
Suzanne & Tom Sanders
Steve Diorio
Joe Durizzi
John Nicoson
Sue Fishburn
John Hoverude
Jody & Michael Haggerty
Niki O'Connor
Kevin Persons

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

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**

Chairperson Zack Stamp discussed public comment opportunities and protocols.

THIRD ORDER OF BUSINESS**Consideration of Minutes****March 19, 2026 - Regular Meeting Minutes**

Chairperson Stamp 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 Ron Miller, and with all in favor, the March 19, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Discussion****Continuation of Fiscal Year 2027 Budget Discussion**

Chairperson Stamp stated this was the third month the Budget was up for discussion; the budget would be amended in May if needed and adopted in June. He noted if the Budget needed a drastic alteration due to Lake 11 or something else, the schedule would be pushed back one month, but the budget had to be adopted in July. He asked if there were any Board comments or questions.

Mr. Ron Miller stated he wished to address Lake 11. He said he would like to see a solution for Lake 11 which was an eyesore, and he believed the community agreed. He stated the budget was a good budget and would meet all CDD responsibilities but did not include extra money to spend on Lake 11 or other issues. He asked to increase the assessment rate to \$2,214 dollars, just short of the CAP rate which was a \$369 dollar increase and would raise \$437,000 dollars extra which could be used to improve Lake 11 and/or other things which needed attention. He noted if the budget were approved as it was, and the Board decided it wanted to address Lake 11 in August or September there would be no funds available for this purpose.

Chairperson Stamp said he was in favor of a plug number to have funds for Lake 11 and/or other issues but was unsure if increasing the budget to the CAP rate was the best choice. He noted Mr. Messick was working to develop a plan and perhaps the number could be brought down after the plans were reviewed. He noted Lake 11 was on the agenda for discussion today. He opened the floor for public comments.

Ms. Niki O'Connor asked about the CAP rate.

Chairperson Stamp explained the CAP rate was the maximum amount the budget could be increased to and if it was increased this year, then next year the amount could always be decreased.

Mr. Jerry Cashman asked what percentage the budget went up as it stood right now without adding anything for Lake 11.

Chairperson Stamp stated the proposed budget was the same as it was for the last two years.

Mr. Daniel Kaufman asked about the cost estimate to fix Lake 11.

Chairperson Stamp indicated that it would be discussed later in the agenda. He noted the cost depended upon what solution was chosen; costs ranged from zero dollars to \$2 million dollars.

FIFTH ORDER OF BUSINESS

Staff Items

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

a. Litigation updates

Mr. Michael Pawelczyk: For the Colosi litigation nothing new has happened since the last meeting of the Board. There is a motion to dismiss filed by both defendants, Quarry and Flow Way CDD. That is scheduled for a hearing on May 18, 2026.

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

b. Water Quality Report - February 2026

c. Discussion on Lake 11 Improvements

Mr. Jimmy Messick indicated he would make his report and discuss Lake 11 at the end. He discussed landscaping: replaced damaged berm plants, annuals and turf areas were scheduled for fertilization, front entrance enhancements were ongoing. He discussed the entrance: the filter was replaced at the fountains to prevent clogging; District staff was preparing a comprehensive plan for annual fountain pipe cleaning and jet adjustments. He stated the recharge wells were monitored to ensure functionality and regulate intake levels. He indicated he continued to work with the vendor on monitoring and reporting for the external preserves. He noted the County responded regarding the requested fence to prevent public entry to the preserves; the County comments were being sorted through by the vendor, but basically the County was denying the fence

request and not allowing any new fence in the preserve area. He said he would work with the Quarry and the fence vendor to see if the fence could be moved to the front of the preserve area.

Chairperson Stamp asked why the County denied the request.

Mr. Messick explained the County would not allow the District to clear the land to install a fence. He reported shoreline maintenance continued with algae treatment, vegetation planting, and the water quality report was consistent with historical reports but with increased nitrogen levels which could potentially lead to algae growth. He said the data showed the condition of the water in the CDD remained relatively stable; there were no concerns. He stated staff approached an environmental landscape firm to request a proposal for conceptual plans for Lake 11. He said it was anticipated that three concepts would be presented in June. He noted he asked for May, and the vendor agreed to try for May, but June would be more likely.

Mr. Tom Kleck asked if cleanup of the lake would be included in the proposals.

Mr. Messick explained if the proposed improvements included removal of debris and rocks, then yes.

Mr. Scimio: So, when I'm looking at the table it says the two wells put out just over 105 million gallons in three months?

Mr. Messick: Yes.

Mr. Scimio: And we used almost 127 million gallons for irrigation to the golf course and private homes. So, we were drawing more from the well than we were using for irrigation for these three months.

Mr. Messick: Yes and yes, it includes the golf course.

Chairperson Stamp asked if it were purely cosmetic, could the CDD use 2 or 4 inch rock for rip rap. He asked if using smaller rock would make it less expensive.

Mr. Messick explained smaller rock was more likely to erode.

Chairperson Stamp asked if there was perhaps a 6-inch rock which could work, a happy medium.

Mr. Messick responded it might cost more for smaller rock. He explained why this was so.

Discussion ensued regarding lake 7 improvements; the erosion of the lake bank on lake 7; irrigation with reuse water; and the hope that the wet season would improve the problem with irrigation.

Mr. Messick: Joe Stigliano put together a tactical memorandum that identified reclaimed water feasibility and is based on Collier County utilities and his statement that there is reclaimed water that runs along Immokalee Road. I reached out to Collier County GIS and confirmed that unfortunately we do not have reclaimed water in the area you are interested in. There is no reclaim along Immokalee that we can connect to. That was one potential source. I know there are other sources which have been enquired about and asked about and I can certainly talk about and prepare a small portion of my report to explain why or why not we can.

Mr. Miller noted he was up for reelection this year and intended to run. He said when it came to Lake 11, landscaping was discussed in the past; this would not fix the problem, only hide the problem. He said money should be added to the budget now so the Board could do something about Lake 11 in fiscal year 2027. He suggested increasing the budget to the max to raise \$430,000 dollars to work with. His layman's plans for Lake 11 included: building a weir at the narrowest part to hold water in during the dry season but allow water to leave during the rainy season; installing a liner in the lake to hold water during the dry season; installing irrigation to add water in the dry season to prevent the liner from being visible. He stated he did not know whether this would be allowed per permit, nor did he know the cost. He noted it would cost \$3 million to \$5 million dollars to dig out the lake, and he did not feel that was a sensible solution. He indicated Mr. Messick said it would cost around \$12 million dollars to rip rap all the lake banks in the entire community. He said he did not feel this was a good idea to do all at once but suggested considering a long-term plan to gradually install rip rap in all the lakes in the community.

Chairperson Stamp noted he believed \$12 million dollars for rip rap throughout the community also included Flow Way Canal, so he felt \$12 million dollars could be lowered.

Mr. Messick stated the weir idea was being considered by the environmental landscape team as part of a solution; there were multiple concepts being considered. He said he would bring up the concept of a liner to the environmental landscape team as well.

Mr. Anthony Scerbo noted Lake 22 was scheduled for improvements this year; he asked if it would be improved with rocks (rip rap) or plantings.

Mr. Messick responded there were existing littorals; the improvements would be with Geosock and rock. He explained at the lowest part of the bank, where it was currently exposed, there would be rock. He noted Lake 22 improvements would begin in about a month.

Mr. Jerry Cashman asked if Lake 11 could be filled and sodded over.

Chairperson Stamp explained Lake 11 was a part of the stormwater system and in order to fill it in, the CDD would have to find an equivalent amount of space elsewhere to turn into a part of the stormwater system according to permit requirements. He noted the CDD had considered this possibility and unfortunately it was ruled out.

Ms. Sue Fishburn asked what the CDD intended to do about the canal. She noted her canal was empty just like Lake 11. She asked if beautification of the canal was included in the plan. She noted she had the same issue with the canal as the other residents had with Lake 11; it needed beautification. She asked what would happen if the community got a 100 year rain event. She said she was concerned about what the CDD planned as she did not want to create a problem with flooding. She asked if the CDD interviewed the 13 homeowners on Lake 11.

Chairperson Stamp responded that the CDD had not interviewed the 13 homeowners on Lake 11 but some had attended CDD meetings.

Ms. Fishburn stated the homeowners received \$650,000 dollars to fix their properties. She asked why the homeowners were not beautifying their side of the lake. She said she did not feel it was fair to spend community funds to fix Lake 11 if no funds would be spent to fix her canal. She stated she should not have to pay for Lake 11.

Chairperson Stamp asked Ms. Fishburn to provide her address and the CDD would take time to look at her canal. He said he knew the water levels were low but did not know there was a canal which was dry.

Ms. Fishburn stated usually her canal had 10 to 11 feet of water, but right now only had about 8 feet of water. She said it was mother nature who was at fault for Lake 11, not the CDD or HOA.

Chairperson Stamp noted the past 2 years were drought years; 3 years ago, he was receiving calls from residents complaining about the extra water.

Mr. Messick stated the CDD was at the end of a five-year Capital Improvement Plan, and this summer the lakes would be reevaluated, and the Flow Way Canal. He said the Flow Way Canal was improved along with the other lakes in the first five-year plan. He stated there was \$11,800 dollars allocated to the Flow Way Canal in the Fiscal Year 2027 budget, but he was not sure exactly how this would be spent. He stated in terms of Lake 11, the CDD would not be adding flow, fill or volume; it would be sure to meet the permit requirements to ensure when a 100-year storm event arrived, the stormwater system would function as intended.

Mr. Kevin Persons noted the landscapers walked by Lake 11 without picking up the trash. He suggested adding cleaning the trash from Lake 11 to the landscaping contract. He noted Lake 11 was a trash magnet.

Ms. Suzanne Sanders said, in response to Ms. Fishburn, Lake 11 was an eyesore for the entire community, not just the 13 residents who lived on Lake 11. She stated she appreciated everyone who wanted to work together to make sure the entire community was beautiful.

Mr. Steve Diorio stated collecting money before understanding what path would be taken did not seem like the best plan. He said spending money on Lake 11 was asking 99 percent of the community to pay for improvements for 1 percent of the residents. He

stated the residents on Lake 11 saved \$50,000 dollars on their purchase price and saved several hundred dollars a year on property taxes through the assessments. He said the Lake 11 residents had probably saved \$100,000 dollars already and he did not understand why he should pay for the improvements. He agreed the lake was an eyesore, but the residents on Lake 11 did not buy lakefront property, they bought littoral shelf front property. He suggested shrouding the lake with plantings along the roadside and allowing Lake 11 homeowners to do the same on their side of the lake.

Ms. Sue Fishburn discussed the areas which needed new landscaping in the community. She discussed those who picked up trash throughout the community. She said she agreed it was not a good idea to collect money for a project which was not yet planned.

Mr. Miller stated all opinions regarding Lake 11 were valid. He stated when he was making his comments, he was not thinking about the 13 residents on Lake 11, he was thinking about the 1,184 homes in the community because Lake 11 was an eyesore to everyone. He said while it was not the CDD's fault, Taylor Morrison created this problem, but he felt not doing anything was not an option. He said in his opinion the assessment rate needed to be increased to the CAP rate to ensure something could be done in fiscal year 2027 because a decision would not be made until after the budget was approved.

III. District Manager - JPWard & Associates, LLC

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

i. Next Meeting: Thursday May 21, 2026

ii. Candidate Qualifying Period: June 8, 2026 - June 12, 2026 (Seats 1, 2, & 4)

iii. Thursday, June 18, 2026, Public Hearing - Fiscal Year 2027 Budget

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

Mr. Ward confirmed there would be three board members present in person for the May meeting, as Mr. Miller and Mr. Scimio will not be available. He reminded the Board that the candidate qualifying period was June 8 through June 12 from noon until noon. He explained candidates were required to qualify during this time period or would not be allowed to run. He stated the public hearing was scheduled for June 18, 2026; this was the date the budget would be adopted. He stated yesterday the number of qualified electors in the district were reported by the Supervisor of Elections; no action was required; there were 1,351 qualified electors in the district as of 2026. He stated his firm has been acquired by PFM Financial Management Services. He indicated he would continue to stay on as manager. He noted the new firm provided a lot more depth of services for the CDD and he looked forward to working with PFM. He said he believed the community would be happy with the services PFM provided.

Chairperson Stamp asked if information regarding how to file would be listed on the website.

Mr. Ward responded in the affirmative.

Mr. Bart Bhatla asked if the contract between Mr. Ward's contract and the CDD would be negated by PFM.

Mr. Ward: The existing contract stays in place. They bought my assets, so it stays in place. In a couple of months, we will change the name on the existing contract to PFM, so you will have a new contract with PFM, with essentially the same services that we have, and the fee structure is not going to change.

Mr. Bhatla asked about PFM's insurance.

Mr. Ward indicated PFM was a much larger firm than his and had more insurance.

An unidentified male audience member asked if meetings could be later in the day so more residents could attend.

Mr. Ward: They have a resolution that goes on the agenda later in the year that sets the schedule. That's the time at which they could make a change if they want to make a change.

An unidentified male audience member asked when will the Board discuss the proposed increase to the assessment?

Chairperson Stamp: We will discuss it in May depending on what we decide to do on the rip rap and Lake 11 and ultimately adopt it or not in June. As you heard Mr. Messick say, you may or may not have good numbers to consider by then, it may be the June meeting before we do, and then we will have to decide if we want to do the plug number. I call it the plug number, Ron calls it going up to the CAP, just to have some money in the budget. If we don't spend it, we can reduce next year's assessment, or put it in the reserves, or whatever. That's a decision we will make in May. We are not going to do that today because we don't have enough information to make that decision.

An unidentified male member of the audience comments were indecipherable.

Chairperson Stamp: It's going to depend on what proposal and how much permitting we have to do.

Mr. Messick: We don't know at this point. Based on what concept we move forward with, it could range from a letter modification which can be done in 30 days, or it could be 3 or 4 months with a more formal permit modification.

Chairperson Stamp: Keep in mind that we won't do any of these when the lake is full. We will have to wait for it to go back down again.

An unidentified female audience member asked can the Board even make a decision when all you have is 15 people who attended today?

Chairperson Stamp: Yes. We try to be prudent, but we do have the ability to assess by a vote of approval of three members.

An unidentified female audience member further discussed the meeting time and attendees.

Mr. Jerry Cashman said many residents did not understand what the CDD was, how it was funded and what that meant. He said he felt the residents should be better educated about the CDD.

Mr. Kleck asked Ms. Niki O'Connor about the possibility of placing a link on the HOA's website.

Discussion ensued regarding how residents could be educated about the CDD; how the residents were educated about the CDD; how the HOA encouraged residents to visit the CDD website and attend CDD meetings; and information about the CDD being posted on the Esplanade Facebook page.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Supervisor Mark Scimio - Discussion of potential modifications to District golf course

Mr. Mark Scimio: I've been monitoring what Ms. Jones has been proposing for the golf course. All of it's very good and we're very excited about it, but there are a couple of comments that I want to make sure to say. Are they allowed to do it per the permit? The plan includes "additional drainage, selected tree locations, landscape cleanup, converged with some mixed grass turf, pond sloping regarding long term course health." The last part has me concerned. Pond sloping, moving the grasses including turf. Does that go against our permit?

Mr. Messick: We would need to review and approve, and they would need to modify any appropriate permits. We are not in control of the golf course. The lakes and the banks leading up to the lakes within the lake maintenance easement, those improvements are not included in the plan.

Mr. Scimio: Where do the lakes begin? Do they begin where the turf ends and the dirt slopes down to the lakes? Is that part of the slope?

Mr. Messick: There are tracts of land and within those tracts it is our responsibility. Then there is a lake maintenance easement around the lakes. They start at the top of the bank and go out 15 feet. We will make sure we can still accept the lakes. We have the right to go through and approve or disapprove and work with them to make sure we still have (indecipherable).

Mr. Scimio stated it was important to have the discussion with the golf course now and not wait until the last minute just in case there was a problem.

Mr. Messick indicated the golf course was making improvements to land outside of the CDDs jurisdiction right now.

Discussion ensued regarding the projects proposed by the golf course; and the plans only being conceptual at this time.

Mr. Messick stated he would make sure the plans were acceptable.

Mr. Bhatla noted the County was the ultimate authority regardless; the golf course would not be able to move forward with any project which was not approved by the County.

Mr. Messick agreed, if the golf course was making improvements to the drainage system, then SFWMD would be the approving entity.

Mr. Scimio noted the CDD as the permit holder had to be certain the project was within permit regulations. *I'm bringing it up now, so we all are aware of it, and we can address it ahead of time.*

An unidentified female audience member's question is indecipherable?

Mr. Ward: Jimmy Messick is our District Engineer. We are working closely with the HOA already, and their engineers, to make sure all of the questions Mark has asked are being addressed during the review process. We started that process a few weeks ago with the HOA directly and their engineers, so we will continue to do that. We are confident that we will be able to work with them throughout this process. We don't do everything in writing because we do video calls, emails, text messages, that sort of thing. We have done this before with the HOA and we have never had a problem with them.

SEVENTH ORDER OF BUSINESS

Public Comments

Chairperson Stamp asked if there were any public comments.

An unidentified male audience member noted during the HOA meeting a discussion was held regarding the back gate and the back wall and (indecipherable). It was noted that they ran into an area that happened to be preserve land.

Chairperson Stamp: I think you need to address that with the HOA. They are handling that.

An unidentified male audience member questioned if it was preserve land that we were encroaching, and we had to go give it somewhere else, would you have to approve that?

Mr. Ward: It depends on the area. We are not aware of that, so we will take a look at that back area and see if we have any ownership interest in the area that you are talking about.

Chairperson Stamp: If they did say preserve, then I do have to talk to them about it. Sometimes what people think is preserve, isn't preserve and sometimes what people think isn't preserve, is preserve.

Mr. Ward: It may be a preserve area that we the CDD do not have any interest in. We would have to look at that.

Mr. Anthony Scerbo: The CDD does a great job with the beautification of the front entrance. It's fabulous. A comment was made at the last HOA meeting that the fountain at the center of the community, near Lake 11, cannot put flowers there because they said it would be destroyed by the wind. How can you do it, and you have such beautiful annuals, and it's right up against the lake and the high fountains? Does the wind not blow in front? They say they can only plant solid dark green plants, but you guys plant flowers.

Chairperson Stamp: I think they are out of the range of the spray, and they shut off automatically at 15 mph.

EIGHTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned at approximately 2:14 p.m.

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

Flow Way Community Development District

Signature: James Ward
James Ward (May 29, 2026 07:36:47 EDT)

Email: wardj@pfm.com
James P. Ward, Secretary

Signature: zack stamp
zack stamp (May 22, 2026 13:25:36 EDT)

Email: zackstamp@gmail.com
Zack Stamp, Chairperson










FW - Minutes 04 16 2026 - For Signature

Final Audit Report

2026-05-29

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