

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

The Regular Meeting of the Board of Directors of the Flow Way Community Development District was held on Thursday, May 15, 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

Absent:

Ron Miller	Vice Chairperson
Mark Scimio	Assistant Secretary

Also present were:

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

Audience:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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, with the exception of Supervisor Miller and Supervisor Scimio, 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 reviewed public comment protocols. He noted there were no members of the public present in person or on audio/video.

THIRD ORDER OF BUSINESS**Consideration of Minutes****April 17, 2025 – Regular Meeting Minutes**

Chairperson Stamp asked if there were any corrections to the Minutes; hearing none, he called for a motion.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the April 17, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Fiscal Year 2026 Budget**

- I. Asset Replacement Cost Report**
- II. Proposed Fiscal Year 2026 Budget**

Chairperson Stamp: Jim, has anyone indicated they wanted any amendments to the budget?

Mr. Ward: No sir.

Chairperson Stamp: Does anyone have any questions or comments regarding the budget? I made a mistake at the last meeting where I said the \$35,000 dollars for cane toads was the total amount and we would only pay a portion of it. \$35,000 dollars is our portion. As I indicated earlier, this was the meeting for amendments and we will vote on it at the June Meeting for final adoption, so unless somebody has questions, we will move on. There were no questions or comments.

FIFTH ORDER OF BUSINESS**Staff Items**

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

Mr. Mike Pawelczyk: You want to file your Form 1 Statement of Financial Interest by July 1, 2025, online, which I believe you are all aware of. If you want me to circulate some links for ethics training again for next year's Form 1, I can do that.

Chairperson Stamp: When do we have to do the ethics training?

Mr. Pawelczyk: You would have completed your ethics training last year in the 2024 calendar year. That's the one you will note on your Form 1 this year. The ethics training for 2025 you can complete at any time during the calendar year of 2025 and then you will report that on your 2026 Form 1 statement next July. You are always a year behind basically. I will circulate the links I have and if Jim wants to supplement them he can. I will say I had a board member pay \$79 dollars to attend one of the ethics training programs and he assured me it is no less boring than the free ones. I have nothing else to report.

Chairperson Stamp: What about the financial disclosure?

Mr. Pawelczyk: That's due July 1, 2025. You will file that online. You should already have something in the system. You did it last year. I can put that link in there as well, so you can access it, get started and get it done. It's better just to finish it.

Mr. Tom Kleck: The link you're going to send will go out to us next week?

Mr. Pawelczyk: Yes. I will send it out next week, Tuesday or Wednesday.

II. District Engineer – Calvin, Giordano & Associates

- a. Asset Replacement Cost Report**
- b. Engineer's Report**
 - 1) Current Operations:**
 - i. Landscaping**
 - ii. Lake Maintenance**
 - iii. Irrigation Pump House**
 - iv. Entrance Maintenance**
 - v. External Preserves Compliance update**
 - 2) Capital Projects**
 - i. Lake Bank Restoration 2025**
 - 3) Future Asset Maintenance Items**
 - i. Corrective Actions**

Mr. James Messick: A little bit has been completed this month, trimming for landscaping, trimming jewel palms, and should be completed in the next couple of weeks. We are continuing to watch installation of littoral plants in lake 11. There have been some decorative rock installations at the guardhouse. For lake maintenance we have repaired some drainpipes that have been exposed due to lower water levels, specifically lake 18 and 19 where we have buried some to make sure that those pipes extend out into the water. We are continuing to install new littoral plantings mid-May, I believe, next week, to fill the gaps in existing littoral zones. All lakes were treated for torpedo grass, pennyworth, ragweed, cattails, and other invasive species along the shoreline. Trash has been collected within the lakes. Surface algae was treated on lake 14 and lake 23. Submerged algae were treated in lakes 13, 14, 20, 21, 22, and 23. Some floating aquatic vegetation was removed. Additional littoral plantings should help with water quality. Cane toad management has been coming out twice a week and provided us with notes and updates of what he's completed. I've included that in my report. If you have any specific questions about what action he has taken or observed I can find out exactly what was done, but this is a brief synopsis of what he's cleared, what he's monitoring and what he's completed. Entrance, we talked briefly about the new landscaping and decorated stone around the guardhouse. I've included photos for you. Then for irrigation, we were able to resubmit for permit renewal which we obtained permit transfer into the CDDs name. That permit that we transferred had an expiration date of May 15th, today, and we did submit for that permit renewal. We are waiting to hear back from staff if there is anything else they need from us. Once that permit has been removed, we are looking to modify it, add that third well as a backup emergency well and we are looking at making improvements to make sure we can monitor water use and oversee those recharge wells as they are vital during the dry season. The only capital project is lake 12, they mobilized and should have started in the last couple of weeks, starting repairs to the immediate lake banks adjacent to Esplanade Blvd. Some of the

future maintenance items we are watching are wet checks and fertilization, turf aeration and monitoring the front entrance, and any old lake bank repairs. We are making sure those remain in compliance. The wetland plantings, littorals, are continuously monitored weekly for growth. External preserves are continuing to be completed. The update report shows the north preserve area 2 and all the weeks they have completed maintenance of the external preserves. They are on track to finish by July and report to SFWMD. The final portion, preserve area 1, was started last week. We expect them to finish next week or the week after, so all of June we will have time for our environmentalists to finish monitoring the cross sections, update, and report and submit to SFWMD. Jumping back into corrective actions, the internal preserves should begin this month, and we are going to continue to keep our eye on the intake at the pumphouse. The water level has been low, and we have to make sure it's not pulling in sediment or air into the pumps and monitor the well meters daily to ensure the lakes are being recharged and continue to follow up on the lake bank restoration vendor on lake 12.

Chairperson Stamp: Lake 7, which is the driving range, right in front of the tees, there is a huge gully. Does the golf course usually take care of that, or do we take care of that?

Mr. Messick: I know where you are talking about, but I am not sure how far away from the lake it is. The established lake bank towards the lake is our responsibility. If that gully extends into the golf course, then we need to work with the HOA to make sure that it's addressed. I will discuss it with my field manager and have him coordinate with the HOA to make sure it does not create a bigger problem than it already is.

Mr. Bart Bhatla: Did you get a copy of Tom Coffey's email?

Mr. Ward: I have it, yes. I have asked Jimmy to comment on it, and I will respond to it probably tomorrow.

Mr. Bhatla: Okay.

III. District Manager – JPWard & Associates, LLC

- a. Supervisor of Elections Qualified Elector Report as of April 15, 2025**
- b. Future Series Bonds Issuance Refinancing Dates**
- c. Financial Statements for period ending April 30, 2025 (unaudited)**

Mr. Ward: The first item is the requirement under statute that I report to you the number of registered voters you have, which is 1,419 as of April 15 of this year. As you know, since you have already transitioned to a fully qualified elector-based board, no action is required of you, but statute still requires me to report this to you annually. There are no updates on your bond issuance at this time.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

Supervisor Ron Miller – Hatcher Area Hedge

Chairperson Stamp: Next, we were going to talk about the mud pit. We, the CDD, are working with the HOA to come up with a landscape plan. Richard, the site manager, is going back and forth with different

ideas on what plants to plant, and where to plant them. We don't have anything yet for anybody to vote on. That's a work in progress.

Mr. Ward: Chairperson Stamp summed it up nicely. We are working with the HOA now on the planting plan. Once they make that decision, we will discuss how to fund it.

Mr. Kleck: I think whoever is planning with the HOA, from a neighborhood standpoint, we did have a young lady here a couple months ago who voiced a concern about losing her site of the cyclists and the walkers and I think any kind of a hedge we put over there would be fantastic. If we could keep them trimmed to three and a half feet, I think it would prevent the people who drove up and down the roadway from seeing the mess, but would allow residents to see cars, walkers, and cyclists. It wouldn't need to be a big, tall hedge.

Chairperson Stamp: I agree. But ultimately, it's the HOAs decision.

SEVENTH 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 asked if there were any public comments.

EIGHTH ORDER OF BUSINESS

Announcement of Next Meeting

Announcement of Next Meeting – Public Hearings and Regular Meeting on June 19, 2025

Chairperson Stamp discussed the upcoming meeting.

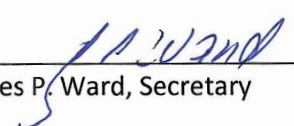
NINTH ORDER OF BUSINESS

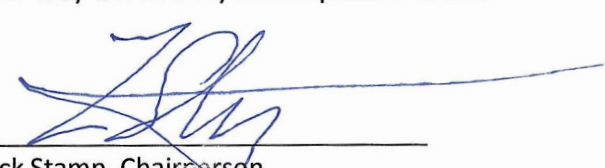
Adjournment

The meeting was adjourned at approximately 1:25 p.m.

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

Flow Way Community Development District


James P. Ward, Secretary


Zack Stamp, Chairperson