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, June 18, 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:

Mary Garcia	Jerry & Kye Keller
Diane	Bob & Mary Olson
Charlie Machac	Jerry Cashman
Lisa Colleran	Daniel Kaufmann
Call In User 1	Suzanne Sanders
Call In User 2	Tom Sanders
Michael	Karen Vetrano
Doris Winkler	Pat B.
Jerry Peters	Suzy Y.
Val Broderick	Mike & Joanne Kwiatkowski
Yolanda Giovanniello	Niki O'Connor
Cheryl Chapman	Steve D'Orio (ph)
Michelle Jackson	

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.

Chairperson Stamp reviewed public comment protocols.

SECOND ORDER OF BUSINESS Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

Mr. Ward reviewed the notice of advertisement.

THIRD ORDER OF BUSINESS Public Comments

Chairperson Stamp reviewed public comment rules and protocols.

FOURTH ORDER OF BUSINESS Consideration of Minutes

May 21, 2026 – Regular Meeting Minutes

Chairperson Stamp asked if there were any additions, corrections, or deletions to the Minutes; there were none.

On MOTION made by Tom Kleck, seconded by Mark Scimio, and with all in favor, the May 21, 2026 Regular Meeting Minutes were approved.

FIFTH ORDER OF BUSINESS Discussion

Discussion of Lake 11 Improvement Plan

Chairperson Stamp: Lake 11. I want to spend a little of time of why and how we got here and I think this is obviously a Board decision. Nonetheless, there is an old saying – never ask a barber if you need a haircut. The same way you never ask a landscape engineer if they have a landscaping engineering plan. We asked for this a few months ago because we have come up with some ideas internally that we wanted to make sure we as a CDD we were not overlooking something obvious, that there wasn't some silver bullet out there, something we could do better or cheaper. In presenting a plan, because one (1) we said that we would do it and told you from the beginning that we would release it and when it came back, it was not an indication of support or an indication of reporting on what we got back. Also, if we didn't report it, hiding it would be worse, it would cause more suspicion and two (2) it would cause some legal liability for violating the Sunshine Law. Personally, I am very disappointed with what came back. I was really expecting at the time and what the toll is, that they would come back with three or four very innovative ideas, as I expected there would be a high, and as well as a low and middle range. We really didn't get that. That's one plan. It's like buying a car. You get white or black. You get a hard top or you get a convertible. They really didn't, to me, there was a total lack of creativity on their part and they were totally oblivious to the cost. Their cheapest proposal would take the entire CDD budget for next year. I was very disappointed in that. Personally, I got to take some of the blame. I didn't oversee it like I should have probably to get some reports to see where they were going to see if I can steer them in a different direction. We didn't want to interfere because we thought they had creativity and we didn't *want to prejudge anything and this is the price to pay. I should have done better. All right. The process today is going to be that I will ask if any member wants to make a motion to adopt this plan, get a motion, if anybody wants to second.*

Mr. Ron Miller suggested the Board should discuss the plan.

Mr. Tom Kleck agreed

Chairperson Stamp stated if no Board Members wished to adopt the plan he felt it would be a waste of time even discussing the plan if we are going to do any of them. He noted the cheapest option was $2.6 million dollars, the other options only got more expensive.

Mr. Bart Bhatla stated he would like to discuss the matter next month; he had not reviewed the plans yet.

Mr. Mark Scimio stated he felt it would be irresponsible for the Board to approve a $2.6 million dollar project. He said he thought the Board was considering spending up to $150,000 dollars maximum which would basically be landscaping along the road to hide the lake. He agreed it did not need to be discussed; the Board should discuss what could be done for a lot less.

Mr. Tom Kleck agreed. He said most of the residents wanted to hide the view of Lake 11 from the road with landscaping.

Mr. Ron Miller agreed these potential plans were disappointing. He agreed landscaping should be discussed for approval.

Chairperson Stamp stated there was no motion or second to approve the proposed $2.6 million dollar plan or its options; therefore, the plan was dead. He stated the Board could now discuss other options. He indicated before the CDD decided to engage an outside firm to come up with options, he and Jimmy were considering using existing water lines to install sprinklers and plant littorals which would have a much better chance of survival with irrigation. He stated the cost of installing irrigation was about $30,000 dollars.

Discussion ensued regarding new irrigation; whether the new irrigation would be subject to water restrictions during a drought (yes); where the water would be coming from (the same source as current irrigation); and irrigation installation increasing the odds of plant survival.

Chairperson Stamp stated $30,000 dollars was just for irrigation installation; additional landscaping would cost more, perhaps $60,000 dollars. He stated it might be wise to put in new irrigation and see if it worked before installing additional landscaping; perhaps additional landscaping would not be needed.

Mr. Scimio asked if $30,000 dollars would need to be added to the fiscal year 2027 budget.

Mr. Ward stated there was enough money in the budget for installation. He said there was even some money left over in the fiscal year 2026 budget which could be used.

Mr. Bhatla stated he would like an engineer to present options to the Board and discuss the options, including pros, cons, operation costs, etc. He said he worried the Board would end up wasting money if this was not done.

Mr. Scimio stated he did not feel that Mr. Messick's plan to spend $67,000 dollars on irrigation and landscaping needed to be reviewed with pros and cons.

Mr. Bhatla stated if the landscaping failed next year it would be a waste of money.

Mr. Ward: We started a couple of months ago and we came up with this idea because we were bantering back and forth. We asked another firm to take a look and see what the solutions were for Lake 11, which would totally solve the problem for everyone. That came back at the $2.6 million dollar number, which is ridiculous and will not happen. But we also know that there are no other solutions for Lake 11 other than the ones Jimmy has presented to you today with respect to some landscaping around the perimeter and putting some irrigation in to try to keep whatever littorals we have going. This lake sits high. Its elevation is high. At the end of the day, you are not going to keep water in this lake unless you do the $2.6 million dollar plan. We all know we don't want to do the $2.6 million dollar plan and there is no other solution to the $2.6 million dollar number other than adding littorals, putting in the irrigation, maybe adding some fountains to the only part of the lake that is a little lower, that if we weren't in a drought we could probably put some littorals in with a fountain and maybe add something to it. If you want to stay under the $150,000 dollar mark, this is it. This is the solution we have been able to come up with. There is nothing more to add to Lake 11 other than this or going to the big number which is out of the question.

Mr. Scimio: Can we do the irrigation for $30,000 dollars now, out of our 2026 budget? What is the other number going to be?

Mr. Ward: Yes, we can do the irrigation. I think we say $200,000 to $250,000 dollars is going to be the range. In that range is what we are going to end up spending on Lake 11. That's about all we can get away with in terms of there is nothing more to do. At the high end we will be at the $250,000 dollar mark. I don't think we should spend that off the bat. I think we should put in some irrigation to start with. Let's take this slow. Once we get that done maybe we can add other elements to Lake 11, whether we call it landscaping or we call it littorals or we call it a fountain or whatever, but let's do step one first. I think irrigation is step one. Let's see how that works and then we can take it to step two. It is not an easy solution to all of Lake 11, but there are no other solutions.

Mr. Scimio: Is step two a part of the 2027 budget? Is it in the budget now?

Mr. Ward: No, but I will make sure we can get that done for you. I think we need to cost out correctly what we know about it. We know about what the irrigation will cost, we know about what the littorals or other plantings are going to be, but we need to take it incrementally, cost it out, get it in the ground and then take the next step. From a budget perspective, if we are under the $100,000 dollar mark totally, between what we are going to do now and then, I'm good with that. If we go over that, I'm going to tell you we have to move things around a little bit.

Mr. Miller stated $30,000 dollars for irrigation was not a problem, but installing irrigation will not cover the view. He said he was not in favor of the $2.6 million dollar plan, but he wanted the ugly view to disappear. He stated he was in favor of spending $200,000 dollars on landscaping as soon as possible; he did not want to wait a year to install landscaping.

Mr. Bhatla asked if this was the alternative which was acceptable to the Board and the public.

Chairperson Stamp stated he would take public comments shortly. He stated he did not believe moving forward with the landscaping at this time was the wisest decision; he felt irrigating the existing littorals to see how they fared was the better option. He stated if the littorals thrived it would take away much of the ugliness. He noted the next topic for discussion was the beautification of all the lakes.

Mr. Bhatla asked if the engineer had any comments.

Mr. Jimmy Messick stated the proposed alternative to the $2.6 million dollar plan was not just $30,000 dollars for irrigation plus $60,000 dollars for landscaping. He noted there would also be costs for soil rehabilitation and such; these numbers were available if Mr. Bhatla wished to see them.

Mr. Bhatla asked how much it would cost in total for the landscaping and irrigation option.

Mr. Messick responded it would cost anywhere between $100,000 and $150,000 dollars.

Mr. Ward: This plan we developed a year ago to see if it would work. It was a test idea. One of the problems is we don't know what is going to work here because of the hydrology of the lake. It's just complicated. We did a lot of plantings last year, the water levels dropped and we lost them. So, we have got to test this out to see what's going to work in this system. I understand wanting to cover up all of lake 11 or at least the boulevard side of it, but at the end of the day we have to go slow. I don't want to say the number is $100,000 dollars or $150,000 dollars or $200,000 dollars. We have to go slow and take baby steps here. Jimmy can't give you a number, but I can say we can start with the irrigation, we can start with a little bit of landscaping and take it from there. There is not a solid solution to this problem.

Mr. Scimio asked if a solid number for the cost of landscaping to hide it all could be obtained.

Mr. Ward responded in the affirmative; that was a number he could obtain. He stated anything above the water level was easy; landscaping on the lake bank was easy to do.

Chairperson Stamp stated if the irrigation lines were installed and it did not help keep the littorals alive then another solution would need to be considered. He stated going slow was imperative. He noted it was possible the lake would become too full to do anything with during the next rainy system. He stated he wanted a solution which would help during the next dry season and that was potentially the irrigation system.

Mr. Tom Kleck suggested installing landscaping to hide the lake rather than irrigation for the littorals which sounded like it may or may not work.

Mr. Miller agreed with Mr. Kleck; he wanted landscaping installed immediately; however, he was not opposed to installing irrigation as well.

Mr. Scimio stated the Board agreed the lake would not be excavated, so the only solution left was to grow something to hide the lake; however, water was needed to grow anything. He stated as such installing irrigation was important and he was in favor of starting by spending $30,000 dollars to install irrigation.

Chairperson Stamp agreed with Mr. Scimio.

Discussion continued regarding installing landscaping as well as irrigation; and obtaining an easement from the HOA to plant landscaping.

Chairperson Stamp stated he was in favor of spending $30,000 dollars on irrigation and $60,000 dollars on landscaping. He opened the floor for public comment.

Mr. Tom Kleck stated whatever the CDD chose to plant, it was important for irrigation to be in place first, otherwise the landscaping would die. He asked for the CDD to create a spreadsheet illustrating the costs associated with this plan. He stated communication with the homeowners was important. He said he was in favor of improving lake 11, but it was important to have a firm understanding of what the costs were so the project did not run out of funding.

Mr. Charlie Machac stated he was in agreement with Mr. Ward that there was no better solution at this time. He stated he also agreed with Mr. Miller; he was tired of seeing the ditch. He recommended moving forward with the irrigation system and full planting right away even if the assessment rate had to be increased a bit.

Ms. Karen Vetrano stated littorals needed more water than typical landscaping and she did not feel irrigation would work to keep the littorals alive. She recommended sodding the lake bank and planting the littorals lower down on the slope. She asked if some sort of screen could be added to the lake to hide the ugliness but still allow a view of the lake when the water came back. She stated the landscaping should be planted at the start of wet season; there was no point in adding landscaping now during a drought. She asked if the community could petition the County or SFWMD for additional water to irrigate the residential landscaping.

Chairperson Stamp responded yes the CDD could petition the County or SFWMD for additional irrigation water, but he did not believe the CDD would be successful.

Mr. Messick agreed.

Ms. Niki O'Connor stated she agreed with adding irrigation. She stated she did not want to simply cover the lake up; if the lake had water it would be very pretty. She stated something needed to be done to Lake 11 for the entire community. She asked if the engineering firm the CDD hired was given any parameters regarding the potential proposals. She asked if the CDD could ask the engineering firm to provide cost estimates for the landscaping plan.

Mr. Ward stated the CDD gave fairly strict parameters to the engineering firm. He stated he was shocked at the numbers the engineering firm provided. He stated Lake 11 was a problem and the only way to solve the problem was to dig it out, so a significant part of the cost was to make the lake deeper. He explained when you took away the possibility of making the lake deeper, landscaping and irrigation was the only thing left.

Discussion ensued regarding the cost of digging the lake out; sandblasting the lake was not an option because of potential damage to surrounding homes.

Ms. Cheryl Chapman agreed Lake 11 was an eyesore. She agreed irrigation was important and if the CDD needed to spend more than $30,000 dollars to make sure the area was well irrigated she approved. She said it was important to do it right the first time.

Mr. Messick stated $30,000 dollars for irrigation was not a ballpark amount, it was an estimate from a contractor.
Ms. Chapman asked if the irrigation would be enough. She said perhaps $60,000 was needed to ensure the entire area was well irrigated. She recommended getting accurate quotes and doing the job right, so it would not have to be revisited in a year or two.

Chairperson Stamp noted the next item on the Agenda was discussion of a five-year plan to beautify the lake system. He stated he planned to recommend installation of fountains in the lakes, and perhaps fountains could be installed in Lake 11.

Mr. Pat Bronner (indecipherable).

Chairperson Stamp: Taylor Morrison got this approved by the County. Whether it should have been approved or not, they got it approved. It's built to standards as far as we know other than the issue with the drain. As far as the CDD, every door in this development pays exactly the same operation and maintenance. So, they pay exactly the same operation and maintenance as you do. They do not pay a bond payment because the CDD, when the residents took control, they would not hand Taylor Morrison a check for $1.3 million dollars to reimburse them for putting in the roads and sewer system. Whether they pay that or not does not affect what you, I, or anyone else pays.

Mr. Steve D'Orio (ph) asked if the view from the sidewalks would also be shrouded.

Chairperson Stamp responded this was a two-part proposal, one part was to irrigate the littorals down in the pit and the other part was to hide the view.

Mr. D'Orio asked for the irrigation and landscaping to be done in tandem.

Mr. Charlie Machac agreed with Ms. Cheryl Chapman; the CDD should find the money to go big and do it right the first time. He suggested increasing the assessment rate to get this project done right and fully all at once.

Ms. Yolanda Giovanniello asked if grasses surrounded by sand could be planted in the lake.

Mr. Messick explained the grasses would die during wet season, so that was not an option.

Mr. David Barnett asked what would happen after the irrigation lines were run if there was an irrigation ban due to a water shortage.

Chairperson Stamp responded that the plants would die just like everything else if there was an irrigation ban.

Mr. Messick explained the littorals might not thrive with irrigation alone, but the idea was to help the littorals survive during a dry season. He explained the littorals would survive as long as the roots had access to water.

Mr. Scimio stated the CDD had the ability to raise the assessment rate from the current $1,845 dollars to $2,214 dollars, which would add $436,000 dollars to the budget.

Mr. Ward stated the CDD approved the budget for fiscal year 2027 with an assessment rate of $1,845 dollars; the CDD could not increase the assessment rate at this point. He explained the CDD could raise the assessment rate for the fiscal year 2028 budget, but not fiscal year 2027 because the CDD already approved the 2027 budget. He noted the CDD could reduce the assessment rate, but it could not increase the assessment rate for fiscal year 2027.

Ms. Michelle Jackson asked about the plantings.

Chairperson Stamp explained littoral plantings were down in the lakebed. He stated the CDD was considering spending another $60,000 dollars around the edge of the lake to block the view. He stated the CDD had enough flexibility in the budget to irrigate the littorals and then spend $60,000 dollars on landscaping around the edge of the lake to block the view.

Mr. Pat Bronner (Indecipherable).

Chairperson Stamp stated the HOA could give the CDD money if it wished, but the CDD had no ability to bill the HOA.

Ms. Giovanniello stated the CDD should not plant littorals during the dry season, the littorals would not survive.

Discussion ensued regarding plants which did well in the dry season; and irrigating any new plants more often than normal until said plants were well established.

Ms. Lisa Colleran stated if the CDD did not attempt to fix the pit with irrigation and littorals, and simply tried to cover up the view, $60,000 dollars would not be enough money. She agreed installing irrigation and littoral plants along with landscaping to obscure the view was the best plan.

Mr. Miller agreed. He stated $60,000 dollars probably would not be enough to get the job done and the CDD should be prepared to spend more money. He stated many residents indicated the job should be done right the first time and he agreed, even if that meant spending $200,000 dollars. He said the CDD had enough money in reserves to cover spending $200,000 dollars if this was what it cost to do it right.

Ms. Colleran agreed.

Chairperson Stamp: Let me sum up where we have a consensus. We are going to do the irrigation portion, and we are going to do at least $60,000 dollars on plantings and we will ask Jimmy and Jim to come back and see how much the HOA wants to block and where do they want to block, and maybe the number goes up. Ron is right, we can squeeze $100,000 dollars plus out of this budget with no increase. We have enough contingencies and money we are not going to spend so we can do that. It's not a question of can we afford it; it's a question of how we want to proceed.

Mr. Cashman: Does the HOA wanted to help fund the project, Lisa?

Ms. Colleran: I have been working closely with Zack, and so has Niki O'Connor, and we have been trying to come up with solutions. It's all our money. Both pots of money are the same 1,184 homes' money. So, if we take it from HOA or the CDD budget, it's relatively irrelevant, but it sounds like the CDD has the capital to do this, so I think we should let the CDD do it. There is work to be done together because of irrigation and the land and where it is HOA property, so we will work together on this very much.

Chairperson Stamp: Another possible solution is we run another dedicated water line, but we have to start somewhere.

Mr. Bhatla: It appears that everybody is upset because of the visuals, so it seems to me that screening should be the initial step and then inside the lake we can keep playing with the other things because if we don't screen it, everybody is going to be upset. He noted the Board did not have an alternative to this plan. He recommended screening the area effectively initially and then working on the lake itself.

Chairperson Stamp stated the consensus seemed to be to screen the lake with landscaping and if Jimmy developed a better-looking landscaping plan that cost more than $60,000 dollars, then the CDD would spend a little more. He stated he also believed there was a consensus to install irrigation for the littorals. He asked if the Board concurred.

Mr. Miller stated he agreed as long as the landscaping was excellent.

Ms. Chapman said the CDD should communicate with the residents along Lake 11 about the landscaping.

Chairperson Stamp stated the CDD now had a plan to move forward with; no motion was needed.

SIXTH ORDER OF BUSINESS Discussion

Discussion on Five (5) Year Plan for Lake Beautification/Maintenance

Chairperson Stamp stated the first five-year plan was completed; the first plan was aimed at structural items which needed to be addressed in the lake banks including Geotubing, lake banks, plantings, etc. He stated the CDD asked Mr. Messick to begin developing a second five-year plan aimed at beautification and maintenance. He noted this might include fountains, more plantings, additional riprap, etc.

Mr. Kleck stated he liked fountains, but fountains were expensive to purchase, expensive to maintain and tended to break often. He stated bubblers might be the better option.

Mr. Bhatla proposed planting 400 or 500 trees along the Flow Way Canal trail, between the canal and the walkway, to stabilize the slopes, improve the climate and beautify the area.

Mr. Messick indicated he would add tree planting to the plan.

Ms. Colleran stated she was a fan of a thorough five-year plan including the financials. She stated the ponds and lakes were included in the HOA's strategic plan. She said the HOA did not have the ability to do anything about the ponds and lakes but wanted to explore all the options for beautification which would include Mr. Bhatla's suggestion as well. She stated a joint beautification project between the CDD and HOA would be very beneficial. She stated she felt shared ideas and shared perspectives between the HOA and CDD while developing the five year plan would be wise.

Chairperson Stamp stated his only hesitation was the CDD's collaboration potentially triggered Sunshine Laws which meant notice sent, minutes of meetings, etc., but he was willing to discuss the matter and perhaps work something out.

Mr. Miller stated there were a couple ways to collaborate, for example, one CDD member could collaborate, or perhaps the Board could nominate a Member to be a liaison and work with the HOA and report back to the Board monthly.

Mr. Ward stated nominating a liaison would also be a Sunshine Law issue.

Mr. Michael Pawelczyk stated it would not be an issue if there were only one Supervisor there to discuss the matter outside of a CDD board meeting.

Mr. Ward stated the law was pretty clear that the appointment of a liaison by a Board Member automatically created a Sunshine Law violation. He suggested discussing this matter offline.

Mr. Pawelczyk agreed to discuss the matter offline.

SEVENTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

Mr. Ward noted this was the public hearing for the fiscal year 2027 budget. He discussed the public hearing process.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Zack Stamp, seconded by Ron Miller, and with all in favor, the Public Hearing was opened.

Chairperson Stamp asked if there were any members of the public present in person, or on audio or video with questions regarding the Fiscal Year 2027 budget.

Ms. Colleran noted having a budget which had not increased in three years was quite an accomplishment; however, she was disappointed there was not an increase in the budget because there seemed to be many things which needed to be done in the community, such as fixing broken pipes.
Chairperson Stamp stated he could not guarantee there would not be an increase next year. He asked if there were any additional comments; there were none. He called for a motion to close the public hearing.

On MOTION made by Bart Bhatla, seconded by Ron Miller, and with all in favor, the Public Hearing was closed.

II. Board Comment

Chairperson Stamp asked if there were any Board questions or comments.

Mr. Miller stated he recognized that the majority of Board did not want to increase the budget this year. He stated he was disappointed because he wanted to increase the budget to the cap this year, but he would still approve the budget in support of the other Board Members.

Mr. Bhatla asked why Mr. Miller wanted to increase the budget to the cap.

Discussion ensued regarding why an increase in the budget was suggested and why the Board chose not to raise the budget this year.

Mr. Ward stated as the Manager he was sensitive to the assessment rate and worked to ensure the CDD had sufficient expenditures in the budget in a detailed fashion to ensure the CDD could maintain the level of services required for the community. He said in his mind, this was accomplished from a Staff perspective in providing the fiscal year 2027 budget. He stated the fiscal year 2027 budget would be able to provide the required level of services for the community and also add $300,000 dollars to the reserve account; the overall cash balance would increase the reserve account to approximately $1.4 million dollars by the end of next year. He said he was confident the fiscal year 2027 budget would meet the needs of the community for the next coming year.

Mr. Bhatla stated Mr. Ward did an excellent job preparing the budget.

III. Consideration of Resolution 2026-7, a resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Chairperson Stamp called for a motion to adopt the budget for Fiscal Year 2027.

On MOTION made by Bart Bhatla, seconded by Tom Kleck, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

I. Public Comment and Testimony

Chairperson Stamp called for a motion to open the Public Hearing.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the Public Hearing was opened.

Chairperson Stamp asked if there were any members of the public present in person, or on audio or video with questions; there were none. He called for a motion to close the public hearing.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, the Public Hearing was closed.

II. **Board Comment**

Chairperson Stamp asked if there were any questions from the Board; there were none.

III. **Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors Imposing Special Assessments, Certifying an Assessment Roll**

Chairperson Stamp called for a motion.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Mr. Ward noted the meeting dates would be the third Thursday of each month at 1:00 p.m. at the Esplanade Golf and Country Club. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

NINTH ORDER OF BUSINESS Consideration of Resolution 2026-10

Consideration of Resolution 2026-10, a Resolution of the Policy of the Flow Way Community Development District Board of Supervisors Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Mr. Ward stated in Florida the Division of Emergency Management allowed local governments, including Community Development Districts to cooperate in the event of an emergency to provide funding in the event of a natural disaster such as a hurricane. He explained it did not include funding inside the community because this was a gated community, but provided for funding outside the gates, such as the entranceway, fountains, landscaping along the front, and any damage inside the preserves. He stated the CDD may be able to secure funding from the Division of Emergency Management. He noted it was a very complicated and involved process to secure funding, but it might be worth it if there were enough damage. He said it was a good idea to have this agreement in place. He explained the agreement was voluntary, the CDD was not required to use the agreement unless it wished. He asked if there were any questions.

Mr. Miller asked if the funding which might be secured was considered grant money or a loan.

Mr. Ward responded the funding would be grant money.

Chairperson Stamp noted even though it was a Mutual Aid Agreement, the CDD would never be assessed by another entity; it was simply an opportunity for the CDD to potentially obtain government aid.

On MOTION made by Tom Kleck, seconded by Bart Bhatla, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

TENTH ORDER OF BUSINESS Staff Items

I. District General Counsel – Billing Cochran, P.A.

a. Litigation updates

b. 2026 Florida Legislative Session Memorandum

Mr. Michael Pawelczyk: The Colosi litigation update: all the parties have filed their respective initial responses which I will refer to as answering affirmative defenses. Today, Colosi, through his attorney, objected to the affirmative defenses filed by your special counsel. I'm sure there will be a hearing on that. These are the preliminary stages of litigation. If something pivotal happens, I'll be sure to let you know. Also, attached in the Agenda package is a legislative update our office prepares and distributes at the same time every year. We got this out earlier than we should have because the governor has not signed some of these bills. Some of them were presented to him this week, but we had such pressure from other clients to get this out we wanted to start the process, and it just so happens you are one of the first meetings we've had since we distributed the memo. The first item ups the cap for sovereign immunity from $200,000 dollars to $350,000 dollars per incident and that would go up to $500,000 dollars in a few years. The governor has not signed it yet. All indications are it will go forward. This would probably mean a higher insurance cost if it does go through. This affects all local governments and the State of Florida. He reviewed potential changes to legislation if the governor signed presented bills including changes to shade sessions, potential grants for cyber security, a means to remove supervisors from seats if necessary, contractor and vendor accountability changes, potential changes to how a CDD approved large projects during development, and a requirement to allow electronic forms of payment such as credit card payments. He noted most of these changes would not significantly affect the Flow Way CDD.

II. District Engineer – Calvin, Giordano & Associates

a. Engineer's Report

1) Purpose

2) Current Asset Updates:

1. Landscape Maintenance

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) Turf Renovation – Front Entrance

6) Engineer's Report Complete

Mr. Jimmy Messick briefly reviewed his Report regarding community maintenance activities including landscaping, the entrance, lake shores, the fountain, lights, preserves, etc. He noted the cane toad program was ongoing with removal of 70,000 tadpoles and 275 adult toads. He stated he continued to monitor the stormwater management infrastructure during the dry season. He reported the external preserves were completed and in compliance.

Chairperson Stamp asked about Lake 8.

Mr. Messick stated the primary areas which needed Geotube, and riprap work were completed, but there were additional areas which would be done within the next week or two.

Chairperson Stamp asked if Lake 14 was done.

Mr. Messick responded in the affirmative. He stated the riprap was installed wherever there was downspout erosion.

Chairperson Stamp noted there was a resident who felt additional riprap was needed.

Mr. Messick stated Richard would reach out to the resident.
Mr. Bhatla asked about the status of Lake 22.

Mr. Messick responded Lake 22 was completed. He said if Mr. Bhatla had concerns about Lake 22, he could take pictures and send him an email.

Discussion continued regarding Geotube on Lake 8; riprap on Lake 7; exposed Geotube on Lake 8; and continued work on Lake 8.

III. District Manager

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

i. June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure

ii. Next Meeting: Thursday, July 18, 2026 – Regular Meeting

iii. Request to Move/Cancel August Meeting from 08/20/2026 or Move Meeting to 08/27/2026

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

Mr. Ward reminded the Board to file Form 1 by July 1 or be charged with penalties, and to check the box that the ethics training was completed last year. He asked the Board if it would be okay to move the August meeting from the 20th to the 27th or cancel the meeting. He asked if the July meeting might be cancelled as there was nothing which needed to be done in July.

The Board discussed the matter and chose to cancel the July meeting and move the August 20th meeting to August 27th with the possibility to cancel the August meeting as well.

Mr. Bhatla stated there was another party interested in filling Seat 1 (his seat) and as such he planned to withdraw his application to serve on the Board to allow this newcomer an opportunity to serve on the Board.

Chairperson Stamp asked about the bond refinancing.

Mr. Ward stated terms were not favorable at this time so no refinancing would be attempted.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Chairperson Stamp asked if there were any Supervisor's requests.

Mr. Kleck asked Mr. Messick to get another bid for the landscaping project including photos of the proposed materials.

Mr. Messick agreed.

Mr. Kleck asked if the screening materials were approved by the HOA.

Mr. Ward responded the CDD did not get approval from the HOA for any work done by the CDD. He noted the CDD would work with the HOA to make sure the materials were okay, but HOA approval was not required.

Mr. Scimio asked what the next step was for Lake 11 irrigation.

Mr. Ward: It's a multiple step process. We have to get an easement from the HOA, so I will need to get Jimmy to prepare a legal description of the area that we will need an easement for. That will get sent to the HOA. I'm sure their attorney will want to review it. I'm guessing that will take more than a month. That's just typical. In the middle of that process, we will start working on a plan and as soon as that is ready to go we will bring that plan before you. We are not going to get cost estimates at first, we will do a plan in which we know relatively what they will cost, and then once we get the plan ready to go we will bring it before you.

Mr. Miller stated if the CDD wished to raise the assessment rate in fiscal year 2028, it should put together a plan now, so there was a plan in place before the assessment rate was raised to fund said plan.

Chairperson Stamp agreed. He said this was why Mr. Messick was developing a five-year plan for lake beautification and maintenance.

TWELFTH ORDER OF BUSINESS Public Comments

Chairperson Stamp asked if there were any public comments.

Ms. Karen Vetrano stated the HOA was working on a five-year plan for groundskeeping which would be a good crossover with the CDD's five-year lake beautification plan. She asked if the CDD planned to maintain the landscaping it planted around Lake 11.

Mr. Ward responded in the affirmative.

Chairperson Stamp stated he thought the HOA maintained that landscaping.

Mr. Ward stated usually the CDD maintained whatever it planted in easements, but the matter could be discussed and worked out.

Discussion ensued regarding who maintained the existing landscaping and who should maintain any new landscaping.

Mr. (indecipherable) asked if the CDD was currently involved in the litigation with Taylor Morrison, and don't know the specifics of it (indecipherable on recording).

Chairperson Stamp stated the HOA could give the CDD money if it wished, but the CDD was not part of that litigation, and the HOA was not required to give anything to the CDD.

Mr. (indecipherable) stated it seems that it's all about Lake 11 and at one point, we've got to call Taylor Morrison because it has to stop, it seems that they should be more involved with (indecipherable on recording).

Mr. Ward stated the lakebed could not be raised because then it would lose volume, which was necessary for stormwater drainage.

Mr. Machac asked who was responsible for fixing the broken pipes feeding into the ponds. He noted there were many white PVC pipes which were cracked and broken.

Chairperson Stamp stated let me give you two answers and I will let Jimmy give you another one. The CDD is not responsible but has taken this on as a responsibility. Taylor Morrison put those pipes in. They were permitted. We did not put them in, but the CDD had taken on as a responsibility to try to do the right thing and fix the pipes as a service to the community.

Mr. Machac said it was nice the CDD took on responsibility for the pipes, but it seemed there was a lot of work to be done; there were many cracked and broken pipes in view.

Chairperson Stamp noted this was due to the low water levels. He said the broken pipes should be reported to the CDD, so it could go out and take a look.

Mr. Machac said that anybody walking around would see that there are a lot of broken pipes around. Thank you.

THIRTEENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 3:14 p.m.

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

Flow Way Community Development District

Signature: James Ward
James Ward (Jul 17, 2026 08:30:31 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Z Stamp
Z Stamp (Jul 16, 2026 16:23:42 EDT)
Email: zackstamp@gmail.com
Zack Stamp, Chairperson

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Final Audit Report 2026-07-17

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