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, July 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 phone

Also present were:

James P. Ward	District Manager, PFM
Michael Pawelczyk	District Counsel
Richard Freeman	Calvin, Giordano and Associates
Susan Singer	Senior Accountant, PFM

Audience:
Ken Adams
Lisa Colleran
Diane
Call in User 1
Charlie Machac
Niki O'Connor
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**

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 Stamp reviewed public comment rules and protocols.

THIRD ORDER OF BUSINESS Consideration of Minutes

June 18, 2026 – Public Hearings and Regular Meeting Minutes

Chairperson Stamp asked if there were any additions, corrections, or deletions to the Minutes. One correction was made.

On MOTION made by Tom Kleck, seconded by Ron Miller, and with all in favor, the June 18, 2026 Public Hearings and Regular Meeting Minutes were approved as amended.

FOURTH ORDER OF BUSINESS Discussion

Discussion of Lake 11 Improvement Plan

Chairperson Stamp stated Richard Freeman put most of this plan together. He asked Mr. Freeman to discuss the plan.

Mr. Richard Freeman stated the proposed improvements were broken into two phases; Phase 1 in fiscal year 2026 and Phase 2 in fiscal year 2027. He stated phase 1 would include irrigation installation, top shelf plantings and a decorative fountain. He stated phase 2 would include rehabilitation of the soil and littoral shelf, followed by littoral plantings. He said Phase 1 would begin by connecting power to the Hatcher Parcel for the fountain, as well as the irrigation plan to run irrigation around the lake for the top shelf plantings and the littoral plantings. He indicated after this was done, the top shelf plantings would include shrubs at the top of the berm, and Panama Rose on the residential side of the lake. He stated following the planting, the fountain would be installed in the area where there was water. He stated Phase 2 would begin improvement of the soil and evaluation of the littoral shelf, and if appropriate, littoral plantings would be installed.

Mr. Tom Kleck asked if the decorative fountain would be the same as the fountain in the driving range lakes.

Mr. Freeman noted a new fountain was recently installed in Lake 10. He recommended installing a different style fountain for Lake 11 to create visual interest.

Mr. Kleck asked who would service the fountains?

Mr. Freeman responded fountain service was a coordinated effort between the electrician and the aquatic vendor.

Mr. Kleck noted standardization made more sense than having different vendors and different pumps.

Mr. Freeman explained the aquatic vendor did not do the type of electrical work associated with fountains, so it had to be a coordinated effort.

Mr. Kleck asked who owned the fountains on the driving range.

Mr. Ward responded - the HOA.

Chairperson Stamp stated he originally recommended installing a decorative fountain into the basin to add more water to the basin area.

Mr. Freeman: That was part of the concept rendering provided by the other consultant and that involved a lot more than just putting a decorative fountain into the actual lake portion. It involved a lot of digging and a lot of chipping away of cap rock in order to have something that would go to the end of the –

Chairperson Stamp: You couldn't just pipe it back there?

Mr. Freeman: You are going to be looking at pipe on top of the ground in the dry season. And the other thing would be at that point, if we did plant the plantings to block the view, are you wanting to backtrack on the plantings? Because now we are adding a fountain that is not going to be seen from the roadways.

Mr. Kleck: The fountain in the portion of Lake 11 that has water is more of a diversion for people driving in and takes your eye off the dry part.

Chairperson Stamp: Are the existing lines going to be able to handle the irrigation or are we going to need to run dedicated lines?

Mr. Freeman: We looked at the PSI and there is enough pressure to run the additional irrigation. It would be on a separate timer. It would only come on when needed during dry season. We wouldn't use it during rainy season.

Mr. Mark Scimio: The cost of the fountain with electrical is $44,000 dollars. Could it be more than $44,000 dollars?

Mr. Freeman: I included a contingency for an additional hookup in case there were issues.

Mr. Scimio: Basically, the fountain is for beautification. It has no advantage to keep the water aerated or anything like that.

Mr. Freeman: It will definitely help with dissolved oxygen. Not as much as an aerator, but it will help with the water quality of the lake.

Mr. Ron Miller stated he was pleased with the plan generally. He stated it seemed the plan was to plant four feet below the top of the berm which he felt would not sufficiently hide the view of the lake. He suggested planting the shrubs at the highest level, close to the sidewalk.

Mr. Freeman stated the existing plants were about four feet below the top of the berm. He said he could plant the new ones a little higher if needed, but he did plan to reestablish the littoral shelf, so it would not be as unsightly and could bring in wildlife.

Chairperson Stamp stated the drawings indicated some of the plantings would be on top of the berm as well.

Mr. Miller said he was pleased to be moving forward, but the objective was to hide Lake 11. He said he would like this to be done right the first time, and planting should be done at a higher level.

Mr. Ward stated the current plan did both things; there were plantings along the roadway at the top of the lake bank plus some trees, so hiding the lake would be accomplished. He said in addition, Mr. Freeman was suggesting littoral plantings at the bottom. He explained the materials Mr. Miller was talking about at the top of the berm were included in the plan.

Mr. Miller thanked Mr. Ward.

Mr. Bart Bhatla stated he reviewed the plan and broke it down into three components, the first problem was visual pollution. He stated the solution was planting along the roadside high enough to block the view. He said even if the littoral shelves were fixed, there could be seasonal issues in the future, and it could become unsightly once again. He stated the most important thing was to plant a shield to block the view, and it should be the first step done with the irrigation. He said improvement of the lakebed, the littoral shelf, was unnecessary as it was essentially a beautification project and would only benefit the 13 homes on the residential side of the lake. He said he felt improving the lakebed with littorals should not be done unless the 13 homes on the residential side of the lake contributed to the project. He stated he had reservations about installing the fountain as it had marginal value; once the plantings screened the lake you would not be able to see the fountain. He stated he believed the first step should be planting the screening plants to block the view.

Chairperson Stamp said he also was skeptical of the fountain.

Mr. Kleck stated he agreed the first goal should be to screen the lake as that would make 99 percent of the residents happy. He stated he did not think the fountain would work in the shallow portion of the lake; there was too much vegetation which could choke out the fountain during the wet season, and also the fountain was a large expense. He stated if the fountain was not covering up the lake bank, then it was not worth it. He suggested planting the screening plants first and then considering the fountain, because perhaps the fountain would not be needed or wanted. He noted it was expensive to maintain a fountain.

Mr. Bhatla stated the CDD was supposed to discuss a remedy for the ugly view. He said the CDD was not a group of engineers present to discuss how to improve the quality of the littoral shelves and drainage system. He stated the CDD should be concerned only with improving the visuals, the cost, how to pay for it, and the staging.

Mr. Miller stated hiding the view was the number one priority of the plan. He said he was willing to go along with the other elements of the plan or to scrub them, either way.

Discussion continued regarding the importance of blocking the view; and the importance of prioritizing blocking the view.

Chairperson Stamp noted he did not believe asking the 13 residents to contribute to the project monetarily would happen. He asked if something like mangroves or pond apples could be planted across the throat of the basin. He stated he felt that would hide a lot of it.

Mr. Freeman explained the problem with planting something like mangroves or pond apples was the root system. He stated the cap rock did not provide enough soil depth to sustain such trees.

Chairperson Stamp suggested planting the trees on the bank of the original Lake 11 before the littoral shelves were installed. He asked Mr. Freeman to see if this would be a viable option.

Mr. Freeman noted that was what the fountain was for, to redirect the eye of passersby.

Chairperson Stamp said he understood but did not think the fountain would do the trick in the long run. He indicated he felt this could be reconsidered and approved at the next meeting.

Mr. Bhatla suggested meeting with the HOA about building a berm and adding plants to the berm. He said if the CDD had to stay only within the limits of CDD property it would be difficult.

Mr. Ward: No matter what we do, with respect to the landscaping, we will need an easement from the HOA. Most of that land is not CDD property.

Mr. Bhatla: I assume we will work with the HOA if the plantings are to go on HOA land.

Mr. Ward: The plantings you are talking about are all on HOA property. The only thing that's not, is anything down where the littorals are.

Mr. Kleck: I like the idea of a berm, raising up the lake bank.

Mr. Freeman: The problem we are going to run into is that the lake is permitted for littorals. If you start putting something other than littorals in the lake and you're taking away the water which is supposed to be retained in the lake, you have to find somewhere else to disperse that water. That means we would have to find another lake to expand and make sure we are meeting our requirements.

Discussion ensued regarding the berm not being a viable option.

Chairperson Stamp asked if there were any resident comments.

Ms. Niki O'Connor asked if it was impossible to bring in water and make it a true lake rather than hiding it.

Mr. Kleck responded in the affirmative.

Ms. O'Connor asked if Mr. Freeman's plan, including irrigation and the fountain, would help fill the lake.

Mr. Ward responded in the negative. He explained the plan Mr. Freeman presented included planting littorals and irrigating the littorals to keep the littorals alive during the dry season. He explained there was no way, without spending millions of dollars, to bring water into the lake because the cap rock was at a level which prevented water accumulation. He stated it would cost millions of dollars to remove the rock from the lake and that was the only way to make it into a true lake.

Ms. O'Connor asked if littorals would hide the barren wasteland.

Mr. Ward stated it would hide it a little bit.

Mr. Freeman said the littorals would help; there would be some green, but it would not cover the whole area.

Discussion ensued regarding it being rainy season now, but there still being no water in Lake 11; the need for extensive rain throughout the state of Florida for the aquifer levels to rise high enough for the water levels in the lakes to also increase; the lakes being interconnected, so water pumped into Lake 11 would only drain into another lake; and the only way to keep littorals alive in Lake 11 would be irrigation.

Mr. Ward stated he was unsure whether irrigation would truly keep all the littorals alive during dry season. He discussed how difficult it would be to keep the littorals in Lake 11 alive all dry season long and some of the challenges involved. He noted, regardless, this was still the best and most reasonable plan.

Ms. O'Connor said the 13 homes on Lake 11 did not sign up for the horrible view. She noted a huge sound proofing wall was installed for another segment of homes in the community. She asked the CDD to be cognizant of the fact that this was a community and it was not fair to the 13 homes to just hide the lake from view.

Mr. Bhatla stated the CDD had to keep a balance between the residents of the community and had to consider the objections and opinions of both the residents who lived on this lake, as well as the residents who did not.

Ms. Lisa Colleran asked if the irrigation portion of the plan included irrigating all installed landscaping around the lake.

Mr. Freeman responded in the affirmative.

Ms. Colleran asked if the landscaping planted a year ago along the lake was irrigated.

Mr. Freeman responded in the affirmative.

Ms. Colleran said she felt the idea of screening Lake 11 to completely hide it from view was unrealistic; the only way to completely hide the lake would be to plant 9 foot tall hedges. She said residents did not want a 9 foot tall hedge; residents wanted attractive landscaping. She said beautiful landscaping would significantly address the problem, but it was also important to improve the littorals because Lake 11 would still be partially visible. She said she was in favor of Mr. Freeman's plan. She asked if the CDD had a legal obligation to fix the littoral shelf.

Mr. Ward noted Ms. Colleran had a good point. *I agree with Richard's plan. If you set aside the issue of the 13 homes, the important thing is, this is a water management system, and we should do what is necessary to try to restore that as best we possibly can, given the difficulties we have with Lake 11. The plan Richard put together does that. It restores that mess of a lake. It puts littorals in it. It gives you a way to reasonably irrigate it during the dry season. It hides the top portion of it as best we can. If you don't like a fountain, that's fine, put something else in. But we're trying to put as many littorals back into that area as we possibly can, which is a good thing that South Florida Water Management District likes and is a good thing for us to do. I think the plan he presented to you, whether you do the upper part or the lake first, at the end of the day, from a water management system perspective, the plan is the best we can do to solve the problem of Lake 11.*

Mr. Bhatla: I think it's a good plan, but I want everyone to be cognizant of it. After it's completed, year after year, we should be open to replanting littorals because most of them will probably wither away because it's a very harsh environment. We will be signing up for every year going in and spending. If you are aware of that, it's fine.

Mr. Ward: If you look at this entire state, and all these water management systems, and you look at the way in which the state is moving with respect to the construction, operation and maintenance of these water management systems, they all are moving toward a stronger program which includes littorals on the entire water management systems. We have lost a lot of littorals in our existing water management system, which is why these lakes look as bad as they do. We, the staff, are working on a plan to solve that problem for the entire system. I think, as a general course, if you are going to own and operate a water management system, it has to have littorals, they have to be maintained. The fountains, aerators and bubblers are all in addition, to help the littorals stay healthy. Lake 11 is a more difficult issue because of the cap rock issue, but I think overall, this plan for Lake 11, and generally for water management systems, we are going to have to start moving towards a program of maintenance of the entire system that includes littorals. Is it going to cost more? The answer is, yes, it is probably going to cost more.

Mr. Bhatla: I agree with what you are saying. The problem with Lake 11 is, it is not a lake.

Discussion continued regarding Lake 11 not being a lake; Lake 11 being a littoral area regardless; the costs for maintaining Lake 11 and the littorals; whether the littorals would drown in an El Nino situation (likely, yes); the Lake 11 littorals drowning 3 years ago; whether the littorals in the other lakes would drown; and needing to replace various littorals annually throughout the community in various lakes.

Mr. Mark Scimio asked if the irrigation would run 7 days a week during dry season for the littorals. He asked how much water would be needed to keep the plants alive.

Mr. Freeman explained the irrigation would run the same as for any other vegetation in the dry season. He stated activated charcoal would be added to the soil, as well as bio nutrients, to improve the soil and give the littorals the best chance of survival.

Ms. Lisa Colleran complimented the Engineers, Mr. Ward and the Board for listening to the public comments and working to develop a plan; she was pleased. She said she was happy Richard and Victor would be working together to implement the plan.

Mr. Ward asked if the Board agreed to move forward with the plan. He said he would put together a time schedule, work with the HOA to make sure the landscaping materials were right and create an easement with the HOA.

Chairperson Stamp stated the fountain should be removed from the plan and could be reconsidered in the future.

The Board agreed.

Mr. Ward agreed to remove the fountain from the plan.

Mr. Bhatla asked for the visual shield of plants to be done first.

Mr. Ward stated he understood.

Mr. Freeman stated he understood the Board wished to move forward with the screening plants first. He noted the plants were 7 gallon plants and would take a little while to grow to the desired height. He said he understood irrigation was important. He understood the Board's directive.

Ms. O'Connor asked if the Board would vote to approve the plan next month.

Chairperson Stamp stated Mr. Freeman would make the requested changes, put the new plan together and present it to the Board for consideration at a future meeting. He said it would be helpful to get the HOA to begin the easement process in the interim. He said he hoped in August the Board would be able to approve the plan and the plan could move forward.

Ms. O'Connor also thanked the Board and staff for their consideration and efforts.

FIFTH ORDER OF BUSINESS **Discussion**

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

Chairperson Stamp stated many of the lakes needed some improvement; many of the improvements needed were simply plantings, but some of the lakes needed rip rap and/or GeoTubes. He said staff was working on a five year plan for the Board to consider in the next few months. He noted the HOA had a committee working on what the HOA felt lake beautification priorities should be; perhaps the HOA priorities would align with CDD priorities, perhaps not, but the CDD was waiting to see what the engineers came up with. He asked if there were any comments.

Mr. Miller said his five year plan would be to raise the assessment rate by $500 dollars per unit to bring in $600,000 dollars and use the money for lake bank improvements, specifically rip rap, prioritizing lake banks which were in disrepair followed by the high visibility lake banks.

Chairperson Stamp noted rip rap would last a very long time, but it was a high expense. He agreed rip rap was needed wherever there were washouts along the lake banks.

Mr. Bhatla suggested presenting a list of possible improvements for the Board to consider and prioritize and then the engineer could develop a plan.

SIXTH ORDER OF BUSINESS Staff Reports

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

Mr. Michael Pawelczyk: We sent a landscape and irrigation easement over to HOA counsel a couple weeks ago. I have not heard back from him on that. We are also working with him on some property issues we need to work out with respect to the driving range which we previously approved and the alteration of the lake bank where that driving range is going. I haven't heard back from him on those. With your action today with respect to lake 11, I will follow up with him and try to push him, so we can at least wrap up the Lake 11 stuff by the next meeting from a document standpoint. The only other item is the Colosi item. It is still pending. That litigation is in the discovery phase as I reported at the last meeting. It looks to me like they are going to start scheduling depositions and possibly a mediation for September. We may be hearing from special counsel before then to talk about that further, probably at the August meeting.

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
3) Capital Projects
4) Future Asset Maintenance Items
5) Engineer's Report Complete

Mr. Freeman stated the turf which was recently planted was thriving. He stated the fountain in Lake 10 was installed and would be on from 6:30 a.m. until 10:00 p.m.; fountain lights came on at 7:00 p.m. and turned off at 10:00 p.m. He stated additional littorals and grasses would be planted in the next couple of days. He noted these plants were a prototype of what the engineers were thinking could be done throughout the community.

Mr. Bhatla said he heard comments from residents who did not like the fountain in lake 10. He asked who chose to install the fountain in Lake 10.

Mr. Ward stated he made the decision to put a fountain in Lake 10.

Mr. Bhatla said he also heard many very complimentary comments about the landscaping approaching the community.

Mr. Ward agreed that Mr. Freeman did an excellent job with the entrance.

Mr. Bhatla discussed how he did not like fountains. He discussed the incongruity of the fountains. He discussed how the water did not shoot up high enough in certain fountains.

Mr. Ward stated he would look into it.

Chairperson Stamp asked about the exposed GeoTubing on Lake 8.

Mr. Freeman stated he went back and did additional rip rap and sod restoration.

Chairperson Stamp noted the black drainpipes were exposed. He asked if they could be cut short.

Mr. Freeman explained the black drainpipes could not be cut short because lake levels did get low and if the pipes were cut, there would be erosion. He noted the five year plan did address these exposed drainpipes. He agreed the pipes were unsightly.

III. District Manager

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

i. Next Meeting: Thursday, August 20, 2026 – Regular Meeting

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

b. Financial Report for the period ending June 30, 2026 (unaudited)

Mr. Ward reminded the Board that the next meeting was August 27th, 2026.

Chairperson Stamp noted he would not be at the September meeting.

SEVENTH ORDER OF BUSINESS Supervisor's Requests

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

Mr. Miller asked if the white lights would be left on the palm trees year round.

Mr. Ward stated the Board decided not to leave the lights up year round; the lights would be up only during the holidays.

Mr. Miller asked if the chemical used for algae and water clarity was something which could be added during season. He asked if it was a big cost or if permits were needed.

Mr. Ward: The chemicals we use in the lakes are specific to specific plants and adhered to certain plants to kill it. Are you talking about the color of the water?

Mr. Miller: Yes. It substantially clarifies the water, and it looks so much more inviting.

Mr. Ward: You use a dye in the water which helps keep algae and other things down. We use a blue dye to do that.

Mr. Freeman: We use a blue dye on a monthly basis. It's put into the lake system to prevent submerged vegetation. It also adds to the aesthetic of the lakes. It's done monthly and it's in the aquatic maintenance budget.

Mr. Miller: In the past that's been sporadic. Are we now doing it on a continuous basis?

Mr. Ward: We do it monthly.

Mr. Miller: That's terrific.

Mr. Freeman: The color may vary when it rains because it gets diluted, but we do it on a monthly basis.

EIGHTH ORDER OF BUSINESS Public Comments

Chairperson Stamp asked if there were any public comments.

Mr. Joe Stigliano discussed his plan for Lake 11 which divided the lake into two lakes, one with water and the other without.

Chairperson Stamp: If you had been here for the earlier discussion, that's essentially what Richard is proposing.

Mr. Stigliano asked (indecipherable).

Mr. Freeman: Part of the plan is to tie into the irrigation system that's coming out of the irrigation pumphouse. It will be in its own separate zone, so it would not impact water pressure on any of the houses. It will come on when the houses are not irrigating.

Discussion continued regarding where the irrigation for Lake 11 would originate; and other potential irrigation origination points.

Chairperson Stamp noted Mr. Stigliano missed the discussion of Lake 11 earlier in the meeting but was free to comment.

Mr. Stigliano discussed his ideas for Lake 11. Much of his discussion was (indecipherable). He said he would send his ideas to Mr. Freeman.

NINTH ORDER OF BUSINESS **Adjournment**

The meeting was adjourned at approximately 2:22 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 (Sep 2, 2026 11:29:18 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Z Stamp
Z Stamp (Sep 1, 2026 15:54:12 EDT)
Email: zackstamp@gmail.com
Zack Stamp, Chairperson

FW - Minutes 07 16 2026 - For Signatures

Final Audit Report 2026-09-02

Created:	2026-09-01
By:	Anastasya Beauchamps (beauchampsa@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8BIiV1JTn7CmnprKgjGwZTVgIMynNDu6

"FW - Minutes 07 16 2026 - For Signatures" History

Document created by Anastasya Beauchamps (beauchampsa@pfm.com)
2026-09-01 - 5:10:35 PM GMT

Document emailed to zackstamp@gmail.com for signature
2026-09-01 - 5:10:40 PM GMT

Document emailed to James Ward (wardj@pfm.com) for signature
2026-09-01 - 5:10:40 PM GMT

Email viewed by zackstamp@gmail.com
2026-09-01 - 7:53:32 PM GMT

Signer zackstamp@gmail.com entered name at signing as Z Stamp
2026-09-01 - 7:54:10 PM GMT

Document e-signed by Z Stamp (zackstamp@gmail.com)
Signature Date: 2026-09-01 - 7:54:12 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Email viewed by James Ward (wardj@pfm.com)
2026-09-02 - 3:29:00 PM GMT

Document e-signed by James Ward (wardj@pfm.com)
Signature Date: 2026-09-02 - 3:29:18 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-09-02 - 3:29:18 PM GMT