

**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, August 27, 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
Michael Pawelczyk	District Counsel
Jimmy Messick	District Engineer
Richard Freeman	Asset Manager
Racheal Meade	District Manager, PFM
Vivian Carvalho	Senior District Manager, PFM

Audience:

Jim Murphy
Diane Ford
Lisa Colleran
JoAnne Glazer Toro
Jerry Peters
Jim Murphy
Charles Machac
Jjoanneg@aol.com
Susan Fishburn
Joe Stigliano
Suzanne & Tom Sanders
Steve Baker
Karen Vetrano
Fritz Riep
Niki O'Connor
Bart Potenzo
John Nicoson
Anthony & Teresa Scerbo

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****July 16, 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 Tom Kleck, seconded by Ron Miller, and with all in favor, the July 16, 2026 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS**Consideration of Plan****Consideration of Lake 11 Improvement Plan**

Ms. Susan Fishburn stated there were 71 homes which backed up to the Flow Way canal. She said she found it interesting improvement of the Flow Way canal was not being discussed. She stated her view of the canal was just as ugly as the view of Lake 11, and she had alligators. She noted there was a lack of water in the Flow Way canal. She stated she was concerned about the animals, and she was concerned the Flow Way canal was not being discussed.

Chairperson Stamp noted the Flow Way canal was included in the five-year plan which was on the agenda today. He noted a couple of weeks ago there was a lightning strike in the preserves which Ms. Fishburn reported. He thanked her for her report. He thanked the HOA for making David and Victor available to assist in creating the Lake 11 Improvement Plan. He thanked CDD staff, particularly Richard Freeman and Jim Ward for assisting. He stated he felt this was a good plan which balanced the needs of the community. He explained it was possible the plan would need adjustment as it was rolled out; it would take time to complete and was not an instant fix. He explained it would take time for the plants to grow, to see how well the irrigation worked, and the weather was always a consideration. He asked Mr. Richard Freeman to present the plan.

Mr. Ward noted Supervisor Bhatla would be leaving the meeting for approximately 10 minutes.

Mr. Bhatla left the meeting.

Mr. Richard Freeman reviewed the four-phase plan for Lake 11 improvements. He stated phase 1 included irrigation installation in five different zones which would be placed on a separate timer and would irrigate at a different time than the residential irrigation. He explained this was to ensure the irrigation did not impact residential irrigation. He noted the irrigation would only run during the dry season to supplement the lack of water. He stated phase 2 included top shelf shrub planting of additional buffer areas around Lake 11 to help hide the unsightly view of the barren littoral shelf. He stated phase 3 would be soil rehabilitation including tilling, the addition of activated charcoal and nutrients with removal of rocks and other unwanted material. He stated phase 4 would be littoral planting consisting of 22,000 new littorals irrigated with the new irrigation system. He stated the irrigation would extend halfway into the littoral shelves on both sides of the property, the resident side and the common area side. He stated phase 5 was an optional fountain installation in fiscal year 2028. He reported he met with HOA staff, discussed the plan, and HOA staff was on board and working closely with CDD staff on this project. He reported he received a proposal for the long term maintenance of Lake 11 from the vendor who maintained the front entrance. He stated he did not receive a proposal from the HOA vendor yet.

Chairperson Stamp asked if there were any Board comments or questions; there were none. He asked if there were any public comments or questions.

Mr. Joe Stigliano stated Lake 11 was actually two lakes and two problems, Lake 11A and Lake 11B. He stated Lake 11B had a vertical pipe with a wide opening which needed a grate over the top; someone could fall into the pipe. He stated Lake 11A had a 23-degree pitch which could be dangerous when the water level was low and the lake should have a fence around it to prevent evening walkers from falling in.

Ms. Niki O'Connor asked about the timing of the phases.

Mr. Freeman explained if the plan was approved, irrigation installation would begin August 31, 2026; irrigation would take a couple of weeks to complete. He said the planting of the top shelf shrubs would immediately follow the irrigation installation with a goal of having both phase 1 and phase 2 completed before the end of the fiscal year (September 30). He stated phase 3 and phase 4 would be reevaluated at that time; if the littoral shelf started to fill with water it would be almost impossible to till the soil and make the soil improvements, and the littorals could not be planted until the soil was improved.

Ms. O'Connor asked (indecipherable).

Mr. Freeman: The first two phases, if approved, are scheduled to go in within the next three to four weeks. After that we will evaluate the last two phases.

Mr. Ron Miller stated that sounded like a good action plan.

Ms. Suzanne Sanders noted she had seen the vertical pipe Mr. Stigliano mentioned. She asked about the vertical pipe.

Mr. Freeman: The pipe in lake 11B is exposed during rainy season. It is an outfall connected to your curb and gutter. That area, for some reason, they dug it so deep, and I think the plan was they planned on digging out that area, but then found out it was cap rock, so the outfall they installed is a lot deeper than the foundation. I agree it needs some type of grate over it to take away that safety concern, but that outfall is there to discharge your rainwater runoff in your neighborhood into Lake 11.

Discussion continued regarding the pipe in Lake 11B; how deep the pipe was (approximately 5 feet); and the diameter of the pipe (48 inches).

Ms. Susan Fishburn discussed the Habitat for Humanity project which was going up right next to the community and the need to put a grate over the pipe to prevent children from exploring. She said she understood the possibility of a fountain was removed from the plan.

Chairperson Stamp explained the fountain was in the plan only as an option for consideration in 2028; it was not in the plan being approved today.

Ms. Fishburn said she felt the irrigation should not be installed on the residential side of the lake. She asked if beautification was within the CDD's wheelhouse, because this was strictly a beautification project.

Chairperson Stamp responded in the affirmative; for example, the front gate area was a CDD beautification project.

Ms. Fishburn stated the Flow Way community had large preserve areas, and she felt the preserves should be the CDD's first priority. She said she did not want to spend her money on beautifying Lake 11.

Chairperson Stamp stated of all the community issues, the CDD received more comments and complaints about Lake 11 than everything else combined; therefore, it was obviously a community concern. He said he had no problem spending money on this project, but Ms. Fishburn was entitled to her opinion.

Mr. Bhatla rejoined the meeting.

Mr. Stigliano said the drainage pipe in Lake 11B was just for drainage. He asked if Lake 11A was connected to the rest of the lakes.

Mr. Freeman responded in the affirmative; Lake 11A was connected to the rest of the lakes in the stormwater system. *In Lake 12 there is a recharge well that recharges the entire system. In Lake 11 they have their own irrigation system that draws down from Lake 11A, so as they irrigate, they draw down from that pond. They are all interconnected and during the dry season the water levels all go down.*

Mr. Stigliano: So, are you going to use the irrigation pump to irrigate Lake 11B?

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193 *Mr. Freeman: Yes, the Hatcher parcel pump will be the one that irrigates the surrounding*
194 *plantings and the littorals.*

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196 Chairperson Stamp asked if there were any additional comments or questions; hearing none,
197 he called for a motion.

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199 **On MOTION made by Ron Miller, seconded by Tom Kleck,**
200 **and with all in favor, the Lake 11 Improvement Plan was**
201 **approved.**

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204 **FIFTH ORDER OF BUSINESS**

Consideration of Easement

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206 **Consideration of Acceptance of a Grant of Easement from Esplanade Golf & Country**
207 **Club of Naples, Inc. to the Flow Way Community Development District for the Lake**
208 **Bank currently owned by the Master Association on Lake 11**
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210 Mr. Mark Scimio asked if the easement grant was recorded yet.

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212 Mr. Michael Pawelczyk responded in the affirmative.

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214 Chairperson Stamp stated the CDD was a governmental body, and unlike the HOA it could
215 not spend governmental funds on property it did not own or have an easement on, so it was
216 important to get the HOA's easement. He thanked the HOA for granting the easement to the
217 CDD.

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219 Mr. Tom Kleck asked when the fountain would be considered for approval for Lake 11.

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221 Chairperson Stamp stated the fountain would be considered within the five year plan.

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223 Mr. Kleck asked if the fountain in Lake 10 was lit at night. He said the fountain was beautiful.

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225 Mr. Freeman responded the fountain in Lake 10 was illuminated at night.

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227 Mr. Kleck asked if the fountain was a standard brand the CDD used on a regular basis.

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229 Mr. Freeman explained the fountain was not the same fountain brand which the HOA golf
230 course and aqua range used, but it was a standard brand, and it had parts which were readily
231 available.

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233 Mr. Kleck asked if the CDD planned to standardize the fountains it installed.

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235 Mr. Freeman stated the goal was to standardize the brand, but not necessarily the design.

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237 Mr. Steve Baker asked how it was decided to install a fountain in Lake 10.
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Mr. Freeman responded it was in the capital plan to install a fountain. He explained he chose Lake 10 because he felt it would be the most visible throughout the community, as drivers came around the roundabout, it would be most impactful in Lake 10.

Mr. Baker asked if it was less expensive to install the fountain in Lake 10 because there was a power source close by.

Mr. Freeman responded in the affirmative; the nearby power source was also taken into consideration.

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

SIXTH ORDER OF BUSINESS

Discussion

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

Chairperson Stamp stated in the first five years the residents took over the CDD, the goal was to stabilize the lake banks throughout the community and bring the lakes up to permit standards. He noted the CDD installed rip rap, GeoTube and plants along the lake banks and would continue to maintain the lake banks at permit standard levels. He stated the CDD was not at a point where it needed to decide what it would like to do over the next five years, be it beautification, enhancements, or not. He stated CDD staff would develop a five-year plan likely to be presented in October or November illustrating staff recommendations. He said the HOA had a committee set up to develop the HOA's five-year plan, and it might be possible for the CDD and HOA to coordinate. He said the CDD had to decide what it would like to prioritize over the next five years. He stated this was where beautification of the canal banks could come in, and the preserves, although the CDD was very limited in what it could do within the preserves. He stated he welcomed input from residents. He stated the CDD would adopt the fiscal year 2028 budget in June or July of 2027 and fiscal year 2028 would include the first year of the new five-year plan. He said the five-year plan could include fountains. He indicated he thought a fountain between the Culinary Center and the fairway on 10 would be a nice addition. He asked for comments noting this was on the Agenda simply to inform the public of what was upcoming.

Mr. Ron Miller stated with respect to the lake banks the CDD did a good job from a technical standpoint. He noted all the work on the lake banks was done to improve structural integrity. He stated he was happy to hear this next five-year plan would include beautification alongside necessary improvements.

Chairperson Stamp noted it was important to keep in mind that the new rip rap looked nice and white now, but in three to five years would be darker and less attractive.

Ms. Karen Vetrano asked if there was a map showing the areas on the lake banks which needed to be addressed and in what order.

Chairperson Stamp responded in the negative; that was very subjective.

Mr. Freeman stated he had a plan up to fiscal year 2031 which identified the lakes which needed some restoration, but as he put together the new five-year capital plan, that would adjust. He said the five-year capital plan would identify the lakes which needed attention. Ms. Lisa Colleran commended the CDD for its efforts regarding Lake 11. She said she appreciated the CDD partnering with the HOA for the five-year plan. She stated the CDD and HOA working together would do great things for the community.

SEVENTH ORDER OF BUSINESS

Staff Reports

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

a. Litigation updates

Mr. Michael Pawelczyk: It was very easy to work with our staff and the Association's Counsel to get this easement done. That easement is recorded at official records book 6623 page 941 of the public record. It's for Lake 11. It's called Landscape and Irrigation Buffer. The only other item I wanted to mention was a Colosi litigation update. Since the last meeting, the only thing that has been done is they scheduled some depositions for early and mid-September. I believe Mr. Colosi's deposition was scheduled in August, but that was cancelled and rescheduled for I think next week. I assume we will have more to report through special counsel at the September meeting.

Mr. Fritz Riep: There was a conclusion with the Taylor Morrison lawsuit with the HOA. And I thought the CDD was involved in the suit as well. Is that true?

Chairperson Stamp: That's been over for a couple of years.

Mr. Riep: So, there is no money there?

Chairperson Stamp: No.

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. Richard Freeman provided a general overview of his report. He stated he continued to monitor and observe the landscaping as it recovered; flowers were being installed; entrance maintenance continued with replacement of the sign lighting as needed; pressure washing of the entrance signs; decorative fountain installed in Lake 10;

shoreline grasses installed along the lake banks; 8,000 littoral plants installed; new plantings were being monitored; a shoreline enhancement plan was being developed for presentation in September or October; working with the aquatic vendor regarding weeds and algae; lakes 1, 2, 3, 4, 7, 12 and 26 were treated for weeds; the Flow Way canal and lakes 18 and 19 were treated; inspection was done of all lakes; trash and debris was removed throughout the community; lakes 5, 9, 10, 12, 14, 15A, 15B, 16 and 17 were treated for emergent weeds; partial treatment of the northern Flow Way for weeds; lakes 14, 21, and 25 were treated for algae; routine trash and debris removal continued; heavy rainfall resulted in washouts which were being repaired; cane toad program was ongoing; larvae strands were removed from lake 19; 55,000 to 60,000 tadpoles were removed; approximately 240 adult cane toads were removed; invasives and nuisance vegetation were removed from the internal preserves; map illustrating the rainfall in the area was provided; irrigation pump maintenance continued; irrigation use table was provided; external preserve monitoring and reporting was submitted to South Florida Water Management District concluding the permit modification requirements; preserve monitoring was ongoing; capital projects were completed; the new capital plan was being developed; and the corrective actions continued to be monitored as well.

Chairperson Stamp stated to meet the preserves success criteria the CDD had been spending approximately \$250,000 dollars a year; this should drop to approximately \$50,000 dollars or \$75,000 dollars.

Mr. Freeman stated it dropped to less than half; the CDD was spending approximately \$100,000 dollars or so on preserve maintenance.

Mr. Joe Stigliano said he had two issues with the front entrance: his line of sight on exiting the community was poor and the sidewalk did not connect the Hatcher property to the high school. He stated there could be a big liability issue for the community and something needed to be done to better connect the community with the high school, either a crosswalk or crossing guard or something. He continued to discuss the difficulty with visibility when exiting the community.

Chairperson Stamp stated a few years ago the landscaping was changed to improve the line of sight at the community entrance and exit, and a speed bump was installed to slow down traffic. He noted the CDD would look at the front entrance again to see if more improvements were needed.

Mr. Freeman stated the landscaping was lowered to improve sight. He stated there used to be a mirror in place to provide more visibility, but it deteriorated and he received complaints about it, so it was taken down. He noted there was a crosswalk about 100 feet away from the entrance.

Discussion ensued regarding the line of sight at the entrance and the foot traffic to the high school.

III. District Manager**a. Goals and Objectives Requirements for CDD's for 2026****b. Important Meeting Dates for the Remainder of Fiscal Year 2026:****i. Discussion on canceling the September 17, 2026 meeting****c. Commission on Ethics Required Annual Ethics Training Memorandum****d. Financial Report for the period ending July 31, 2026 (unaudited)**

Mr. Ward stated the CDD had to establish goals and objectives at the beginning of the fiscal year and then report on the meeting of the goals and objectives at the end of the fiscal year. He stated the goals and objectives were very simple: public meeting requirements, public records access, budget development, financial audit, etc. He reported the CDD met its goals and objectives, and this was posted on the website as required. He called for a motion to approve the goals and objectives which were met for fiscal year 2026.

Mr. Bart Bhatla asked if the results of the goals and objectives were certified annually.

Chairperson Stamp responded in the affirmative; it was self-certification.

On MOTION made by Ron Miller, seconded by Tom Kleck, and with all in favor, the goals and objectives met for fiscal year 2026 were approved.

Mr. Ward reminded the Board about the ethics training requirements which needed to be completed by the end of this calendar year. He indicated reminders would continue until the end of the year. He asked if the Board was willing to cancel the September meeting as Chairperson Stamp was out of the country and he (Mr. Ward) would be traveling as well.

Mr. Kleck asked if there was anything which specifically needed to be addressed in September.

Mr. Ward responded in the negative; staff was still working on the plan for the lake banks, the capital plan, and it would not be ready for presentation until October.

Mr. Fritz Rief asked for an update on Lake 11 progress to be posted on the website if the CDD chose to cancel the September meeting.

Chairperson Stamp stated he planned to have staff take a lot of pictures and post them on Facebook as well as the CDD website. He suggested not officially cancelling the meeting, but notice could be sent out saying no meeting would be held.

The Board discussed the matter and agreed not to meet in September.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

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

Mr. Kleck asked if the CDD could ask the HOA about what the legal award money would pay for. He said he would like to see specifics.

Chairperson Stamp responded in the affirmative.

An unidentified female audience member reported the legal award from the Taylor Morrison case would go into the HOA reserve account.

An unidentified female audience member reported the HOA approved \$500,000 dollars in capital expenditures.

Mr. Freeman stated the lakes and the canal were on two separate systems; the CDD had no control over the water level in the canal.

Mr. Mark Scimio asked if the 13 homeowners on Lake 11 would be notified about the work which was about to begin.

Mr. Freeman stated he would send out notice tomorrow.

Mr. Miller said he was happy to see beautification included in the new five-year plan. He stated the HOA could communicate much more freely than the CDD because of the Sunshine Law. He asked how the CDD could work with the HOA regarding the five-year plan. He asked if the CDD needed a committee or someone specific to work with the HOA.

Chairperson Stamp stated if the CDD appointed a Board Member to work with the HOA committee, then the HOA committee would be subjected to the Sunshine Law. He said if Mr. Miller wandered into the HOA meetings and observed then Mr. Miller would simply be another resident sitting and observing and he could report back to the CDD during a public meeting. He noted it was very awkward and complicated.

Mr. Miller stated he would like to ensure there were no surprises and ideas were vetted before coming before the Board.

Mr. Michael Pawelczyk stated information could be distributed; the Sunshine Law prohibited discussion. He said, for example, Chairperson Stamp could attend an HOA meeting and disseminate information to Mr. Ward for discussion at a future board meeting. He stated this was perfectly fine as long as there was no discussion between board members about the information.

Mr. Ward stated the Manager's Office would work closely with the HOA behind the scenes to work on issues before they came before the Board. He stated staff would handle communication with the HOA.

Discussion ensued regarding disseminating information to the Board prior to meetings; Board Members being welcome to contact CDD staff with questions; and staff working with the HOA regarding the five-year plan.

NINTH ORDER OF BUSINESS**Public Comments**

Chairperson Stamp asked if there were any public comments.

Mr. Joe Stigliano suggested monitoring the Flow Way canal banks for erosion in case a heavy storm event caused increased water flow. He noted the canal went along 70 homes, as well as the golf course. He suggested monitoring the structural integrity of the weir at the end of the canal.

Chairperson Stamp stated the CDD spent a lot of money on the structural integrity of that weir. He said Mr. Freeman's team monitored the weir routinely.

Mr. Freeman noted the CDD reinforced the weir a couple of years ago and it was holding up well.

TENTH ORDER OF BUSINESS**Adjournment**

The meeting was adjourned at approximately 2:05 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

James P. Ward, Secretary

Zack Stamp, Chairperson