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

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The Regular Meeting of the Board of Supervisors of the Flow Way Community Development District was held on Thursday, November 20, 2025 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 Mr. Zack Stamp, Chairperson, and James P. Ward as Secretary.

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**Present and constituting a quorum:**

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

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**Also present were:**

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

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**Audience:**

Mike

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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**

**Consideration of Minutes**

**October 23, 2025 - 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 Ron Miller, seconded by Tom Kleck, and with all in favor, the October 23, 2025 Regular Meeting Minutes were approved.**

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**THIRD ORDER OF BUSINESS****Consideration of Resolution 2026-2****Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors of the Flow Way Community Development District Redesignating the Registered Agent; Designating the Office and Location of the Registered Office; and Providing for Conflicts and Invalid Provisions and Providing for an Effective Date**

Mr. Ward explained Resolution 2026-2 updated the address of the Registered Agent (Jim Ward) in the CDD's records to the current address. He noted the address of the Registered Agent was correctly recorded with the state of Florida, and this resolution simply updated the information in the CDD's own records.

**On MOTION made by Ron Miller, seconded by Bart Bhatla, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2026-3****Consideration of Resolution 2026-3, a Resolution of the Flow Way Community Development District (the "District") amending and restating the Fiscal Year 2025 Budget which began on October 1, 2024, and ended on September 30, 2025; amending Resolution 2025-5 related to the annual appropriation and adopting the budget for Fiscal Year 2026 beginning October 1, 2025 and ending September 30, 2026; providing a severability clause; providing for conflict and providing an effective date**

Mr. Ward stated Resolution 2026-3, amended and restated the Fiscal Year 2025 Budget and amended Resolution 2025-5 related to the annual appropriations. He explained this was a cleanup resolution to correlate the line item budget to the actual expenditures on a line item basis. He stated the CDD was ready for audits. He stated the increase in fund balance was about \$317,000 dollars on September 30, 2025, and the overall fund balance was \$743,000 dollars on September 30, 2025. He indicated he broke these numbers down with an analysis into the reserves for operations and the long term asset restoration. He stated he traditionally reserved three months for the operations, but he reduced this down to two months because the CDD was now starting to see the tax collectors send the CDD money in the early parts of November as residents began to pay taxes and a full three months cash was no longer needed to operate.

Mr. Bart Bhatla asked what the CDD's cash balance was.

Mr. Ward responded on September 30, 2025, the CDD's cash balance was \$743,000 dollars. He explained this was broken down into \$334,000 dollars for the two-month operating reserve and then around \$400,000 dollars into long term asset restoration.

95 Mr. Ron Miller: I look at the \$743,000 dollar number as the number we are trying to inch  
96 toward \$1 million dollars. The lower number is the cash flow number to get the CDD to the  
97 collection point for the following year's assessment. In other words, I don't think we need to  
98 get \$1 million dollars plus two months operating costs.

99  
100 Chairperson Stamp: We should probably wait and see what the asset replacement plan looks  
101 like before we make that judgement.

102  
103 Mr. Ward: I would recommend, as Jimmy and I present to you your fiscal year 2027 budget,  
104 we are incorporating your full asset restoration plan into that budget and that will be a more  
105 appropriate time to have that discussion.

106  
107 **On MOTION made by Ron Miller, seconded by Tom Kleck,**  
108 **and with all in favor, Resolution 2026-3 was adopted, and**  
109 **the Chair was authorized to sign.**

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112 **FIFTH ORDER OF BUSINESS**

**Staff Items**

113  
114 **I. District General Counsel - Billing, Cochran, Lyles, Mauro & Ramsey, P.A.**

115 **a. Litigation updates**

116  
117 Mr. Michael Pawelczyk: Not much has happened since the last time we met in October,  
118 other than the Esplanade Golf and Country Club, the Association, has been dismissed  
119 from the lawsuit. The plaintiff dismissed them. In speaking with HOA counsel, it seems  
120 like their assigned insurance defense counsel requested the dismissal and Colosi  
121 dismissed them for whatever reason. As you know, Mr. Colosi did file an appeal back in  
122 October. That appeal was filed inappropriately, so he refiled it on November 17 with the  
123 court which means for both the Quarry CDD and the Flow Way CDD, our reply brief is  
124 due on December 17, 2025. I did speak with special counsel, Jeff Hurcomb, assigned by  
125 the insurance company, and he confirmed that with me. Then we have to wait on the  
126 court to rule on the appeal.

127  
128 Chairperson Stamp: I talked to the President of the HOA here and as I understand it,  
129 Colosi came to the conclusion that he didn't have to cross HOA property, so there was  
130 no reason for them to stay in the lawsuit.

131  
132 Mr. Pawelczyk: Correct. Because remember that lawsuit is more of a mandamus lawsuit.  
133 It's doesn't really deal with access, it has to do with allegedly the District and its officials  
134 in both Districts acted inappropriately is what he claims, which we certainly deny. We will  
135 see how the appellate brief - once it's filed we will send it to you.

136  
137 Chairperson Stamp: I just have one question. Is he trying to have me removed just as  
138 chairman or removed totally from the Board? Sometimes it reads like he wants me totally  
139 off the Board and sometimes he just wants me not to be chairman anymore.

140  
141 Mr. Pawelczyk: Well, I'm sure when he reads the minutes, he will send us an email and  
142 tell us exactly what he thinks. Again, I'm not going to address the status of his petition or

143 *how he pled it, but I agree that there are some confusing statements in there as to what*  
144 *he seeks as his remedy. Hopefully, clarification will be provided soon.*

145  
146 An attendee identified as Mike(unverified) typed into the meeting chat box "I could  
147 clarify here", at approximately 1:14pm, this comment was unseen and was not  
148 addressed.

149  
150 **II. District Engineer - Calvin, Giordano & Associates**

151 **a. Engineer's Report**

152 **1) Purpose**

153 **2) Current Asset Updates:**

154 **1. Landscaping**

155 **2. Entrance Maintenance**

156 **3. Lake Maintenance**

157 **4. Irrigation Pump House**

158 **5. External Preserves Compliance update**

159 **b. Water Quality Report**

160  
161 Mr. Jimmy Messick discussed the landscaping: pine mulch was installed, grasses  
162 were trimmed, flowers were installed, the pavers in the front were cleaned and  
163 sealed (jointly with the HOA), and the front entrance holiday decorations were  
164 installed and running. He stated the lakes continued to be treated and maintained.  
165 He indicated there was a water quality report attached for reference. He noted there  
166 was no algae reported in the water quality report, but the water needed continued  
167 monitoring by staff to ensure there was no algae growth in the summer months,  
168 particularly in the Flow Way Canal. He stated there were no changes in the  
169 previously permitted plans for the aqua range dredging for modifications to the  
170 driving range, and the Golf Club understood the CDD had to approve any changes  
171 made to the plan. *Their developing engineer understands their responsibility to*  
172 *submit for approval if there are any changes. I would expect in the next week or so,*  
173 *before the holidays, that they are going to gear up and provide the changes, if that is*  
174 *their plan. We will review it.*

175  
176 *Mr. Miller: I hope we plan to be cooperative so when that request comes to us we will*  
177 *say yes. Should we maybe think about approving their request in advance since we*  
178 *aren't having a meeting in December, so we don't slow them down?*

179  
180 *Chairperson Stamp: That doesn't take Board action. Jimmy can approve it. The talk*  
181 *I've heard is instead of taking dirt from the number 2 tee, they want to move it back,*  
182 *but I've only heard talk of that. They haven't filed anything.*

183  
184 *Mr. Mark Scimio: They still have meetings with the Reese Jones Group (ph) about all*  
185 *that. They weren't even going to engage with anybody about it until we got it*  
186 *approved.*

187  
188 *Mr. Bhatla: What is the concern?*

189  
190 *Mr. Ward: There is no concern. They are just moving dirt from one place to another.*

191  
192 *Mr. Messick: It's just we are responsible for maintenance of the lakes, so as long as*  
193 *we can maintain it, they can do modifications, but they need our approval. There is*  
194 *no concern. The other asset, the irrigation, we are currently good. The third*  
195 *emergency well has been installed for emergency use only.* He reported the other  
196 two wells were inspected and one required some maintenance, but this was being  
197 done. He stated 2026 would be the last year for monitoring and reporting on the  
198 external preserves. He noted there was some perpetual maintenance of the external  
199 preserves which would be required after the monitoring and reporting was  
200 completed, but he would elaborate on this in January. He stated there were no  
201 updates on the capital projects. He noted there would be ongoing monitoring of the  
202 wells and water use going into the dry season.

203  
204 Chairperson Stamp asked if there were any lakes which would require restoration  
205 next year.

206  
207 Mr. Messick explained the initial report identified the erosion and lake bank issues  
208 which needed to be addressed with a five-year plan and 2026 was the last year of  
209 this plan. He said the lakes would need to be reevaluated once this was done.

210  
211 Mr. Tom Kleck asked about the cost of the lake bank restoration project along the  
212 cart path.

213  
214 Mr. Messick indicated he would forward this information to Mr. Kleck.

215  
216 Mr. Kleck asked what caused the erosion. He asked if there was poor drainage in the  
217 area.

218  
219 Mr. Messick explained lake bank restoration was an ongoing maintenance issue  
220 Florida communities had due to wind, water table changes, etc. He explained  
221 erosion was a normal occurrence which would always need maintenance.

222  
223 Mr. Miller stated it would be good to know what riprap cost per foot for potential  
224 inclusion in future budgets when erosion occurred.

225  
226 Mr. Messick stated he could get this information.

227  
228 Chairperson Stamp asked about cane toads along the loop. He said he read the  
229 cane toad report but had a resident who called to complain about the cane toads  
230 around the loop.

231  
232 Mr. Messick stated the vendor indicated the cane toads were significantly slowing  
233 across the community due to the cold snap which would help reduce the number of  
234 cane toads; however, the vendor was busy last month with the cane toads.

235  
236 Mr. Ward stated the vendor removed 78,000 egg strands, 2,500 tadpoles, 200  
237 toads, and 91 adult toads so far this season. He said he was unsure exactly how the

238 eggs and tadpoles were counted, he believed they were weighed and the count  
239 estimated.

240  
241 Mr. Bhatla asked about the Burmese pythons mentioned in last month’s minutes.

242  
243 Mr. Ward said he did not remember talking about pythons.

244  
245 *Chairperson Stamp: I don’t know that we’ve had a sighting here.*

246  
247 Mr. Miller asked about changing the lights in the fountains to Christmas colors. He  
248 asked if this was a simple task. He stated the work around lake 11 looked fantastic,  
249 but there were some holes in the landscaping, mostly on the north end, which could  
250 use some attention.

251  
252 Discussion ensued regarding installing colored lights in the fountains.

253  
254 Mr. Ward noted the HOA was given credit for the landscaping around lake 11 which  
255 was installed by the CDD, but that was fine. He noted the residents liked the  
256 landscaping and no one was complaining; therefore, he was happy.

257  
258 Mr. Messick indicated the CDD could do whatever it liked with the fountains.

259  
260 Mr. Miller stated he would like to know how much it would cost before changing the  
261 lights because if it was a couple hundred dollars that would be great, but if it was  
262 thousands, it was not worth it.

263  
264 Chairperson Stamp stated an estimate on how much it cost to fill the landscaping  
265 gaps was also needed. He said he believed water and electricity would need to be  
266 run in order to fill the gaps, so it could get expensive.

267

268 **III. District Manager - JPWard & Associates, LLC**

269 **a. Reminder: Ethics Training - Due by December 31, 2025**

270 **b. December 18, 2025, Meeting Cancelled**

271 **c. Financial Statements for the period ending October 31, 2025 (unaudited)**

272  
273 Mr. Ward reminded the Board to complete the ethics training by December 31, 2025.  
274 He said he would send out the links once more after the meeting. He stated the  
275 December 18, 2025 meeting was cancelled.

276  
277 Mr. Miller left the meeting.

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280 **SIXTH ORDER OF BUSINESS** **Supervisor’s Requests**

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282 Chairperson Stamp asked if there were any Supervisor’s requests; there were none.

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285 **SEVENTH ORDER OF BUSINESS** **Public Comments**

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Chairperson Stamp asked if there were any public comments; there were none. There were no members of the public present in person.

**EIGHTH ORDER OF BUSINESS                      Adjournment**

The meeting was adjourned at approximately 1:35 p.m.

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

Flow Way Community Development District

\_\_\_\_\_  
James P. Ward, Secretary

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Zack Stamp, Chairperson

