



August 31, 2026

Dear Residents,

The Flow Way Community Development District has begun the Lake 11 Buffer Enhancement Project scheduled to begin August 31, 2026, starting with Phase 1, beginning with the irrigation installation.

Phase 1 - Irrigation Installation
Scheduled Start: August 31, 2026
Estimated Duration: 1-2 weeks

Residents along Cappello Court can anticipate some trenching activity within the District's easement as the contractor works to connect to the existing water main and install the additional irrigation necessary to support the upcoming landscape improvements. The contractor will not access the project through residential properties. All equipment, materials, and construction access will utilize available open space and common areas.

Phase 2 - Landscape Installation
Anticipated Start: Week of September 7, 2026

Phase 2 will begin following completion of the irrigation installation and will include installation of the top-shelf shrubs, trees, buffer plantings, and other landscape material identified in the approved Lake 11 Buffer Plan.

During landscape installation, residents can anticipate contractor activity and temporary staging along Esplanade Boulevard and Torre Vista Lane, as larger equipment and plant materials are delivered to the project area. Additional buffer plantings will also be installed within designated common areas surrounding Lake 11.

District staff will continue to monitor the project throughout construction and landscape installation. Weekly updates will be provided to the community as work progresses and major project milestones are completed.

The District appreciates the patience and cooperation of the residents while these improvements are underway. The completed project is intended to enhance the Lake 11 buffer area through improved irrigation, additional landscaping, and aquatic plantings.

Best regards,
Flow Way Community Development District

James P. Ward, District Manager