

**WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**Asset Manager's Report
October 2024**

Prepared For:
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District Manager**

Prepared By:



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A SAFEbuilt® COMPANY

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COMMUNITY DEVELOPMENT DISTRICT**

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WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping
 - A. Treviso Bay Boulevard
 - B. Southwest Boulevard
2. Lake Maintenance
3. Entrance Maintenance
4. Preserve Maintenance

1. Landscaping

A. Treviso Bay Boulevard

- The District has begun the restoration of the landscape enhancement plan that encompasses the Entrance to the Guardhouse, along with the Landscaping east and west for the length of the perimeter wall along U.S. 41. The complete restoration is anticipated to be completed mid to late November. Hurricane Milton has impacted the schedule, with vendors assisting communities north of Treviso Bay who's impact from Milton was substantially severe. We are working diligently with vendors to get the enhancement plan back on track.
- The Sylvester palm trees were installed the first week of October in the center median. The time frame to open the canopies of the palms is the first week of November. The palms are staked and will remain in place a minimum of six (6) months. We experienced some damage to the Palms from the recent Hurricane Milton, which we are fertilizing those palms aggressively, which we believe will have a good chance of recovery.
- A new bubbler irrigation system has been installed for the new plantings. The system will deliver water precisely and consistently to the plants root zones at ground level.
- The Pygmy Date Palms were installed in the planter boxes within the paver area at the front entrance.
- The annual rotation will be installed before Thanksgiving.
- A proposal has been requested and approved for 20,000 sq. ft of Bermuda sod.
- A purchase order has been requested and approved to add 77 new landscape lighting along Treviso Blvd.
- A purchase order has been requested and approved to trim all palm trees from Hurricane Milton.
- A purchase order has been requested and approved to sealcoat the asphalt between the pavers and the guard house.

B. Southwest Boulevard

- Landscape vendor mowed grass, edged sidewalks, blew off debris on sidewalks, and discarded palm fronds that fell from Hurricane Milton along the boulevard. Maintenance is ongoing and occurs every other week.



Medjool date palm trees installed.



Pygmy date palms installed along roadside

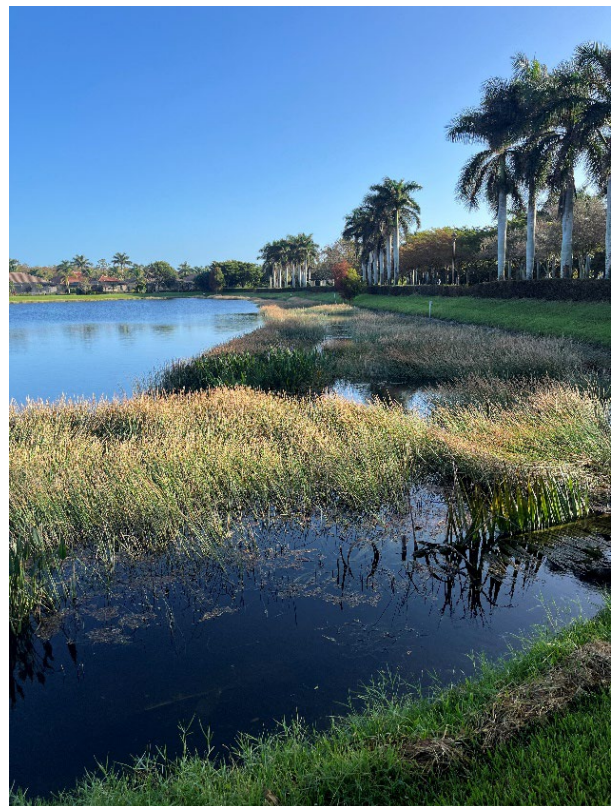
2. Lake Maintenance

- The fountain project on Lake 15 is on a stand still until further notice due to the Hurricane Milton damage. FPL is and will be on storm restoration work and was relayed to the Asset Manager that they can't dedicate any resources for regular work at this time. FPL will still need to request an outage for the area so they can connect the secondary cabinet, set the meter can, and re-energize the power.
- Asset Manager has secured a Wetland Mitigation Monitoring that includes monitoring the water and vegetation quality, to ensure that the wetland is in compliance with and reported to the SFWMD.
- A midge fly prevention program has been established by the Asset Manager for the infestation of midge flies and how to control the situation and preventive measures to take. The first treatment was on the 28th for Lakes #4, #9, and #42.
- This was the 2nd month of the program involving the Cane Toad vendor placing traps in various locations in bushes, near lakes, and in the perimeters of tree lines. Also including skimming problematic lakes as findings occur.

- Cane toads are extending their time frame to all year long. They did slow down a bit during the mid-summer season.
- **Shoreline weeds:** Growth was targeted in lakes 10-23, 25-31, 35-39, and 42. Targets included torpedo grass, alligator weed, pennywort, and sedge. Alligator weed was raked out of lake 27.
- **Submersed vegetation:** Treated for Chara in lakes 1-7, 13, 14, 15, 17, 20, 21, and 22. Illinois pondweed was treated in lakes 13, 14, 18, 20, and 27. Lakes 13, 14, and 20 received multiple treatments this month to reduce pondweed growth. Hydrilla was treated in lake 33 and 38 multiple times.
- **Algae:** Lake 42 received two treatments for filamentous algae.
- All culverts and outfalls were cleared of debris before and after the storm. Minor debris/garbage around the lakes were removed and disposed of post storm.



Lake 13



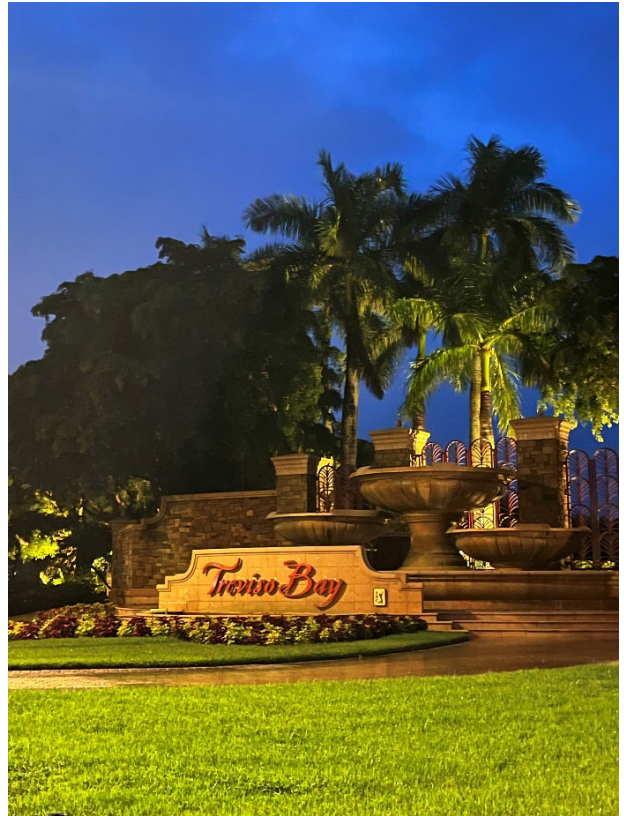
Chara treatment is effective in lake 7

3. Entrance Maintenance

- A purchase order has been issued to paint the bridge, wall, and the monument fencing at the front entrance of Treviso Bay Blvd. Currently working with vendor color scheme will be shared when reviewed.
- The holiday lighting has been installed on the hardwoods of the entrance. Garland and the rest of the Holiday décor will be installed mid-November.
- Asset manager is looking into a proposal for seal coating the asphalt area right after the bridge before the guard shack once the landscape enhancement plan is finished and all plantings are installed.
- The capital pricing plan for the fountains at the front entrance of Treviso Bay Blvd are being examined by the Asset Manager for equipment and maintaining the overall appearance. The Asset Manager met with a vendor to receive proposals for the FY25 fountain program.
- Over the last 2 months the Asset Manager has noticed the water in the west fountain has been having a green tint. Upon follow up with the fountain vendor, it was determined that there could possibly be a leak at the bottom of the basin. Asset Manager will be contacting a leak detector company to determine where the leak is exactly and have it repaired. Currently evaluating how much water is being lost per day by fountain vendor. Will share results when received.
- Asset Manager had both fountains shut off on the 8th of October due to Hurricane Milton. They were turned back on after all hazards were clear on the 11th.
- The Asset Manager walked the front property with a lighting vendor and a purchase order was created to have 188 new lighting fixtures installed throughout the entrance on Trevis Bay Blvd and US-41.



Sylvester Palms installed in center median.



Fountains being shut off due to Hurricane Milton.



Landscape enhancement plan phase 1



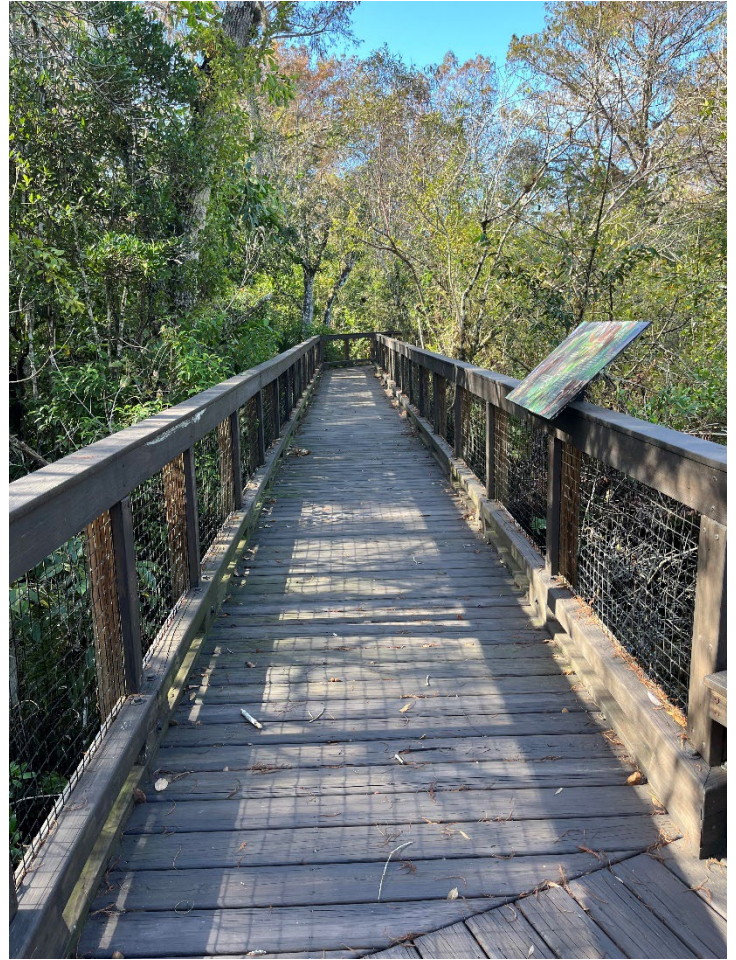
Phase 1 view of the decorative fencing.

4. Preserve Maintenance

- The Boardwalk continues to be maintained by landscape vendor once a week. This includes keeping the area clear of debris, having all paths clear of obstruction, and trimming back any low hanging branches.
- The preserve vendor was on site and conducted a quarterly maintenance service through the preserve and the boardwalk.
- Asset Manager had vendors on stand-by for clearing of any debris that was caused by Hurricane Milton.
- The nature trail was also cleared of any hazards and debris blown off clearing the path.

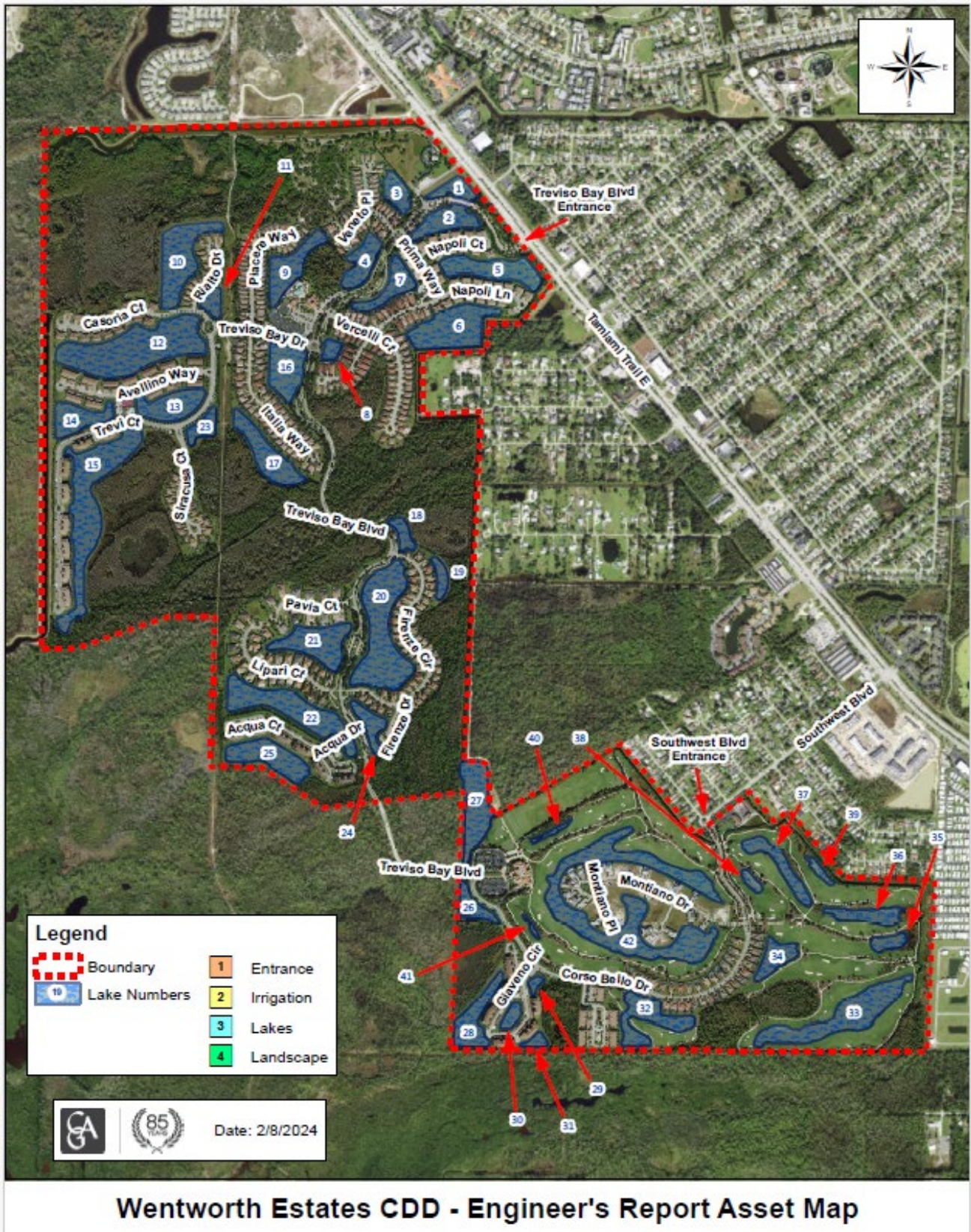


Debris blown off trail.



Boardwalk being constantly monitored and clear of debris and hazards.

III. LOCATION MAP



IV. LOOK AHEAD REPORT

5384651 · Aquatic Weed Control: Lakes in the community have been battling against algae, and lily pads. Vendor continues to apply necessary applications to the lakes and lake banks to keep them under control.

5384656 · Aeration System: Lake 7 was installed with 4 aeration systems and will be checked for proper DO for a 3-month period.

5386301 · Littoral Shelf Planting: Lake bank restoration has been completed and littoral plantings will begin being installed along selective lakes throughout the golf course.

5386305 · Fountain Replacement (in Lakes): Waiting on FPL to install meter can for lake 15 on October 1st.

5414649 · Annual Holiday Decorations: Holiday decoration and lighting has begun and is schedule to be completed by mid-November with a light update of November 23rd.

5414695 · Miscellaneous Repairs: Seal coating of the asphalt will be installed on the roadway near the guard house once the landscape enhancement plan is completed.

5794641 · Treviso Bay Blvd-Entrance: Pine straw mulch will be installed once the plantings are all in place.

Mulch replacement and the last annual rotation for the holiday season will be installed in November

Inspecting lake banks to ensure workmanship holds up to the warranty of the next 5 months.

Diamond bright and water tile for future repair.