

**MINUTES OF MEETING
WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of Wentworth Estates Community Development District was held on Thursday, January 10, 2019 at 8:30 a.m. at the TPC Tour Club, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

Present and constituting a quorum:

Joe Newcomb	Chairman
James Oliver	Vice Chairman
Paul Zotter	Assistant Secretary
Robert Cody	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Curt Keyser	District Engineer
Tony Grau	Grau & Associates

Audience:

All resident's 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.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 8:30 a.m. and all Members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

Mr. Ward stated the second order of business was consideration of the September 25, 2018 Regular Meeting Minutes. He asked if there were any additions, corrections or deletions.

There were no additions, corrections or deletions for the September 25, 2018 Minutes.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. James Oliver, and with all in favor, the September 25, 2018 Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Audited Financial Statement****Consideration of the acceptance of the Audited Financial Statement for the Fiscal Year ended September 30, 2018.**

Mr. Tony Grau with Grau and Associates reported the Audit Opinion, on Page 1 and 2, was a clean opinion which meant Grau and Associates concluded the financial statements were fairly stated. Mr. Grau briefly reviewed the Audited Financial Statement for the Fiscal Year ended September 30, 2018 including each section, net position, income statements, bond issuance costs, lowered interest rates, capital assets, general debt service fund (balance of \$50,000 dollars), capital project fund (balance of \$1.4 million dollars), governmental fund income statements, bond refinancing, capital assets, and investments.

Mr. Ward stated the audit was completed and filed with the appropriate agencies.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. James Oliver, and with all in favor, the Audited Financial Statement for the Fiscal Year ended September 30, 2018 was accepted for inclusion in the record.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2019-1****Consideration of Resolution 2019-1 Amending Resolution 2018-3 Series 2018 Final Assessments.**

Mr. Ward stated the fourth order of business was consideration of Resolution 2019-1. He explained when the Series 2018 Bonds were refinanced provisions were provided which allowed partial prepayments by owners within the District, which was unusual. He stated he asked Mr. Greg Urbancic and Council to prepare a Resolution and Amendment to the Master Indenture which only permitted full prepayments of debt by owners during the balance of the remaining term of the Bonds. He indicated Resolution 2019-1 reflected these changes.

Mr. Paul Zotter asked if there were any legal issues in this regard. Mr. Urbancic responded in the negative. Discussion ensued regarding partial payments complicating accounting.

On MOTION made by Mr. Paul Zotter, seconded by Mr. James Oliver, and with all in favor, Resolution 2019-1 was adopted as above and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****a) Attorney**

District Attorney Greg Urbancic stated he was able to get a Deed from the Developer for ownership of the front portion of the property (the entrance area). Mr. Ward explained the CDD owned the signage and fountain; however, the land was technically owned by Lennar. He

briefly explained the process involved in the transfer of the land to the CDD which required HOA permission. He noted Bob was instrumental in assisting with the HOA Board. He indicated fountain maintenance was included in the Maintenance Agreement which indicated the HOA was the responsible party.

b) Engineer

District Engineer Curt Keyser stated a few minor repairs to the bridge were completed including paint and handhold repairs. He stated the cracked paver coping repair was not yet complete due to difficulty locating matching paver materials. Discussion ensued regarding the cracked paver coping, structural integrity of the bridge remaining intact, difficulty in locating matching pavers, purchase of extra pavers for future use, the location of the cracked pavers, and possible causes of the damage.

A Board Member 12:31 asked about trucks and the bridge. Mr. Ward reported the HOA intended to move the signs around to more clearly express trucks were not allowed to use the bridge. Discussion ensued regarding the signage, limiting truck usage to preserve the pavers, structurally the bridge could hold 53 tons, wear and tear on the pavers, the back entrance being deeded to the HOA, no construction vehicles or moving trucks being permitted through the back entrance by the County, only residential vehicles being permitted to use the back entrance, fountain signage, possibility of removing "Lennar" from the signage, Lennar possibly sponsoring events, the HOA being permitted to change signage.

Discussion ensued regarding the construction entrance, consequences of the entrance closing, and the HOA speaking with the owner of the property on which the construction entrance was located.

A Board Member 17:50 asked if the speed limit signs were the HOA's responsibility. Mr. Ward indicated all signage was under agreement with the HOA; therefore, the HOA was permitted to change signage. He explained if the CDD wished to change signage the CDD should coordinate with the HOA. Discussion ensued regarding signage, changing signage, and if the CDD changed or put up signage it might be responsible for maintenance of said signage. Mr. Ward noted the HOA was proactive with its responsibilities regarding maintenance and signage.

c) Manager

Mr. Ward stated the CDD repaid the \$10,000 dollar loan from the Turnover Committee.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

There were no Supervisor's Requests or Audience Comments.

SEVENTH ORDER OF BUSINESS

Adjournment

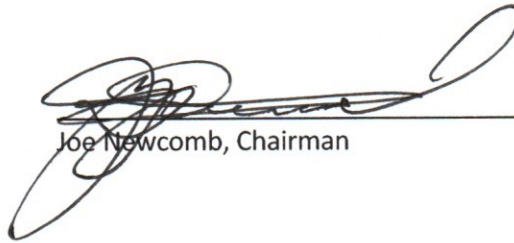
Mr. Ward adjourned the meeting at 8:50 a.m.

On MOTION made by Mr. James Oliver, seconded by Mr. Joe Newcomb, and with all in favor, the meeting was adjourned.

Wentworth Estates Community Development District



James P. Ward, Secretary



Joe Newcomb, Chairman