

**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, February 9, 2023, at 8:30 a.m., at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

Present and constituting a quorum:

Joe Newcomb	Chairperson (present on video)
Robert Cody	Vice Chairperson
Steve Barger	Assistant Secretary
Joanne Lekas	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Bruce Bernard	Assets Manager
Richard Freeman	Asset Manager

Audience:

Tamara Genevan (ph)

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.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

December 8, 2022 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions to these Minutes; hearing none, he called for a motion.

On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the December 8, 2022, Regular Meeting Minutes were approved.

THIRDDTH ORDER OF BUSINESS**Consideration of Audited Financial Statements****Consideration of the Audited Financial Statements for Fiscal Year 2022, which ended September 30, 2022**

Mr. Ward asked if someone from Grau and Associates was present via phone; no one responded. He indicated the Board could postpone this Item until the next meeting or consider its acceptance now. He indicated the Audit was consistent with what was done in the past year, there was a clean opinion from the auditors which meant there was nothing which would indicate there were any issues with the District. He stated there were no compliance issues with any statutes, there were no current year or prior year findings which needed reconciliation, and the District was in compliance with all of the rules of the Auditor General. He said the only addition was a new information section required by the auditor to be provided. He noted the District's long term debt was at \$21.254 million dollars as of September 30, 2022. He asked if there were any questions.

Mr. Gasworth: Is this the audit required to be done by a different company?

Mr. Ward: No.

On MOTION made by Robert Cody, seconded by Andrew Gasworth, and with all in favor, the Audited Financial Statements for Fiscal Year 2022, which ended September 30, 2022 were accepted.

FOURTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Urbancic: I know you had a picture in the Agenda of a couple of the weirs on the western portion of the property. Just an update. I have been contacted by Collier County with respect to an old agreement that the original developer had entered into with the County and as part of that it included the maintenance of those weirs, in other words, cutting back certain vegetation. They asked if we were doing that since the old original developer was gone and never assigned his obligations. So, we are working through that with the County. Likely, I will be coming back to you with a quick one page agreement that basically acknowledges that we are only taking on the responsibility with respect to the weirs which I believe we are doing anyway, or we will be doing, as part of our Master Stormwater Management System. I think at the next meeting we will have a better update. It's really a cleanup matter with respect to our stormwater management system.

Mr. Barger: Can you define weir?

Mr. Urbancic: It's a part of the stormwater management system that controls the discharge of water from the District's lakes into a preserve or other body. It controls the rate. I believe these are some sort of concrete structure that basically was at a certain elevation and controlled how fast the water left the system.

Mr. Bruce Bernard: These weirs are actually just rock and fabric. They are not concrete. They were put in by the County and developer back in 2005 for overall stormwater management for the County. We have a couple here. They're both out here on these two lakes, right outside the front. There is a berm and then it goes down to a certain elevation like 2 and a half feet lower than the berm, and then it comes back up, so when the water level gets so high in the stormwater system connected with us and the County that it flows into the preserves, or from the preserves into the lake.

Mr. Barger: So, this is flowing into that canal that runs along the edge there off of 41?

Mr. Bernard: This canal straight out here that goes down back behind Napoli and up on our eastern property.

Mr. Barger: What's required to maintain those?

Mr. Richard Freeman: We met with Collier County on site to find out what their expectations were for the maintenance purposes. The HOA had been maintaining this one over here on lake 26 and we were unaware that this one was our responsibility to maintain until Collier County finally contacted us. When we met them out there they said they wanted it mowed down during the dry season because most of the time you can't access that area. They wanted it mowed down during the dry season so when the wet season did come it had adequate flow into the preserve area. We contracted out a vendor to come in and go ahead and maintain it at the level of service Collier County wanted us to maintain it. They sprayed it last week for me. I'm waiting for the grass to die down. I'll call Collier County to come out and do an inspection to make sure they are okay with what took place. Once we are done with that, we will put it on our regular maintenance schedule to have it mowed two or three times a year.

Mr. Barger: So, there is no maintenance with the rip rap?

Mr. Freeman: No. It's just cut back what is overgrown. They came in with a bushhog and just mowed it down.

Mr. Bernard: It was between the developer and the County, it wasn't the HOA or the CDD, but Jim says because it's part of the stormwater system we would end up maintaining it. Like Richard said, we cut it down, and all we have to do is keep it maintained. If we keep it sprayed every two months to keep the stuff from growing it will be maintained. That's basically what happens. This one on this lake is 600 feet long. The one on the other lake is only 180 to 200 feet long. We have two of them.

Discussion continued regarding the weirs and how the weirs functioned by slowing the water flow from the lakes into the preserve area.

Mr. Ward: Greg is working with the County to do an agreement. The agreement that's in place was from 2006. It was actually even prior to Lennar. So, other than the County knowing about it, clearly

we did not know anything about it. We are just going to assume the obligation under that agreement. It is already land that the District owns anyway, so I think we are in good shape.

Mr. Gasworth: You said lake 26 was managed by the HOA. I thought we managed all the lakes.

Mr. Ward: I don't know if it's an exception. Bruce had indicated to me that in prior years, probably the HOA was maintaining that. I don't know that for sure.

Mr. Bernard: The weir at lake 26 has always been maintained at that level by whoever cut around the back of the berm.

A short discussion regarding the lake and the weir ensued which was largely (indecipherable) due to multiple speakers.

Mr. Bernard discussed the weir that was being maintained versus the weir which was not maintained.

II. District Engineer

No report.

III. Asset Manager

a) Operations Reports January 1, 2023

b) Field Managers Report January 2023

Mr. Freeman indicated the inspections and cleaning of the stormwater management system was beginning and would take place for the next few weeks. He indicated lake bank restoration was underway.

Mr. Barger: I believe the reason the resident is here to express concern that nobody notified them that there were going to be people on their property working.

Ms. Tamara Genevan: We are here full time and love everything you guys are doing. It's awesome. The concern from the residents on Lipari, and specifically what transpired with me last week – the guys were awesome. There was not a problem going on the property whatsoever. The concern that I have is that we never know what's going on. A year ago when they dropped the algae thing in the middle of the pond, we thought it was an alligator trap. We didn't know what it was. We called security and asked and they didn't know what it was. What we would request is somehow to communicate with the residents here in Treviso concerning the fact that we have people coming into the neighborhood so we can understand who those people are. With that said, I'm on the Committee for Safety and Access, so I'm very cognizant of people coming and going and the guy was parked right outside our house. I made a funny comment like "Did I have an appointment I forgot about?" And he explained what was going on, but until that point, we had no idea. With that said, I'm out with the dogs watering and the guy comes over walking behind me, says good morning, and I must have shot up 10 feet in the air because he scared me. My ask, and I know it's a hard ask, is there a way we can communicate with the residents here that we know what's going on from the

CDD's perspective? I know you have limited resources in term of emails and communicating with the residents, but we've got to figure out something going forward.

Mr. Ward: I will be completely honest with you, the direct answer is we can't do that. We don't have any way to communicate with you other than you can look on the District's Agendas and pick up our operating reports which Calvin Giordano provides to us on a regular basis. Emails are a public record, so if you provide emails to us, and we send those kinds of emails out, they are public records which most people don't want. In addition, we don't as a regular course of business, announce in advance what operations we're doing on any particular day, and there is really no way for us to do that.

Ms. Genevan: And I respect that, but is there a way for us to put a blurb in the Bridge to just say, "Hey, we're going to have ABC company in, they are going to be doing some work, if you have any further questions contact..." I'm talking three or four sentences just within our Bridge. I'm not asking you to do the emails or anything else.

Mr. Ward: What's the Bridge?

Mr. Barger: The Bridge is a weekly email blast from the HOA.

Mr. Bernard: When we started the project (indecipherable). So, it's the same companies, so we know who is coming in there every year. The same people are doing the work. And also, prior to the start of any project, I email Gabby and I tell her what we are doing, what subdivision, etc. So, they have the information inside. They actually ask me what to do, so if residents would call and ask what's going on, they have the information. We tried to do that, and we've tried to stay with the same – I also live here full time – that's why we kept the same vendor year in and year out, so we know who is coming in and coming out.

Mr. Barger: Bruce, you're communicating with Gabby at the start of the project?

Mr. Bernard: I send her an email and say when it's going to start, when it's going to finish. We have the security gates know we have this vendor coming from this time to this time.

Ms. Genevan: So, from the perspective of that if we worked with Katie who is the communications director here at Treviso, and we gave her a little three sentence blurb, is that reaching any –

Mr. Barger: If it's coming from the HOA, that's not an issue.

Ms. Genevan: Okay, I'm going to have a conversation with Gabby and Katie and Maureen, to see if we can get something, just three or four sentences to say "hey, we're here doing the lakes, if you have any further questions contact or email Gabby at --"

Mr. Barger: If Bruce is giving the information to Gabby we can take it from there.

Ms. Genevan: Thank you for everything. I just wanted to voice the people on Lipari because we were all wondering what was happening. She stated it as nice to know how the money was being spent from the CDD.

Mr. Gasworth directed Ms. Genevan to the CDD website for any additional information about the CDD's activities.

Ms. Genevan thanked the CDD Board.

Mr. Barger: Bruce, some of the staging with Cross Creek and the other company working on the FPL easement that runs off of Treviso Bay Road, that's going to be shut down the first of next week or sometime soon. They are going to be putting chains across those entryways because we do not want anybody back there. The HOA does not. So, we are going to have to figure something else out.

Mr. Bernard: They are not going to use that for building materials?

Mr. _____: No, that's been the big problem. That's going to stop soon.

Mr. Bernard: No problem.

Mr. Barger: I think they may have a POD back there, Cross Creek may have a POD.

Mr. Bernard: Cross Creek only comes in and parks his trailer there. There is a POD over on the other side. I don't know. If it's Landshore's they will come and get it out of there.

Mr. Barger: I think some toad traps are back there being stored.

Mr. Bernard: That's the HOA's –

Ms. Genevan: That is the HOA. I'll bring that up in my next meeting.

Discussion continued regarding who was storing or parking or leaving things in this area.

Mr. Barger: The HOA is going to clean out the area and seal it off to vehicles and storage.

Mr. _____23:31: I see trucks back on that easement, FPL trucks, that should be there.

Mr. Barger: They will be able to get in. They will have keys to the locks.

IV. District Manager

a) Important Board Meeting Dates for Balance of Fiscal Year 2023:

- 1. Proposed Fiscal Year 2024 Budget - March 9, 2023, at 8:30 A.M.**
- 2. Public Hearings: Fiscal Year 2024 Budget Adoption – May 11, 2023, at 8:30 A.M.**

b) Financial Statements for period ending November 30, 2022 (unaudited)

c) Financial Statements for period ending December 31, 2022 (unaudited)

Mr. Ward: We will start your budget process next month with your Fiscal Year 2024 Budget. Seems like we just finished the FY2023 Budget. The public hearing will be May or June. I haven't decided the specific date yet. I'm guessing May, so those are the tentative dates for your operating budget for next year.

Mr. Barger: So, we will have a meeting March?

Mr. Ward: March for sure and as soon as I prepare the Resolution for the Public Hearing date, you will know by March, whether it's going to be May or June. It will be dependent upon whether we need to do mailed notice to residents this year. They take 30 days to get out the door.

Mr. Barger: So, on the revenue side of our financial statements, I went back and looked at last year, the fiscal year, what percentage of revenue did we collect? What didn't we collect? Like, right now it's showing I think 87% for this year, and we don't collect much after, so are there some people who aren't paying?

Mr. Ward: Your assessments are on the County tax records, so everybody has to pay. This year in particular, with the Governor's order to give you the 4% discount through December 31, which is a 30 day extension across the west coast, I've noticed a drop in collection rates across the Board for all of my CDDs. That's what you're seeing now. They will clear themselves up – usually they clear up by the end of January, but it's all slid 30 days back, so we are going to be about 30 days behind schedule. But if somebody doesn't pay, then in the summer they go to a tax sale collection process with the tax collector, so those properties will go up for tax sale. Whoever buys the certificate, the taxes get paid, and we get our money, so that would be in June or July. I would be extraordinarily surprised if any home in this community didn't get their taxes paid. The ratio of the tax bill to the value of the home is way too low.

Mr. Barger: So, did we collect 100% of – because the last report that I got that showed that for Fiscal Year last year, it was less.

Mr. Ward: That occurs because of the discount in collection. The assessment revenue that you see in the financial statement, the gross number, is 100%. It includes the discount you can take, so when you back out that discount, we might get 98% or 99%, but it's due to the varying difference of when people pay their bills, but in essence everybody pays their tax bills.

Mr. Barger: Actually, the one I have shows 90 percent, and that's the one you sent with last month's.

Mr. Ward: Yeah, that's changed since then. We did collect all of the revenues.

Discussion continued regarding the collection of assessments.

Mr. Ward: We collected \$1,074,979 dollars.

Mr. Barger: That's actually bigger than the budget.

Mr. Ward: Yes, it is. What happened when that happens is some people were late in paying, so we get a little bit more revenue. If we collected everything, and everybody paid on November 30, the number would be a little less than 96% because the tax collectors and appraisers charge a fee, so we get the net numbers. There is 4% for the discount and then there is generally up to 3% for the property appraiser and tax collector, so it's really like 92% or 93%. Collier County, some of it we direct billed for, some of it they take off the tax bill. It's a little convoluted, but at the end of the day we get it all.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests or questions from the Board.

Mr. Cody: Have we heard any more on the front property?

Mr. Ward: I haven't heard a word. I haven't seen anything out of the County on any land use plan changes and I would get those just as a matter of course.

Mr. Barger: So, from the threatened lawsuit –

Mr. Ward: The property sold, so that's a done deal.

Mr. Bernard: We are going to be doing a landscaping improvement on that berm to the west of the bridge that separates our property from the property next door. That will be coming out of this year's budget. We will be putting some irrigation up there probably in the next month.

Mr. Barger: When you say the berm –

Mr. Bernard: On top of the berm, the lake bank berm, we are going to do landscaping all the way down there. So, not knowing what's going on that property, we are going to start growing trees and stuff to hide whatever comes in.

Mr. Barger: Our property extends to almost the road?

Mr. Bernard: I would need to get a survey to be sure, but I think it's like the toe of that berm that goes up. Their property comes up to right about where the FPL transformer is.

Mr. Gasworth: A while back, I sat in on a meeting with the people who bought it, and they did say they were going to do some landscaping in that area as well.

Mr. Barger: Thanks Jim for getting that culvert removed.

Mr. Ward: I just asked; Bruce did that. He asked if there were any audience members with comments or questions in person or on audio/video; there were none.

SIXTH ORDER OF BUSINESS

Next Meeting Date

March 9, 2023 (proposed Budget Fiscal Year 2024 to Board)

SEVENTH ORDER OF BUSINESS

Adjournment

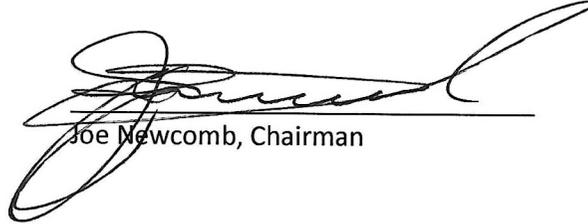
Mr. Ward adjourned the meeting at approximately 9:03 a.m.

**On MOTION made by Robert Cody, seconded by Andrew Gasworth,
and with all in favor, the meeting was adjourned.**

Wentworth Estates Community Development District



James P. Ward, Secretary



Joe Newcomb, Chairman