

**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 10, 2022, 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
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

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.

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

January 13, 2022 – Regular Meeting

Mr. Ward stated the second order of business was consideration of the Minutes. He noted there were a number of redline items (name changes) provided to the Board which would be corrected in the minutes. He asked if there were any other additions, corrections, or deletions to these Minutes; hearing none, he called for a motion.

<p>On MOTION made by Mr. Andrew Gasworth, seconded by Mr. Steve Barger, and with all in favor, the January 13, 2022, Regular Meeting Minutes were approved as corrected.</p>

THIRD ORDER OF BUSINESS

Consideration of Resolution 2022-3

Consideration of Resolution 2022-3, a Resolution of the Wentworth Estates Community Development District amending the Fiscal Year 2022 budget which began on October 1, 2021 and ending on September 30, 2022

Mr. Ward: The primary purpose of the meeting today was to do a Budget Amendment for the capital items we had talked about at the last Board Meeting relative to your entranceway. The exhibit to the Resolution, the items marked in green were what we are taking out, and the items marked in blue are the additions to the budget for the current year. I think the important thing to note in here beyond the moving of the line items, is that \$50,800 dollars of the cost of the program is coming from your storm events unforeseen capital reserve number. In the current budget we had \$82,280 budgeted, we are reducing it by \$50,800 dollars in the current year in order to fund this expenditure during the year. The rest of it is just some minor line item changes.

Mr. Gasworth: So, if there is a bad storm, we could run short? Do you think we still have enough?

Mr. Ward: I can't remember exactly when we established this, but I think within the last year or so. It is designed to just add cash to your fund balance in case we have an unexpected event, some capital items we need to do during the year, a storm event that may come up, that kind of thing.

Mr. Barger: Jim, you've moved the money around here specifically for the landscape lighting project and for the landscape improvement project, but we haven't really approved those yet specifically, have we? We will get dollar quotes.

Mr. Ward: You are talking about the installation work?

Mr. Barger: Yes.

Mr. Ward: Yes. Bruce goes through and gets vendor quotes for all of the work and then we issue purchase orders.

Mr. Barger: Will that come back before the Board?

Mr. Ward: Generally, it does not come back before you.

Mr. Barger: So, I guess there was a little bit of concern about the preserve improvements. I see you've got that in here. Do we want to talk about that more? Is everybody good with that?

Mr. Newcomb: I thought at the last meeting we agreed that we weren't going to do anything with the preserves.

Mr. Bernard: We only talked about the entrance.

Mr. Ward: If you don't want to do the preserves, that's easy. We just take that out and add the money back to the stormwater reserve.

Mr. Newcomb: We were going to let the preserves sit and not touch them I thought.

Mr. Barger: In line with that, there is a fence which identifies the property line there. In some cases, it is in bad repair. I'm wondering if we own that.

Mr. Ward: The fence was well before my time. I am assuming it was a developer install. Whose land it sits on, I don't know. It may be HOA, or it may be CDD.

Mr. Bernard: I brought it up to Will. Will said he was going to look into and see if he can find out any information on that fencing.

Mr. Barger: Would you have to do a survey to see whose land it sits on? It's behind single family home and HOA property. Mostly, single family home. It's in disrepair in some areas. It's only a 4 foot high fence and in some areas it's 2.5 feet high.

Mr. Bernard: The only indication it was put up by the builder is the fencing is on their side of the top rail, not back towards the CDD's side. If the CDD had put it in, they would have the fencing toward their property.

Mr. Barger: I'm just thinking that's something that ought to be clarified because there will come a time when someone is going to say, "The fence behind my yard is bad, who is going to fix it?"

Mr. Ward: From the District's perspective, if it isn't on property, since it's been there for so long, it ends up being ours. The question is whether we will fix it. It's whether you want to take it out and get rid of it, since it does sit up against the preserve. I have no clue why it was even put in.

Mr. Bernard: To keep the turtles in. It's a turtle preserve.

Mr. Ward: The question will become, at some point, do you want to fix it or take it out. I'm not used to seeing fencing around turtle preserves. We'll just see if we can figure out quickly whether it's on our property or not. I'll get somebody in CGA to figure it out for me and we'll go from there. If it's in disrepair we might as well take it out. It doesn't seem to me to be a big issue, unless you all have some desire to keep it.

Mr. Barger: I think you'll find it's a big issue to the people. I think they want it.

Discussion ensued regarding whether the residents wished to keep the fence; deer in the preserve area; the fencing keeping the deer in the preserve area; and the developer installing the fencing.

Mr. Ward: Okay, so no preserves, and we will figure out the fence at another date. He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Robert Cody, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.

I. District Attorney

Mr. Urbancic: The Legislative Session is going and there are two we are just continuing to watch, one that would allow virtual meetings in an event of a declaration of a state of emergency. That would be a drastic change to our Sunshine Law and you can envision us using that maybe in a hurricane if we needed to hold a meeting and had some challenges and there was a declaration of a state of emergency. Hopefully, that one will pass because I think that's such a good idea, at least for when we are in that state. There is also one that would change – as a local governmental entity we have sovereign immunity, but there is a limited waiver by the government. Currently, for tort actions that would be against us, the limit is \$200,000 per individual, and \$300,000 in the aggregate. This bill would take it up to \$1 million and then index defer inflation on every year. They made a run at this to try to increase it for the last several years and it has not been approved. I don't know whether this one will go, but this is a bigger step than they had tried previously, so we will just have to keep an eye on it and let you know because it's fairly significant in terms of potential liability against the District in the future. We will see what else pops up, but those are the two biggest ones.

II. District Engineer**a) Stormwater Reporting Requirements**

No report.

III. Asset Manager**a) Water Quality Report October 2021****b) Operations Report February 1, 2022**

Mr. Bernard: The lake bank restoration contractor started doing the lake bank restoration in Lake 21. They should be done there in the next two weeks and then they will be moving to Lake 6. Then they will move on to Lake 5 and the two right across from the clubhouse. The buoys have been taken out of all the lakes. That started Monday. They got them all out. We sent out our quotes to three electrical contractors for the lighting up front and next week I will send out the plans for the quotes for the landscaping up front. He listed the names of the companies he was obtaining quotes from for the electric and the landscaping. West Coast Electric tells us our light pole is down, and once they get their location, they are going to reset the light pole out at the entrance. We had to buy a whole new pole, but we have insurance on it. It cost \$11,200 dollars.

Mr. Barger: Have we thought about some cameras? We could even tie into the HOA system. We just upgraded the HOA's, and we may or may not have capacity to add more cameras.

Mr. Bernard: We had a talk with Will a couple months ago about cameras, and he had talked with the HOA, and he said the vendor went out and looked. He was supposed to get back to us and he hasn't gotten back to us yet, but we are looking to get cameras.

Mr. Ward: Time out. I didn't know that. The problem with cameras and a governmental agency is those become public records and they've got to be maintained. So, all of the audio and video of that is something that by law we have to maintain those records. We cannot dispose of them. This

District is not set up to maintain video files. If the HOA wants to do that and put it on their nickel and they do that, that's fine, but for the District to do that, that's extremely impractical.

Mr. Gasworth: Do we really need that? Someone hit a light pole once in 15 years and you're looking at – the odds of needing it for something seems low. I mean we need them within the community, I get that, that's important. But down by the front?

Mr. Ward: I would be very careful about installing cameras out there for us. I would not recommend that.

Mr. Barger: Obviously, it's not a big issue right now. If it ever became one, I mean, you've got fountains that could be damaged or vandalized or whatever. That's all I'm thinking about. Stuff like that. It hasn't been a big issue, but I certainly understand the issue with the public records. I don't know how you maintain 24 hours of 8 camera video files.

Mr. Ward: You just don't. (Indecipherable.)

Mr. Barger: Our two fountain upgrades up front, we were planning to do the engineering this fiscal year. Do you have some timing on that?

Mr. Bernard: Hopefully, we are looking at March or April, I will call some vendors to come out and take a look and give us a price and proposal of what it would take to do it. Then bring them back to the Board and let them decide whether they want to do it.

Mr. Barger: I just want to be sure because we are heating up our Di Napoli fountain discussion and we want feedback with the CDD on that. Is All Fountains one of your vendors?

Mr. Bernard: Yeah. All Fountains is one of the ones we talked about.

Mr. Barger: Just keep Will in the loop on that deal.

Mr. Ward: Now that we've got this approved, can we see a timeline on the design, bidding and install of all of this stuff? For whatever will be put in?

Mr. Bernard: We will need to get proposals first. Hopefully on the next report I will have that and be able to get the timeline for you.

Mr. Ward: Okay. Thank you.

Mr. Bernard: The other thing I had was the GDS Services report on the lake water quality. The water quality of the lakes has been stable for the last year.

Mr. Gasworth: Question on that. Is this impacted by the buoys? Is this something we should have seen before we voted against the buoys? Also, have the buoys had an impact on this report?

Mr. Bernard: What you will see on this report, what the graphs will show you in this report, through the whole thing there was no dramatic change in the water condition. The water quality is not

indicating how the algae control is, it's two separate issues. This is just telling us for reporting purposes that we are keeping the lakes the way they should be, and they are up to standard.

IV. District Manager

a) Financial Statements for period ending January 31, 2021 (unaudited)

No report.

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; there were none. He asked if there were any audience members with comments or questions; there were none.

Mr. Barger: Can we talk about the financials?

Mr. Ward: They are pretty standard.

Mr. Barger: Our assessments are at 84%. Is that pretty much normal at this time of year?

Mr. Ward: It depends on the community. It's a little low. I've seen with the property appraisers and tax collectors sending bills out earlier in the month of November, and Districts are getting money in the middle of December when we used to get them at the end of December and early January. It's a little low from what I'm seeing, but we may not have gotten the money in December. It may have come in January. They may be a little bit behind. It's actually a really good collection rate, but in terms of what I see state-wide, it's a little lower than normal right now.

Mr. Barger: What's the \$10,775 miscellaneous?

Mr. Ward: That is the streetlight.

Mr. Barger: Oh. Are we doing a bridge inspection this year?

Mr. Ward: Yes, we are.

Mr. Barger: Do we know when that will take place?

Mr. Bernard: That is being handled by the District Engineer, not me.

Mr. Ward: Sometime in the next few months. I usually schedule them in the summer.

Mr. Barger: Then, for our utility services, you have electrical here, streetlights, pump station, and bridge. Is the electrical for the bridge just the lights on the bridge?

Mr. Bernard: We have two meters up front. We have one up for the bridge and one up for the pump station.

SIXTH ORDER OF BUSINESS

Next Meeting Date

March 10, 2022

Mr. Gasworth: Do you have a next meeting date in mind?

Mr. Ward: It is scheduled in March, but I don't think we will need one in March. We will do one in April when we set the public hearing date.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 8:52 a.m.

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

Wentworth Estates Community Development District


James P. Ward, Secretary


Joe Newcomb, Chairman