

**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 13, 2025, 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
Steve Barger	Assistant Secretary
Suzanne Sadowski	Assistant Secretary
Andrew Gasworth	Assistant Secretary

**Absent:**

Robert Cody	Vice Chairperson
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**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District counsel
Richard Freeman	Assets Manager

**Audience:**

All residents' 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 8:40 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Cody, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**September 12, 2024 – Regular Meeting Minutes**

Mr. Ward asked if there were any changes, corrections or deletions to the Minutes.

A couple of minor adjustments were made.

**On MOTION made by Joe Newcomb, seconded by Steve Barger, and with all in favor, the September 12, 2024 Regular Meeting Minutes were approved as amended.**

### **THIRD ORDER OF BUSINESS**

### **Consideration of Audited Financial Statements**

#### **Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2024**

Mr. Ward introduced Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates indicated the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP) in the United States of America. He stated pages 3 through 6 were the Management's Discussion and Analysis which provided an overview summary of the financial position and activities of the District. He indicated pages 7 through 12 were the basic financial statements including the governmental wide financial statements and the fund level balance sheet (income statement). He stated pages 13 through 20 were the notes to the financial statements, most of which were fairly standard notes and common across Community Development Districts. He stated page 19, note 5, showed the District's capital assets. He stated note 6 showed long term liabilities which were the series 2021 bonds. He indicated page 21 was a schedule comparing the general fund actual activity to the budget. He indicated page 23 included information required by the State of Florida. He stated pages 24 through 26 were the report on internal controls over financial reporting. He stated the District was in compliance with all statutes which were relevant. He reported pages 27 and 28 contained the Management Letter. He stated there were no findings and no recommendations; this was a clean audit with a clean opinion. He asked if there were any questions.

Mr. Barger stated, on page 21 it showed a negative variance of \$91,000 dollars on assessment. He asked what this was related to.

Mr. Steets stated it was likely more residents took the early payment discount than were budgeted for.

*Mr. Barger: That's not shown as an expense somewhere, it's shown as a revenue variance.*

*Mr. Steets: Right. That's being reported as a revenue variance.*

*Mr. Barger: We do it the opposite way I think. You show it as an expense on our –*

*Mr. Ward: I do it exactly the same way as you see it here, except I line item it out. So, your discounts are \$67,000 dollars in that budget on a \$91,000, so most took – pretty much early payments is what it is.*

Mr. Ward asked if there were any additional questions; hearing none, he called for a motion.

**On MOTION made by Steve Barger, seconded by Suzanne Sadowski, and with all in favor, the Audited Financial Statements for the Fiscal**

<b>Year 2024, which ended September 30, 2024 were accepted into the record.</b>
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**FOURTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

*Mr. Greg Urbancic: We are in the new calendar year, so your ethics requirement is renewed. There have not been any updates in terms of what courses and breakdown you have to take. All the free courses are still the same as you had last time, but there are some moderately priced pay courses if you want to do something different. There is not a whole lot of guidance on this. It's just a requirement that you do it annually. You have until December 31 to do it. There may be some stuff that pops up along the way, but everything is pretty consistent right now.*

*Mr. Barger: We did some of that. Is that for this year?*

*Mr. Urbancic: You have to do it every year.*

*Mr. Barger: But it wasn't a requirement for 2024, was it?*

*Mr. Ward: No, but it's a year in advance, so you had to do ethics training in 2024 for your reporting which is coming up this summer and then you have to do it this year for next year. It's the same training.*

*Mr. Barger: And you will send us links?*

*Mr. Ward: Absolutely.*

**II. District Engineer**

No report.

**III. District Asset Manager**

- a) Operations Report January 2025**
- b) Water Quality Report December 2, 2024**
- c) Waterway Inspection Report January 28, 2025**

Mr. Richard Freeman indicated he had no additional report but would answer any questions.

*Mr. Barger: The trees that were donated. I think we are planting them at a difficult time of year because there is not a lot of natural water. How are we handling that?*

*Mr. Freeman: Every one of those trees has a bubbler and they are being irrigated. Prior to us moving the trees, we irrigated those trees for a month to acclimate them to being irrigated rather than relying on mother nature.*

*Mr. Barger: They are just beautiful trees.*

*Mr. Ward agreed.*

*Mr. Barger: Richard, are you in communication at all with the guys next door who are now starting to clear that property?*

*Mr. Freeman: I have been briefly in communication with them. I have a set of plans for their Stonewater pollution prevention plan, and they have started clearing. I did meet with a foreman out there regarding their silt fence and I have his contact information if I need to reach out to anyone with any concerns.*

*Mr. Barger: Is that silt fence on their property?*

*Mr. Freeman: Yes. That is their property line*

*Mr. Barger: Are they taking out that asphalt road that dead ends into 41?*

*Mr. Freeman: At some point it calls for them to remove that asphalt. There is a lake that's going in closer toward 41 and then there is going to be a 6 foot privacy berm that's going to go up at some point during construction. Along their property line there will be a 6 foot privacy berm.*

*Mr. Barger: Richard, can you give us a quick update on your landscaping capital project for along 41?*

*Mr. Freeman: I've added some grass in a lot of areas. I've upgraded some of the landscaping. I've pretty much come to an end with my budget for this fiscal year and we will probably need to revisit it when we start doing the budget on 41. I have some plans that I have worked on with upgrading some of the plantings. Unfortunately, I've pretty much exhausted the budget for this year.*

*Mr. Barger: So, are you pretty much done?*

*Mr. Freeman: For now, yes.*

#### **IV. District Manager**

- a) Financial Statements for period ending December 31, 2024 (unaudited)**
- b) Financial Statements for period ending January 31, 2025 (unaudited)**

No report.

#### **FIFTH ORDER OF BUSINESS**

#### **Public Comments**

**Public Comments:** - Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments.

*Mr. Bruce Bernard: Richard, you say you have spent your budget for this year. What do you expect you will need to complete this project for next year?*

*Mr. Freeman: I'm still working on pricing. Ballpark, about \$75,000 dollars.*

*Mr. Bernard: Is that more lighting too?*

*Mr. Freeman: Yes. I have the lighting that was replaced at up front. I would like to add to 41. And that may come this year. It wasn't too much because we have the lighting, we just need to do some electrical work.*

*Mr. Bernard: The project then would be about \$300,000 dollars in total.*

*Mr. Ward: I think you are in the ballpark there.*

#### **SIXTH ORDER OF BUSINESS**

#### **Supervisor's Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor's requests.

*Mr. Barger: I just want to put on the record that Jim and I spent some time on the phone yesterday reviewing the January financials and he's making some coding corrections that will show up in the February statement. I think everything looks pretty good. We've just got to get some of the budgets in the right categories and some of the other coding errors fixed.*

#### **SEVENTH ORDER OF BUSINESS**

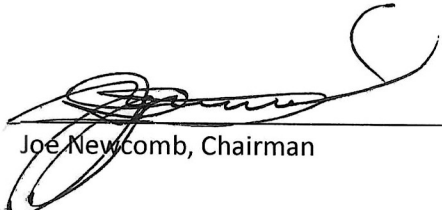
#### **Adjournment**

Mr. Ward adjourned the meeting at approximately 8:55 a.m.

**On MOTION made by Steve Barger, seconded by Joe Newcomb, and with all in favor, the meeting was adjourned.**

Wentworth Estates Community Development District

  
James P. Ward, Secretary

  
Joe Newcomb, Chairman