

**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, March 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
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	Assets Manager
David Caplivski	Grau and 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.

**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 8:32 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 9, 2023 – Regular Meeting

Mr. Ward asked if there were any additions, corrections, or deletions to these Minutes.

Mr. Steve Barger filled in a couple of blanks.

On MOTION made by Andrew Gasworth, seconded by Steve Barger, and with all in favor, the February 9, 2023, Regular Meeting Minutes as amended were approved.

THIRD 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 introduced David Caplivski with Grau and Associates.

Mr. David Caplivski with Grau and Associates thanked the District’s Management and Staff. He explained the Audit of Financial Statements was required by Florida Statutes and the Bond Agreements. He reported the opinion on the Financial Statements was a clean, or unmodified, opinion which was the best opinion a district could receive. He noted the Auditor was also required to report any internal control material weaknesses or deficiencies and none were noted. He stated lastly there was a letter the Florida Auditor General required which reflected a clean, unmodified opinion as well. He thanked the CDD for choosing Grau and Associates.

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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-2

Consideration of Resolution 2023-2, a Resolution of the Board of Supervisors of the Wentworth Estates Community Development District Approving the Proposed Fiscal Year 2024 Budget and setting the Public Hearing on Thursday, May 11, 2023, at 8:30 A.M. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113

Mr. Ward: The public hearing is scheduled for May 11, 2023, at 8:30 A.M. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113, pursuant to the Resolution enclosed in your Agenda. I want to highlight the changes from last year to this year. On page 1 of the Budget, which is your general fund, under stormwater management, the preserve trail, boardwalk, and lookout on lake 18, happens to be on land the District owns. In the discussion I recently had with the homeowner's association, they asked us to pull that back into our budget, so, I did include the maintenance of that this year into the CDDs budget. The preserve trail, boardwalk, and lookout total \$40,000 dollars.

Ms. Lekas: So, this was part of our HOA and now it's moved to the CDD?

Mr. Ward: Correct.

Ms. Lekas: And that was just for this year?

Mr. Ward: Right. And if you look to the line items to the left you'll see that there was no budget for 2023 and no expenditures, so we will pick this up basically effective October 1 of this coming year. The other major change, if you look further down that line item, under Capital Outlay, we did put in here a fountain replacement program in the lakes which you heard about during the year. If you turn to page 3, right at the top, under water management system, Bruce and Richard, I asked them to go through the entire lake system and identify which lakes were the most appropriate to put in fountains throughout the entire community, and then to stage the installation of those over a 4-year period, based upon what they think is the most appropriate in 2024, 2025, 2026 and 2027. That capital item includes only the lakes that we believe would be the most appropriate for the use of fountains, and then they are budgeted in there. Lakes Avelino and Trevi would be the lakes that would initially get them in 2024.

Discussion ensued regarding the fountains which essentially cost \$20,000 dollars apiece.

Mr. Ward: The other major change to this is on page 2 if you look into reserves, towards the bottom of the page, it has extraordinary capital and operations. This year, from Hurricane Ian, I saw substantial damage in the Districts that I managed along the west coast of Florida, and not what I'm going to call major damage, but in the ranges of \$200,000 to \$400,000 dollars per District for lake bank restoration, landscaping problems, and all those other kinds of things, and not what I would call major items, and we, over the years, although we've accumulated some cash, we don't have enough cash to really deal with any of our assets. Now, the bridge and the fountain area are all insured, so we are safe there, but you never know with insurance how safe we are going to be. So, I started to put in a reserve of \$200,000 dollars that we can carry forward from year to year. When it hits about a million to a million and a half, probably we can stop, and that should give us sufficient reserves in the event that we have any kind of damage from hurricanes or other storm events that might come through this community. Frankly, I'm doing this across all my Districts because I've just seen too many problems this year with the damage I see. You guys were very lucky, and some of my other districts were lucky, but the ones up the coast where Hurricane Ian came through really bad, there was a lot of damage. So, with those changes, your current assessment rate is \$805.55 a year, it changes to \$957.30. That's the maintenance portion of your assessment. The debt assessment will remain essentially the same. So, it equates to approximately \$13 dollars per month per unit for the addition of those three or four items.

Discussion ensued regarding assessment rate changes from year to year; debt assessments versus operation assessments.

Mr. Ward: You will note that we have a cap rate in place of \$805.59. With the new assessment for 2024, we will be required to do mailed notice of the public hearing to all residents that will identify the \$957.30, the changes in the budget, and identify a new cap rate you will establish. The new cap rate will be \$1148.76. Those are all the major changes to the budget this year. All in all I think it is a pretty stable budget in the environment we have been in the last few years where vendor prices and material prices are going up in a dramatic sense. Richard and Bruce have done a great job in trying to manage those costs appropriately for the District this year. Although we've seen some changes, most of it is delays in getting the work done. The dollar increases, sometimes they are significant, but in the context of this budget, they have been pretty easy to manage.

Mr. _____: Are our expenditures on the lake bank erosion program roughly staying the same every year?

Mr. Ward: It does stay relatively constant. Usually from year to year we may change which one gets done just because you've had a year to evaluate things, so you can look at something going forward, but other than that, the numbers stay relatively constant. It's a program, not only for this District, but for the other Districts I manage, that has been a great tool for managing larger expenditures over a longer period of time by just looking at them on a regular basis each year and budgeting it in a capital budget that we can carry forward and know what those expenditures are going to be on a going forward basis from year to year. I think Bruce and Richard are doing a great job in ensuring that is managed correctly.

Mr. Bruce Bernard: This program is in it's third year right now. We've got two more years then we will be pretty much completed with what we had on our capital improvement list, but as Jim is saying, we will then have a lower amount going in, but we will put something in each year to keep up the maintenance and not let it fall behind on any of the banks.

Mr. _____: I suspect prior to this program here Lennar did nothing on the lake banks.

Mr. Bernard: You are basically correct.

Mr. Ward: We have had clearly challenges in this District over the years, but I think it's on a strong financial and operating path moving forward.

Mr. _____: So, we could still fine tune this?

Mr. Ward: You have the opportunity to reduce from here, you cannot go over.

Mr. _____: I mean mixing between accounts. I mean, we are going to set the assessment rate at \$957.30, right? I mean, so we have the ability to, if we have an expense that comes up –

Mr. Ward: If we have an expense that comes up going into next year that's outside the constraints of this, I think you have latitude as the manager to move line items, but if it gets to be too major, I actually will come back and do a budget amendment with you just because I want you to know the line item was 20, and now it's 40, that kind of a thing. The only line item, now that we've had Hurricane Ian, I don't know what your insurance will be next year. I budgeted \$55,000. You are at \$53,000 right now. But I haven't gotten new numbers, and the agents won't be able to give us that until well after our budget, so we may have some impact there, but I won't know that for six months. Our insurance follows our fiscal year.

Discussion ensued regarding homeowner's insurance increases; and landscaping not being insurable.

Mr. _____: On page 5, towards the top, there is a 4 and a 5 just sitting there -- ?

Mr. Ward: So, it's interest on the bank accounts, and it's not a lot of money.

Mr. _____: Okay.

Mr. Ward: Interest rates on money markets have gone from basically nothing to like 4% on our money market accounts, so you will see some changes, but for purposes of a budget, I don't really care about it because it is not material.

Discussion ensued regarding the bond debt being paid off in 10 to 13 years.

Mr. Ward: We can go down from here, but we can't go up. We're going into a public hearing, and I have to do mailed notices, it's impossible to make an assessment rate change at a public hearing. So, if you want to make changes you need to do it this month or next month, but if you're comfortable with this budget, we can adopt the resolution and set the public hearing and run with this budget to the public.

Mr. _____: Are you comfortable with it?

Mr. Ward: Yes. I am very comfortable with it.

On MOTION made by Joe Newcomb, seconded by Robert Cody, and with all in favor, Resolution 2023-2 was adopted, and the Chair was authorized to sign.

Mr. Ward: Richard did a lot of work on the budget this year. A lot of the operating stuff was Richard's first year doing it, so I appreciate all that he did on this.

FIFTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Urbancic: At the last meeting you approved an acknowledgement of acceptance of the weir responsibility. Just an update, we are still pushing that back and forth with Collier County. They came back to us with a revised document which was quite onerous, and Mr. Ward and I spoke about it and said no. We said we are stepping in and doing this as a favor, because there's no one else to do it. They wanted to put some onerous requirements on us in terms of timelines and defaults, so as of this morning, they said they were still talking about it with the County Attorney, and so we are still waiting for a final response. Hopefully we will get that worked out, but we sort of pushed back and gave them a document that was neutered and much more friendly to us. That's all I had to report.

Mr. _____: Did we get all of those titles squared around? I know there was some back and forth with the HOA on small little parcels here and there.

Mr. Ward: That is completed.

Mr. Urbancic: That is done, and all of those documents have been recorded. I don't know if the property appraisers have updated their rolls, but certainly everything was recorded.

Mr. Ward: I think it's already updated on the rolls.

II. District Engineer

No report.

III. Asset Manager

a) Operations Reports March 1, 2023

Mr. ____: *(Indecipherable). Is that something we can communicate to the people, if their vendors are leaving (indecipherable)?*

Mr. Ward: *I think you will find that's an ongoing –*

Mr. ____: *The other thing was page 11; the fence is falling down.*

Discussion ensued regarding the fence which did not belong to the CDD, some of this conversation was (indecipherable).

Mr. Richard Freeman: *The irrigation went in on the berm on the west side of the entrance. The new plantings will go in next week. There is a plan that was drawn up by our arborist, and the landscape was asked to do the planting. We took (indecipherable).*

Mr. Barger: *Have you got a copy of the plan? What are we putting in there?*

Mr. Bernard: *We've got trees. We've got some fakahatchee grass. We've got some ground cover. It's going to go from one corner down to the other corner. It's costing us \$30,000 dollars in installation and materials, plus we spent \$5,500 dollars to irrigate the berm.*

Mr. Barger: *So, is the irrigation water tied into the irrigation for the whole community? It's not fresh water, is it?*

Mr. Bernard: *It's tied into our existing system.*

Mr. Barger: *I walked it yesterday and they dug up a bunch of big rocks and stuff, and I probably don't need to say this, but make sure they get rid of all that stuff. I see it all the time in the HOA where we come in and do plantings and they leave all these big rocks that they unearth and they just mulch around them.*

Mr. Bernard: *It will be all clean before I approve their payment.*

Mr. Barger: *There are a bunch of beautiful royal palms in that commercial lot. Are some of those moveable? It's not as expensive as buying one of those big ones and having it moved here.*

Mr. Bernard: *It's about the same cost. We just bought two palms that we had to put back in because of hurricane damage and installation and buying a 35 foot tree, they were \$4,700 dollars apiece.*

Discussion ensued the cost of large palms; the risk of moving and planting large trees.

Ms. Lekas indicated she could ask the commercial lot owners if there were any plans for the large palms on the property.

Mr. Freeman: Lake 22, they will start sodding next week. They started doing (indecipherable). Then, some of the follow ups: The new annuals were installed Tuesday at the front entrance. (indecipherable). We added a couple of extra annuals and new beds.

Mr. Barger: When I was walking the new irrigation there, there is a white line that runs along, is that the property line or close to the property line?

Mr. Freeman: Usually a white line indicates where you want the locates to start and finish.

Mr. Barger: I was just wondering where the property line was at because it looks like that's about where the hedge will come up and the irrigation heads will cover all that area. So, you ran two rows. One almost on the lake bank and –

Mr. Bernard: The property line, if you line up the two FPL easements, one on each end, and just look straight down between them, that's basically the property line.

Mr. Barger: How many electric meters do we have?

Mr. Bernard: We have three up on the bridge area, and we have one for each fountain. Plus, the fountain the back by the clubhouse.

Mr. Ward: That's an odd question.

Mr. Barger: When you look at your financial report, we show utilities for different things, so we have for road and street services, you have streetlight and fountain, and then we have pump station, and we have not paid anything –

Mr. Ward: We don't have a pump station. It was just a line item that I had in for –

Mr. Barger: That was my question. And then you have the bridge. So, I'm assuming, is that bridge lighting?

Mr. Bernard: Yes.

Mr. Ward: The electric for the bridge goes under lighting.

Mr. Barger: I'm looking at the February financial reports, under landscaping utility services, electric, landscape lighting, we have a budget of \$4,500 dollars and we have zero charged to that, so I'm just trying to understand why we have a budgeted item, but we are not putting anything in that line. It has something to do with I think, how many electric meters we have, and how you can separate that out.

Mr. Ward: Some of that is the electric accounts, when you get the bill from FPL, frankly, my staff doesn't always know where to code it exactly right, so I just look at totals for purposes of that. I'll kind of try to figure out what it is. Overall, it's not a huge line item in our entire budget.

Mr. Barger: I get that, but we have \$4,500 dollars in there and we haven't spent any of it yet, so is there an area – I guess I wouldn't have a big problem if we just had our total electric expense for the month in one line item. This is really detailed.

Mr. Ward: The State prescribes an account numbering system that I have to use, so road and streets is one of them, landscaping is something else, stormwater management is another coding system, and we have to report it that way. Both for purposes of internal reporting, audit purposes and how I report directly to the State, so I don't have to have all of these landscaping line items, but I got to have landscaping. I do it so I can internally keep track of what your detailed expenses are, and if I see something getting out of whack, I know what we're doing here. I kind of give you more detail than you might want to see, but I do it for my own piece of mind frankly.

Mr. Barger: I'm looking at page 6 of the February financial statements, and we have a budget for an annual holiday decoration of \$20,000 dollars, but no expenses, but if you go on page 7 you have holiday decorations and we have an expense of \$15,000 dollars and no budget, so it's hard to look at these things when the expenses don't match up with the budget on the line items. If you go even directly above that, we have \$10,528, \$22,158, and \$950, and then \$3,075, all expenses in different areas, light fixture installation, landscape enhancement, but no budget, so I assume those are getting posted to the wrong account.

Mr. Ward: They are probably posted to the right account, but when we – you know what, let me take a look at it internally and see what we're doing, and we will go from there.

Mr. Barger: On page 6, we have a budgeted item for capital outlay Treviso Bay Blvd of \$88,500 dollars, nothing is spent there, and then on page 7 capital outlay for pumphouse construction, we have \$88,500 dollars. Is that the same thing or do those happen to be the same number?

Mr. Bernard: I think it's the same thing.

Mr. Barger: But they are budgeted in there twice and neither one has any expenses attached to them as of yet. I know you've been working on that.

Mr. Bernard: We will have to check the expenses. There have been things paid out of there already, so I will have to see whether they are coding them through and getting to the correct line item.

Mr. Barger: It's just really hard to look at these and make any sense out of it if the line items don't match. And this is kind of my thing. Are we putting any turf in that area where we put the irrigation? I know Bruce said ground cover, but is any of that turf? Everything there looks pretty dead or weeds anyway.

Mr. Bernard: That's Bahia grass that's dormant because there's no water to it. Once we put the landscaping improvements, we will mulch around those areas, and then we will see when we turn on the irrigation how the Bahia sod comes out. If it doesn't then we will look at adding more sod.

Mr. Barger: When do we do our tree trimming?

Mr. Bernard: Every October. One other thing about the fountains: We are shooting for the end of this month to shut the east fountain down and try to do the switchover, get the pumps out of the ground and up above ground like we talked about.

Mr. Barger: Are you going to fill in the old pit?

Mr. Bernard: Yes sir.

IV. District Manager

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

- 1. Public Hearings: Fiscal Year 2024 Budget Adoption – May 11, 2023, at 8:30 A.M.**
- b) Financial Statements for period ending January 31, 2022 (unaudited)**
- c) Financial Statements for period ending February 28, 2022 (unaudited)**

No report.

SIXTH 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 in person or on audio/video; there were none.

SEVENTH ORDER OF BUSINESS

Next Meeting Date

May 11, 2023 - Public Hearing

Discussion ensued regarding which room would be utilized for the public hearing and obtaining a room large enough to host the public hearing.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:15 a.m.

On MOTION made by Joe Newcomb, seconded by Robert Cody, and with all in favor, the meeting was adjourned.

Wentworth Estates Community Development District



James P. Ward, Secretary



Joe Newcomb, Chairman