

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

The Regular Meeting of the Board of Supervisors of the Wentworth Estates Community Development District was held on Thursday, March 12, 2026 at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113. It began at 8:30 a.m. and was presided over by Mr. Joe Newcomb, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Joe Newcomb	Chairperson
Robert Cody	Vice Chairperson
Steve Barger	Assistant Secretary
Suzanne Sadowski Bertha	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Richard Freeman	District Asset Manager

Audience:

Bruce Bernard
Philip Lowenhaupt

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 these minutes may be transcribed in verbatim.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. 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. Mr. Newcomb was present via video.

SECOND ORDER OF BUSINESS

Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS

Consideration of Minutes

December 11, 2025 - Regular Meeting Minutes

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

There was one correction; it was made.

Mr. Ward noted the items marked in red were responses to questions which arose at the last Board meeting.

On MOTION made by Andrew Gasworth, seconded by Robert Cody, and with all in favor, the December 11, 2025 Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

RELATED TO THE ADOPTION OF REVISED RULES OF PROCEDURE

Mr. Ward: You had a rule in place from many years ago. Rules used to be done for CDDs which outlined your procedures. Everything these days is codified in the statutes, and sometimes these rules done many years ago conflict with the new provisions of statutes. The rule you have before you today takes out all of the provisions which were in the old rule which are now codified in the statute itself. Statute supersedes any rule you have in place. To make a rule we have to go through the public hearing process. Enclosed in your Agenda Package is a redline of the rule itself.

I. Public Comment

Mr. Ward called for a motion to open the public hearing.

On MOTION made by Andrew Gasworth, seconded by Joe Newcomb, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any members of the public present in person or on audio or video with any questions or comments; there were none. He called for a motion.

On MOTION made by Andrew Gasworth, seconded by Robert Cody, and with all in favor, the Public Hearing was closed.

II. Board Comment and Consideration

Mr. Ward asked if there were any questions from the Board; there were none.

III. Consideration of Resolution 2026-4, a Resolution of the Board of Supervisors Adopting Rules of Procedure; Providing for Severability, Conflicts and an Effective Date

Mr. Ward called for a motion.

On MOTION made by Andrew Gasworth, seconded by Joe Newcomb, and with all in favor, Resolution 2026-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-5

Consideration of Resolution 2026-5, a Resolution of the Wentworth Estates Community Development District Amending the Fiscal Year 2026 Budget Which Began on October 1, 2025, and Ends on September 30, 2026; Providing a Severability Clause; Providing for Conflict and Providing an Effective Date

Mr. Ward stated this Resolution was an amendment to the fiscal year 2026 budget. He noted the Board chose to add hog trapping to the budget at the last meeting. He explained the budget amendment simply added the line item for hog trapping; the line item was \$30,000 dollars. He explained the CDD used \$25,000 dollars in interest income to cover most of the cost and the last \$5,000 dollars would be from a reduction in reserves. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Robert Cody, seconded by Steve Barger, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-6

Consideration of Resolution 2026-6, a Resolution of the Wentworth Estates Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, May 14, 2026, at 8:30 A.M. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113

Mr. Ward stated Resolution 2026-6 was the start of the fiscal year 2027 budget process. He stated the public hearing was scheduled for Thursday, May 14, 2026, at 8:30 A.M. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113. He explained approval of the budget did not bind the Board to any of the costs in the budget itself; it simply set the maximum assessment rate. He said the assessment rate would be \$1,499.45 this year, which was the same as last year (\$1,499.21 dollars). *Now that your reserves are up, we have started a program to invest your cash, so we expect around \$23,000 dollars a year on a going forward basis now that you will be able to have an interest income. In the context of this budget, it will be used to put extra money into your reserves. The assessment levels you have cover the operating expenses. The budget has not changed much over the past few years. The one item we've added to this budget in 2026 was hog trapping. The stormwater management budget is essentially the same as the current year. The capital elements included I wanted to point out, because we've had such a problem with the fountain/aerator issue, we do have \$30,000 dollars in here. It is labeled fountain and aerators. I am not going to recommend that we do fountains in fiscal year 2027. I think we should move over to the aerator/bubbler process for fiscal year 2027 just because of the issues we've had, not only in*

Trevi, but we've had a few other comments from residents on the noise levels occurring because of the fountains in the system. The aerators do a better job in terms of maintaining water quality, so I think it will be a better use of our funds and assets. What are the locations of the aerators that we plan?

Mr. Freeman: This year there was the lake by Aqua and Lipari (ph), I plan to put a fountain there. I put a write up in the operations report asking the question whether we want to do a fountain or aeration this year or move it over to next year. The capital plan has been in place for a while, and about 2 or 3 years ago we did an oxygen study to determine which lakes were low on dissolved oxygen and made an adjustment based off of that.

Mr. ____: So, this lake potentially has the lowest water quality?

Mr. Freeman: It's more stagnant, yes.

Mr. Ward: The only other item I want to mention is the lake bank restorations. It was originally identified in here as a miscellaneous item that will be used for lake bank restorations within the golf course only for fiscal year 2027. There are a number of lake banks in the golf course that need lake bank restoration in 2027.

Mr. Freeman: Yes the golf course reached out to us and we went out there, rode the lakes with them, and identified three lakes that we plan to do some lake bank restoration to while they are redoing the golf course. Those lakes were lake 37, lake 42, and lake 33. This year we plan to start our capital plan, and the capital plan was lake 42 on the residential side. We are going to go ahead and make some repairs on lake 42. On lake 19 in Bella Firenze, there is an area there we plan on doing some repairs, and there is an area on lake 7 where the Geotubes have been exposed and look like they are failing, so we are going to try to repair those within this year's budget.

Mr. ____: Are people still requesting fountains?

Mr. Ward: That's kind of faded away. We have not heard many requests for fountains, more moaning about the fountain we have. I think the dissolved oxygen study we did a couple of years ago will give us better information on how we can aerate these lakes to keep the water quality up and the algae down. I think the use of these aerators and bubbler systems are a better use for 2027. I think we should continue to evaluate that going forward.

Discussion ensued regarding which residents were requesting fountains; and a resident who offered to pay for the fountain if the CDD paid for installation.

Mr. Ward noted the next part of the budget was landscaping maintenance and capital. He stated the CDD started a program a couple of years ago where it did around \$200,000 dollars in landscaping improvements that the landscaping architect recommended from US 41 to the guard house. He noted the CDD did not deal with US 41 at that time. He discussed the improvements which were completed. He stated now the CDD was working on the US 41 buffer along Treviso Bay Blvd; trimming back overgrowth, material replacement, etc., so the fiscal year 2027 budget included approximately \$100,000 dollars for additional landscaping for the US 41 buffer. He stated the final item was the capital reserves; the CDD would add

roughly \$514,000 dollars to the reserves in fiscal year 2027 which was excellent. He noted by end of fiscal year 2027 the CDD should have around \$1.6 million dollars in cash reserves in total within the system; of that \$1.6 million dollars, the CDD needed roughly \$400,000 dollars to operate from October to December, and the balance was the actual reserves. He discussed the cost of hurricane repairs in some of his other CDDs and noted it was good Wentworth Estates CDD had a good reserve account. He stated in fiscal year 2028 the CDD would shift focus to how much was really needed in a reserve account for the CDD's assets. He asked if there were any questions.

Discussion ensued regarding the assessment rate remaining the same; the growing reserve account; the commercial car storage being built nearby; \$8,000 dollars to fence off the commercial area being included in the budget just in case; and whether the commercial parcel was required to put up a wall.

Mr. Ward: It doesn't look like they will be putting up a wall. They have done some landscaping and berming. We are filling in some landscaping on our side of that to try to minimize the visual impact as you come into the community.

Discussion continued regarding the berm and landscaping which would be between the commercial development and Treviso Bay; and a potential landscaping barrier to block some of the noise from the fire department.

Mr. Freeman stated the Ficus hedge was being replaced with a Calusia hedge which would hopefully help with the noise.

Mr. _____ asked Mr. Freeman to connect with Mr. Tom Perrin (ph) about the potential to block some of the noise.

Mr. Freeman indicated he would.

Mr. Bruce Bernard noted the CDD spent around \$300,000 dollars for landscaping and would be spending another \$100,000 dollars plus more for lighting. He said this meant the CDD would be spending more than double the amount of funds first discussed for this project. He asked when the CDD would feel it was done with this project.

Mr. Steve Barger stated landscaping in Florida never ended. He stated plants grew, died and required changing; there was always something which needed to be done.

Discussion ensued regarding the landscaping projects; what the landscaping funds in the fiscal year 2027 budget were intended for; the constant need to redo landscaping in the community; how much it cost simply to maintain the landscaping at the entrance; the great job done with the landscaping plan; and the CDD not spending money it did not need to spend on landscaping.

Mr. Bernard stated the project presented in September was the project for the landscaping in the front, and the next year was supposed to be US 41, and now another \$100,000 dollars was being spent. He said the CDD should pick a number and stick with it.

Discussion continued regarding landscaping projects being ongoing; the landscape plan laid out by the landscape architect; what the CDD had accomplished thus far in terms of landscaping; calculating the funds needed for landscaping annually; and landscaping needs changing annually.

Ms. _____ noted the entrance looked beautiful. She stated there were behind the scenes which needed attention, such as the mudhole on Firenze (lake 19). She said she felt it was out of sight, out of mind and needed to be addressed. She said every year it looked terrible when water levels were low.

Mr. Freeman stated lake 11 was identified as a pond, but the area where Ms. _____ lived, the lake coved and the water level receded severely due to the draught.

Ms. _____ stated this happened every year, not just this year. She said last year flowers were planted, but it did not help. She suggested filling the lake.

Mr. _____ noted some of the lakes were designed for stormwater retention not beauty.

Mr. Bernard asked if lake 19 could be linked to lake 18 with an 8 inch pipe. He said if this were done lake 19 could grow grass in the dry season.

Mr. Ward noted that was an interesting idea.

Discussion continued regarding the side of lake 19 which turned to mud every season.

Mr. Ward: We live in Florida. Six months out of the year when there is no rain and these water levels drop so low there is nothing you can do. The water levels are determined by what the aquifer levels are, and they are so low there is nothing you can do. You can put water in it all day long. You can continue to try to fill it but it's just going to go right into the aquifer. There is no solution. We have this problem in another CDD, a much bigger area than you have, that's a rock area almost and there is no solution.

Mr. _____: What about the extra plants that grow in there?

Mr. Ward: You can put them in there and when there is water in there they look great, and then all of a sudden, when the water dries up, they turn brown and they sit that way for six months.

Mr. Bernard asked if the spike rush could be removed.

Mr. Freeman indicated the spikerush could be sprayed back. He explained the spikerush was creeping out because it was trying to find water. He said he could get with the vendor and have it sprayed back to an 8 foot section. He explained spike rush was a beneficial, so removing it completely was not an option.

Mr. Ward reported the hog program was a tremendous success this year.

Mr. _____ agreed; he had not seen any hogs walking down his street and he used to see them every evening.

Discussion ensued regarding the success of the hog program; and where the hog traps were located.

Mr. Phil Lowenhaupt discussed the hog damage on his street, Casoria Court, which backed up to the preserve area. He asked for the hogs in his area to be better addressed.

Mr. Ward stated he would take a look at it.

Mr. Freeman stated he would take a look at it also.

Mr. Lowenhaupt asked about the lakes in which the black sleeves (Geotubes) were being exposed. He asked if these were being addressed.

Mr. Freeman indicated he was looking at a few areas where the Geotubes were being exposed, due to erosion underneath the Geotubes, because the water levels were so low. He said as he continued to do inspections he would find areas which needed attention. He explained he was unsure exactly what would be done because the Geotubes were intact, but he was working on a solution with the vendor.

Mr. Barger noted there was \$48,000 dollars in the budget for cane toads. and he believed the CDD would spend more than that next year. He stated the CDD was going to spend more than what was budgeted for the cane toad program this fiscal year. He asked how much the CDD wanted to commit to cane toad removal.

Mr. Freeman stated the cane toad program was a balancing act; the more large live toads caught now, the fewer tadpoles would need to be skimmed from the lakes later.

Mr. Ward discussed the evolution of the cane toad problem on the east coast of Florida. He noted cane toads were a huge problem on the west coast of Florida and were becoming a big problem on the east coast. He noted as such the budget expenditures were going up simply to keep the problem under control. He said the CDD could reduce the number, but that would exacerbate the problem. He noted ten years ago cane toads, midge flies and hogs were not a problem at all.

Discussion ensued regarding where the midge flies were being found in the community; the cane toads in the community; how much the CDD would spend on cane toads this year; when iguanas would need to be addressed; the HOA being responsible for the iguanas; and picking up frozen iguanas after a freeze.

On MOTION made by Joe Newcomb, seconded by Robert Cody, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-7

Consideration of Resolution 2026-7, a Resolution of the Wentworth Estates Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date

Mr. Ward stated Resolution 2026-7 was the mutual aid agreement. He explained this agreement would enable the CDD to potentially receive disaster relief funds following a hurricane or other natural disaster. He noted it was labor intensive and cumbersome to apply for the funds, but it would be good to have the agreement in place just in case.

Mr. Barger stated he did not see an upside or a downside to having this agreement in place.

Mr. Ward agreed but noted it would not be a bad idea to have the agreement in place.

Mr. Bernard indicated if the CDD had prepositioned vendors it would have a better chance of being reimbursed by FEMA.

Mr. Freeman reported the CDD had prepositioned vendors for landscaping but not for bridge repairs.

Mr. Ward stated a bridge repair vendor should be prepositioned.

On MOTION made by Robert Cody, seconded by Andrew Gasworth, and with all in favor, Resolution 2026-7 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reported the legislative session was still wrapping up. He noted a bill passed which instituted a Supervisor recall provision for resident elected Supervisors. He noted there was a bill on the threshold which would change the limits of sovereign immunity.

II. District Engineer

No report.

III. District Asset Manager

- a) Asset Managers Report January 1, 2026**
- b) Asset Managers Report February 1, 2026**
- c) Water Quality Report January 2026**

No report.

Mr. Barger asked about the electrical equipment for one side of the fountain.

Mr. Freeman explained the electrical panel was replaced for the east side of the fountain and most of the electrical equipment was replaced. He noted it was all outdated. He said in fiscal year 2027 there was another \$30,000 to \$40,000 dollars' worth of electrical work which would be done to bring the electrical up to date including streetlights and landscape lighting. He said the west side of the fountain's electrical equipment would also be replaced next fiscal year.

Mr. Barger asked if it was normal for the electrical equipment to need to be replaced.

Mr. Freeman responded in the affirmative; the electrical equipment was 25 years old.

Discussion ensued regarding how nice the new sod looked; installing new plants where some of the older shrubs were looking poor; and thinning out the trees.

IV. District Manager

a) Important Meeting Dates for Fiscal Year 2026

1. Next Meeting: Thursday May 14, 2026 - Public Hearing on proposed FY 2027 Budget

b) Financial Statements for period ending December 31, 2025 (unaudited)

c) Financial Statements for period ending January 31, 2026 (unaudited)

d) Financial Statements for period ending February 28, 2026 (unaudited)

Mr. Ward noted the public hearing was May 14, 2026. He indicated calendar invites would be sent out early.

NINTH ORDER OF BUSINESS

Supervisor's Requests

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

Mr. _____ noted there was a fence which ran between the homes and the preserves, and he noticed there were some portions of the fence which were in disrepair. He asked if the CDD or the HOA owned the fence.

Mr. Freeman indicated the perimeter fence was likely owned by the CDD.

Discussion ensued regarding the perimeter fence; the purpose of the perimeter fence; the developer installed the perimeter fence; and the areas of disrepair along the fence.

Mr. Ward indicated he would look to see who owned the underlying fee title to the land the perimeter fence was on and go from there.

Discussion continued regarding the perimeter fence and whether it was on CDD land or residential property; potentially dedicating the fence to the CDD; and what to do if the fence was on residential property.

Mr. Ward stated he was a little sensitive about working on private property. He asked the Board to allow him to take a look at it and figure out the situation.

Mr. Robert Cody stated (indecipherable).

Mr. Ward: This came up six months ago. Avellino the multifamily property, did some restoration work or started to do some restoration work because they had a clogged drainage pipe which went into the District's lake system, spent \$15,000 dollars before they called the CDD and once we got involved we went in and repaired what they did. They wanted the District to reimburse them for the \$15,000 dollar expenditure. I said no we would not do that. I was comfortable with reimbursing them with what our normal cost would have been to repair that, but not all \$15,000 dollars. My issue was not the number, my issue was the precedent that it sets, that if somebody goes out and does something on our property, and all of a sudden it's X dollars, then we now have set the precedent that we would pay for it. That's the bigger issue. Their issue is they want it done. I don't really care, that's fine, but they want to sue us and that's fine too. Let them sue us. But I think you have a big precedent issue here. I think I'm comfortable saying we will reimburse them what we would normally have paid which is like \$5,000 dollars or so.

Mr. Freeman: They were doing investigation work and all kinds of stuff trying to find a pipe that didn't exist, so at the end of the day we went in and made the repair. They had a pipe over our Geotube bag that we couldn't mow, so we went in and repaired it and did it properly and put a drain there.

Mr. Cody: I think this is one of those cases where it's not (indecipherable).

Mr. Ward: I'm fine doing that. I made that offer to them in December. I actually talked to the HOA President about it, and I said this is what we can do. Quite frankly I forgot about it after that. I'm fine with still doing that if that's reasonable to them.

Discussion continued regarding whether the residents would sue the CDD over \$15,000 dollars; and the residents being angry if the CDD did not accommodate them.

Mr. Ward stated he would reach out and offer to reimburse them for what the CDD would have spent if the CDD had been contacted to fix the problem initially.

Mr. Barger asked what happened exactly.

Mr. Freeman: They were having some issues with drainage. By the time the CDD got involved they had already dug up a lot of our lake bank and all this stuff trying to find a pipe they thought was there. They did eventually find a pipe. The CDD had no clue that pipe was there to begin with, so basically when they found the pipe they tied in and ran a pipe over our Geotube which was very unsightly and wasn't repaired correctly, so we came back and we repaired it correctly and put a drain there.

Mr. ____: So, they dug up the lake bank that doesn't belong to them?

Mr. Ward: Right. I feel sorry for them because I think they got took by a vendor who just went out there and decided to charge them a ton of money because this is where he is and it's Treviso Bay and they got taken for all that work without picking up the phone and calling us.

TENTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments.

ELEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:49 a.m.

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

Wentworth Estates Community Development District

Signature: James Ward
James Ward (May 15, 2026 07:28:25 EDT)

Email: wardj@pfm.com

James P. Ward, Secretary

Signature: Joseph Newcomb
Joseph Newcomb (May 14, 2026 11:08:34 EDT)

Email: sales@medicount.com

Joe Newcomb, Chairman










WE - Minutes 03 12 2025 - PDF for Sigs

Final Audit Report

2026-05-15

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