

**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, April 10, 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
Robert Cody	Vice Chairperson
Steve Barger	Assistant Secretary
Suzanne Sadowski	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District counsel
Richard Freeman	Asset Manager
Robert Adams	Asset 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 8:30 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 13, 2025 – Regular Meeting Minutes

Mr. Ward asked if there were any changes, corrections or deletions to the Minutes; there were none.

<p>On MOTION made by Andrew Gasworth, seconded by Joe Newcomb, and with all in favor, the February 13, 2025 Regular Meeting Minutes were approved as amended.</p>
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THIRD ORDER OF BUSINESS**Consideration of Audited Financial Statements****Consideration of Resolution 2025-1, a Resolution of the Board of Supervisors of Wentworth Estates Community Development District Approving a Proposed Budget for Fiscal Year 2026 and setting a Public Hearing for Thursday, June 12, 2025, at 8:30 A.M. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113**

Mr. Ward indicated Resolution 2025-1 started the budgeting process for the District for fiscal year 2026. He reported the public hearing was scheduled for June 12, 2025 at 8:30 a.m. at the Treviso Bay Clubhouse. He noted the resolution would not bind the Board to anything within the budget but set forth the plan to adopt the budget at the public hearing and put into place the assessment rates. He stated the assessment rate was proposed to go up to \$1,377.69; the assessment rate was currently \$1,148.65. He stated the commercial rate would go up to \$42,328.86 and was currently \$35,291.85. He indicated this assessment rate was above the cap rate; therefore, a new cap rate would need to be set and mailed notice would be required. He stated from an operating perspective costs had not changed dramatically. He said some costs had increased, obviously, and some services had changed. He noted the biggest increase was in the capital projects for the roadway and bridge portion.

Mr. Gasworth: For the bridge, is the plan to continue to ad hoc make repairs as they pop up or is there a long term plan to redo (indecipherable)?

Mr. Ward: We did a two year program for redoing the bridge pavers and the CDD budgeted \$65,000 dollars in the current year and \$65,000 dollars in fiscal year 2026. This fall we will redo the pavers on the bridge prior to everybody getting here hopefully. That will redo all of the pavers themselves on the bridge. We are also scheduled to do the roadway pavers. Originally there was thought to replace them, but it was decided it would be better to sand them down, clean them, and seal them. The pavers themselves are a very Italian style paver and beyond the expense part of replacing them, I don't think they need to be replaced. I think we can clean them and seal them on a 5 year basis and keep them in good shape without having to take out all the pavers and replace them. Also, in the capital program, the painting of the perimeter wall and fencing is included in here. Part of the landscaping, the landscaping along the front 41, we did not have enough money to get through this year, so we do have money in next year's budget to handle that landscaping and any obvious landscaping along Treviso Bay that's needed. Although I think Treviso Bay Blvd is looking substantively better than it has. Those are the major elements of the budget changes.

Mr. Gasworth asked a question about Cane toad removal.

Mr. Ward: Cane toads and midge flies seem to be the new Florida thing. All of the CDDs I have are having this problem. The cane toads start in the water body as tadpoles which is where the CDD gets them, and once they grow and go on land, they become an HOA problem. We try to get them on a more proactive basis and get rid of them while they are in the water body. This is a new program for you, so we will have to see how it works. Midge flies are flies that start out in the water as well, and we have to treat them in the water body because they become a nuisance to the community.

Discussion ensued regarding the midge flies and cane toads.

Mr. Gasworth asked about the fountains.

Mr. Ward: We have one fountain on the books for lake 22. Richard does tell me that the one fountain in Trevi is probably not enough because that lake is so big. I did not put it in here because it's another \$30,000 dollars, and if we want to add that I'm fine with you doing that.

Discussion ensued regarding the fountains.

Mr. Freeman noted he was waiting for the meter can from FPL to turn on the fountain in the lake in Bella Firenze.

Discussion ensued regarding sending out mailed notice regarding the new budget and residents attending the public meeting.

Mr. Ward noted the lake bank restoration program was winding down and there was only one lake scheduled for restoration in fiscal year 2026. He discussed the lake bank restoration program noting the lakes would be reevaluated on an ongoing basis. He noted in another of his CDDs there was one lake bank which was damaged by the hurricane this year and it was going to cost \$100,000 dollars just to fix the one lake bank. He stated this really caught his attention and has made him reevaluate the importance of much larger reserve accounts for all his CDDs. He noted all the lake banks in the District looked very good at the moment.

Mr. Newcomb noted there were no fountains scheduled for (indecipherable) out to 30. He asked if the residents wanted to purchase the fountains themselves could the CDD help with the fountains.

Mr. Ward noted the fountains cost approximately \$30,000 dollars to purchase and install, but the CDD would be happy to take over and maintain the fountains after installation.

Mr. Steve Barger asked how much the District had going into the reserve this year.

Mr. Ward stated the CDD's total reserve balance should be at \$866,000 dollars by the end of this year; of that total the CDD needed \$340,000 dollars to operate the District for the first three months and then there would be \$526,000 dollars in capital reserves. He stated going into next year, in fiscal year 2026, the CDD should be able to add approximately \$160,000 dollars to that. He noted this was not a lot and he wished there were a way to put more away into the reserve account. He stated the Board may want to consider increasing the \$160,000 dollars to \$200,000 dollars or \$250,000 dollars.

Mr. Gasworth asked if money from the lake bank restoration program which was nearing completion could be shifted into the reserve fund.

Mr. Ward: The fiscal year 2026 budget has the program pretty much on a winding down basis, so there is not much money going into it on a going forward basis, other than one lake bank here or there, and we are going to try to budget \$40,000 dollars just to see if anything happens, but it's not much. Now that I've been focusing on the capital operation, you may want to have a conversation to see if we want to increase the \$160,000 dollars to some other number.

Mr. Barger: Have we ever done a reserve study?

Mr. Ward: We did one a couple of years ago. It wasn't particularly useful because the number was extraordinarily high, and I did not think it was representative of how a CDD needs to build a reserve. We have a lot of our assets which are horizontal infrastructure, and it wants you to build a reserve based upon restoring an entire lake, and that's just not realistic in this business. What I've tried to do recently is build reserves more to deal with only the vertical infrastructure: the roadways, streetlights, fountains, walls, landscaping elements, and enough money to deal with hurricane relief. Over the last couple of years, especially with the number of hurricanes coming to the state, I am seeing not a lot of major damage to infrastructure, but huge costs. As I said I have one District in Collier County for which it's going to cost \$100,000 dollars for one lake bank, and another District where it's going to cost \$335,000 dollars for hardly anything. I mean we had some playground equipment damaged and some pathways and some shell rock. Minor stuff. \$335,000 dollars. I used to say \$1 million dollars was a good number. I'm not so sure it's a good number anymore.

Mr. Barger: So, unlike our HOA, who is required to do a reserve study on an ongoing basis, we are not required to do that.

Mr. Ward: That is correct.

Discussion ensued regarding increasing the reserve amount in the fiscal year 2026 budget and raising the cap rate.

Mr. Greg Urbancic: The cap rate is a method to provide notice while essentially trying to save a little bit of money because it's such an intensive process we have to go through. The statute is a little old in that it requires newspaper published notice and also mailed notices. That becomes a little bit cumbersome to go through, especially with a community as large as yours. That's why we try to create a little bit of a buffer. I agree with Jim, we never want to go too high because of the legalities of it, but that's the reason that we do it. I can't tell you that there is a certain provision of the law that says – there is a weird provision in Chapter 197 of the Florida Statutes that talks about when you levy an O&M assessment and it talks about when you levy it for the first time, and there is an old case interpretation where the municipality had raised the rate by a de minimis amount and the court interpreted that to be the first time they levied the assessment, and since that time, everybody has taken a very conservative approach about raising assessments, so a lot of districts and special districts have taken the opinion of okay, we are going to notify everybody of what our maximum is going to potentially be, and so everybody is on notice that this is the rate. That's why this cap rate has developed and is used by many special districts, but we don't want to abuse it because it's an interpretation of the statute.

The Board decided to raise the assessment rate to \$1,500 dollars for fiscal year 2026 and put the additional funds into the reserve account.

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

<p>On MOTION made by Robert Cody, seconded by Andrew Gasworth, and with all in favor, Resolution 2025-1 was adopted, and the Chair was authorized to sign.</p>

I. District Attorney

Mr. Greg Urbancic: I'm just monitoring the legislation. They are about a month in, and there are a lot of bills, and they haven't all been getting kicked out, so they are still in committees. At the next meeting I'll probably be able to give you a better update. It's a lot of the usual subjects, like public notice. There is one bill that would potentially allow Districts to use their own website for notice purposes which might simplify things a little bit. The newspaper lobby is probably going to come out really hard on that. There are some bills regarding changing the limits of sovereign immunity, to raise those over the next five years on a steppingstone sort of basis. I will update you more when I have more clarity about what's going to affect us.

II. District Engineer

No report.

III. District Asset Manager

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

Ms. Suzanne Sadowski asked if the CDD was responsible for anything between the lake and preserve area on Trevi. She noted there were a bunch of trees on the edge which were dying, and it looked like someone, or something, had been cutting at the bottom of the trees.

Mr. Freeman asked if the damaged trees were planted or natural.

Ms. Sadowski responded she believed the trees were natural.

Mr. Freeman noted if the trees were natural, they were likely part of the preserve, and yes, the CDD was responsible for the preserve area.

Mr. Ward asked if the CDD did any maintenance in that area.

Mr. Freeman responded the only maintenance the CDD did in the preserve was to remove the exotics.

Ms. Sadowski said she was concerned someone was damaging the trees.

Mr. Freeman indicated he would look into the situation.

Mr. Barger asked about Bob Adams.

Mr. Freeman: Bob Adams and I are going to be working together as a team to manage the assets at Wentworth. Bob is on board. He started about a week ago and he is going to be a great asset to me and Wentworth Estates.

Mr. Ward: He works for Calvin Giordano. They retained him as a part of our overall on going services. Calvin Giordano does a lot of my operations throughout the entire State. He is a part of that team.

IV. District Manager

a) Important Meeting Dates for the remainder of Fiscal Year 2025:

- 1. Public Hearing: Proposed Budget Fiscal Year 2026 - Thursday, June 12, 2025**
- b) Financial Statements for period ending February 28, 2024 (unaudited)**
- c) Financial Statements for period ending March 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; there were none.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests; there were none.

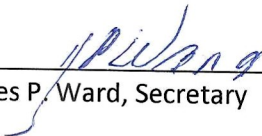
SEVENTH ORDER OF BUSINESS

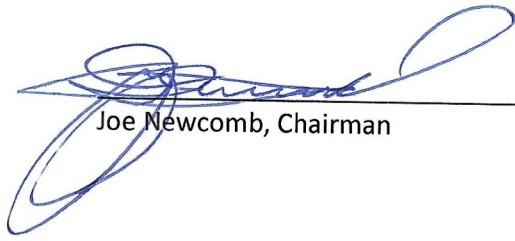
Adjournment

Mr. Ward adjourned the meeting at approximately 9:05 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