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, May 14, 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.

SECOND ORDER OF BUSINESS **Notice of Advertisement**

Notice of Advertisement of Public Hearings and Regular Meeting

THIRD ORDER OF BUSINESS **Consideration of Minutes**

March 12, 2026 – Public Hearings and Regular Meeting Minutes

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

One correction was made.

Mr. Andrew Gasworth asked if Spike rush was the correct name of the plant discussed on line 279.

Mr. Ward responded in the affirmative, however, it was one word, Spikerush, not two.

Mr. Steve Barger asked if Spikerush was an invasive.

Mr. Freeman responded it was beneficial.

On MOTION made by Andrew Gasworth, seconded by Robert Cody, and with all in favor, the March 12, 2026 Public Hearings and Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS FISCAL YEAR 2027 BUDGET

Mr. Ward stated the first public hearing was related to the fiscal year 2027 budget. He discussed the public hearing process.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Joe Newcomb, seconded by Andrew Gasworth, 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 questions regarding the Fiscal Year 2027 budget.

Mr. Bruce Bernard asked about the reserve account.

Mr. Ward stated the reserves would be brought up to $2.2 million dollars at the end of fiscal year 2027. He said in the fiscal year 2028 budget he anticipated doing a full reserve study. He asked if there were any additional questions; there were none. He called for a motion to close the public hearing.

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

II. Board Comment

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

III. Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2027

Mr. Ward called for a motion to approve the budget beginning October 1, 2026 and ending on September 30, 2027.

On MOTION made by Robert Cody, seconded by Andrew Gasworth, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

b) FISCAL YEAR 2027 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Joe Newcomb, seconded by Robert Cody, 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 questions; there were none. He called for a motion to close the public hearing.

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

II. **Board Comment**

Mr. Ward noted Resolution 2026-9 set the assessment rate for the general fund and adopted an assessment roll. He asked if there were any questions; there were none.

III. **Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors imposing special assessments, and certifying an assessment roll; providing a severability clause; providing for conflict and providing an effective date**

Mr. Ward called for a motion.

On MOTION made by Joe Newcomb, seconded by Andrew Gasworth, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2026-10

Consideration of Resolution 2026-10, a Resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2027

Mr. Ward noted the meeting dates would be the second Thursday of each month at 8:30 a.m. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113. He noted the Resolution did not bind the Board to the use of these dates; it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions.

On MOTION made by Andrew Gasworth, seconded by Joe Newcomb, and with all in favor, Resolution 2026-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-11

Consideration of Resolution 2026-11, a Resolution of the Board of Supervisors approving the agreements with PFM Management Services LLC, and PFM Financial Advisors LLC; authorizing the Chairperson to execute the agreements; providing general authorization; and addressing conflicts, severability, and an effective date

Mr. Ward stated he sold his firm to PFM Management Services LLC and PFM Financial Advisors LLC. He noted he would remain with PFM for a year or so before he transitioned out. He explained Resolution 2026-11 transferred the JPWard and Associates LLC agreements over to PFM. He explained PFM separated his single agreement into two agreements, one with PFM Management Services and one with PFM Financial Advisors; however, the scope of services and fee structures remained the same.

Mr. Barger asked for this to be tabled until the District Attorney could review the documents. He indicated he felt there were things which needed to be reviewed.

Mr. Greg Urbancic: I have looked at this contract for another district, not with Jim, but another district in which the manager was acquired by PFM and that district did propose a handful of changes to the agreement to tighten some things up. PFM agreed to those changes at that time. I would be more than happy to take a look at that if the Board was so inclined.

Mr. Ward asked about the changes.

Mr. Urbancic: It might be easier if I send you a red line because there were a handful of cleanups that went through, particularly around insurance and some of the record turnovers and things like that.

Mr. Ward: If you want to defer it, I don't mind. If you want to approve it subject to Greg's changes, I'm fine with that also.

Mr. Barger: I would prefer to defer it and have Greg propose the changes and have the Board review them and go from there.

Discussion ensued regarding the contract; and PFM being receptive to the changes proposed by Mr. Urbancic for another District.

Mr. Barger stated he would like to incorporate Mr. Ward's scope of services into the new contract with PFM. He asked why the contract with PFM Financial Advisors was needed.

Mr. Ward: In my existing contracts to the extent that a CDD does any refinancing of existing debt or new bond issues, then I provided all of those financial advisory services to you. PFM, because of securities and exchange rules, have two separate companies that do that for you. I recommend you keep both agreements in place. It is not mandatory that you use it. It's just there in case you need it.

Mr. Barger: Could we sign that agreement when we need it? Our bond rate is so low, it's not likely we will ever be refinancing that debt. Is that the only time that we would need financial services?

Mr. Ward: If you want to do any new capital improvements, you would need one also. I understand your concept of we might not need it, but if you do need it, you've got to have somebody. So, it doesn't hurt you is my point. It's the same scope as what's in my existing agreement.

Mr. Barger: I guess my concern is, how will we know when we are getting those services? Are we going to ask for them or will we just get a bill saying this came up -- ?

Mr. Ward: It's not going to change one iota from what you have now, so if you do a bond issue or you do a refinancing, that always comes to the Board up front. If you want to do capital improvements, you have to do a special assessment methodology, you have to use some kind of an underwriting service for purposes of financing that infrastructure on a going forward basis. It is not any different from the way you do it now. It's just in two separate agreements as opposed to the one agreement I have with you.

Mr. Urbancic: We might be able to add a sentence or two in there that basically says they are not going to engage unless directed by the board or something like that. We can see if that would be acceptable to them.

Mr. Barger: Okay. I just don't foresee us needing it in the near future. And Jim, we have trust and faith in you, and I don't know who this next person is. Are they going to operate like Jim Ward? This is our opportunity to review and clean up our agreement. It's an appropriate time to bring things up to date.

Discussion continued regarding Mr. Ward's agreement; PFM's new agreements; Mr. Urbancic reviewing the new contracts; and giving the Board an opportunity to review the agreements as well.

On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, this Item was tabled and Mr. Urbancic was directed to review and address changes to the contracts.

SEVENTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Greg Urbancic reported the bill which passed, instituting a Supervisor recall provision for resident elected Supervisors, was awaiting the Governor's signature. He stated the sovereign immunity levels of $200,000 per individual and $300,000 per incident were raised to $350,000 dollars and $500,000 dollars respectively.

II. District Engineer

No report.

III. District Asset Manager

a) Asset Managers Report May 1, 2026

No report.

IV. District Manager

a) Supervisor of Elections Qualified Elector Report dated April 15, 2026
b) Important Meeting Dates for Fiscal Year 2026
- **Next Meeting: Thursday June 11, 2026**
- **General Election qualifying period: June 8, 2026 - June 12, 2026 (Seat 1 & Seat 2)**
- **June/July – Look for Commission on Ethics email (Form 1 Financial Disclosure)**

c) Financial Statements for period ending March 31, 2026 (unaudited)
d) Financial Statements for period ending April 30, 2026 (unaudited)

Mr. Ward stated the Supervisor of Elections reported 1,025 registered voters in the District as of April 15, 2026. He stated no Board action was required; the Board was fully transitioned to qualified electors.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

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

NINTH ORDER OF BUSINESS Public Comments

Mr. Ward asked if there were any public comments.

Speaker (male) asked if there was any follow up on the potential infringement by the car condo property.

Mr. Freeman: There was an agreement that they were to tie into that lake, so I did get with the contractor, and he does have plans to restore that area in the next month or two. I also got with him again because there are some erosion issues going on. He put up silt fence and he's going to handle it.

TENTH ORDER OF BUSINESS Adjournment

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

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

Wentworth Estates Community Development District

Signature: James Ward
James Ward (Jul 31, 2026 14:41:20 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature:
Joseph D. Newcomb (Jul 30, 2026 20:11:32 EDT)
Email: sales@medicount.com
Joe Newcomb, Chairman

WE - Minutes 05 14 2026 - PDF for Signature

Final Audit Report 2026-07-31

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