

The Regular Meeting of the Board of Supervisors of Wentworth Estates Community Development District was held on Thursday, June 12, 2025, at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113. It began at 8:30 a.m. and was presided over by Joe Newcomb, Chairperson, and James P. Ward, as Secretary.

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

Bruce Bernard	Alan Zumstein
Lory Bernard	Rick Greeder
Stephen Feldman	Karen Ball
Cathy Thompson	Kathy Barger
Dawn Thorn	Gary Mann
Ken Thorn	Mark Cullen
Tom Perrin	David Peck (ph)

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

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**SECOND ORDER OF BUSINESS****Notice of Advertisement****Notice of Advertisement of Public Hearings****THIRD ORDER OF BUSINESS****Consideration of Minutes****April 10, 2025 - Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the April 10, 2025 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS****PUBLIC HEARINGS**

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself, the second related to the adoption of the assessment rate related to the budget.

**a) FISCAL YEAR 2026 BUDGET****I. Public Comment and Testimony**

Mr. Ward explained the fiscal year 2026 budget covered October 1, 2025 through September 30, 2026. He discussed how the budget was developed, how the Board held meetings and reviewed the budget before today, and how notice was sent to the property owners within the CDD District. He indicated he received questions from the public and would answer these questions now. He explained Lennar developed the community; all of the District's assets were maintained under the umbrella of the Master HOA subsequent to the turnover from a developer run HOA to a resident run HOA. He stated resident run boards often asked for CDDs to maintain CDD owned assets. He reported the CDD's assets were facilities constructed with bond proceeds and included landscaping at the front entranceway, all the streetlights, fountains, walls, master irrigation system, and the water management system. He noted the map to his left showed where the assets the District owned were located. He stated the District owned an extensive series of lakes and preserves. He noted there were 183 acres of lakes within the District maintained by the CDD; there were 570 acres of preserves, drainage pipes, underground facilities which connected roadways to the lakes and the lakes to the outfalls, and the lake banks themselves. He noted the Master HOA helped maintain some of these assets, but in the case of a storm causing damage the CDD would make repairs. He explained over time the lake banks would require more extensive maintenance and restoration. He stated the Board went through the process of including all the assets in the budget. He indicated

the big change in the budget this year was the beginning of accumulation of reserve funds in the event of a storm. He stated the CDD needed funds in place in case a storm caused damage and the CDD had to make repairs and restorations. He noted storm events in the past few years had caused a lot of damage in his CDDs and as a result he was increasing the reserve accounts in most of his CDDs. He reported the Wentworth Estates CDD had over \$21 million dollars in assets based on a study done by the engineers in 2023. He said the Board had not determined how much was needed in the reserve account, but agreed the reserves needed to be increased to provide essential disaster relief when necessary. He stated the balance of the budget increases were due to normal operating changes; the one major element of this particular budget driving the increase in the assessment rate by \$300 dollars per year was the work needed to improve the entranceway pavers. He stated the roadway pavers were almost 20 years old and needed restoration and repair. He called for a motion to open the Public Hearing.

**On MOTION made by Steve Barger, seconded by Suzanne Bertha, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any questions about the budget.

Mr. Gary Mann asked for clarification for the allocations for the Asset Manager which added up to \$170,000 dollars per year.

*Mr. Ward: Across the Board in all the districts I maintain, whether you call it asset manager or landscaping, or whatever word you want to use, we have seen significant increases in labor and materials over the last few years. Clearly the District was underpaying for its asset services for the last couple of years. Across the Board, in all of my districts, I adjusted those fees to what current engineering rates are for assets. I see not only with Calvin Giordano and Associates, but all of the other engineering firms, at that level of work, these rates, these (indecipherable) fees are now up to par to match what fees are across the state.*

*An unidentified Male audience Member: Can you just expound on that a little bit? When Gary asked that question, it's not that we have additional persons doing the work, you're just allocating more money?*

*Mr. Ward: We have two people right now that are full-time, that work on a number of the districts that I manage, and whatever they may do. I've allocated the appropriate hours and time for this particular project at the current rate structure. I don't think it's fair to say we are paying more for the same people. We are paying the right rate for the right people, for the amount of hours necessary to do what was needed in the District.*

Mr. \_\_\_\_: Asked about preserve maintenance as required by the permit.

Mr. Ward stated Hendry County no longer assessed Wentworth Estates preserve areas, so the CDD was able to remove this item from the budget. He explained in

larger developments such as Wentworth Estates, there were impacts of development which developers had to mitigate, and this was done through the preserves; Wentworth Estates had met its mitigation requirements.

Mr. Thom Perrin asked if the new commercial development would mitigate some of the CDD costs and potentially reduce the assessment rates.

Mr. Ward responded in the negative; the commercial development portion was always within the CDD. He stated last year the commercial portion paid \$35,000 dollars in assessments, and this year would pay \$46,000 dollars.

Mr. Perrin asked about the work on the bridge and entranceway. He asked if assessment rates would go down once these projects were completed.

Mr. Ward stated he was unable to answer that question; it was very possible some other project would take its place when it was completed. He noted if nothing else, building the reserve account for this District was very important and the funds could go into the reserve account.

Ms. \_\_\_\_ asked about the aeration at the entrance. She noted the budget listed \$61,000 dollars for this service, when it should cost at maximum \$18,000 dollars according to her calculations.

*Mr. Richard Freeman: The District has roughly 170,000 square feet of zoysia grass and another 30,000 square feet of zoysia grass/weeds, both on the east and west side. I presented the opportunity for our current vendor to bid on this, and I will get another bid to be sure we have good pricing. The scope of services was to come in, verticut the grass to make sure we don't have runners, and the grass is growing straight up and lush and full. Then once they verticut the grass they will come in and do an aeration process and then about \$20,000 dollars of that is for the top dressing. It's a certain top dressing called Commander. Commander top dressing conditions the soil over a long period of time to allow the grass to flourish over several years, rather than just top dressing with sand. The other process included was to remove some of the zoysia grass that had weeds in it and add new zoysia grass so it would be all uniform.*

Ms. \_\_\_\_: That adds another \$40,000 dollars to the cost?

*Mr. Richard Freeman: The price alone for the verticut, top dress and aerate was \$49,000 dollars, and then the remaining money in the budget is to add new zoysia grass where there were weeds. I will be going out Friday to make sure this bid is competitive.*

*Mr. Bruce Bernard: The \$250 dollars for engineering services, I've worked with this company for 17 years. I've written the maintenance budget with Jim for five years and there is no way the inspections are \$250 dollars per person. It's more like \$110 to \$120 dollars. The engineering part may be \$250, but the inspector part is not, and you can check that with anyone online. You didn't answer Gary's question*

193 about the hours they use a year. As you know, I've worked it myself. These two  
194 guys do a great job, but the rest of it is CDDs, but they only have x amount of hours  
195 between them, and they are only on site here 15 to 18 hours a week, so it is a part  
196 time job. Not figured into that also is the CGI services (Calvin Giordano Inspection  
197 services). They charge extra for CGI services for capital projects, so not only do  
198 they get \$120,000 dollars, but they are also charging other money every time they  
199 inspect for the capital project. That adds another \$40,000 dollars a year for just the  
200 asset manager inspection services. A couple of things I want to comment on. First  
201 of all is the cap. I understand why you need a cap, but I don't think the cap should  
202 be 20% above the assessment rate. If you leave the cap lower, we will receive  
203 notices more often, and you will get more participation at meetings. I have a  
204 question about landscaping. Isn't there a state statute that after a certain amount  
205 of money the landscaping services have to be bid out.  
206

207 Mr. Ward: If the question is, do we have to bid and the answer is yes, then we will  
208 follow the statute.  
209

210 Mr. Bruce Bernard stated the landscaping total in the budget was over \$190,000  
211 dollars and per state statute was required to be bid out as a result. He stated  
212 landscaping had not been bid out in years.  
213

214 Mr. Freeman explained the landscaping was two different contracts, and neither  
215 were over \$190,000 dollars.  
216

217 Mr. Bernard insisted this did not matter, the total cost was over \$190,000 dollars  
218 and as such the projects were required to be bid out. He stated he agreed the  
219 CDD needed to build up the reserve account, but he would like to see, with the  
220 capital budget, a limit of \$350,000 dollars every year for capital projects; this  
221 would prevent the budget from going up and down by large amounts. He  
222 suggested a five-year capital program doling out capital projects annually at  
223 around \$350,000 dollars per year. He recommended decreasing the assessment  
224 rate by \$100 dollars by decreasing certain budget items, such as top dressing  
225 costs or grass replacement costs, skipping televising the drainage lines this year  
226 as it had been done the last two years with no problems seen, and reducing  
227 contingencies for capital projects. He said if these three things were reduced or  
228 cut from the budget it would save residents \$100 dollars this year. He noted Flow  
229 Way was approximately the same size as Treviso Bay with a budget of  
230 approximately \$2.3 million dollars. He noted District Manager fees for Flow Way  
231 were \$40,000 dollars a year, but for Treviso Bay, District Manager fees were  
232 \$60,000 dollars. He asked why Treviso Bay was paying 25% more for District  
233 Manager fees, especially when Wentworth Estates had fewer meetings than Flow  
234 Way.  
235

236 Mr. David Peck: I know Bruce pretty well. His comments may or may not be ringing  
237 true for this entire Board. They are pretty detailed. How does all of this play out  
238 with the Board after the comments are made.  
239

Mr. Ward: Once they close the public hearing, the Board will take into consideration the comments made and will discuss amongst themselves what to do with the budget and make whatever decisions they want.

Mr. Peck: Will you be involved with that process?

Mr. Ward: If asked, yes, if not, then no.

Mr. Peck: Do you involve him when you make decisions?

The Board responded yes, absolutely; however, while Mr. Ward's opinion and knowledge were taken into consideration, Mr. Ward did not dictate decisions; the Board made its own decisions.

Mr. Ward asked if there were any additional questions or comments regarding the budget; hearing 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 asked if there were any questions or comments from the Board.

Mr. Barger stated the new budget was an increase of \$300 dollars per lot per year, which was \$25 dollars a month. He said the new budget included some significant projects and the Board had to decide what kind of community it wanted to be. He stated the community had a wide variety of real estate ranging from \$500,000 dollar condos to \$10 million dollar homes and everything in between. He said all these property owners had different expectations and different budgets. He noted it always fell to the Board to decide how to spend funds. He said he got the impression from Dave Peck that Mr. Peck did not think the Board looked at the budget closely or that Mr. Ward made all the decisions. He noted Mr. Ward had insight and experience but Mr. Ward's opinion regarding how the District should spend its money might be different from the Board Members and it was the Boards decision ultimately. He said when the Board turnover took place, the CDD had no reserves, and it was not doing all of the things it was now doing. He noted the CDD now maintained the landscaping all along Southwest Blvd, all the way to 41, and maintained the streetlights, and would always have to. He said if a storm came through and knocked those streetlights down, the CDD would be responsible for replacing them. He stated the Board spent a lot of time discussing the budget and making decisions regarding what needed to be done. He said he did not see any reason to change the budget. He said if the money did not get spent, it would go into the reserve account which ultimately helped the CDD and the community. He noted there were, of course, places where the budget could be cut, and maybe it would be cut back during the year, but in his opinion the budget should be approved as it was.

Mr. Newcomb stated he had been a member of the Board since 2015. He stated he watched the original developer fail because of the economy and watched Lennar come in and take over, and he felt Lennar did a nice job. He said lately there have been major storms and with all of the property owned by the CDD and with the status the community wished to maintain, especially with the golf course, if the community lost 1,000 trees during a storm event, the entire reserve account would be spent. He said this was a billion-dollar community, and the CDD was looking for \$25 dollars a month from the homeowners to help increase the reserves. He stated if a storm hit this year, the CDD probably did not have enough reserves to repair the damage; the CDD was hoping to have a couple of years to build the reserve account.

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

### **III. Consideration of Resolution 2025-2, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026**

Mr. Ward called for a motion to approve the budget beginning October 1, 2025 and ending on September 30, 2026.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, Resolution 2025-2 was adopted, and the Chair was authorized to sign.**

### **b) FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL, AND SETTING AN OPERATIONS AND MAINTENANCE CAP FOR NOTICE PURPOSES**

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 Steve Barger, seconded by Andrew Gasworth, and with all in favor, the Public Hearing was opened.**

Mr. Ward stated this public hearing set the assessment rate for fiscal year 2026; the rate was \$1,500 dollars, and the cap rate would be \$1,800 dollars. He asked if there were any questions with respect to the assessment rate.

Mr. Gary Mann asked about the cap rate.

Mr. Ward explained there was a provision in the statute for Community Development Districts and all governmental agencies to set a cap rate amount

334 indicating if the budget went above the cap rate amount, then mailed notice to  
335 homeowners would be required. He explained this allowed CDDs not to send  
336 mailed notice every year as long as the budget stayed below the cap rate amount.  
337 He stated the budgets were always published on the CDDs website and the public  
338 could always see the budget; once the budget was proposed, it was posted on  
339 the website, three to four months before the public hearing.

340  
341 Ms. June \_\_\_\_ asked if the CDD could raise the assessment rate up to \$1,800  
342 dollars at any time during fiscal year 2026.

343  
344 Mr. Ward responded in the negative. He explained \$1,500 dollars was the  
345 assessment rate for fiscal year 2026; this covered the entire year. He stated next  
346 year, the CDD Board would go through the same budget development process  
347 coming up with an assessment rate, and as long as the assessment rate was under  
348 \$1,800 dollars the CDD would not be required to send mailed notice.

349  
350 Ms. June \_\_\_\_ asked if the Board deemed it necessary, in Fiscal Year 2027, the  
351 residents could get an assessment rate of \$1,800 dollars with no questions asked.

352  
353 *Mr. Ward: The Board sets the assessment rate. They will go through the exact same*  
354 *process as they did this year. They do a proposed budget, it goes into the review*  
355 *process, it is posted on the website, and sixty days after that there is a public*  
356 *hearing which anybody can come to, and we will do the exact same process that*  
357 *we are doing today. The only difference is we don't have to do mailed notice if it*  
358 *stays below the cap rate, which saves the District \$4,000 dollars to \$5,000 dollars.*

359  
360 *Ms. June \_\_\_\_: But there is no email sent out. We have to go to your website to*  
361 *find out it's happening.*

362  
363 *Ms. \_\_\_\_: When is the first budget meeting with the Board?*

364  
365 *Mr. Ward: We usually have it in April or May of each year. We start the process and*  
366 *then have the public hearing in June or July.*

367  
368 *Ms. \_\_\_\_: But the original budget meeting, can we come?*

369  
370 *Mr. Ward: Sure. All of our board meetings are open to the public. The fiscal year*  
371 *for all governments is October 1 through September 30. We are required to do*  
372 *budgets within the April, May, June, and July time frame.*

373  
374 Mr. Bruce Bernard suggested the CDD ask the HOA to let the residents know  
375 about the CDD meetings.

376  
377 Mr. Ward asked if there were any more questions or comments; there were none.  
378 He called for a motion to close the public hearing.

379  
380 **On MOTION made by Andrew Gasworth, seconded by Steve**  
381 **Barger, and with all in favor, the Public Hearing was closed.**



382  
383 **II. Board Comment**  
384

385 Mr. Ward noted Resolution 2025-3 set the assessment rate and certified the assessment  
386 roll.  
387

388 **III. Consideration of Resolution 2025-3, a Resolution of the Board of Supervisors**  
389 **Imposing Special Assessments, Certifying an Assessment Roll; providing a**  
390 **severability clause; providing for conflict and providing an effective date**  
391

392 Mr. Ward called for a motion.  
393

394 **On MOTION made by Steve Barger, seconded by Andrew**  
395 **Gasworth, and with all in favor, Resolution 2025-3 was**  
396 **adopted, and the Chair was authorized to sign.**

397  
398 **IV. Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors of the**  
399 **Wentworth Estates Community Development District Establishing an Operation**  
400 **and Maintenance Assessment Cap for Notice Purposes only**  
401

402 Mr. Ward said this resolution set the cap rate at \$1,800 dollars. He called for a motion.  
403

404 **On MOTION made by Steve Barger, seconded by Andrew**  
405 **Gasworth, and with all in favor, Resolution 2025-4 was**  
406 **adopted, and the Chair was authorized to sign.**

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408  
409 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-5**

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411 **Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors**  
412 **designating dates, time, and location for regular meetings of the Board of Supervisors**  
413 **for Fiscal Year 2026**  
414

415 Mr. Ward noted the meeting dates for fiscal year 2026 would be the second Thursday of each  
416 month at 8:30 a.m. at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida  
417 34113. He noted the Resolution allowed the CDD to advertise all meetings once in September,  
418 it did not bind the Board to the use of these dates, it simply set the dates, time, and location;  
419 the dates, time or location could be changed and readvertised at the discretion of the Board.  
420 He asked if there were any questions.  
421

422 Mr. Barger noted the October meeting should be on the 9<sup>th</sup>, not the 16<sup>th</sup>.  
423

424 Mr. Ward indicated he would make the correction. He called for a motion.  
425

426 **On MOTION made by Steve Barger, seconded by Andrew**  
427 **Gasworth, and with all in favor, Resolution 2025-5 was**  
428 **adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

Mr. Greg Urbancic: Just a reminder to make sure you do your ethics training this year. You have to do this on an annual basis. You have until the end of the year for 2025. I know you did it in 2024, but it has to be done again. Most of the course offerings are the same. I have a memo to send out just as a reminder and there is one updated free course on there. Also, because we are in the month of June, your Form 1, make sure you file it by July 1, 2025. The only other thing is, I'll continue to monitor the legislative session. I know it got extended a little bit and they are dealing mostly with budget type stuff, but a lot of the bills we were watching, the main bills, all died. I'm still combing through the wreckage to make sure there is nothing else in there we need to know about. I'll keep you updated.

**II. District Engineer**

No report.

**III. District Asset Manager**

No report.

Ms. Suzanne Bertha asked if the damage to the trees between the lake and preserve area on Trevi was preventable damage.

Mr. Richard Freeman stated he looked at it and saw the damage but did not know what it was from; there was no one back there causing damage.

**IV. District Manager****a) Supervisor of Elections Qualified Elector Report dated April 15, 2025****b) Goals and objectives reporting requirements for CDD's 2025****c) Important Meeting Dates for the remainder of Fiscal Year 2025:****1. June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)****d) Financial Statements for period ending April 30, 2024 (unaudited)****e) Financial Statements for period ending May 31, 2025 (unaudited)**

Mr. Ward reported there were 1,074 qualified electors in the District. He noted the CDD had already transitioned to a resident qualified elector board; no action was required of the Board. He reminded the Board to complete the ethics training requirement this year and file Form 1 by July 1, 2025. He stated the goals and objectives for this year were the same as in the prior year. He explained the Board was required by legislation last year to establish goals and objectives. There was no guidance regarding what these should be, so Staff created a two-page document which would be posted on the District's website each year. He noted there were no agencies the District was required to report the goals

and objectives to. He asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the goals and objectives were approved.**

## SEVENTH 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. He asked questions and comments to be limited to three minutes.

Mr. Tom Perrin said he lived along Highway 41 and the wall was almost useless. He stated the Fire Department was across from his home and was very loud when leaving to answer calls. He said he realized there was nothing to be done to stop the Fire Department from making noise, but the wall was too small to block any of the noise. He stated as a second-floor resident he could see well over the wall, and there was no foliage to block noise either.

Mr. \_\_\_\_\_ noted the water in one of the fountains on the left side of the entrance was not visible.

Mr. Freeman stated there were plans to renovate the fountains in October. He noted the problem was a plumbing issue and this plumbing issue would be fixed during the renovation process.

Mr. \_\_\_\_\_ asked if the lights behind the main Treviso Bay were all operational.

Mr. Freeman responded in the affirmative.

Mr. \_\_\_\_\_ asked how the Board was elected.

*Mr. Ward: The Board is elected by qualified electors within the District. Each Board Member is up for election every four years. The next election is in November 2026. If you are a citizen of the United States, registered to vote in Collier County, and live within the District, you can run for a Board seat. In 2026 we have two seats that are up for election.*

Ms. Dawn Thorn stated she and her neighbors would like a fountain in the pond behind her home to help block the noise from 41, as well as the Fire Station. She asked if this could be addressed by the CDD. She noted her pond was one of the only ponds in the community that did not have a fountain. She asked how much fountains cost.

Mr. Freeman noted fountains cost approximately \$30,000 dollars depending on how close the electrical service was; this was why the Board chose to install only a couple of fountains a year.

Mr. Ken Thorn stated there were two developments next to Treviso Bay which were trying to change the zoning and were causing concern. He said there was a blue pipe laid right next to the CDDs drainage area which he was worried about.

Mr. Ward stated this would be investigated to make sure there would be no impact to the community. He thanked Mr. Thorn for the information.

Mr. \_\_\_\_\_ asked if Mr. Barger agreed with Mr. Bernard's suggestion to share periodic communications about CDD meetings.

Mr. Steve Barger stated he would see what he could do. He said it would not be too hard. He noted the CDD could ask the HOA to post information about CDD meetings. He stated he would love it if more residents attended meetings.

Mr. \_\_\_\_\_ asked who was responsible for destruction of property (indecipherable). He asked (indecipherable).

Mr. Barger stated it was his understanding the Architectural Committee had some input into landscaping and how the development would ultimately look, but the CDD Board had no input.

Ms. Dawn Thorn stated she saw some renderings of what the future was to look like there, and it was contiguous with Treviso Bay. She said it appeared it would be level, but it was going to be a long process of at least two to three years before it was completed with all of the retail which was proposed.

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

#### **EIGHTH ORDER OF BUSINESS**

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

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

#### **NINTH ORDER OF BUSINESS**

#### **Adjournment**

Mr. Ward adjourned the meeting at approximately 9:35 a.m.

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

Wentworth Estates Community Development  
District

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Joe Newcomb, Chairman