

**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, July 14, 2022, 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
Andrew Gill	

Audience:

Linda and Anthony Marotta
Patricia and Tim Karl
Greg Camarato

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

Mr. Andrew Gill 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 Hearing

THIRD ORDER OF BUSINESS

Consideration of Minutes

June 9, 2022 – Regular Meeting

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

Mr. Gasworth indicated he saw a problem in the Agenda, in the list of meetings. He noted January 14 was a Saturday (meetings were not held on Saturdays).

Mr. Gill indicated this would be corrected. He asked if there were any problems with the Minutes; hearing none, he called for a motion.

On MOTION made by Mr. Andrew Gasworth, seconded by Mr. Robert Cody, and with all in favor, the June 9, 2022, Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

PUBLIC HEARING

Mr. Gill explained the public hearing process including public comment, Board discussion and vote.

a. PUBLIC HEARING – FISCAL YEAR 2023 BUDGET

I. Public Comment and Testimony

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

On MOTION made by Mr. Joe Newcomb, seconded by Ms. Joanne Lekas, and with all in favor, the Public Hearing was opened.

Mr. Ward: The budget we have before the Board today is for the period that begins October 1 and ends on September 30 of 2023. This assessment is not a new assessment. It's the same assessment that's on your tax bill every year. The amount is just changing in 2023 to \$805.55. On your tax bills right now it's \$726.11. That's the only change that you will see in the assessment. It covers the full operations and maintenance of the District including all of its admin expenses, the stormwater management system, your landscaping program which is primarily the entranceway and Southwest Boulevard, and your road and street facilities which are primarily the entranceway stuff. That's a simple summary of what the budget is for you. This is a public hearing, if you do have questions, I will ask that you please put your name of record and come up and state your question.

Mr. _____ 3:59: Just to understand the billing. On my bill last year, I had \$2,838.98 CDD expense. Was the assessment in there?

Mr. Ward: It's included in that. Your assessment on your tax bill is in two parts. It's a capital assessment which is a fixed amount every year that's been on the bill since 2006. Of that amount, \$726 dollars of it was this assessment. That number will increase to \$805, so your number will go up \$80 bucks. It's inside the one number. They only put one line on the tax bill. We don't have two lines.

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

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

II. Board Comment

Mr. Gill asked if there were any Board comments or questions; there were none.

III. Consideration of Resolution 2022-7 adopting the annual appropriation and Budget for Fiscal Year 2023

Mr. Gill called for a motion for Resolution 2022-7 relating to the annual appropriations, adopting the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, Resolution 2022-7 was adopted, and the Chair was authorized to sign.

b. FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Gill indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District.

I. Public Comment and Testimony

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

On MOTION made by Ms. Joanne Lekas, seconded by Mr. Andrew Gasworth, and with all in favor, the Public Hearing was opened.

Mr. Gill asked if there were any public comments or questions regarding imposition of assessments; hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Robert Cody, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Gill asked if there were any Board comments or questions; there were none.

III. Consideration of Resolution 2022-8 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Gill indicated Resolution 2022-8 imposed the assessments, adopted the assessment roll, and approved the General Fund Special Assessment methodology. He called for a motion.

On MOTION made by Mr. Andrew Gasworth, seconded by Ms. Joanne Lekas, and with all in favor, Resolution 2022-8 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-9

Consideration of Resolution 2022-9, a resolution of the Board designating date, time, and location for Regular Meeting of the Board of Supervisor’s for Fiscal Year 2023

Mr. Gill explained one of the dates was being modified in January; otherwise, the time and dates were the same as written. He indicated Meetings would be on the second Thursday of each month at 8:30 a.m. at Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Andrew Gasworth, and with all in favor, Resolution 2022-9 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

a) Stormwater Reporting Updates

Mr. Gill: I worked with the District Engineer in filing a stormwater reporting requirement which is new for this year and was due by June 30. It reports on the stormwater management system in the District and provides projections for a 20 year period in five year increments. We filed that to the County by the deadline.

III. Asset Manager

a) Operations Report July 1, 2022

Mr. Bruce Bernard: We started the work at the entranceway for our landscape and our lighting project. The landscape is removing the material we need to remove. Outdoor Services are getting ready to start trenching and putting in some new conduit for our lights before we put the new landscaping back in. Also, we are meeting another couple of vendors on our fountain pump station replacement. The first vendor who came out has not been very responsive, so I am looking to get another quote from another vendor. Right now, the east fountain is down for repairs. The floor in the pit is leaking pretty good, so we are getting that fixed. In a couple of weeks hopefully it will be back in service. MRI is out here on site cleaning catch basins for our yearly maintenance to make sure our catch basins stay clear of debris. This month we have twelve locations that we needed to

get some brick pavers that have sunk or risen repaired. We have had those done by Outdoor Landscape Services.

IV. District Manager

b) Report on Reserve Study

c) Financial Statements for period ending June 30, 2022 (unaudited)

Mr. Ward: As you may recall we started a Reserve Study a number of months ago for this project. The purpose of the Reserve Study was to outline the value of the assets that we have here within the community and also what we should do if anything at all with respect to reserving funds on an annual basis for those assets. The Report has shown that we have roughly \$9 million dollars in assets. Of the \$9 million dollars, about half of it, \$4.5 million dollars, is really the bridge itself out at the entranceway. Another major piece of it are the monuments out front; that's another million plus dollars of assets. The rest of the program encompasses your water management system, primarily the lake banks which are the major asset that we have a rather large capital program on. The estimate for funding this kind of a program is very high. It's over half a million dollars a year on what they call a pooled cashflow basis, which simply means that's the amount of money you would need on an average yearly basis in order to fund whatever capital is needed in that particular year. On a straight line basis, it's showing about a million and a half in reserve funding each year. When I took a look at this, the change in the assessments would be rather enormous in order to try to fund this kind of an operation, but what we have done traditionally in this project, and what I think we should continue to do is fund our capital requirements on a recurring basis over a five year period, like we have been doing, and try to keep our assessment levels relatively constant on a year to year basis. It will keep our levels down to what's reasonable for this community without funding a bridge which really doesn't need to be replaced for 30 years or monuments that won't need this kind of improvement on an ongoing basis. I think the remaining capital improvements, which as I mentioned are your lake bank restoration program and making sure those drainage pipes are clean, and what capital we do on the landscaping program out front, of things of that nature. Bruce does a great job keeping up on all of those programs within the context of your existing budget and we have a five year capital program within the constraints of our operating budget anyway that we use. I think the report was worth getting done. It told us what the outside parameters are if we decided to do this and you all will obviously be able to choose to do this as we move into 2024, but obviously we finished it for 2023, but I want to put this on the shelf at this point. That's my recommendation to you.

Mr. Gasworth: So, you're saying we are going to keep reserves to fund repairs, not replacements.

Mr. Ward: Yeah. I think the repairs on an ongoing basis are what we need to do, but we can kind of look at it going forward for 5 years to see what our levels will be, and then we update it the following year to see if we have any major changes to it, but I don't think we need to do this. A motion to adopt the report would be in order to put it in the record, but we will not implement it.

On MOTION made by Mr. Andrew Gasworth, seconded by Ms. Joanne Lekas, and with all in favor, the Reserve Study was accepted for purposes of inclusion in the record.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Gill asked if there were any Supervisor’s requests or questions from the Board; there were none. He asked if there were any audience members present in person or on audio or video with any comments or questions; there were none.

EIGHTH ORDER OF BUSINESS

Next Meeting Date

August 11, 2022

Mr. Gill announced the next meeting would be on August 11, 2022.

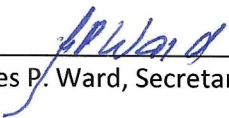
NINTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 8:50 a.m.

On MOTION made by Mr. Robert Cody, seconded by Ms. Joanne Lekas, and with all in favor, the meeting was adjourned.

Wentworth Estates Community Development District


James P. Ward, Secretary


Robert Cody, Vice Chairperson