

**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, September 10, 2020 at 8:00 a.m., at the Treviso Bay Clubhouse, 9800 Treviso Bay Boulevard, Naples, Florida 34113.

Present and constituting a quorum:

Joe Newcomb	Chairperson
Paul Zotter	Vice Chairperson
Andrew Gasworth	Assistant Secretary
Robert Cody	Assistant Secretary
Steve Barger	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Bruce Bernard	Assets Manager, Calvin Giordano & Associates
James Messick	District Engineer, Calvin Giordano & Associates

Audience:

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

District Manager James P. Ward called the meeting to order at approximately 8:10 a.m. He reported with the State of Emergency in Florida, and pursuant to Executive Orders 20-69, 20-112, 20-114, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting was being held utilizing communication media technology due to the current COVID-19 public health emergency. He explained all Members of the Board, Staff and the public were present via videoconference or telephone; no persons were present in the on-site meeting room location. He asked all speakers to state their names for the record prior to speaking. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS**Consideration of Minutes****June 11, 2020 – Regular Meeting**

Mr. Ward stated the second order of business was consideration of the June 11, 2020 Regular Meeting Minutes. He asked if there were any additions, corrections, or deletions to these Minutes.

Mr. Andrew Gasworth: When Mr. Mohammed Rahman spoke at the last meeting there was a lot of back and forth about the assessment on the sales center parcel. Was there any more development on that? Is that finalized?

Mr. Ward: It was finalized in the way in which I had indicated on the record. You all updated that in the public hearing portion of the assessment proceeding when we lowered that amount to be more consistent with the way in which the debt assessment was done on that property. We did not make any changes to the operating assessment on the residents' side of that. That was the end of it. I have not had any further conversations with him since that Board Meeting date.

Mr. Gasworth: Okay. Because he seemed to leave it a little open ended. Great. That's good news. Thank you.

<p>On MOTION made by Mr. Andrew Gasworth, seconded by Mr. Robert Cody, and with all in favor, the June 11, 2020 Regular Meeting Minutes were approved.</p>

THIRD ORDER OF BUSINESS**Consideration of Memorandum of Agreement****Consideration of Memorandum of Agreement between the Wentworth Estates CDD and Florida Gulf Coast University Board of Trustees for the use of certain District lakes to study the effects of the use of ultrasonic technology to treat Algae**

Mr. Ward: This actually came up in another District that I work on and actually Bruce works on, up in Bonita Springs, next to FGCU. The University comes to that particular District on a regular basis to do certain things. This particular item was to be able to put buoys in what was a very big, very deep recreational lake in that CDD that has tons of boat traffic and other assorted amenities going on. It wasn't necessarily the most appropriate use of that particular water body for this technology. As such when Bruce looked at it, and we had thought in Wentworth, over the past year, I have had a number of questions and comments from residents in the community about how to use better technologies other than chemicals in lakes for spraying algae and other sort of aquatics that we have. The biggest issue was the use of the chemical that's in a marketed product called Roundup. That issue aside, when I looked at this, and when Bruce looked at this, this was a simple opportunity for us to use something that was non-chemical based for a study that really didn't have any potential effects to harm any of the District's portions of the water management system. From my level, its biggest concern is probably the aesthetic look of the buoys sitting in the water body system. Other than that, I don't see any huge disadvantages to doing this for the University. None of the study work would affect how our system is looked at within the community, or outside of the community, or by any regulatory agency. It's just a study to see if this particular technology is a useful tool. With that I'll ask Bruce if he wants to make any further additional comments or questions

on it. It's a new concept. I personally don't care if you do it or don't do it. It's an idea. It's something that might be useful for you, so we thought we'd put it before you.

Mr. Bruce Bernard: To elaborate on what Jim said, we are looking to go green in this community. The HOA is looking at chemical use around the community. We should also gain an economic value out of it, having to treat these five lakes the whole year with chemicals. We will get a credit from our aquatic vendor because he won't be doing anything in those lakes. We are looking at probably a \$4,000 dollar credit back total. We also will be getting lab reports on the water quality every time they take a sample to test the lake for our lake database. They are 3 x 4 buoys that aren't anchored to the shore. They have weights underneath them that hold them in place. (indecipherable 9:35)

Mr. Gasworth: Would these replace any bubblers or fountains?

Mr. Bernard: No sir.

Mr. Gasworth: Is there an easy out to the contract? Let's say we put these in, and people start complaining.

Mr. Bernard: Yes. We have a termination date for the agreement.

Mr. Paul Zotter: Is there a timeframe where they want to start this program?

Mr. Bernard: This December till next December.

Mr. Zotter: I actually did research this company. They already have a proven track record for being a very successful monitoring device. I was reading a study by the – it's Loveland Water and Power Algae Mitigation Assessment back in 2017 – the only thing I could find that they had a problem with here is just to service these things. Let's make the assumption that everybody loves these, and we want to go with them. I don't even know what the cost is to purchase one of these things, but the contract for calibrating them is over \$11,500 per year. If we are looking at saving \$4,000 on chemicals on the seven lakes that you are talking about, we are already looking and spending quite a bit of money just to monitor these things. That's one concern I have. Down the road, when this study is done, if we were to say we really like these, let's purchase one. That might be a few years down the road. My point being that they are already more expensive than the chemicals we are currently using in all of the lakes, or the 7 lakes that we are talking about. The monitors don't address what they call an MN, which I am not even sure what that is, water quality, and they also can promote the possibility of benthic algae, whatever that is. Those said, are probably very minor in the long run on this. Other concern that I have is I couldn't find anything that might address any sound that is emitted from these things, and thirdly, my biggest concern is, I don't have to look at one of these when I'm looking out on my lanai. I don't know if this would concern the number of the people who are on the water. At this point I probably wouldn't even want to start this without approaching members of the community that border or live on these lakes to say this is what you have possibly looking at you.

Mr. Gasworth: I appreciated what Paul just said. What if we looked at it for the golf course only so people don't have to look at it?

Mr. Steve Barger: Three of them are on the golf course, but they are all going to be visible from the peninsula. One of them is at Firenze Lake and the other is over by Casoria Court. Every one of them will

be visible to the residents. It looks to me like they chose the largest lakes. There is probably some value in the study for the largest lakes.

Mr. Bernard: The buoys are 8 x 7 x 3 feet.

Mr. Barger: There is a picture of it in the proposal. I don't know how obtrusive they will be. I went onto their website and looked at it. I think there is some value in the testing of these things. We are only talking about a year. The community has really gone hard toward green in terms of chemicals on weeds and lakes and stuff like that, and this is a good option. It's not something we have to do anything with if it doesn't work out. But my personal opinion is I think it's probably worth a try.

Mr. Joe Newcomb: I agree. I think we have a community responsibility to try this. A lot of people suffer from this algae growth every year and if they are willing to put these into our lakes as an experiment just to the research we've got the lakes, they are offering the equipment, I don't see the down side to it. Now, if they are obtrusively loud that's one thing. I don't know what kind of decibels these things put off, but other than that, I just don't see the downside to it.

Mr. Zotter: I guess the only downside is if you walk around to some of your neighbors and show them a picture of it, and do they have a problem with looking at it? I don't. I border the preserves, so it isn't something that would bother me. When I read, and go onto their site, these are already proven. There is no question that they work, and they are probably environmentally great, I would never even argue that. I honestly looked for things that say why these are no good, and I couldn't find anything, other than the things that I pointed out. I think what Andrew said a little while before, my only concern would be if we say yeah let's do it and all of a sudden 90% of the people who are living on the lakes, or all the people at the clubhouse looking at them say what is that? That's my first question – do we have a week or 2 to just be able to put out a quick flyer or announcement to people and get a general opinion?

Mr. Ward: I think with the CDD, we have no way to communicate with the residents on the level that you just indicated. I think the bigger issue is exactly what Andy had indicated. There is a rather large push in the community to attempt to be more environmentally sensitive, including one of the big issues we have to deal with, and that is treating lakes with chemicals. I think we just have to take a look at it from that perspective. If we get pushback, we get pushback, but I'm kind of thinking you may not get as much pushback as you think. You may get some accolades from doing a project of this nature in the locations where you live, and the environmentally sensitive preserves and the rookery bay preserve that about this property.

Mr. Bob Cody: I agree. There is so much noise in our community about these issues, even if it does have a negative appearance for a while, I think the community would be glad we are doing something along this order, chemical free, and it's only for a year right now. I think you'd get overwhelming support.

*Mr. Bernard: Just remember. Three of the buoys are in the peninsula lake, and one is in one of the lakes on the golf course. The peninsula lake really doesn't have a ton of residents there now; they are still building a lot. **The other three would be Bella Firenze, Trevi and Ablino**, and those are the bigger lakes and I've already told them we are going to pick a spot that's farthest away from the shore bank of the residents.*

Mr. Barger: Is there any indication of it making an audible noise?

Mr. Bernard: I haven't heard anything from them. It's ultrasonic and it's going into the water, so there should not be any noise.

Mr. Barger: And as I understand it, we have a 60 day out for any reason. So, if it doesn't work out, if there is a big uproar, then you just pull them.

Mr. Gasworth: All of us who are homeowners, we just got something about landscaping. Part of that was "would you be willing to pay \$600 more dollars a year to not do Roundup on your property?" So, there is a big contention here fighting against Roundup and such, so I think it would be a good thing for the community.

Mr. Barger: Are we using Roundup in the ponds?

Mr. Bernard: No, we are not using the chemical Roundup. It is an offshoot of Roundup that has 49% of the same chemicals, but it is not Roundup. We have been trying over time to find another chemical to work in the water and there is really nothing out there that's been developed to do it. I've been working with Bob Adams at the golf course to see what we can find.

Mr. Zotter: These things aren't going to do anything as far as the Roundup goes. That's all on our properties. I personally don't let them use the Roundup around my property. I don't let them do anything with that. I have no problem with these devices. They have been out for 2 years. They are all over the world. They are successful. I think the reality here is we are just helping Florida State College participate in this program and in the end we are either going to say yeah we really like this or we don't, but we are probably going to find that the cost to actually purchase these things and maintain them is more than we want. I'm fine with this. I'm in agreement with it. I just want to point out, that we could run into a problem with the people that live on the lakes that find that they don't like it. On the flip side, they may all just applaud us and say great. If we have an availability to be out and pull out of this because there is an uproar, I'm fine with going with this.

On MOTION made by Mr. Robert Cody, seconded by Mr. Andrew Gasworth, and with all in favor, the Memorandum of Agreement between the District and the Florida Gulf Coast University Board of Trustees was approved.

Mr. Barger: I think there is a typo on the Memorandum of Agreement. If you look on page 2, paragraph C, about halfway down it says "LYR grants FGCU, and their subcontractors, access." Is that supposed to be us?

Mr. Ward: Yes. That's supposed to be us. Thank you for catching that.

FOURTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic: The only thing to report is we will wait and see whether or not the Governor extends the order. There is some doubt in the legal community whether the Governor will extend again

to allow us to meet in this fashion. To the extent that we have to meet in person, we may just have to make certain accommodations in order to do that. There is a movement among the legal community that runs public meetings, or involved in public meetings, to keep this forum available in some fashion to allow the public to participate, but we will see and we will update you as we go.

Mr. Ward: When do the new Board Members take their Seats officially by law?

Mr. Urbancic: Two weeks after the general election is the date they are officially seated, so November 17, 2020.

Mr. Ward: I know those members who are up for election and have been elected, have signed a note from the State. I will send you a new Oath to sign somewhere around that time that is specifically related to your Board Membership on the CDD. I will just get you to sign it, have it notarized, and send it back. Then we will place it in the record, the meeting after your term actually starts. Just be aware that will be coming to you in November.

II. Asset Manager

Mr. Bernard: As of tomorrow night, I will be a full-time resident of Treviso Bay.

The Board welcomed Mr. Bernard.

III. District Engineer

Mr. Ward introduced Mr. James Messick. He noted Mr. Kiser decided to move into the public sector in Ft. Lauderdale. He welcomed Mr. Messick.

Mr. James Messick: I am a professional engineer licensed in the State of Florida, taking over the responsibility of District Engineer from Kirk Kiser. I appreciate the opportunity and if there is anything that you need please let me know and I will do my best.

The Board welcomed Mr. Messick.

IV. District Manager

- I. Financial Statements ending May 31, 2020 (unaudited)
- II. Financial Statements ending June 30, 2020 (unaudited)
- III. Financial Statements ending July 31, 2020 (unaudited)
- IV. Financial Statements ending August 31, 2020 (unaudited)

Mr. Ward indicated he had no report unless there were questions regarding the Financial Statements; there were none.

SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Gasworth asked about the lake bubblers. He asked about pond #37 and the pond bubble pipe which was broken.

Mr. Bernard responded there was an aquatic vendor who would be fixing the pond #37 bubbler in the next couple of weeks and this would be completed before the golf course reopened.

Mr. Zotter asked about the bridge pavers which were lifting again. He asked if this would be an ongoing problem.

Mr. Bernard responded the recent repairs were in a new area. He explained the material underneath the pavers had compacted, and as a result, whenever there was a rain event, loosened. He noted when the repairs were being completed, a new base material was being utilized which should not have the same issue. He indicated at some point in the further it may be necessary to take up the pavers and replace the material underneath the pavers completely. He stated the repairs done last November have held up nicely.

Mr. Zotter wondered if the CDD should fix this in pieces as the repairs became necessary or explore the possibility of a permanent full fix.

Mr. Bernard: I am going to look at that with the capital. Also, when we start taking these fountains, like we discussed before, I am going to look at the areas where the pumps are in both of those fountains, and put something together for capital for you guys to look at down the road once we take over everything October 1.

Mr. Barger asked if some of the compaction damage was the result of heavy trucks going over the bridge.

Mr. Bernard responded in the affirmative, but noted it was also just from traffic over the past fifteen years.

Mr. Barger: We have sign which directs trucks to not go over the bridge, but that's not very affective. We really have no way currently to stop trucks from going over the bridge. By the time they go through the gate and go straight the gatekeeper has no way to stop them. I don't know if that is something that we need to think about regulating. When we get a light put in at intersection of 41 and Treviso Bay Blvd, that's going to be much more attractive for trucks to exit the community than the construction road.

Mr. Bernard: Again, if it's put in correctly, and this has lasted 14 years, I guess it's the last couple of years you have been having trouble with it, but if it's put in correctly, it's a concrete span underneath the bridge, these paves should hold up even under truck traffic. And pretty soon there shouldn't be a lot of real heavy truck traffic on that bridge with almost everything being built out and stuff.

Mr. Zotter: At some point we are going to lose the construction road entrance anyway, so we are going to have to deal with this. Is there an alternative to the pavers? Could this bridge be paved or concreted to where it is almost a permanent fix?

Mr. Bernard: I guess we could pave it. We would need a structural engineer study to see if the additional weight of the concrete would be an option. But paving is an option because you would just have road rock to compact and paving down.

Mr. Zotter: It is not as aesthetically attractive, but it is an alternative. Because at some point, not owning the property out front, we will lose that entrance and trucks will only have one or two ways to go – over

the bridge or through the back entrance, and we know that the back entrance is an issue; trucks aren't allowed to go through there.

Mr. James Messick: I still need to make a visit to Wentworth, but if Bruce needs any help, I can come over and do a visit. We can get a geotechnical involved if that's necessary or we can throw around some ideas for alternatives, because it sounds like this is going to have to be addressed if the patching work doesn't address the issues here in the future. If there is a long-term plan, it is certainly something we can look at.

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

SEVENTH ORDER OF BUSINESS


Adjournment

Mr. Ward adjourned the meeting at 8:48 a.m.

On MOTION made by Mr. Joe Newcomb, seconded by Mr. Steve Barger, and with all in favor, the meeting was adjourned.

Wentworth Estates Community Development District


James P. Ward, Secretary


Joe Newcomb, Chairman