

**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 12, 2024, 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	Assets Manager
Ellin Goetz	Goetz and Stropes Landscape Architects

**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*.**

**SOME ITEMS WERE DISCUSSED OUT OF ORDER OF THE AGENDA. THE MINUTES WERE RECORDED ACCORDING TO THE AGENDA NOT ACCORDING TO THE ORDER OF DISCUSSION.**

**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**

**June 13, 2024 – Public Hearings and Regular Meeting Minutes**

Mr. Ward asked if there were any changes, 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 June 13, 2024 Public Hearings and Regular Meeting Minutes were approved.**

### **THIRD ORDER OF BUSINESS**

### **Overview and Discussion**

#### **Overview of plans and Discussion regarding Landscape Improvements within the District**

Mr. Ward introduced Ellin Goetz with Goetz and Stropes Landscape Architects. He indicated Ms. Goetz was an excellent landscape architect whom he had worked with in the past.

Ms. Ellin Goetz stated she had been a landscape architect working in Florida since the mid-1980s. She noted Wentworth Estates had excellent security. She displayed schematic plans for the community. She stated Wentworth Estates was a mature community and needed to be evaluated to determine the health and functionality of the mature landscape. She discussed the entry medians with the oak trees which needed addressing. She discussed the entrance with the fountains. She proposed taking the oak trees out of the island, opening the island to light, and planting seasonal color in the median along with medjool date palms. She recommended planting pigmy date palms in place of some of the twiggy ligustrum trees to make the entrance more tropical and trimming other ligustrum trees to make them more beautiful. She discussed the four layers of hedges between the road and the wall proposing to selectively remove some layers allowing the back layer of hedges to grow taller while increasing sod and mulch. She said this would improve the foreground view while reducing maintenance. She stated moving on into the community she would thin out the sable palms to improve the view and remove some unnecessary shrubberies to replace with sod and mulch to simplify the maintenance and improve the view. She stated the view from U.S. 41 was lovely and she would recommend containers by the arches which could be planted with colorful annuals and planting native muhly grass on the banks in place of the overgrown firebush. She discussed the guardhouse island area recommending removal of some of the overgrown plantings to improve the view, cleaning up the trees, and adding color to the small median. She noted she recently worked on the entrance for a Ritz Carlton property which was simple and elegant with grass and trees with selective shrubberies, and she felt this would be an excellent approach for Treviso Bay. She next discussed the landscaping along U.S. 41; she recommended trimming and thinning the canopies of the black olive trees, removing old shrubs, and planting lawn with mulch to simplify maintenance and beautify the view. She suggested removing some of the crowded shrubs by the lakes.

Discussion ensued regarding the problems caused by the black olive trees including staining the sidewalks and clogging the fountains.

*Mr. Barger: some of the areas where you are creating views to the water features, those are also going to create views from the homes behind there to the road.*

*Ms. Goetz: I think we would just be judicious in that it would be – it's pretty far across the lake. I've looked at that, but we do sometimes get that reaction. Maybe look at it when you're driving by and see what you think.*

*Mr. Cody: I had the same question at the guardhouse. Where would you thin all that out?*

*Ms. Goetz: I would only take one area where there would be a window. It wouldn't be a big expanse of it. It would just be a view, like looking across the golf course at the water body. It wouldn't be removing the entirety of it. Just one little glimpse and doing it at a point that's maybe where the road comes through.*

*Mr. Gasworth: Coming down 41 from town on the right, the first level of plantings, are those going to be replaced with flowering plants or do you want to keep that neutral?*

*Mr. Freeman: If we did an annual bed there, it may really increase and pop the view coming down 41, coming into the entrance on the right hand side.*

*Mr. Barger: Would you be willing to walk some of us through this at the gate today after the meeting?*

*Mr. Ward: We can't do that. We could do one of you, but not more than one, otherwise you violate the Sunshine Law.*

*Mr. Gasworth: Are we going to repave the surface on the bridge?*

*Mr. Freeman: That was discussed. We have not come up with a concept to put there, but at some point, it is the plan in the future. The top of the bridge the base is failing. We are constantly having to repair those pavers on a monthly basis which is costly. We are looking to replace those pavers and fix the base at some point. I've mentioned that to Ellin which is why it's in the concept plans, but we never really came up with a (indecipherable).*

*Mr. Barger: When you say contemporary flat pavers, is that something different from what we have?*

*Ms. Goetz: You have old style pavers which are supposed to look like Venice or something, but the pavers are made with a double rounded edge which is out of style right now, and a paver which looks more like a real stone is better to drive over.*

*Mr. Gasworth: What about the TPC logo (Tournament Players Club). Is there anything like that (indecipherable)? Is that your responsibility or the golf club's?*

*Mr. Freeman: I had that painted, recently. I don't know how else you could make that pop other than light it up.*

Discussion ensued regarding the TPC logo and other signage, the bridge cobblestone pavers, the sand base underneath the pavers needing replacement, and the removal of the oak trees being approved by the county without mitigation due to the oak trees not thriving.

Mr. Barger asked if removal of the black olive trees would need mitigation.

Mr. Freeman explained the black olive trees were not native and would not require mitigation.

*Mr. Gasworth: You're thinning out more than you're replacing.*

*Ms. Goetz: There are some crazy hedges that do nothing. You see it and you think is there something ugly behind this plant, but no, it was just decorative and over time they've just gotten overgrown.*

Mr. Ward asked if there were any other questions. There were none. He stated from an implementation perspective, the goal was to get the center median on 41 where those problems were done within the next 6 or 8 weeks, before the holidays hit and before residents began to return. He indicated the rest of the plan, because of the holidays and the timing, might get done later; it was important not to impede traffic from Thanksgiving to Christmas. He noted as much as could get done would get done, but some might be put off until January or February. He indicated from the cost perspective there were two parts: the landscaping referenced by Ellin and then the lighting; the landscaping estimate was roughly \$210,000 dollars and the lighting estimate was approximately \$50,000 dollars. He stated there was more than enough to cover this in the budget. He noted these were preliminary estimates and would go out to quotes with final numbers.

Mr. Barger asked who the potential vendors were to do the work.

Mr. Freeman responded Club Care was one of the vendors who currently worked in the community and did excellent work, and he would obtain other quotes.

Mr. Barger asked who did the most recent lighting in the community.

Mr. Freeman responded Overall Outdoor Services did the recent lighting.

Ms. Goetz indicated Nightscapes landscape lighting, was a family business, who did excellent work.

Mr. Newcomb discussed his recent bad experience with Club Care who landscaped his front yard for \$20,000 dollars and had extremely poor customer service, planted materials incorrectly, and he still had some dead materials. He indicated he had a battle getting Club Care to come out and fix things.

Mr. Ward noted Club Care had done work for Wentworth Estates and other of his CDDs and he was unsure why Mr. Newcomb was having issues. He stated he was certain Mr. Freeman would reach out to Club Care after the meeting in this regard. He stated if the Board was in agreement he would move forward with obtaining the pricing.

**On MOTION made by Andrew Gasworth, seconded by Robert Cody, and with all in favor, the landscaping schematic plan was approved.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Asset Manager****a) Operations Reports August 1, 2024**

No report.

**IV. District Manager**

- a) Florida Law changes to Form 1 filings**
- b) Goals and objectives reporting requirements for CDDs**
- c) Important Board Meeting Dates for Balance of Fiscal Year 2024-2025**
  - i. General Election, November 5, 2024 (Seats 3, 4, & 5)**
- d) Financial Statements for period ending June 30, 2024 (unaudited)**
- e) Financial Statements for period ending July 31, 2024 (unaudited)**
- f) Financial Statements for period ending August 31, 2024 (unaudited)**

Mr. Ward indicated there was a change to Florida statutes which became effective in July requiring special districts to employ a reporting method which required CDDs to establish performance measures and standards and report on these at the end of every fiscal year and post the report to the District's website by the end of the associated calendar year. He stated he and Mr. Urbancic developed simple goals and objectives for this fiscal year which included things such as public meeting compliance, budgetary preparation, an annual inspection by the District Engineer, access to public records, etc. He stated the Board could change the goals and objectives at any time, but he asked for approval for this year and then the Board could consider any changes for next year. He noted this was a self-reporting requirement which would be posted on the District's website but was not required to be reported to any outside or state entities. He asked if there were any questions; hearing none, he called for a motion.

*Mr. Urbancic: We've kept it pretty standard across the Districts. Everyone is adopting something that is generally similar. We all sort of anticipate there will be more requirements or more specifications coming in future years, but this is one that we think we pass under the bar. Let's keep it simple, manageable and achievable.*

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

Mr. Ward reminded the Board that the general election was November 5, 2024 and the three seats up for election were Seats 3, 4, and 5. He noted the Board Members qualified for these seats and as such would automatically be elected to fill the Seats as of November 5. He stated the newly elected Board Members would receive an Oath of Office from the Secretary of the State's office in November which was to be signed and returned. He indicated he would also administer the Oath for the CDD Board to the elected members at the December meeting. He noted if the Board did not wish to meet in December he could administer the Oath outside of a Board meeting.

*Mr. Barger: Jim and I spent over an hour on the phone yesterday reviewing the financials. We made a couple of coding changes and got some explanations on some budget variances, but I think we are pretty good.*

**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.

*A Male member of the audience asked: I live in Giordino. We have our pond in there. When I moved in (indecipherable) trees planted along the perimeter of the pond and half of them died. Is it the CDD who had the responsibility to put them back?*

A short discussion ensued which was (indecipherable).

**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**

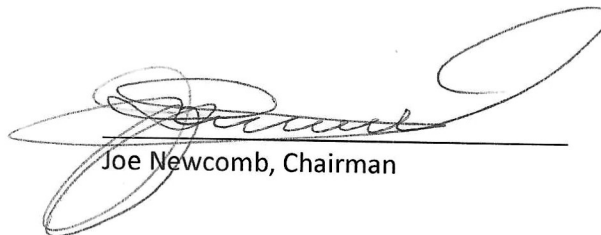
**Adjournment**

Mr. Ward adjourned the meeting at approximately 9:15 a.m.

**On MOTION made by Steve Barger, 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