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, October 9, 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 Mr. Robert Cody, Vice Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Robert Cody	Vice Chairperson
Steve Barger	Assistant Secretary
Suzanne Sadowski (Bertha)	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Absent:

Joe Newcomb	Chairperson

Also present were:

James P. Ward	District Manager
Meagan Magaldi	District Counsel
Richard Freeman	Asset Manager

Audience:

Bruce Bernard
Bobby Choborr
Mark Bartlett
Tom McLaren
Paul Esposito
Sonny Beckley
Kim
Greg Snook
Phil L
Peter Foti
Daniel Schaefer
Donald P Carnaghi

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 and are in italics.

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, with the exception of Supervisor Joe Newcomb, constituting a quorum.

SECOND ORDER OF BUSINESS Consideration of Minutes

June 12, 2025 – Regular Meeting Minutes

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

Mr. Gasworth stated on page 12, line 539, where it was marked "(indecipherable)," he believed the subject being discussed was the commercial property.

Mr. Ward made the amendment.

On MOTION made by _____, seconded by _____, and with all in favor, the June 12, 2025 Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS PUBLIC HEARINGS

Consideration of Resolution 2026-1, a Resolution of the Board of Supervisors amending the existing agreement with Calvin, Giordano & Associates, Inc.; with a revised Agreement for Asset Management Services by and between the District and Calvin, Giordano & Associates, Inc., to provide for an hourly rate basis for services; providing for conflict; providing for severability and providing an effective date

Mr. Ward stated this Resolution amended the existing agreement with Calvin, Giordano & Associates, to change the way in which the CDD compensated Calvin, Giordano & Associates from an annual fixed fee to an hourly basis. He explained this would better allow him to identify the time worked and what was being done on a periodic basis. He noted the hourly rates were consistent with what he discussed during the budget process, and the rate schedule was attached. He noted the agreement itself was the same.

Mr. Gasworth asked whose idea it was to change to the hourly rate. He asked if Mr. Ward believed the CDD would save money this way.

Mr. Ward responded in the affirmative and indicated it was his idea to make this change.

Mr. Barger asked about how the firm was paid previously.

Mr. Ward explained in the past the CDD paid one annual fee. *What this does is identify the work being done. They will bill the CDD on an hourly rate basis and identify exactly what was done within the department structure within the budget. Stormwater will have its own asset management and hourly rate. It will allow me to better determine how the monies should be allocated correctly within the budget on a going forward basis. It will also allow me to identify specifically what is being done on a monthly basis within the project itself. They will bill us monthly.*

Mr. Barger: Their title is construction manager?

Mr. Ward: Yes. He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Robert Cody, seconded by Steve Barger, and with all in favor, Resolution 2026-1 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Ms. Meagan Magaldi: Please remember to finish your ethics training before the end of the calendar year. You have about two months left to do that. If you need any additional information or links to training, we are happy to provide that.

Discussion ensued regarding the ethics training requirement.

II. District Engineer

Mr. Richard Freeman reported the annuals out front would be rotated soon; the plants would be removed, the soil would be allowed to rest for a couple of weeks, and then the new plants would be installed. He discussed the types of annuals which would be used noting the plants would be holiday themed. He indicated mulch would be added throughout the community. He discussed other landscaping improvements which would be made in the next few weeks. He said the motor in one of the fountains broke and he would be pricing a new fountain to replace it as it was an old fountain. He noted there were also plans to install a fountain in lake 22 (behind Aqua). He reported the paver seal and repairs were completed.

Mr. Gasworth stated there was a fountain at the entrance to the commercial property which looked exactly like the community fountains. He asked if the CDD maintained that fountain.

Mr. Freeman responded in the negative; that fountain was not CDD property.

Discussion ensued regarding the HOA's fountains; whether the HOA would ask the CDD to maintain the HOA's fountains; where the fountains were located; the difficulties keeping the fountains functional; and the cane toad program.

Mr. Freeman explained Wild Things was the cane toad vendor; Wild Things spent approximately 35 hours a week in the community skimming the ponds and capturing adult cane toads along the lake shores.

Discussion ensued regarding the problem with hogs in the community; how prolific hog reproduction was; and whether the CDD would need to implement a feral hog program.

Mr. Ward discussed the hog problem in one of his other CDDs and that CDD's feral hog mitigation program which began six months ago and captured 40 hogs so far.

Mr. Freeman discussed the feral hog program in which the government installed cameras and traps up in the preserve areas in an effort to mitigate the hog problem. He noted the CDD might want to consider implementing this program in the future.

Discussion continued regarding the feral hog problem in the community; the HOA managing the feral hogs; and whether there was enough money in the budget this year to mitigate the cane toads.

Mr. Freeman stated there were enough funds in the budget for the cane toad mitigation program.

III. District Asset Manager

a) Asset Managers Report July 1, 2025
b) Asset Managers Report August 1, 2025
c) Asset Managers Report September 1, 2025
d) Asset Managers Report October 1, 2025

No report.

IV. District Manager

a) Financial Statements for period ending June 30, 2025 (unaudited)
b) Financial Statements for period ending July 31, 2025 (unaudited)
c) Financial Statements for period ending August 31, 2025 (unaudited)

Mr. Ward: I just gave you the very preliminary September numbers. You came in a little under budget on the preliminary number. That is going to change once we get our final entries, but at the end of the day we came in right at budget for fiscal year 2026. You will get your final numbers once we finish the audit which will be late November or December time frame. We will finish the audit before the end of the calendar year.

FIFTH ORDER OF BUSINESS **Public Comments**

Mr. Ward asked if there were any public comments.

Mr. Greg Snook asked if there was a website to view the minutes and budget.

Mr. Ward responded in the affirmative; the website was www.WentworthEstatesCDD.org. He noted there was a lot of information on the website.

Mr. Bruce Bernard discussed the broken fountain saying it was only four years old.

Mr. Freeman indicated he priced the cost of a new motor versus a new fountain and found a motor was $8,000 dollars and a whole new fountain was only $10,000 dollars, so he felt it would be better to just replace it.

Mr. Bernard noted the drive over the new pavers on the bridge was very rough. He said the pavers looked good, but should both look good and have drivability.

Discussion ensued regarding the pavers on the bridge and some residents liking the look and feel of the pavers.

Mr. Bernard stated the lights in the trees by the guardhouse were out. He noted landscaping had not been bid out in five years and he felt the CDD should bid out the job.

SIXTH ORDER OF BUSINESS **Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests.

Mr. Steve Barger noted the CDD changed landscaping vendors in the past 5 years. He asked whether the work had been bid out.

Mr. Ward: What Bruce is referring to is, there is a provision in the statute that if you spend more than $195,000 dollars in any 12-month period on a particular project then you have to go through a more formal bidding process. I don't remember exactly how, but I do know we check on a regular basis that we are complying with the provisions of the statutes because it is an audit requirement that we check that. So, I know that we are doing it. I'd have to go back and look at the contracts to see exactly how we're doing it, but I looked after Mr. Bernard mentioned it at the last board meeting, and I know we are in compliance. But I will look again and let you know.

SEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Ward adjourned the meeting at approximately 8:54 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

James P. Ward, Secretary

Robert Cody
Robert Cody (Dec 11, 2025 20:26:00 EST)

Robert Cody, Vice Chairman

WE - Meeting Minutes 10/9/2025

Final Audit Report 2025-12-12

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