

**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, November 12, 2020 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
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:**

Brian Ferrell

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 8:30 a.m. 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**

**September 10, 2020 – Regular Meeting**

Mr. Ward stated the second order of business was consideration of the September 10, 2020 Regular Meeting Minutes. He asked if there were any additions, corrections, or deletions to these Minutes.

Mr. Ward indicated he received one comment from Mr. Barger regarding page 4 when Mr. Bernard was speaking the sentence that reads “The only three would be Bella Firenze, Chevy (ph), and Abilene” should read “The only three would be Bella Firenze, Treviso, and Avellino.” He indicated this change

would be made. He asked if there were any additional changes or additions; hearing none, he called for a motion.

Mr. Gasworth noted there was a typo on page 3.

**On MOTION made by Mr. Steve Barger, seconded by Mr. Joe Newcomb, and with all in favor, the September 10, 2020 Regular Meeting Minutes were approved.**

### THIRD ORDER OF BUSINESS

### Consideration of Agreement

**Consideration of a Landscape Maintenance Agreement between the Wentworth Estates Community Development District and Mainscape, Inc. to maintain landscaping and irrigation systems within the Districts' boundaries.**

*Mr. Ward: This is to deal with the landscape and irrigation systems primarily in the entranceway. Bruce was the individual who did all the legwork. He asked Mr. Bruce Bernard to speak regarding this Item.*

Mr. Bruce Bernard indicated he sent out a proposal regarding how the District wanted the area maintained out front and this was the quote which came back in. He stated Mainscape was the same company the HOA was utilizing; Mainscape quoted \$102,000 dollars for the HOA but quoted the CDD \$92,446 dollars.

Mr. Paul Zotter asked why the quote was lowered. Mr. Bernard responded he did not ask why; he was pleased to have a lower bid.

Mr. Barger asked if the standards were the same. Mr. Bernard responded in the affirmative; the only change involved mulching.

*Mr. Zotter: When I went looking at this on the first breakdown on page 1 of 2, I guess it's the back-lot area, I was looking at the unit price of lawn mowing at \$45.34 per cut. They would be doing 21 cuts. At first, I was wondering if that was a mis-quote. Is that a very small grass area in the back? Is that what that is?*

Mr. Bernard responded in the affirmative; this was the lawn between the sidewalk and the roadway.

*Mr. Steve Barger: Are we cutting between the road and the sidewalk? I thought that was the County.*

Mr. Bernard explained the County did not get out there and cut often. He explained the District had this to ensure the area looked uniform. He noted this was cut every three weeks.

Mr. Gasworth asked a question of Steve. Mr. Barger responded. (Question and answer were indecipherable.) Mr. Bernard indicated he was monitoring the situation regularly.

*Mr. Zotter: Now, it's 52 cuts on the front though.*

*Mr. Bernard: Yes. Once a week they are cutting all the zoysia grass on the front and then the grass around the lakes by the construction access near the road is every two weeks.*

*Mr. Zotter: What about when there is the excess buildup of water like you see in the front sometimes.*

*Mr. Bernard: That's in the swale area. They can't cut that until they can get to it.*

*Mr. Zotter: So, if a week or two goes by and there is no cut, do we just lose out? Is that a budgeted amount?*

*Mr. Bernard: That's a budgeted amount but we don't really lose out because I'm trying to get them to do other things that aren't in it. I've asked them to pull the ferns out of the palm trees as they go and they agreed to that without giving us an additional charge, so it's only during the heavy rainy season that we have that and I'm not trying to go out and measure square footage on this and get it down to square footage. He explained there was give and take regarding work and the contract.*

*Mr. Zotter: It might be good to document that because there are enough people that are going to be happy to complain about the things that they do and not recognize the additional things they do like you're talking about.*

*Mr. Barger: Bruce, do we know where that property line is by the construction entrance? Does it go all the way to the road?*

*Mr. Bernard: I think it's the center of the road, half and half.*

*Mr. Zotter: That leads me to a question. If the road boundary line is in the middle, is there enough owned land that we can create an external road that would be a construction entrance?*

*Mr. Bernard: Yes, we have plenty of road. The only issue would be up in front up by 41. We have plenty of room now between that edge of road now to the lake.*

*Mr. Barger: they were trying to shut that road down because its not an appropriate decelerate lane, it would be expensive process to open it up.*

**On MOTION made by Mr. Andrew Gasworth, seconded by Mr. Steve Barger, and with all in favor, the Agreement was approved as presented.**

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

*Mr. Greg Urbancic: I didn't have any specific report unless there were questions. The only thing I would mention is that, in that new contract we just approved, one of the new legal requirements is that our contractors have to use eVerify as of January 1. That's in the new agreement. Unfortunately, that's something we will have to monitor and make sure the record retention is there*

*and they're using that system. Just one more layer of something we have to do. Other than that, I didn't have any report, unless there were questions.*

*Mr. Newcomb: What does that mean exactly?*

*Mr. Urbancic: It just means that they have to use the verification system to make sure that their employees are legal employees and that they have record retention requirements based upon doing the verification process so we have the ability to go back and request that verification information from them should we ever need it, or some governmental agency comes to us and asks whether our contractors had that.*

## **II. Asset Manager**

*Mr. Bernard: The last couple of months we have been doing some work up front. The entrances have been pressure cleaned, all the brick pavers up there. We have had them sanded. Within the next two weeks we are going to have all the pavement markings recapped and the RPMs put back out there. Basically, we will be done with the roadway section at the front. We just got on board a preventive maintenance company to do the fountain checks, to come out quarterly to check the motors and pumps and give us a report on the RPMs and amps and everything and try to stay ahead of any issues we might have with the pumps. We are going to look sometime next year to get some quotes from some fountain designers to redo our piping up front in the pits. They are in pretty bad shape as they are now. I'd like to get that away from the pits and get all our pumps and motors and things above ground out there. He indicated he would be getting quotes on new insulation for the fountains out front to help with maintenance and energy costs. He discussed other possible improvements which would help save fountain costs, such as timed motors. He noted these expenditures would pay for themselves after several years of fountain cost savings.*

*Mr. Zotter: The Christmas decorations, whose budget is the decorations?*

*Mr. Bernard: Not ours.*

*Mr. Zotter: But it is on our area. So, the installation of those, do we know that those contractors are properly insured? They are up on ladders.*

*Mr. Bernard: Yes.*

*Mr. Zotter: Third question, any electrical draw on any of the decorations?*

*Mr. Bernard: Yes.*

*Mr. Zotter: Does that affect anything to do with the front issue that we're having with amperage?*

*Mr. Bernard: No. This is basically the same lady we had before, but like you said we are right at the brink of maximum usage up there for what we have. Nothing has changed yet. We are just having faults with like the fountain. There is a glitch or something that kicks the fountain off because we just don't have enough reserve power.*

*Mr. Zotter: So, we haven't noticed any kind of additional breakage of that during the period of time that the decorations are drawing power.*

*Mr. Bernard: No. We are just trying to get enough power so when we put something else out there in the future, and right now we are at the edge, so if something does happen, a glitch, something kicks it off, it doesn't have enough to stay through.*

*Mr. Zotter: Okay. Thank you.*

*Mr. Bernard: We will be starting our lake bank restoration in January. Our two lakes adjacent to Treviso Bay Boulevard at Bella Firenze. There are about 5,100 linear feet on those two lakes. We bid that out last year. This will start in January and will try to be done by the end of April before the rainy season.*

*Mr. Newcomb: What's with all the dead tall grass around the lakes?*

*Mr. Bernard: Over the summer that torpedo grass gets tall and it's hard to stay on top of. Now, this time of the year, we are out there spraying back that torpedo grass, and once a month for the next couple of months you will see a crew of people coming in and actually going around where there is a lot of torpedo grass and taking that grass out, so it doesn't grow back in. We are trying to get our regular wetland plants to grow and the torpedo grass is choking them out. We are spraying to get that torpedo grass to die and we actually have done the two lakes out front. The lake at Bella Firenze, we went to the back of that lake and took a lot out of there because it was choking out the lake plants. For me, if you're on a lake you want to see a lake; you don't want to see torpedo grass.*

*Mr. Zotter: Are we doing something around the preserves too? I noticed in my community, along the fence—*

*Mr. Bernard: There is some in your preserve, all around that corner, there are some plants growing that are coming up the fence line and will eventually push over the fence, so we are just trying to keep them down, so we don't have that issue.*

*Mr. Zotter: So, do we just leave them there? Or is to be removed when they are killed?*

*Mr. Bernard: No, they are just left, and they will die out.*

### **III. District Engineer**

No report.

### **IV. District Manager**

- I. Financial Statements ending September 30, 2020 (unaudited)
- II. Financial Statements ending October 31, 2020 (unaudited)

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

## **FIFTH ORDER OF BUSINESS**

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

Mr. Ward asked if there were any Supervisor's requests or questions from the Board; there were none.

Mr. Ward asked if there were any questions or comments from the audience.

*Mr. Brian Ferrell: I live on the east side of Firenze and back up on the pond. It's been a few weeks now, Cross Creek Environmental was out with machetes hacking away at the grass. They did about 4 or 5 feet in, but that leaves 6 or 10 feet more of the grass. So, right now I just have a circular line of low-cut grass and then the grass goes to 4 or 5 feet tall again. My question is what was the intent of that effort and will it remain that way or will they cut all the grass? What will happen?*

*Mr. Bernard: The grasses will be sprayed, that you have left there, and that will die off and then they will come back and remove those also.*

*Mr. Ferrell: Okay. Is there a time frame on that?*

*Mr. Bernard: They will probably be starting that spraying this week or next week. They let it sit for about a month, so it gets nice and brittle, and then they come back in to take it out.*

*Mr. Ferrell: Okay. Thank you.*

Mr. Ward asked if there were any additional questions.

*Mr. Zotter: I have one additional question. This goes back to the minutes. I would like to raise a question for the Board and Manager to think about. On page 4, in response to comments that I had made Mr. Ward says, "I think with the CDD, we have no way to communicate with the residents on the level that you just indicated." I strongly feel like at some point, and I don't know quite how, and I know this is difficult, being that we are more governmental as oppose to a part of the master board, but I think it would be nice if there was some way we could communicate on a more general or specific way of what we do to the entire community here. It's just something to think about. That's all I'm suggesting here at this point because I don't want to have an image of five members who kind of just do whatever we feel is best, even though I do truly believe we are doing that, and we are responding in what's the best interest of our community. I truly, truly believe that, but I would like to see a way for us to somehow get that out for everybody to see that.*

**SIXH ORDER OF BUSINESS**

**Adjournment**


Mr. Ward adjourned the meeting at 8:55 a.m.

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

ATTEST:

Wentworth Estates Community Development District

  
James P. Ward, Secretary

  
Joe Newcomb, Chairman