

**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, December 11, 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. Joe Newcomb, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

Joe Newcomb	Chairperson
Robert Cody	Vice Chairperson
Steve Barger	Assistant Secretary
Suzanne Sadowski Bertha	Assistant Secretary
Andrew Gasworth	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Richard Freeman	District Asset Manager
Ben Steets	Grau and Associates

Audience:

Bruce Bernard
William Province
Karen Ball
SF
Philip Lowenhaupt
P.K. Crimmins
Keely Conti
Jeremy
John

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.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. 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. Mr. Newcomb was present via video.

SECOND ORDER OF BUSINESS**Consideration of Minutes****October 9, 2025 - Regular Meeting Minutes**

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; there were none.

On MOTION made by Andrew Gasworth, seconded by Steve Barger, and with all in favor, the October 9, 2025 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Audited Financial Statements****Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2025**

Mr. Ward introduced Ben Steets with Grau and Associates.

Mr. Ben Steets with Grau and Associates declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He indicated the Opinion Letter was on pages 1 and 2. He stated pages 3-6 were the Management's Discussion and Analysis providing a summary overview of the year's financial activity. He reported pages 7-12 were basic financial statements including government wide financial statements, fund level financial statements, the balance sheet, and the income statement. He stated pages 13-20 were the notes to the financial statements. He reported notes 1 through 4 were standard for government entities in Florida; note 4 showed investments at year end; note 5 was capital assets; and note 6 was long term debt. He indicated page 21 was the comparison of the general fund activity for the year to the budget; page 23 contained data elements required by the State of Florida; pages 24-25 contained the auditor's report on internal controls; page 26 was the Florida Statute dealing with investments; and pages 27-28 contained the Management Letter. He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

Mr. Steve Barger: On page 21, the way I read this is, the \$72,125 dollars, that was cash left over at the end of the year and that goes into our reserve?

Mr. Ward: Correct. It goes into your overall reserve which is up to \$887,000 dollars at this point. He asked if there were any additional questions; hearing none, he called for a motion.

On MOTION made by Andrew Gasworth, seconded by Steve Barger, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2025 were accepted.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-2**

Consideration of Resolution 2026-2, a Resolution of the Wentworth Estates Community Development District (The "District") Amending And Restating The Fiscal Year 2025 Budget which began on October 1, 2024, and ended on September 30, 2025; amending Resolution 2025-2 related to the annual appropriation and adopting the Budget for Fiscal Year 2026 beginning October 1, 2025 and ending September 30, 2026: providing a severability clause; providing for conflict and providing an effective date

Mr. Ward explained Resolution 2026-2 was a cleanup item amending the fiscal year 2025 budget to conform to the actual expenditures on a line item basis for the District. He noted the auditors requested this resolution. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Robert Cody, seconded by Steve Barger, and with all in favor, Resolution 2026-2 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2026-3**

Consideration of Resolution 2026-3, a Resolution of the Wentworth Estates Community Development District to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

Mr. Ward stated this Resolution amended the rules of Procedure. He noted Wentworth Estates was an old district and this resolution updated the rules of procedure by taking out the unnecessary items from the rules of procedure which were already contained within state statutes as they were redundant and could become contradictory. He stated the resolution basically indicated the District followed state statutes in terms of its rules of procedure.

On MOTION made by Steve Barger, seconded by Suzanne Sadowski Bertha, and with all in favor, Resolution 2026-3 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS**Discussion****Discussion of Trapping of Boars - USDA Cooperative Service Agreement**

Mr. Ward: In some other of my CDDs where the CDD has a lot of preserves around the community we do boar trapping, mostly in the preserves in order to keep them out of the development area. I understand within this community the HOA is currently doing this. From an overview perspective, you have almost 295 acres of preserves which are in or surrounding

your community which is a pretty large preserve area. I don't know how your trappers do it. Normally there are two ways to do it. One way is you can hire an individual trapping firm or an individual person to do the trapping. The US Department of Agriculture also has a program in place that they do trapping throughout the State of Florida. They do the Rookery Bay Estuary project. They use a more sophisticated process for purposes of trapping. They do more drone surveillance, they shoot the animals on site, and you can have them removed. The key to using the USDA is that no other trappers can be within the property. The federal government does not want the USDA on the property where there is another trapper. If we decide to use the USDA, whoever is doing it now would not be able to trap within the preserves or within the community.

Mr. Steve Barger: This came to my attention because the hogs come onto my property about once a week and just demolish the beds where the new mulch was put in and an area of grass. As my wife and I travel around the community, we have all kinds of damage. We've lived here 9 years, and this is the worst I've ever seen it. These hogs have two to three litters a year of potentially 10 to 15 hogs, so they are procreating very quickly. If we are going to keep the numbers down we need to direct more resources to this problem. We have a meeting right after this with the CDD and the HOA to try to come up with a community-wide plan. As I understand it, the CDD owns the preserves, and nobody can go in there and trap unless we give them permission. The HOA owns the common area, and the residents own their own property. Here's the way I see it. The hogs live in the preserves and then they come out at night, and they eat whatever is available. I think because of all the land clearing going on around here the habitat is becoming more and more compressed. We need to get into the preserves and start thinning these numbers because otherwise they are just going to keep doing more and more damage. I think because the CDD is responsible for the preserves I think we need to take a role in bringing these numbers down.

Discussion ensued regarding the hogs and the damage being done throughout the community; preserving the beauty of the community; the CDD being allowed to trap hogs in the preserve area as hogs were not a protected species.

Mr. Ward indicated the USDA was pretty successful in removing the hogs from the preserves in one of his other CDDs.

Mr. Barger noted the USDA removed 24 hogs in one day from Rookery Bay; Jeremy removed over 200 hogs from the Wentworth Estates community this year.

Mr. Freeman noted the USDA did such a good job baiting the hogs that the hogs stayed within the preserve area to eat the corn the USDA used as bait.

Mr. Andrew Gasworth asked how much Jeremy charged to trap hogs.

Mr. Barger noted he was unsure, that was what would be discussed during the next meeting with the HOA. He said he would discuss the relationship the HOA had with Jeremy and try to come up with a plan to protect the community. He stated Jeremy had a team of people he worked with. He stated he contacted Jeremy regarding protecting his home from all pests other than insects. He stated Jeremy charged \$1,200 dollars a year to ensure his home was safe from rodents and other pests but had not been very helpful with the hogs on his

property. He noted Jeremy's home service was effective for small rodents and his home, but not for the hogs because the hogs did not live on his property, only visited his property. He said he felt the CDD should get involved; something needed to be done.

Mr. Ward agreed; the hogs were clearly a problem. He said he felt it might be a good fit for the community to work with the USDA as the USDA was doing a very good job with Rookery Bay. He noted it would cost around \$35,000 dollars a year.

Mr. Bruce Bernard asked if Jeremy and the USDA could both work on the property to get twice the number of hogs removed.

Mr. Ward explained the USDA would not permit another company to work on the property doing hog removal. *We would have to do one contract with the USDA. We could do it cooperatively with the HOA and USDA, but the USDA will not allow other vendors to trap on a property they are trapping on.*

Mr. Barger: I think there are some safety concerns about having guys out at night shooting hogs. Jeremy uses a crossbow. The USDA won't be using firearms in the preserves will they?

Mr. Ward: They do sometimes, but they have to be 500 feet from an occupied dwelling. They have a more sophisticated way of catching them. They use drones to find them, they bait traps heavily to keep them in the preserves, and then they get them out that way, so they don't leave the preserves.

Mr. Barger: We are going to try to work this out with the HOA and come up with a plan. I think this is a good start from the CDDs perspective.

Mr. Ward: If we can work something out with the HOA, we can get started right away with the USDA.

Mr. Barger: Do we need a vote on the contract?

Mr. Ward: I think you could approve the agreement subject to Staff working out the agreement with the HOA. If I don't work out anything with them I will come back and say we don't have an agreement, but if we get it worked out then I can get this agreement in place.

Mr. Barger: Did anybody look at it?

Mr. Ward: It's a pretty standard form. It's the federal government. It's actually a pretty simple agreement for the federal government.

Discussion ensued regarding how well the USDA was working within Rookery Bay; there being the potential for good synergy with the USDA working Rookery Bay and the Wentworth Estates community; and sending out an email through the HOA letting the community know about the hog trapping going on in the preserve area.

Mr. ____ asked if the golf course was also involved in the hog trapping.

Mr. Barger responded in the negative; the golf course did not have a hog problem.

Mr. Ward explained the golf course was treated with chemicals which killed the grubs the hogs liked to eat. He said if the CDD agreed, a motion to approve the agreement subject to Staff ensuring the HOA could cancel the contract with the current hog removal vendor would be appropriate.

On MOTION made by Steve Barger, seconded by Andrew Gasworth, and with all in favor, the Agreement was approved subject to Staff working out the details and the HOA canceling the contract with the current hog removal vendor.

SEVENTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

Mr. Greg Urbancic reminded the Board to complete the ethics training by the end of the calendar year. He indicated he was watching the legislative session and a few bills which might affect the CDD; one notable bill would repeal the goals and objectives requirement. He indicated he would keep the Board updated.

II. District Engineer

No report.

Mr. ____ asked if the Christmas lights were on different timers.

Mr. Richard Freeman responded in the affirmative the Christmas lights were on different timers.

Mr. ____ noted the lights came on and turned off at different times but otherwise it looked great.

Discussion ensued about how great the Christmas lights looked; how great the landscaping was looking; and how good the tree thinning looked.

III. District Asset Manager

a) Asset Managers Report December 1, 2025

b) Water Quality Report October 2025

No report.

IV. District Manager

- a) **Landscape Proposal Review for the Board of Supervisors**
- b) **Annual Ethics Training Reminder - due before December 31, 2025**
- c) **Financial Statements for period ending September 30, 2025 (unaudited)**
- d) **Financial Statements for period ending October 31, 2025 (unaudited)**
- e) **Financial Statements for period ending November 30, 2025 (unaudited)**

Mr. Ward: The threshold for bidding under statute was \$195,000 dollars. There are two ways in which you can bid. One was called a Request for Proposals, which was really just a price-based bidding process. The second was a Request for Qualifications where the process includes both price and the qualifications of the bidder where do score the bidders with a point based system. As a Board you would rank them and pick the lowest priced bidder. That's all for contracts that are over the \$195,000 dollar limit on a yearly basis. That is the process under statute. The question was asked about how we do this for purposes of the landscaping itself. So, to put a little more color around that, I included this with your package, our contract for services was with Greenscape Landscaping in July of 2023 for \$181,000 dollars. Post Hurricane Debbie, August 2024, the District received two proposals from vendors, Crawford Landscaping and Estate for \$189,000 dollars and \$176,000 dollars respectively for the work. Estate was given a 6-month contract, or purchase order as we call it, from October 2024 to April 2025. Since we had just implemented our landscaping enhancement program we limited that contract to a short period. After the 6-month period, Estate was extended for the remaining six months over a 1 year period at that point for \$169,000 dollars. Then in October of 2025, fiscal year 2026, the year we are in now, we changed the scope of services which reduced the price to \$157,000 dollars and also changed the scope of services for Southwest Blvd for shrub trimming and utilizing a different vendor than we currently use for the front entrance to gain more competitive pricing. In all instances we remain under the \$195,000 dollar limit, basically splitting the contracts up between the two to get better bidding and better pricing and did some scope changes that better reflect how we are doing this project.

Mr. Bruce Bernard: You have a competitive price for Southwest Blvd? The budget in 2024 was \$26,000 dollars. The budget for 2025 was \$42,000 dollars. How is that competitive pricing?

Mr. Ward: When we did the budgets back in those years it was all one vendor, so we literally split them apart and we changed the scope of services.

Mr. Bernard questioned the increase from \$26,000 to \$42,000 dollars.

Answer Updated: The budget for Southwest Boulevard for Fiscal Year 2026 was increased from \$26,000 to \$42,000 to allow for two hedge trimmings annually, as required under the Development Order. During the previous fiscal year, the hedges were trimmed only once, and near the end of the fiscal year the District received a call from Collier County indicating that the hedges required additional trimming.

Each hedge trimming costs approximately \$13,300, resulting in a total annual hedge-trimming expense of \$26,600. The remaining balance in the budget is allocated for routine mowing and trimming of royal and reclinata palms.

Mr. Ward indicated if Mr. Bernard wished to discuss separate line items from the budget he would be happy to speak to him after the board meeting.

EIGHTH ORDER OF BUSINESS

Public Comments

Mr. Ward asked if there were any public comments.

Mr. Bernard asked if the lighting was changed in the fountain in the front. He said the lights were not lighting up in the bowl in the fountain.

Answer Updated: Yes, the fountain bowl lights were adjusted. Two of the lights required repairs under warranty, which has since been addressed.

Mr. Lowenhaupt asked about the front fountain on 41. He stated the fountain seemed to be on and off on different days. He asked if the CDD was aware of this.

Mr. Freeman responded in the affirmative. He stated the electrician was working on the fountain; there was a problem with the breaker.

Mr. Lowenhaupt noted the small jets under the signage did not seem to be adjusted high enough to be visible, or at least not at the same height as the fountain on the other side. He asked for the jets to be adjusted.

Mr. Freeman stated the last time he checked everything was bubbling at the same height. He said he would look into it.

Mr. Bernard asked about page 128, the \$17,000 dollar 2026 capital expenditure for pump house landscaping, but there was not a corresponding line item in the budget. He asked if this expenditure was in the wrong location.

Mr. Ward stated he would investigate this matter.

Answer Updated: The \$17,000 allocated to the pump house fund was initially coded to the incorrect line item. The accounting department has corrected the error and reallocated the funds to the appropriate line.

Mr. Bernard asked if a cap amount for the reserve fund was determined yet. He stated he knew that there would be \$300 thousand added to the reserve this year, had the board discussed a cap amount?

Mr. Ward indicated an amount for the reserve fund would be up for discussion with the fiscal year 2027 budget.

Ms. ____ 40:39 noted when the bridge was first built a sign forbade trucks to drive over the bridge. She stated now large semitrucks and construction trucks drove over the bridge regularly. She asked if the trucks were damaging the bridge and what could be done to rectify the situation.

Mr. Ward stated the engineering study the CDD had done when it took over the bridge indicated the bridge could easily handle large trucks, semitrucks and construction vehicles. He stated the bridge was a public bridge as it was owned by the CDD which was a public entity, so its use could not be restricted. He noted the bridge was rated to handle large vehicle traffic.

Mr. Bernard stated the bridge was rated for 99 tons.

Mr. Barger noted the bridge was inspected every five years to ensure it was in good condition.

Ms. ____ asked about what was done to care for the preserves. She said there was a lot of scrub and dead trees, and she wondered if fire prevention cleanup would be appropriate. She noted if the trees fell it was possible they could fall onto homes and cause damage. She said this was a liability.

Mr. Ward responded the CDD could investigate and while the dead trees could not be removed, they could be cut down and left in place.

Mr. Freeman: The preserves are maintained quarterly. The vendor goes in there to remove any invasives, but nothing is done as far as cutting any trees or anything like that. If it does present a safety issue, then we are allowed to cut the tree and leave it in place.

Ms. ____: Is it possible to speak to somebody and have them look at it?

Mr. Ward: We can look at it.

Mr. Freeman: I will look at it.

Ms. ____: I know you've received complaints about the fountain behind Trevi, but I want you to know that many of us absolutely love it. So, before you think about taking it out please conduct a larger survey.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Ward asked if there were any Supervisor's requests; there were none.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 9:18 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 (Apr 15, 2026 07:37:43 EDT)

James P. Ward, Secretary

A handwritten signature in black ink, appearing to read "Joe Newcomb", written over a horizontal line.

Joe Newcomb, Chairman