

**WENTWORTH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

**Asset Manager's Report
January 2025**

Prepared For:
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District Manager**

Prepared By:



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A SAFEbuilt® COMPANY

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COMMUNITY DEVELOPMENT DISTRICT**

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WENTWORTH ESTATES COMMUNITY DEVELOPMENT DISTRICT

I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Landscaping
 - A. Treviso Bay Boulevard
 - B. Southwest Boulevard
2. Lake Maintenance
3. Entrance Maintenance
4. Preserve Maintenance

1. Landscaping

A. Treviso Bay Boulevard

- There were three black olive trees that were removed from the southeast corner of the outside perimeter wall. The black olive trees were unhealthy and no longer thriving. The Asset manager had 3 canary date palms installed in the same corner and had viburnum hedge removed that was dying off. Giving the enhancement of the overall appearance of the landscaping.
- Areas that did not receive any new pine straw last month, asset manager had it installed earlier in the month of January.
- New plantings were installed by the Bismark palm, and close to the lake bank on lake #1.
- The Asset Manager had an existing flower bed extended and was replaced with new annuals and planting around the area of the guard house and center median.
- The rye seeding that took place late last year is really starting to thrive with the recent rain in January. The turf is becoming more full and healthier.
- On the pygmy date palms at the front entrance, there was some scale (fungus) that was present on some of the fronds. The asset manager had the vendor spray to reduce any spreading to other fronds and eliminate the issue.

B. Southwest Boulevard

- Landscape vendor mowed grass, edged sidewalks, blew off debris on sidewalks, and discarded palm fronds that fell along the boulevard. Maintenance is ongoing and occurs every other week.





3 New Canary Date Palms Installed



Canary date palms installed on the side of the fountains



New plantings around the Bismark on the West end near US 41.



*New
Landscaping*





New Landscaping.



New Landscaping.

2. Lake Maintenance

- All the lakes were treated for torpedo grass, primrose willow, needle rush, vines, and other invasive vegetation.
- The midge fly prevention program is on its 4th month of treatment to control the situation of infestation an adding the proper preventative measure to take. The lakes that were treated this month were again lakes #4, #9, and #42.
- Surface algae was treated in lakes 33, 34, 35, 37 and 42.
- Submerged algae (Charra) were treated in lakes #3, 5, 6, 7, 8, 9, 16, 17, 20.
- Planktonic Algae was treated in lake #14.
- Submerged aquatic vegetation (Illinois Pondweed) was treated in lake #14
- Trash/small debris were collected in any lakes that it was present.
- Littoral plants were planted in lakes #1 and 2 to help the lake bank structure become more stable.
- Midge Fly treatments were conducted in lakes 4, 9, and 42. More treatments may be needed. Would recommend stocking lakes with fish to help with midge fly control.



Littoral plantings Lake #1



New plantings installed by Lake #1

3. Entrance Maintenance

- The Asset Manager had the entire perimeter wall at the front entrance, the columns by the decorative fencing at the front entrance, the 4 big monuments on the bridge, and the pergola near the guard shack repainted. Due to paint chipping and starting to fade, helps protect all structures and enhances the appearance.
- There were some uprooted and dead trees that were removed on the bank of lake #2 outside the walls of the front entrance
- Fountain on the west side of the entrance had been having a greenish tint to the water as of late, due to a crack in the foundation of the fountain. The asset manager was able to contact a vendor to gain control of the discoloring and return the water to normal color. The asset manager is working on solutions to prevent water from leaking.
- Nine Canary Date Palms were generously donated to the CDD by the adjacent commercial property owner. These palms have been repurposed throughout the front entrance, enhancing the landscape with their beauty and longevity. The CDD and its staff are grateful for this generous donation, and we are pleased that the trees have found a lasting home in our community."



Painting in progress at the entrance.



Bridge lights covered during painting.



Painting of the main entrance progress.



Painting of the main entrance progress.



Painting of the main entrance progress.

4. Preserve Maintenance

- The Boardwalk continues to be maintained by landscape vendor once a week. This includes keeping the area clear of debris, having all paths clear of obstruction, and trimming back any low hanging branches.
- On the extended outlook part of the boardwalk that looks over the lake had developed a hole in one of the boards on the floor. The Asset Manager had the board replaced and will have the wood stain to match the rest of the boardwalk.

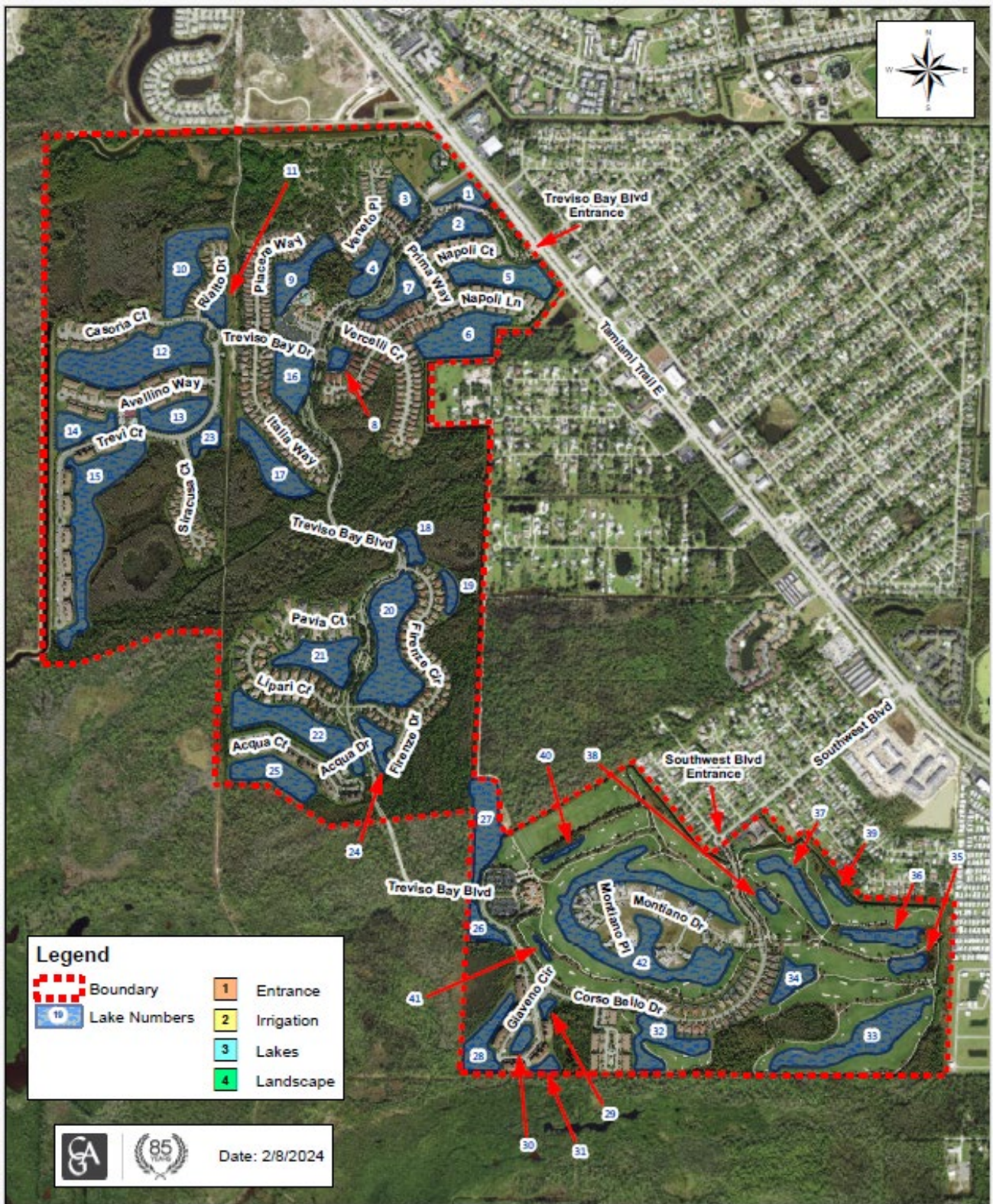


Hole in the wood on boardwalk



New board installed.

III. LOCATION MAP



Wentworth Estates CDD - Engineer's Report Asset Map

IV. LOOK AHEAD REPORT

5384651 · Aquatic Weed Control: Lakes in the community have been battling against algae, and lily pads. Vendor continues to apply necessary applications to the lakes and lake banks to keep them under control.

5384656 · Aeration System: All lakes that have aeration systems are running properly and having success with the aeration process.

5386301 · Littoral Shelf Planting: Lake bank restoration has been completed and littoral plantings will begin being installed along selective lakes throughout the golf course.

5386305 · Fountain Replacement (in Lakes): Project set for completion late early December. Due to an issue, a new motor needed to be ordered.

5414695 · Miscellaneous Repairs:
Pavers along bridge could be investigated getting replaced or resealed.

5794641 · Treviso Bay Blvd-Entrance:

Inspecting lake banks to ensure workmanship holds up to the warranty of the next 5 months.

Diamond bright and water tile for future repair.