

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**

The Board of Supervisors of the Fiddler’s Creek Community Development District #1 held a Regular Meeting on July 28, 2021 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present at the meeting were:

Robert Slater	Vice Chair
Joseph Badessa	Assistant Secretary
Torben Christensen	Assistant Secretary
Joseph Schmitt	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Terry Cole	District Engineer
Joe Parisi	Developer’s Counsel
Ron Albeit	Foundation General Manager
Dan Frechette	Security Director
Christina Kennedy	SOLitude Lake Management (SOLitude)
Frank Weinberg	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Slater called the meeting to order at 8:01 a.m. Supervisors Slater, Badessa, Christensen and Schmitt were present. Supervisor Brougham was not present.

SECOND ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Quality Control Lake Report – July, 2021:
SOLitude Lake Management**

Ms. Kennedy presented the Quality Control Lake Report and highlighted the following:

- The sites previously marked as needing checked were reinspected. Some were treated and up to par but some needed additional treatment and were retreated on July 15, 2021.
- Mostly shoreline weeds in isolated locations were observed at the new inspection sites on Lakes 21 and 22; the weeds were not widespread.
- Lakes 34A and 34B had torpedo grass and vines but looked much better than before.
- Good progress is being made and the rising water levels are helping.
- Flow way areas FC-2 A and B, F-4 had invasive crested floating heart, which is difficult to control; it flows in from outside sources.
- Invasives in other locations were noted. Visible growth and areas with potential issues are targeted for treatment but some vegetation that is not visible or an issue is left alone.

FOURTH ORDER OF BUSINESS

Health, Safety and Environment Report

Mr. Frechette reviewed the PowerPoint pertaining to safety and monthly gate activity, occupancy and incident statistics. He responded to questions, as follows:

- Four open garage door violation notices are given before a formal citation is issued.

Mr. Christensen noted that he observed irrigation operating in some CDD areas, despite the high volume of rain and questioned if irrigation was being monitored.

FIFTH ORDER OF BUSINESS

Developer's Report

There was no report.

SIXTH ORDER OF BUSINESS

Engineer's Report: *Hole Montes, Inc.*

Mr. Cole reported the following:

- Regarding the Mahogany Bend force main project, the County has the project out to bid and commencement of work was expected within two to three months. Residents would be notified of any road closures.

- Coordination was underway with Collier Paving (Collier) for several sidewalk repairs, grinding and panel replacements along Championship Drive.
- Missing blue raised pavement markers (RPMs) marking the fire hydrant locations would be replaced.
- Work on the language modifications related to the boundary changes was underway, in coordination with Mr. Pires and Mr. Urbancic. Submittal to the State was expected next month. Simultaneously, work on the CDD #2 submittal to the County was underway. The boundary change is a companion process involving both CDDs.

Mr. Slater recalled discussion at the last meeting regarding the monuments and signage going into the villages and Mr. Cole was to research to determine if the signage is correct and can be seen from the road and is in accordance with County documents. Mr. Cole stated that Mr. Brougham asked him to look into Peppertree's monument sign that they were considering changing. He discussed the signage requirements.

Mr. Schmitt noted that a sign was installed at Runaway Bay and it is now the only community with an off-premises sign. He noted that other communities within Fiddler's Creek have the same issues but none of them have off-premises signage. Mrs. Adams stated that the CDD did not pay for the Runaway Bay sign.

SEVENTH ORDER OF BUSINESS**Continued Discussion: Fiscal Year 2022 Budget**

Mr. Adams stated that adjustments were made as discussed at the last meeting. The only additional adjustment to be made is to zero out the \$15,000 in the Fiscal Year 2021 "Revenue", "Miscellaneous" line item columns, as that revenue would not be received in Fiscal Year 2021.

Per the Board's direction, the following change would be made to the proposed Fiscal Year 2022 budget:

Page 1, "Revenue", "Interest" line item, last column: Remove "2,200"

A Board Member asked if the assessment increase was for the liability on the pump stations, essentially pre-funding it. Mr. Adams replied affirmatively.

Mr. Adams stated that the above change to the “Interest” line item will cause the on-roll assessment to increase from \$1,548.51 to \$1,549.76. Due to the assessment increase, the CDD must send a Mailed Notice of the increase to each property owner. He suggested rounding up and noticing \$1,550 as the on-roll per unit assessment amount and \$1,435 as the off-roll per unit assessment amount. The Board agreed to the suggested amounts for the Mailed Notice.

EIGHTH ORDER OF BUSINESS

Update: Status of Disaster, Strategies & Ideas Group, LLC (DSI) FEMA Appeal for Hurricane Irma Recovery

Mrs. Adams stated that there was no update.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Slater presented the Unaudited Financial Statements as of June 30, 2021. Mr. Christensen referred to the “Due from Fiddler’s Creek CDD #2” amount had grown from approximately \$29,000 in January to \$89,576 and asked what is causing the significant monthly increases in the amount and what the CDD is doing about it. Mr. Adams believed that the figure is related to irrigation and stated that the amount should be much smaller. Mr. Adams stated he would follow up with the Accounting Department.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of June 23, 2021 Regular Meeting Minutes

Mr. Slater presented the June 23, 2021 Regular Meeting Minutes. The following changes were made:

Line 143: Change “storm drain” to “force main”

Line 181: Insert “estimated” before “regulatory”

MOTION by Mr. Schmitt and seconded by Mr. Badessa, with all in favor, the June 23, 2021 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

The following items were added to the Action/Agenda List:

- After the meeting, Mr. Cole would inspect the perimeter fence at the south end of Mulberry Lane.
- A leaning, dead sabal palm tree on Championship Drive and a dead coconut palm on Runaway Lane would be addressed, along with a large, dead royal palm on Fiddler's Creek Parkway that will require replacing.

Items 4, 11, 14, 17 were completed.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Woodward, Pires and Lombardo, P.A.*

Mr. Pires stated that he had the various Non Disturbance and Encroachment Agreements, which are ready for execution.

- **Encroachment and Drainage Easement Request for Installation of a Generator: Bruce Gille at 3159 Malaga Lane**

This item was an addition to the agenda.

Mr. Pires presented a detailed drawing of the residence and proposed location of the generator. Mr. Cole stated that he reviewed the location and had no issue with the request. Mr. Pires stated that the Agreement would have a provision that the property owner is responsible for removal or payment of any expenses for removal, should the CDD need to access the areas of the easement.

MOTION by Mr. Schmitt and seconded by Mr. Slater, with all in favor, the authorizing Staff to prepare the standard Encroachment and Drainage Easement Agreement related to installation of a generator at 3159 Malaga Lane, and authorizing the Chair or Vice Chair to execute the Agreement, was approved.

MOTION by Mr. Schmitt and seconded by Mr. Badessa, with all in favor, requiring the property owner Mr. Bruce Gille to pay the recording fee and legal fees associated with the Encroachment and Drainage Easement Agreement related to installation of a generator at 3159 Malaga Lane, was approved.

Mr. Pires distributed a handout related to Championship Drive and a request for the CDD to contribute to the costs for maintenance outside the gates.

This item would be included on the August agenda for discussion.

- **Discussion: Memorandum Regarding Chapter 2021-194, Laws of Florida [2021 Legislation; CS/CS/CS/HB 53]; Requirements to Prepare and Submit: 1. Wastewater Management Needs Analysis; and 2. Stormwater Management Needs Analysis**

Mr. Pires presented the Memorandum regarding Chapter 2021-194, which was recently passed legislation that was executed by the Governor and goes into effect July 31, 2021. He highlighted the following:

- The CDD is required to submit a Stormwater Management Needs Analysis Report to the County by June 30, 2022 for review before submitting it to the State.

B. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: August 25, 2021 at 8:00 A.M. {Adoption of FY 2022 Budget}**
 - **QUORUM CHECK**

The next meeting would be held on August 25, 2021.

C. Operations Manager: *Wrathell, Hunt and Associates, LLC*

The Operations and Financial Highlights Reports were provided for informational purposes.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Public Comments

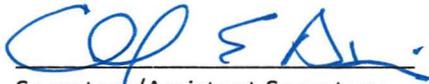
There were no public comments.

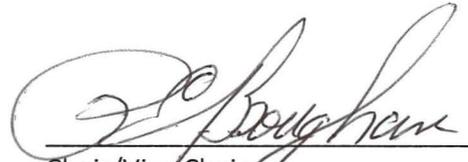
FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 8:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair