

**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 February 26, 2025 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

**Present were:**

Joseph Schmitt	Chair
Frank Weinberg	Vice Chair
Torben Christensen	Assistant Secretary
Joseph Badessa	Assistant Secretary
Joseph Mayer	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
Terry Cole	District Engineer
Aaron Haak	Fiddler’s Creek Deputy General Counsel
Ryan Hennessey	Fiddler’s Creek Director of Community Services
Mike Barrow	GulfScapes Landscape Manager
Bill Kurth	Premier Lakes, Inc. (Premier)
Bill Dawson	Resident/Deer Crossing Condo Assoc. President
Carolyn Rzaca	Resident
Alison Yang	Resident
Diane Herman	Resident
Judy Nash	Resident
Anna Marie O’Connell	Resident
Judy Tibbs	Resident
Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 8:00 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident and Deer Crossing Condo Association President Bill Dawson asked when the pathway encroaching onto Deer Crossing property will be restored to its original condition, which was approved at the last meeting. Instead of removing the pine straw, it was raked and

blown to the other side of the path. He believes it is now attracting bugs, is attractive to bears and considered combustible material and a fire hazard. GulfScapes Landscape Manager Mr. Barrow stated the restoration project is tentatively scheduled for the 1<sup>st</sup> week of March. Mr. Schmitt did not see any reason to remove the pine straw, which has been applied throughout the community without any issues.

Discussion ensued regarding whether to research who approved installing the gravel pathway.

Deer Crossing resident Carolyn Rzaca voiced safety concerns, which she thinks the mulch on CDD property is drawing the bears to her residence at night; she is adamant that pine straw was never installed in that area. Ms. Rzaca was directed to contact Community Patrol at the next bear sighting.

Deer Crossing year-round resident Alison Yang voiced her opinion that the green area across the pebble path has not been maintained for some time and this if the first time pine needles are blowing into her backyard.

Bent Creek resident Diane Herman stated that vehicle lights from the Parkway are shining into her lanai, because a section of arboricola was cut too short. Mrs. Adams stated she will add this to a future phase of the landscape removal/replacement projects.

Resident Judy Tibbs recalled residents complaining about this for the last two years. Mrs. Adams and Mr. Schmitt stated this is the first time they are hearing about this issue.

Resident Anna Marie O'Connell, of 3985 Deer Crossing Court, voiced frustration and discussed engaging a lawyer because of continued complaints. She stated the vehicle lights are intruding into all areas of her condominium because the hedges have grown into the trees and the bottom has thinned out and have not been addressed. She thinks this is the reason she is having difficulty selling her home; she believes this is now affecting her health.

Discussion ensued regarding the CDD not receiving Counsel's letter, a comment about not wanting to file a lawsuit, changes in market conditions, determining ownership and the landscape maintenance obligations.

Mr. Barrow stated the CDD engaged GulfScapes two years ago and the hedges were trimmed to promote low growth. He will inspect and send a recommendation, if any, to Mrs. Adams.

The January/February 2025 Quality Control Lake Report was provided for informational purposes.

Mr. Kurth stated the golf course construction project has not impacted the lakes as expected; the wetland crews will be hand-spraying the littoral shelves next week. Regarding spraying, he will inspect behind the homes on the creek to see if crews are only spraying up to the high-water mark.

Resident Judy Tibbs asked about the Lake Bank Restoration project. Mrs. Adams stated this is a question for the District Engineer.

**FOURTH ORDER OF BUSINESS**

**Health, Safety and Environment Report**  
**(Ryan Hennessey)**

Mr. Hennessey presented the PowerPoint and reported the following:

- Concerns related to irrigation and pressure washing, etc., can be emailed to [Irrigation@Fiddlerscreek.com](mailto:Irrigation@Fiddlerscreek.com) and [Pressurewashing@Fiddlerscreek.com](mailto:Pressurewashing@Fiddlerscreek.com) for staff response.
- Juniper crews will be pruning the fruited palms in CDD #1 next month.

Mr. Christensen reminded him to tell Juniper to include the coconut palms and bushes at the beginning of Runaway Lane, down to the monument, as it is part of CDD #1.

**A. Irrigation and Pressure Washing Efforts**

Asked if the new pressure washing schedule is still valid, Mr. Hennessey replied affirmatively.

Regarding the dead 30' royal palm tree along the Parkway, between Mahogany Bend Drive and Championship Drive, Mr. Barrow stated he will submit a quote to replace it, as injecting it to recover did not work.

**B. Security and Safety Update**

- Gate Access Control: While the automated gatehouse number is still (239) 529-4139, Community Patrol's phone number changed to (239) 231-9878; that number can be reached 24 hours a day, seven days a week. The update was email by Member Services.

Regarding the gate arm on Championship not turning green, Mr. Hennessey stated some damage from a traffic accident is being repaired; he will inspect all of them.

Regarding the purpose of yellow striping on Championship Drive and Club Center Boulevard, Mr. Hennessey stated it is to deter vehicles from parking on the corner and line-of-sight issues. He was asked to inspect it, as the striping is coming up.

**FIFTH ORDER OF BUSINESS**

**Developer’s Report**

Mr. Haak reported the following:

- Sales are being pursued in Dorado and Oyster Harbor.
- The cart barn is being demolished next week.
- The Foundation will send reminders to stay away from active construction areas.

Mr. Schmitt stated the cart barn is being removed in order to restore what was originally a parking lot.

Mr. Haak provided updates on the pickleball court project and the waste area on Runaway Lane and Hidden Cove.

**SIXTH ORDER OF BUSINESS**

**Engineer’s Report: Hole Montes, a Bowman Company**

- **Discussion/Update: Design, Permitting & Construction Services for Fiddler’s Creek Plaza – Sandpiper Dr. & U.S. 41 Traffic Signal**

Mr. Cole stated that the utility relocation work for the traffic signal started this Monday; it is anticipated the light will be installed and the burn-in period being finished by the end of May and the light being fully operational in June.

Mr. Cole distributed and presented Change Order #1 for redesigning the irrigation pumphouse truss system and pointed out calculation errors in the Change Order. The overall Change Order amount is \$7,636.90 and is a shared cost expense with CDD #2.

**On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, Change Order #1 for changes to the Fiddlers Creek Irrigation Pumphouse #2 truss system, in a not-to-exceed amount of \$7,636.90, was approved.**

Mr. Cole stated he expects materials and the roof hatches to arrive next week and hopes to report the project is completed by the next meeting.

Mr. Cole distributed and presented a spreadsheet of irrigation repair work projects that he, Mr. Barrow, Mr. Benet and Mr. Sidlovosky discussed on Monday, some of which is part of a larger project for which Rus Geiger is preparing the project scope. The proposal requested for valve replacement is still pending.

Mrs. Adams stated she received GulfScapes' proposal; it quoted \$350 to prepare the enlarged map with the irrigation system for the base line, etc., and \$65 per hour to track and ping a location. GulfScapes will provide weekly reports.

Mr. Haak and Mr. Cole gave an overview of the irrigation project, deciphering costs; CDD #1 will be responsible for valve replacement and the flow line equipment and the HOA will be responsible for the filter.

Mr. Cole reported the following:

- Inspection of the completed sidewalk repair project is underway.
- Four 10' silt socks for irrigation breaks are being stored in Pumphouses #3 and #4 .
- Coordinating with an inspector to inspect the golf course access points and Runaway Lane is underway.
- A proposal to re-stripe the roads is being obtained.
- Carter Fence submitted a \$7,000 proposal to repair and replace vinyl fencing along Peppertree, Mulberry and Championship Drive. The proposal needs to be re-addressed to CDD #1.

Mr. Cole and Mrs. Adams responded to questions regarding the status of homeowner complaints of an erosion issue on Runaway Lane, criteria for erosion, conducting an inspection on Runaway Lane, DRC approval of removing the guard rail on February 7, 2025, and the contractor inspecting the ADA pads on Championship Driver and Mulberry.

**SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of January 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2025. The Insured Cash Sweep (ICS) account balance and interest earned is low because the bank statement was not issued prior to the financial statements being prepared.

**On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS**

**Approval of January 22, 2025 Regular Meeting Minutes**

The following changes were made:

Line 149: Change "Klug" to "Christensen"

Lines 163 through 164: Mrs. Adams stated that, per Mr. Benet they cannot get new parts any longer.

Line 195: Delete second "make the"

**On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, the January 22, 2025, 2024 Regular Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Action/Agenda or Completed Items**

This item was presented following the Eleventh Order of Business.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pires stated that he reviewed the CDD #2 request for reimbursement of its attorney fees related to the boundary amendment with Mr. Haak. He will follow up with Mr. Haak on forwarding a copy of the signed Resolution regarding the Developer paying for certain fees.

Mr. Pires sent Mr. Schmitt and CDD #2 Chair Mr. Miller a draft of the Second Amendment to the Interlocal Agreement between CDD #1 and CDD #2; he hopes to present it in final form at the next meeting.

Mr. Schmitt and Mr. Pires discussed actions taken to determine the percentage due from each party and how 7-Eleven will submit payments.

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

- **NEXT MEETING DATE: March 26, 2025 at 8:00 AM**
  - **QUORUM CHECK**

Supervisors Badessa, Christensen, Schmitt and Weinberg confirmed their attendance at the March 26, 2025 meeting. Mr. Mayer will not be present.

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

Mrs. Adams provided the following updates, as no report was written for this month’s meeting:

Bentley Electric started the repairs, as Florida Painters will commence work on the exterior painting of light poles and street signs on March 24, 2025; the project is anticipated to be completed the end of May.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Schmitt stated he asked Mr. Barrow to repair the ruts along the Parkway, damaged during the landscape replacement project. Mr. Barrow stated repairs will be performed once the project is completed.

▪ **Action/Agenda or Completed Items**

**This item, previously the Ninth Order of Business, was presented out of order.**

Items 5 and 8 were completed.

Item 2: An update on the Marsh Cove bridge project is still pending.

Item 3: Obtain update from Inspector.

Mr. Schmitt asked the Board Members to review and be prepared to discuss the draft of the Second Amendment to the Interlocal Agreement between CDD #1 and CDD #2 that will be in the next agenda package.

**TWELFTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

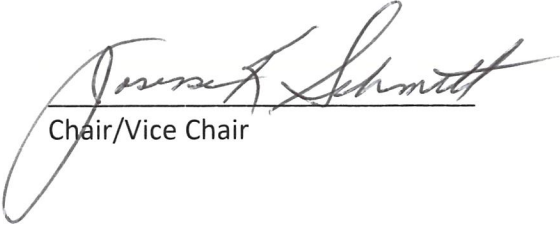
**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting adjourned at 9:23 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair