

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

Present:

Joseph Schmitt	Chair
Frank Weinberg	Vice Chair
Torben Christensen	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
Jody Benet	The Foundation Irrigation Manager
Mike Barrow	GulfScapes Landscape Manager
Elliot Miller	Resident and CDD #2 Board Member
Artie Hinds	Resident
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 8:02 a.m.

Supervisors Schmitt, Christensen and Weinberg were present. Supervisors Mayer and Badessa were absent.

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 - Premier Lakes, Inc. (Bill Kurth)

The March 2025 Quality Control Lake Report was included for informational purposes.

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 and Pressurewashing@Fiddlerscreek.com for staff response.
- Juniper crews removed the coconuts from Runaway Bay and trimmed trees near the lake in Montreaux. This month, the fruited palms throughout CDD #1 are being trimmed.

Mr. Christensen asked if the palm trees in Runaway Bay are trimmed in the same manner as other palms. Mr. Hennessey replied affirmatively; trimming in CDD #1 is ongoing.

A. Irrigation and Pressure Washing Efforts

- Precipitation Data: Average rainfall for the community was about ¾" in February.
- Irrigation Projected Usage: There was one rain hold in the villages and one in the common areas.
- Water Usage: February 2025 usage was 53.6 million gallons, 10 million gallons more than in February 2024. A water main break occurred last week; there was minor damage.
- Irrigation Report: Communication failures occurred; there were no charges to CDD #1.
- Pressure Washing: The new machine was received on March 7, 2025. Mahogany Bend and Runaway Bay were completed with the smaller equipment. The new machine has been operating in Marsh Cove during the past several weeks with good results. Crews are currently working on Mulberry.

Mr. Christensen asked if all of Runaway Bay was pressure washed, as it is not obvious to him that it was cleaned. Mr. Hennessey stated that, because Runaway Bay has pavers that could be damaged, only the concrete portion of the sidewalk is cleaned, according to the contract. Now that the new machine is operational, crews will clean the curbing. Some areas were bypassed due to vehicles parked on the side of the road.

- The 2025 schedule/map was updated.

B. Security and Safety Update

- Gate Access Control: Community Patrol's phone number is (239) 231-9878. Community Patrol should be called for assistance with security matters. In an emergency, 911 should be called first, followed by Community Patrol. The automated gatehouse number is (239) 529-4139; that number should be called to add vendors or visitors to the list. Information can also be sent to safety@fiddlerscreek.com; please include your name and address.
- Occupancy Report: Average weekly occupancy increased to 2,401 in February.
- Gatehouse Activity: Total gatehouse entries for all three gatehouses increased from 100,000 in January to over 108,000 in February.
- Incidents: Parking incidents are still the most common, with 67 in February, which is down from 82 in January. Other complaint categories were about the same.
- Speed Detection and Enforcement: The portable speed detection device was in use in Kumamoto due to resident complaints; nothing irregular was found. Of the 14 violations in February, 13 were first-time offenders who received written warnings. One repeat offender was referred to the Fining Committee.
- The Collier County Sheriff's Office (CCSO) advised that in February, there were 48 extra patrols, 27 medical calls, nine alarm calls, nine accidental calls to 911 (hang-ups) and two traffic crashes.

Regarding an incident with a bicycle, Mr. Hennessey stated a bicyclist coming through the exit side of the Championship gate struck the gate.

Discussion ensued regarding incidents with e-bikes and the need for legislation.

Mr. Hennessey stated that e-bikes can utilize sidewalks at this time. Mr. Pires thinks it would be helpful for residents to contact their commissioners. He noted that local jurisdictions can adopt rules related to driver's age, where e-bikes can be ridden, etc. In the absence of local regulations, the State guidelines become the default.

It was suggested that a Sheriff be invited to provide additional traffic enforcement and/or to participate in a community forum or informational session.

FIFTH ORDER OF BUSINESS**Developer's Report**

Mr. Haak reported the following:

- Permitting issues remain in Dorado; when resolved, construction will begin on the next building in CDD #2.
- Work continues on the cart barn demolition and the pickleball courts at the end of the parking area. Updates will be provided at The Foundation’s annual meeting on April 1, 2025.
- Irrigation work will proceed soon, beginning in CDD #1; older villages are experiencing issues including Bent Creek, Cranberry Crossing, Cardinal Cove and Bellaggio. Letters were sent to residents requesting a payment to The Foundation for expenses incurred for preliminary design and a prospective bill for materials for the work to be done. He estimated the cost incurred by The Foundation at \$700 per village. The next step is to publish a Request for Proposals (RFP). Mr. Cole might be able to estimate potential costs to the CDDs as he met with the consultant.

Mr. Christensen complained that the waste area on Runaway is once again loaded with discarded palm fronds and sand. Mr. Haak will inspect the area.

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 distributed a summary he prepared based on a traffic memorandum from Trebilcock Consulting (Trebilcock) regarding the proportionate fair-share percentages based on traffic statistics. The present estimated cost of the traffic signal, which includes contingencies, is \$1.656 million. The Tamiami Trail/Greenway Road MPUD, also known as J-House, would be responsible for 7.8%, equating to a contribution of approximately \$129,000. 7-ELEVEN’s share is 7.6%, equating to approximately \$126,000. He noted that, with regard to the Tamiami Trail/Greenway Road MPUD, it states “the proportionate fair share of the MPUD impact shall be determined by the County at the time of the first Site Development Plan or first plat approval based on the project’s trips on Greenway Road. The owner shall make payment to Collier County at the time of issuance of the first Certificate of Occupancy in the MPUD.” He is unsure of the timing and estimated that it could be two years away. He is unsure why it states

that payment shall be made to Collier County. He sent the memorandum to the County to request concurrence on the percentages; when the County agrees, the Developer can be advised of what they owe.

Mr. Cole stated that he provided an excerpt from 7-ELEVEN, which reads, "The proportionate fair share payment shall be based on a percentage of project related trips impacting the intersection and shall be paid to the entity that permits and constructs said signal", which is CDD #2. "Documentation of the payment shall be sent to the County for monitoring purposes. Upon completion of the installation, inspection and burn-in period and final approval and acceptance of the signal, the signals will be turned over to the Florida Department of Transportation (FDOT) or Collier County for operation and maintenance."

Discussion ensued regarding which entity is to receive the payment, whether to contact the Clerk of Courts or Ms. Lori Beard at the Transportation Department regarding closing out the PUD requirement, the need for the County to close out the issue with 7-ELEVEN and the need to amend the Interlocal Agreement.

Mr. Cole stated this will also be discussed in the CDD #2 meeting. Regarding whether payment should be taken based on an estimate and tried up later, Mr. Schmitt suggested informing 7-ELEVEN of the current estimate and advising that the payment will be collected when a final amount is known at the end of the project.

Mr. Schmitt stated an email indicated that Ms. Beard would assist with trying to collect. He noted that they would validate Mr. Trebilcock's methodology.

Mr. Cole reported the following:

- The utility conflicts were resolved to the best of his knowledge. Digging was done to ensure no conflict with drill shafts. Drill shaft mobilization starts tomorrow. Drill shaft work begins next week and will take a couple of weeks.
- Concrete foundations for poles will be poured and require time to cure.
- Burn in timing is scheduled for May; the signal should be operational in June.

Mr. Cole will continue monitoring the progress and ensure that the County forces the Developer to comply.

➤ Lake Repair: The inspector is inspecting behind the Runaway Lane houses that need repairs. Delays are unfortunate but a change in inspectors occurred; a proposal for the repairs to be requested from Landshore will be presented by the next meeting for work that is the CDD's responsibility. If any work is related to a dock, it would not be the CDD's responsibility.

Mr. Christensen asked about the criteria for repairs.

Mr. Cole stated that, according to The South Florida Water Management District (SFWMD) criteria, the Board should consider repairing anything more than 9". As he has said many times, the CDD could repair 9" drops continually but generally anything measuring 12" or more is included in repair. Permits are not required for maintenance work.

➤ The inspector will check the golf course access. He is obtaining a proposal from Collier Paving to restripe the CDD #1 roads, to include crossings.

➤ The inspector will inspect the Heather Glen rear yard drains and catch basins.

SEVENTH ORDER OF BUSINESS

Consideration of Metro Pumping Systems Inc. Custom Pump System Quotations for Replacement of PLC for #3 and #4 Stations

Mr. Cole presented the Metro Pumping Systems Inc. Custom Pump System Quotations for Replacement of PLC for #3 and #4 Stations for controllers on the computer. Replacing both pumping systems was budgeted at \$55,000, and the proposals are each \$47,987.70. Mrs. Adams stated that the total cost will be shared with CDD #2.

Discussion ensued regarding making sure that new improvements are compliant with new systems to be installed and the subscription cost of \$450 per year.

On MOTION by Mr. Schmitt and seconded by Mr. Weinberg, with all in favor, the Metro Pumping Systems Inc. Custom Pump System Quotations for Replacement of PLC for #3 and #4 Stations, subject to validating that improvements made will be compliant with the new system, was approved.

Mr. Benet thinks Baseline can retrofit to many brand name computers for the pumphouses. When hybridizing and bringing in a new computer on an older cabinet, he thinks a

specialist would need to be engaged. Pumphouse #4 has been offline since the faceplate went down.

Mr. Cole stated that Pumphouse #2's roof, stucco and painting were completed; the project is almost complete. Staff is obtaining proposals for repair of a 20+ year old 10" dogleg pipe coming out of the pumphouses. The pipe will eventually need to be replaced, but temporary repairs are needed as soon as possible to preserve the integrity of the pipe. Only two proposals were received; one proposal for \$12,500 was for just one pumphouse; another proposal was just under \$10,000 for both pumphouses. He asked the Board to approve up to \$10,000 for the repairs on Pumphouses #1 and #2. A temporary repair is needed to prevent imminent damage until a permanent repair can be done. It was noted that costs would be shared with CDD #2.

Mr. Benet stated only one of the pump stations can isolate itself from the greater system. It is a potentially major undertaking if all goes just right. It would be nice to have a gate valve to isolate that pump station so that it does not affect the rest of the system as greatly as it will the way it is right now.

Mr. Cole stated the permanent repair proposals include adding a gate valve.

On MOTION by Mr. Schmitt and seconded by Mr. Weinberg, with all in favor, emergency temporary repairs, in a not-to-exceed amount of \$10,000, were approved.

- **Consideration of Carter Fence Company Inc. Estimate #61201 for Repair of PVC Fence Panels**

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

Mr. Cole presented Carter Fence Company Inc. Estimate #61201 for repair and/or replacement of the vinyl fence panels along the north side of Peppertree in Bent Creek and on the west side of Mulberry Lane. All areas of concern were inspected and identified.

On MOTION by Mr. Schmitt and seconded by Mr. Christensen, with all in favor, Carter Fence Company Inc. Estimate #61201 for Repair of PVC Fence Panels, in the amount of \$6,036.25, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Bentley Electric Co of Naples FL Inc Proposal 25-181 for Replacement of Three (3) Meters

Mrs. Adams presented Bentley Electric Proposal 25-181. She will ask if the equipment can be combined into one meter. It was noted that an additional expense is authorized in order to bring the equipment into code and proper standards.

On MOTION by Mr. Weinberg and seconded by Mr. Schmitt, with all in favor, the Bentley Electric Co of Naples FL Inc Proposal 25-181 for Replacement of Three (3) Meters, as discussed, was approved.

NINTH ORDER OF BUSINESS

Consideration of Carter Fence Company Inc. Estimate #61201 for Repair of PVC Fence Panels

This item was presented following the Seventh Order of Business.

- **Discussion: Irrigation Main Line Repair**

This item was an addition to the agenda.

Mr. Cole stated another 16" irrigation main line repair is needed. He will verify the number of times such a repair has been done. Another split in the pipe occurred along the length of the pipe and, due to prompt action and an emergency repair, it was the least disruption experienced thus far. The water outage was only a day and a half. Collier Paving will provide a proposal for sidewalk replacement; once the sidewalk is repaired, landscaping will be addressed.

Discussion ensued regarding the cost to replace the entire pipe, which would be borne by homeowners and has likely increased from \$2 million five years ago to \$3 million or more.

With regard to the irrigation project, Mr. Cole stated that Mr. Russ Geiger is working on bid documents so that a Request for Proposals (RFP) can be published within the next 45 days

for the CDD #1 portion of the project. He believes the scope of work would include the older portion of Fiddler’s Creek Parkway up to Club Center Drive; it would include Mulberry and the intersection of Club Center and Championship Drive.

The consensus was that the Board Members would like to discuss the scope and cost prior to publishing the RFP. Mr. Cole will invite Mr. Geiger to attend the May meeting and provide the Board with a draft of the RFP.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Mr. Weinberg and seconded by Mr. Christensen, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of February 26, 2025 Regular Meeting Minutes

The following changes were made:

Line 107: Change “damaged” to “damage”

Line 155: Change “silk” to “silt”

Line 199: Change “CDD #2” to “CDD #1”

Line 199: Change “filing” to “attorney”

Line 200: Change “mediation” to “boundary amendment”

On MOTION by Mr. Schmitt and seconded by Mr. Weinberg, with all in favor, the February 26, 2025 Regular Meeting Minutes, as amended, were approved.

Mr. Benet stated that silt socks are not intended to be reused because they contain sawdust, which can sprout mushrooms when stored wet. The existing silt socks did not get soaking wet, so he is trying to dry them out. For the future, silt socks cannot be reused. He believes that these can be reused, in which case there will still be four on hand.

TWELFTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Items 5, 6, 8, 10, 11, 13, 16 and 20 were completed.

Item 1: Mr. Pires appreciates Mr. Haak's efforts to review the documentation.

Item 2: Progress was made; quotes might be presented at the next meeting.

Item 3: The inspector will review the area.

Item 4: This item refers to the cost of preparation of a proposal.

Item 6: Mrs. Adams stated the pathway looks amazing and commended Mr. Barrow.

Item 13: The area was inspected; minimal gaps can be closed on the HOA property.

Mr. Weinberg asked if plantings can be installed to fill gaps in Bougainvillea by the guard rail on Fiddler's Creek Parkway. Mr. Barrow was directed to inspect the areas in need of repair for significant ruts from Champion to Mulberry and provide a quote.

Item 19: Will be completed with the re-striping proposal.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

- **Discussion/Consideration: Draft Second Amendment to Interlocal Agreement [Traffic Signal Cost Sharing]**

Mr. Pires thanked Mr. Schmitt and CDD #2 Chair Mr. Miller for their input regarding the draft. The following changes were made:

Page 1, first paragraph, Line 2: Change ("Second Amendment"] to ("Second Amendment")

Page 1, first paragraph, Lines 3 and 5: Change "FIDDLERS" TO "FIDDLER'S"

Page 1, third WHEREAS: Change "properly" to "property")

Page 4, Paragraph 6: Change "party" to "PARTY"

On MOTION by Mr. Schmitt and seconded by Mr. Weinberg, with all in favor, the Draft Second Amendment to Interlocal Agreement, for the Traffic Signal Cost Sharing, as amended, and authorizing the Chair to execute, was approved.

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

- **NEXT MEETING DATE: April 23, 2025 at 8:00 AM**
 - **QUORUM CHECK**

Supervisors Christensen and Weinberg confirmed their attendance at the April 23, 2025 meeting. Mr. Schmitt will not be present.

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

Mrs. Adams distributed and presented the Monthly Field Operations Report. There were no questions.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Schmitt stated that he asked Mr. Barrow to remove a dead tree on CDD property near a home on Mulberry.

FIFTEENTH ORDER OF BUSINESS

Public Comments

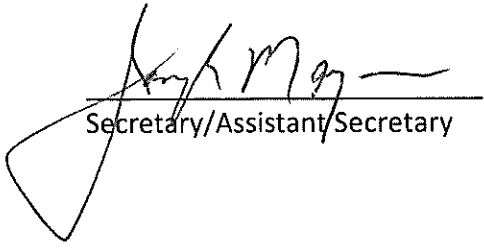
Resident Artie Hinds asked if Arboretum Drive is part of CDD #1 or if it is part of the golf course. Mr. Cole stated that the road does not belong to the CDD but maintenance of the drainage and irrigation line are within the purview of the CDD. The road is within CDD #1.

SIXTEENTH ORDER OF BUSINESS

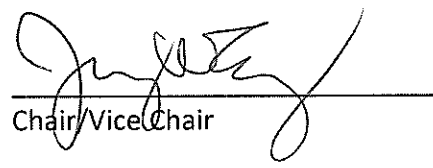
Adjournment

On MOTION by Mr. Schmitt and seconded by Mr. Weinberg, with all in favor, the meeting adjourned at 9:15 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair