

**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 May 28, 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
Joseph Badessa	Assistant Secretary
Joseph Mayer	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
Terry Cole (via telephone)	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
Bill Kurth	Premier Lakes, Inc. (Premier)
Elliot Miller	Resident and CDD #2 Board Member
Diane Moorhead	Resident
Joe Vaccaro	Resident
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 8:05 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Diane Moorhead showed photos of four cracked entrance monument pillars that need to be repaired and one spears that needs to be straightened. She asked for the rat trap at the front entrance to be hidden. Mr. Cole was asked to have the monuments inspected.

Resident Joe Vaccaro thinks the three-way stop sign at Fiddler’s Creek Parkway and Championship Drive needs to be replaced. Mr. Cole will inventory which signs to replace.

THIRD ORDER OF BUSINESS**Quality Control Lake Report - Premier Lakes, Inc. (Bill Kurth)**

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

Mr. Kurth reviewed the actions taken to date in treating algae, which is typical this time of year. The main goal is to prepare for the rainy season, which involves spraying the weeds along the banks and in the littoral shelves. Sonar® applications treating submersed vegetation are underway, as needed. He will be assessing all the lakes next month.

Mr. Christensen asked for crews not to spray the turf on top of the geotube behind his home. Regarding a request to remove the vegetation debris at Lake 43B. by Par 3. and the trash in Marsh Cove, Mr. Kurth stated he will have the wetland team address it.

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.
- Hardwood trimming in CDD #1 is completed.
- A. Irrigation and Pressure Cleaning Efforts**
 - Precipitation Data: Extreme drought conditions persist. Rainfall was about $\frac{1}{4}$ " in April.
 - Irrigation Projected Usage: There were no rain holds. April 2025 water usage was 71.7 million gallons, compared to 68.5 million gallons in April 2024.
 - Irrigation Report: Communication failures occurred at I-5 Second Tunnel; I-8 Isla & Championship; and I-16 Club Center, which required replacing the radio power supply and parts at a cost of \$1,095.84.
 - Isla del Sol Way and Championship Drive: A modem was replaced at a cost of \$270.86.
 - Fiddler's Creek Parkway Guard House: A power supply was replaced at a cost of \$264.82.

A Board Member asked why the Board and Staff were not advised sooner of potentially losing the inlet and shutting down the pumps due to the drought conditions. Mr. Hennessey stated that he, Mr. Benet, Mr. Barrow and Mr. Cole all discussed the issues and options and

hoped that conditions will change to avoid having to purchase water. Mr. Schmitt stated he thinks the Board should have been part of the decision-making process.

➤ Regarding crews cleaning the curbs in Runaway Bay, Mr. Hennessey stated it will be completed soon. He was asked to tell the operator not to leave tire marks while pressure washing the curbs.

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 was down, with 2,052 homes occupied in April compared to 2,402 in March.

➤ Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week.

➤ Gatehouse Activity: Total gatehouse entries for all three gatehouses decreased from 106,745 in March to 89,000 in April.

➤ Incidents: Parking incidents decreased significantly, with 52 in April compared to 111 in March. Other categories were about the same.

➤ Speed Detection and Enforcement: Speeding violations increased in April; of the 20 violations in April, 16 were first-time offenders who received written warnings. Four repeat offenders were referred to the Fining Committee.

➤ The Collier County Sheriff's Office (CCSO) advised that, in April, there were 41 extra patrols, 20 medical calls, 4 alarm calls, 6 accidental calls to 911 (hang-ups), three minor traffic crashes and two follow up investigations.

Discussion ensued regarding the County's newly adopted E-bike Regulatory Ordinance banning certain classes of e-bikes from sidewalks, and users not obeying traffic signs or stopping for traffic and traffic enforcement.

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

Mr. Haak reported the following:

- Sale efforts continue for Dorado and Oyster Harbor. Once the permitting issue in Dorado is resolved with the County, construction will commence on the next building.
- Road closures are expected next week. Shane and the team will email communications and monthly progress reports to everyone.

Mr. Christensen asked why the debris, rock piles, weed removal in the staging area on Runaway will not occur until the summer. Mr. Haak stated he expects to finalize a contract within the next week or so.

Mr. Pires asked about the boundary change fees reimbursement issue. Mr. Haak stated it was approved; he expects the Accounting Department to issue the check within a month.

Regarding finalizing documents between the Developer and the CDD related to the easement to build the retaining wall at the old driving range, Mr. Pires stated he will work with Mr. Haak on it.

SIXTH ORDER OF BUSINESS**Engineer's Report: Bowman Company**

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

Mr. Cole reported the following:

- Traffic Signal: The contractor's latest schedule, as of yesterday, shows the poles and the master arms will be installed by the middle of June and the signal will be in flash mode by the end of June; work on the water, cabinets, etc., are underway.

Mr. Schmitt reported that Commissioner LoCastro is taking all the credit for getting the traffic signal installed, which is untrue, nor did Commissioner LoCastro acknowledge that the Fiddler's Creek CDDs are incurring the cost.

- Emailed Mr. Pires' letter from Ms. Laurie Beard, of Collier County, confirming CDD #2 is the entity to receive the traffic signal payments from 7-Eleven, not the County. Ms. Beard asked to be copied on what transpires with the payment so she can track it and ensure the Developers met their requirements.

Mr. Schmitt stated that the approval process for one of the other developments being constructed in the future is underway and that development will be asked to contribute to the lighting costs. Another 6,000-acre development town at the old Six Owl Farms will be going before the County.

- The Bent Creek fencing materials are expected to arrive within a few weeks. The project, which includes correcting the panels along Championship Drive, should be completed by the end of June.
- Pumphouse 2: The roof replacement project has only minor cleanup left to do to complete the project.

Mr. Schmitt requested updates on the sidewalk on Championship marked with cones and on Action Item #8 and the contractor inspecting the Americans with Disability Act (ADA) pads on Champion and Mulberry. Mr. Cole stated he will address them during the Sixteenth Order of Business.

SEVENTH ORDER OF BUSINESS**Update: Traffic Enforcement Agreement Packet**

Mr. Pires requested feedback on the draft Agreement format for traffic enforcement, which the Sheriff’s Department Legal Advisor and Staff approved in substantial form, subject to correcting grammatical and scrivener’s errors, nothing substantive. Upon approval he will send the same packet to Fiddler’s Creek #2 and to the CCSO.

Mr. Pires reviewed a Florida Statute regarding jurisdiction to control traffic “over any private road or roads, or over any limited access road or roads owned or controlled by a special district”, which is included in the agenda. He responded to questions about the terms in Section 7 of the Agreement; whereby, the CCSO reserves the authority to enter into negotiations with the District to allocate costs, as a condition to enforcement and terms allowing access to the community during a major storm event.

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, the Traffic Enforcement Agreement Packet, in substantial form, and authorizing the Chair to execute the Agreement in final form, were approved.

EIGHTH ORDER OF BUSINESS**Update: Irrigation System Overview**

Mr. Cole deemed the Irrigation System Overview prepared by Mr. Haak and Mr. Benet as “pretty comprehensive”. He expects the first phase of work to begin within the next four to five months on the oldest part, along Fiddler’s Creek Parkway from 951 up to Club Center, including Championship and Mulberry. He recalled presenting a budget of approximately \$1

million in Fiscal Year 2025 to upgrade and replace items on a 25-year old system; this figure includes \$100,00 for design, construction coordination consultant fees and project scope.

Discussion ensued regarding a prior request for a cost benefit analysis; the contract, schedule and maintenance requirements; and the consultant choosing to leave the project before providing that to the Boards.

Mr. Benet stated that the CDDs will recover their investment as the new system will carry the CDDs into the next 25 years and the consequences of not proceeding with the project would be that they can no longer obtain parts and the wires in the ground are going bad.

NINTH ORDER OF BUSINESS**Discussion: Irrigation Water Supplies (Low Water Conditions)**

Mr. Cole discussed the record drought and his discussions with Mr. Benet, the Inspector, Mr. Sidel, and Mr. Soulavsk deeming the irrigation lakes' water levels dangerously low, which can negatively impact the pumps.

Mr. Cole, Mrs. Adams, Mr. Adams and Mr. Barrow discussed reducing water usage. However, due to concerns about landscaping surviving the drought, the decision was made to discuss rates with the County to implement an emergency backflow assembly and potable water line connection at the southwest corner of irrigation Lake 88, as the system typically pumps two million gallons per day. Since implemented, the lake levels are at +.8 and should be a minimum of +.5. He hopes to turn the water off once conditions improve. MRI was also directed to remove the cap at an emergency pipe interconnect, which helped bring all the lakes at the same water level.

Mr. Schmitt asked if they considered pumping water from the creek into Lake 88. Mr. Cole stated no, as the situation was urgent and doing so would have required obtaining a permit from the South Florida Water management District (SFWMD).

Mr. Schmitt voiced his opinion that Staff should have held an emergency meeting for each CDD, given the expense of approximately \$50,000 to date, over a span of 19 days. It was noted that the costs will be split between CDD #1 and CDD #2. He suggests shutting off the potable water line now and cutting back watering to two-days per week. Mr. Adams explained that, due to the urgency and conditions, he treated this like an emergency transmission line repair.

The belief was reiterated that both Board Chairs should have been called before taking any action in this emergency situation. Regarding the current cost of \$6.31 per 1,000 gallons, the CDDs are not being charged a sewer fee. Mr. Cole suggests reducing the watering using County water to half and to continue monitoring the lake levels, which were at +.8, as of yesterday; it cannot go below +.5. Mr. Benet offered to submit monthly water level readings in Lake 88, once Mr. Cole has the old measuring device replaced.

Resident and CDD #2 Board Member Elliot Miller stated that he would personally vote against Staff spending \$50,000 without being notified or obtaining consent from the Board and/or Chair. Mr. Schmitt stated that CDD #1 empowers the District Manager and the Professional Staff to make these decisions based on what they assessed as an emergency. Mr. Pires asked who the County is billing. Mr. Cole stated he will email the information, once he confirms it with the County.

On MOTION by Mr. Schmitt and seconded by Mr. Badessa, with all in favor, accepting the CDD's responsibility to pay its portion of the cost to implement the emergency backflow assembly and potable water line connection with the County and for the water usage, was approved.

Mr. Cole proposed reducing the flow to 175 gallons per minute and monitoring daily, instead of 350 gallons per minute, which is approximately 250,000 gallons per day instead of a 500,000 gallons per day. He will contact the inspector to make the changes tomorrow.

Mr. Adams proposed allowing Staff the modify the valve to keep water levels at +.5 or above.

On MOTION by Mr. Schmitt and seconded by Mr. Mayer, with all in favor, authorizing Staff to reduce the flow to 175 gallons per minute and to monitor and modify levels to maintain a level of +.5, subject to emailing the Board, and authorizing the Chair to make the decision of whether to continue to incurring the costs for irrigation water from the County, was approved.

TENTH ORDER OF BUSINESS**Discussion: Collier County Existing and Proposed Monthly Water User Rates**

This item was discussed during the Ninth Order of Business.

ELEVENTH 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 to combine three meters for lights and irrigation into one meter and provide a housing to protect from the elements.

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, Bentley Electric Co. of Naples FL Inc. Proposal 25-181 for Replacement of Three (3) Meters, in a not-to-exceed amount of \$22,600, was approved.

TWELFTH ORDER OF BUSINESS**Consideration of Architectural Design Proposal for the Irrigation Pumphouse #1 Equipment Replacement**

Mr. Cole recommended approval of the BC Architects AIA, Inc. proposal for design plans for the Pumphouse 1 equipment replacement, which is needed for the building permitting. It is a shared expense with CDD #2. The estimated construction cost for roof demolition and replacement is \$240,000; it excludes the \$930,000 for pumphouse equipment.

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, the BC Architects AIA, Inc. Architectural Design Proposal for Irrigation Pumphouse #1 Equipment Replacement, in the amount of \$32,000, was approved.

THIRTEENTH ORDER OF BUSINESS**Consideration of Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mrs. Adams presented Resolution 2025-02 and the proposed Fiscal Year 2026 budget.

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, Resolution 2025-02, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 27, 2025 at 8:00 a.m., at the Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

DATE: Change "November 26, 2025" to "November 5, 2025" and "December 24, 2025" to "December 10, 2025"

POTENTIAL DISCUSSION/FOCUS August 26, 2026: Add "& Public Hearing"

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS

Discussion/Consideration of Daly Construction of SW Florida, Inc., Business Proposal for Bridge Repair

On MOTION by Mr. Christensen and seconded by Mr. Weinberg, with all in favor, Daly Construction of SW Florida, Inc. Business Proposal for Bridge Repairs near 3262 Runaway Lane, in the amount of \$14,500, plus the cost for an additional dumpster, if needed, was approved.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposals

A. Road Restriping

- I. Bonness, Inc., Estimate Number 227662025
- II. Collier Paving & Concrete Estimate #25-349

Mr. Cole stated the estimates were not like for like. He suggested awarding the project to Bonness and increasing the amount to cover ancillary items, such as any ADA mats and concrete repairs to sidewalks deemed to have tripping hazards. He will validate the requirement to replace raised pavement markings.

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, Bonness, Inc., Estimate Number 227662025, for road restriping, in a not-to-exceed amount of \$40,000, was approved.

B. Lake Erosion Repair

I. American Shoreline Restoration Inc. Agreement

II. Landshore Enterprises, LLC, Proposal #4312

Mr. Cole stated each vendor had different linear feet calculations. He suggested awarding the project to American Shoreline Restoration Inc., which includes repairs to Lakes 16 and 21 and Runaway Lane starting at 3456 Runaway Lane going east. The remaining Runaway Lane work is budgeted for Fiscal Year 2026. Mr. Christensen asked Mr. Cole to email the location of the Runaway Lane work. Mr. Schmitt asked Mr. Cole to research whether any of the prior repairs failed and are still under warranty.

On MOTION by Mr. Weinberg and seconded by Mr. Christensen, with all in favor, the American Shoreline Restoration Inc. Agreement, for lake erosion repair at Lakes 16 and 21 and Runaway Lane starting at 3456 Runaway Lane and working east, in a not-to-exceed amount of \$100,000, was approved.

SEVENTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of April 30, 2025**

Mr. Adams responded to questions about revenues and "Fountains" and "Tax collector" line item overages. The financials were accepted.

EIGHTEENTH ORDER OF BUSINESS

**Approval of April 23, 2025 Regular Meeting
Minutes**

The following change was made:

Lines 137: Change "Lori" to "Laurie"

On MOTION by Mr. Schmitt and seconded by Mr. Mayer, with all in favor, the April 23, 2025 Regular Meeting Minutes, as amended, were approved.

NINETEENTH ORDER OF BUSINESS**Action/Agenda or Completed Items**

Items 2, 6, 7, 10 and 14 were completed.

TWENTIETH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Woodward, Pires and Lombardo, P.A.**

There was no report.

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

- **1, 576 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: June 25, 2025 at 8:00 AM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 25, 2025 meeting.

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

The Monthly Field Operations Report was included for informational purposes.

TWENTY-FIRST ORDER OF BUSINESS**Supervisors' Requests**

Mr. Schmitt stated that the stop sign and street sign at the intersection of Isla Del Sol and Champion need to be painted. Mrs. Adams asked Mr. Cole to add this to the inspection.

Mr. Schmitt asked about the street light repairs and asked Mrs. Adams to research the Federal Express overnight delivery charge for sending the agenda package. Regarding the street lights, Mrs. Adams stated that the CDD is being credited \$2,100. She will confirm that the CDD is not charged the extra Federal Express expense.

TWENTY-SECOND ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTY-THIRD ORDER OF BUSINESS**Adjournment**

The meeting adjourned at 10:11 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair