

**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 June 25, 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
John Baker III	Hole Montes, a Bowman Company
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)
John Fiore	Resident
Joe Vaccaro	Resident
Elliot Miller	CDD #2 Board Member
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 John Fiore discussed erosion around his property on the golf course side of the lake in Marsh Cove. Mr. Cole will inspect the areas on Lakes 37A and 37B and advise.

Mr. Schmitt noted that funds remain in the budget for periodic maintenance; Staff will determine if it is necessary to install geotubes for shore protection.

### **THIRD ORDER OF BUSINESS**

#### **Quality Control Lake Report - Premier Lakes, Inc. (Bill Kurth)**

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

Mr. Kurth noted that water levels in the lakes increased. He stated that submersed weeds are the biggest concern at this time of year and the hydrilla at one of the entrance lakes was 100% controlled with Sonar® herbicide. Now that Premier is treating The Rookery Golf Course, which had hydrilla in most lakes, Sonar® was applied and it helped slow the growth. Some pondweed treatments occurred on lakes bordering CDD #2 last week and are not indicated in the Report.

Mr. Kurth stated he checked Lake 43, as requested, and observed that it was already sprayed. That lake is problematic when it gets low as the ground is difficult to traverse. Much of the treated vegetation was dying; a follow-up treatment will be applied. In recent weeks, the team has done significant work on the large littoral shelves; work will be completed this week before the water levels rise. Mr. Schmitt thinks that lake will change via the Environmental Resource Permit (ERP).

### **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.
- Tree Canopy Trimming: Juniper is finishing hardwood trimming in CDD #1. The palms are being trimmed, rather than waiting until August, per the schedule.

#### **A. Irrigation and Pressure Cleaning Efforts**

➤ Precipitation Data: The community average for May was 2.54", slightly more than last May. At the end of May, the CDD was approximately 8" below 2024; this month, 16" of rain has been received. The lakes are doing fine at this time.

➤ Irrigation Projected Usage: In May there were two rain holds in villages and one in the common areas. May 2025 water usage was 72.5 million gallons, slightly less than May 2024.

Mr. Hennessey stated he received Mr. Weinberg's email and he will obtain a rain gauge.

➤ Irrigation Report: A minor central computer issue was fixed at no cost to the CDD.

➤ Pressure Washing: Crews finished Club Center Boulevard, Runaway Lane curbing, Cherry Oaks Trail and Lane, and the sidewalk on Fiddler's Creek Parkway and are now in Aviamar. After that area has been completed they will proceed to Fiddler's Creek Parkway, where they started on November 1, 2024. The map will be updated. It took approximately eight months to get through the community. The new machine was implemented on March 7 2024; he believes it will now take about seven months to get through the community.

#### **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; it should be called to add vendors or visitors to the list. Information can also be emailed to [safety@fiddlerscreek.com](mailto:safety@fiddlerscreek.com).

➤ Occupancy Report: The overall average weekly occupancy in May was 1,300 compared to 2,052 in April, which was a 37% decrease.

➤ Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week. Power went out twice at the Sandpiper gate in recent weeks. Batteries were just replaced so the gate arms were only down for a few hours.

➤ Construction Parking: The large parking lot is to be used for all parking for the gym, The Club etc. The Caxambas restaurant parking lot is reserved for construction vehicles.

➤ Gatehouse Activity: Total gatehouse entries for all three gates decreased from just under 90,000 in April to approximately 57,000 in May, which is reflective of the occupancy rate.

➤ Incidents: Medical incidents decreased from 20 to 18. Resident complaints stayed the same at 25 even with lower occupancy. Parking incidents decreased.

Asked how to minimize gate damage, Mr. Hennessey stated video shows that the incidents are the fault of the drivers. The \$1,100 cost of repair serves as a good deterrent.

➤ Speed Detection and Enforcement: The portable speed detection device was in use in two locations. Of the 14 violations in May, 10 were first-time offenders who received written warnings. Four repeat offenders were referred to the Fining Committee.

➤ Per the Collier County Sheriff's Office (CCSO), in May there were 54 extra patrols, 18 medical calls, six accidental calls to 911 (hang-ups), seven alarm calls and four incidents with suspicious persons or vehicles.

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

Mr. Haak reported the following:

➤ Work is ongoing in the main campus area and designated parking areas are subject to change. Progress updates will be emailed to the community. Work is ongoing in the Runaway area; one scheduling issue is that the cart path relocation will occur in that area, so in-depth work cannot proceed until the course closes. It is hoped that progress will be observable in July.

➤ Marketing and sales efforts continue throughout the community.

➤ The parking lot in the area of the removed cart barn is expected to be finished in July; that area will be completed first.

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

Mr. Cole reported the following:

➤ Water Levels: Significant rainfall was received; lake levels increased from elevation +0.5 to almost 4; 16" of rain was received in less than three weeks. Mrs. Adams sent an email yesterday; the cost was approximately \$130,000 for the County water used over about three and a half weeks. While the bill was forwarded to CDD #1, it will be split with CDD #2. In the future, Staff will watch water levels; this situation has never happened in the last 25 years. A staff gauge will be installed in the filter before the pumphouse.

It was noted that the entry fountains were not turned back on. Mrs. Adams will ask Mr. Nott to check the water level.

➤ Traffic signal poles were installed at Sandpiper Drive. Work is progressing and is ongoing today. The AECOM consultant estimates that the signal will be operational by the end of July.

It was noted that Commissioner LoCastro did not mention that the CDDs funded the traffic signal.

➤ The Bent Creek fencing materials were delayed and are expected by the end of June.

Discussion ensued regarding shifted and/or sinking perimeter panels along Mulberry.

Mr. Baker reported the following:

➤ Lake Repairs: Contacted American Shoreline; an update will be provided at the next meeting.

➤ Striping: The contract negotiated with Bonness is under legal review.

➤ Pumphouse Repairs: The BC Architects contract is under legal review.

Mr. Pires stated that he reviewed the contract and several minor changes are needed. He sent a form of the Service Provider Agreement that needs to be utilized and will contact the Engineer to finalize the contract tomorrow.

➤ The Request for Proposals (RFP) for the pumphouse work is ongoing so that, once the contract is complete, the RFP for the building can be put out to bid.

Mrs. Adams stated that Daly Construction declined the job adjacent to Runaway due to the CDD's contract. Mr. Pires stated that many vendors object to Statutory requirements, such as the prompt payment act, E-Verify, identification issues, etc.

Mr. Cole estimated that construction of the next pumphouse will be completed at the end of summer 2026.

Discussion ensued regarding construction timeframes and ongoing projects.

Mr. Cole stated the inspector is checking on the front monuments and the four crooked decorative spires. Mrs. Adams stated that Lykins-SignTek performed the repairs after Hurricane Irma. The inspector will follow up on the report and inventory all stop signs.

Mrs. Adams stated, to clarify, all faded sign inserts need to be inspected and replaced.

**SEVENTH ORDER OF BUSINESS****Discussion: Irrigation Action Items**

The Board and Staff discussed the Irrigation Action Items.

In response to Mr. Christensen's questions, Mr. Benet discussed the old infrastructure's wires, which are failing in the ground, and the need to install new battery timers rather than running costly new wiring.

The consensus was that no Board decisions or approvals are needed today. Mr. Cole will follow up and present proposals for any necessary work.

Mr. Pires stated he reviewed Bonness' requested changes to the contract. He discussed Bonness' changes to the Force Majeure section and stated he responded to Mrs. Adams and copied Bonness that the requested exclusion of Force Majeure during a natural disaster is acceptable.

Mr. Christensen discussed the difficulties that Runaway is having with the new irrigation company. Mr. Benet stated that he will provide referrals following the meeting.

**EIGHTH ORDER OF BUSINESS****Update: Collier County Sheriff's Office  
Residential Community Patrol Information**

Mr. Pires stated that he finalized the Traffic Enforcement Agreement. He clarified with a Sheriff's Office representative that the Traffic Enforcement Agreement allows CCSO deputies to enter the CDDs without being requested, at no cost. Because the CDD roads are not owned by the County, if the Traffic Enforcement Agreement is in place, deputies will conduct traffic enforcement at no charge during routine patrols. Additional charges would apply if the CDD requests a Special Detail for an event.

Resident Joe Vaccaro stated State Troopers recently increased its patrols in the CDDs.

**NINTH ORDER OF BUSINESS****Continued Discussion: Fiscal Year 2026  
Proposed Budget**

The Board and Staff discussed the proposed Fiscal Year 2026 budget and Staff responded to questions related to assessment revenues, monies due from the Developer, the

conservative interest revenue estimate and budget increases, decreases and adjustments, compared to the Fiscal Year 2025 budget.

Mr. Christensen stated he would like a cost-benefit analysis to justify the irrigation project. Mr. Haak stated the benefit is that the system upgrade will provide a means of addressing the unresolved irrigation issues. Mr. Christensen asked if the new consultant is recommending the same solution proposed by the previous consultant, or if he can offer more cost-effective alternatives. Mr. Haak stated he will not restrict the consultant; he will share the analysis and recommendations provided.

It was noted that Mr. Cole's initial estimate of CDD #1's potential irrigation project expenditures for Fiscal Year 2025 was \$1 million, which was not spent and are prorated into the Fiscal Year 2026 budget and offset some of those increased expenses.

Mr. Adams stated Mailed Notices will be sent to inform property owners of the assessment increase currently anticipated to be \$45 to \$50 per unit. Most of the increase is related to the water management, lake bank erosion repairs, continued programming for irrigation pump station repairs and the removal of the traffic signal expenditures which do not recur in Fiscal Year 2026. The CDD will have sufficient funds in "Working capital" to fund expenses during the first three months of the fiscal year before assessment revenues are received with \$200,000 is budgeted for unforeseen irrigation mainline breaks and a very small amount in Unassigned funds.

Discussion ensued regarding whether \$22,000 in Unassigned funds is sufficient, whether to increase the assessment another \$50 or \$100 per unit to further build the reserves and the known erosion issues that are not currently planned for Fiscal Year 2026.

<p><b>On MOTION by Mr. Weinberg and seconded by Mr. Schmitt, with all in favor, increasing the Operation &amp; Maintenance (O&amp;M) assessment an additional \$100 per unit, as discussed, was approved.</b></p>
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**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2025**

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

**ELEVENTH ORDER OF BUSINESS****Approval of May 28, 2025 Regular Meeting Minutes**

The following changes were made:

Line 52: Change "beyond" to "on top of"

Line 54: Change "Kruth" to "Kurth"

Line 112: Change "Torbenson" to "Christensen"

Lines 192, 204 and 222: Change "portable" to "potable"

Line 215: Delete "and" after "the"

Line 313: Change " \_\_\_\_\_ " to "Weinberg"

**On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, the May 28, 2025 Regular Meeting Minutes, as amended, were approved.**

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

Items 2, 4, 8, 9, 12, 13, 17, 18, 19, 20 and 21 were completed.

Item 5: Under contract with Bonness.

Item 6: Mr. Barrow will provide a quote; Mrs. Adams will prepare a Work Order.

**THIRTEENTH 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**

- **NEXT MEETING DATE: July 23, 2025 at 8:00 AM**

- **QUORUM CHECK**

Supervisors Badessa, Schmitt, Mayer and Weinberg confirmed their attendance at the July 23, 2025 meeting. Supervisor Christensen might attend.



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

The Monthly Field Operations Report was included for informational purposes.

**FOURTEENTH ORDER OF BUSINESS****Supervisors' Requests**

Mr. Christensen asked for a general agreement as to the height of the Clusia hedges along Fiddler's Creek Parkway. The consensus was to trim them to the height of the guardrail.

Mr. Schmitt stated that County trucks have performed sanitation activities at the lift station on Mulberry at least five times in the last six months, and the sod is damaged. He wants Mr. Barrow to inspect the area and provide a proposal for a solution, such as a gravel drive. It was noted that the County cannot be billed, as it is the CDD's responsibility.

Mr. Schmitt asked if there might be a leak in that location. Mr. Benet does not believe so. He noted that many residents irrigate, even during rain. The consensus was that residents should have rain gauges.

**FIFTEENTH ORDER OF BUSINESS****Public Comments**

A resident stated two Royal Palms on Fiddler's Creek Parkway need to be replaced. Mrs. Adams concurred and stated two new Royal Palms will be installed during the rainy season.

**SIXTEENTH ORDER OF BUSINESS****Adjournment**

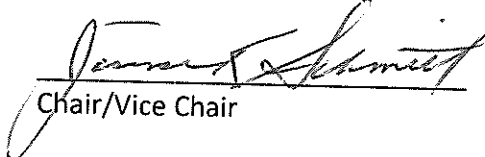
**On MOTION by Mr. Badessa and seconded by Mr. Mayer, with all in favor, the meeting adjourned at 9:19 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

FIDDLER'S CREEK CDD #1

June 25, 2025

  
Secretary/Assistant Secretary

  
Chair/Vice Chair