

**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 23, 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)                  |
| Carlos Vidal (via telephone) | McDimit Davis                                  |
| Elliot Miller                | CDD #2 Board Member                            |

**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)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for Fiscal Year Ended September 30, 2024,  
Prepared by McDirmit Davis**

This item was presented following the Sixth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,  
Hereby Accepting the Audited Financial  
Report for the Fiscal Year Ended  
September 30, 2024**

This item was presented following the Sixth Order of Business.

**FIFTH ORDER OF BUSINESS**

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

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

Mr. Kurth noted that submersed weeds are often the biggest concern when water levels rise. Other than hydrilla at one of the entrance lakes that was 100% controlled with Sonar® herbicide, the only submersed weeds requiring treatment are in the 65 Canal and in some drainage areas where pondweed treatments occurred on lakes bordering CDD #2 where flow enters from the County. Treatments were hampered by rainfall; high water levels on the golf course and mosquitoes were reported. The lakes are in very good condition; some littoral shelf work will likely be necessary, which is common in summer as water levels rise. The lakes are very healthy in general; very little algae growth was observed.

Mr. Kurth noted an area treated at Mr. Christensen's request. Mr. Christensen stated torpedo grasses overtook the sage. Mr. Kurth stated torpedo grass appears in the transition zone when water levels rise; the area will be re-treated.

**SIXTH ORDER OF BUSINESS**

**Health, Safety and Environment Reports  
(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 nearly finished hardwood trimming in CDD #1. The second round of fruited palm and date palm trimming will be done next month.

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

➤ Precipitation Data: The average for June was 16.88"; in June 2024 it was 18.64".

➤ Irrigation Projected Usage: June 2025 water usage was 38.6 million gallons; June 2024 usage was 49.6 million gallons. In June, there were eight rain holds in the villages and nine in the common areas.

➤ Pump Station Usage: Pump Station #3 issues were rectified. Pump Station #1 is only handling approximately 3% of the water; the issue will likely be fixed in the coming year.

➤ Irrigation Report: One communication failure occurred due to lightning damaging the satellite. Repairs were done at a cost of \$869.50 to the CDD. A modem replacement was covered by warranty and a wiring harness was repaired at no cost to the CDD.

➤ Pressure Washing: Crews completed work on Aviamar and are nearly finished with Fiddler's Creek Parkway and will move on to Sandpiper Drive. The map was reconfigured to show the next eight months of pressure washing. The schedule was moved up due to the faster pace; the new equipment is performing well.

#### **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: Overall average weekly occupancy in June was 948 compared to 1,300 in May, which was a 28% decrease.

➤ 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 gates decreased from 57,727 in May to 39,568 in June.
- Incidents: Open garage doors, parking issues, officer observations and complaints decreased. Medical incidents remained the same at 18. No gate arm damage occurred in June.
- Speed Detection and Enforcement: The portable speed detection device was in use in two locations. Of the seven violations in June, five were first-time offenders who received written warnings. Two repeat offenders were referred to the Fining Committee.
- Per the Collier County Sheriff's Office (CCSO), there were 53 extra patrols in June, 18 medical calls, 13 accidental calls to 911 (hang-ups), six alarm calls and two traffic crashes inside the community.

- **Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2024, Prepared by McDirmit Davis**

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

Mr. Vidal presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit. He noted that the assets of the District exceeded its liabilities at September 30, 2024 by approximately \$16.3 million, an increase in net position of approximately \$960,000 compared to the prior year. At September 30, 2024, the District's governmental funds reported fund balances of about \$4.5 million, an increase of approximately \$330,000 in comparison with the prior year.

- **Consideration of Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024**

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

**On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, Resolution 2025-04, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

## SEVENTH ORDER OF BUSINESS

## Developer's Report

Mr. Haak reported the following:

- Work is ongoing in the Club and Spa area, pickleball courts and parking lot.
- Signs are posted and areas are cordoned off; people should be mindful and stay away from those areas to avoid injury. There were some issues with people entering and trespassing.
- Work is ongoing in the Runaway area.

Mr. Christensen asked for there to be cleanup after heavy truck traffic and excavation. Mr. Haak will instruct construction personnel to follow up.

- Last minute permitting issues regarding the next building in Dorado are being addressed. Marketing efforts continue in other parts of the community.
- A meeting was held with the irrigation consultant and two days were spent with Mr. Benet gathering information. Mr. Cole was at another meeting where information was exchanged. Mr. Haak expects to receive an initial summary report within the next few weeks. An update will likely be provided at the next meeting.

Mr. Christensen asked if there is any reason to believe that the schedule will not be met. Mr. Haak stated that no updates have been shared indicating further delays. A brief update was posted to the Members' website last month. He suggested the Board Members check the website frequently, as another update will likely be issued in the coming weeks.

Mr. Pires suggested the Board authorize the District Engineer to perform a site visit and prepare a written report documenting that the work to restore the golf course was completed and that access points on Mulberry and Club Center Way were restored to their prior condition. Mr. Schmitt asked for the written report that the restoration work was performed satisfactorily to be prepared.

Mr. Schmitt stated that Bellaggio asked if the CDD is responsible for its seawall. He noted that an Easement Agreement was needed for the retaining wall along the creek

Mr. Haak stated that he and the Developer never formed the opinion that the Bellaggio wall is not CDD property. The Developer will review the Plat and Agreement and work with Mr. Pires to determine if something needs to be done.

Mr. Schmitt stated four lots at the end of Bellaggio, adjacent to the seawall, were found not to be at the proper setback, so a retaining wall was erected. His understanding is that it is an issue for the homeowner or the HOA. One property owner submitted a request to the

Design Review Committee and the CDD advised that the CDD does not own that wall; it is between the homeowner and the HOA.

Mr. Pires stated he and Mr. Cole will work with Mr. Haak; if any work is in a CDD Easement, an Easement Use Agreement (EUA) is needed. This will be added to the Action Item list. Mr. Cole stated an EUA is needed because the property is within the CDD's lake tract.

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

Mr. Baker reported the following:

- He is dealing with BC Architects on a proposal for the Pumphouse #1 replacement.

Mr. Pires stated he is working on the Agreement.

- BC Architects will provide proposals for lightning protection for Pumphouse #2 and roof repairs for Pumphouses #3 and #4.

- The signed Agreement from American Shoreline for the lake erosion repairs was received; the W-9 and certifications were not yet received. The start date is to be determined.

- An issue was raised regarding landscaping sight lines at various intersections, and complaints about some of the wings on the brick walls.

Mrs. Adams stated Dale Construction, the contractor for the Marsh Cove bridge, advised that they do not use E-Verify; they are not interested in the job. Mr. Baker stated inspectors were sent to verify and photograph the landscaping sight lines. Additional photos of the bridge were taken. The inspection report was received this week; proposals will be requested.

- He and Mr. Benet are working on the irrigation issues going forward.

- He created a tracking spreadsheet for all the CDD items.

Regarding the direction to create a sign inventory to determine how many "sign inserts" must be replaced, Mr. Cole stated the inspection was completed by the inspector; he prepared a spreadsheet of the locations and emailed Lykins-SignTek for a proposal. Mr. Schmitt took issue with the delay and asked for a clear understanding of the number of signs to be replaced, the cost and the schedule to be given to the Operations Manager for presentation at the next meeting. It was noted that all replacements are for "inserts" and that stop signs, directional signs, street signs, golf cart crossing signs, etc., require replacement.

Discussion ensued regarding whether the "Deer Crossing" signs can be omitted.

Mr. Cole stated that those signs were never in the CDD's sign package, so they can be removed. Mr. Schmitt directed Staff to have the signs removed. Mr. Baker will request a proposal for removal of the "Deer Crossing" and the "Bag Drop" signs.

Mr. Cole stated that Lakes 37A and 37B on the north side of Marsh Drive were evaluated for erosion. Some erosion was noted; it is not an imminent problem and has likely been in place a few years. It cannot be repaired due to water levels. Staff will continue to monitor the area and review it during dry season.

Mr. Cole stated the large horizontal mast arms on the traffic signal will be installed tomorrow night. He met with the contractor yesterday who stated he believes the signal will be operational in August; however, based on past experience and work still to be done, Mr. Cole thinks the traffic signal will most likely be operational in September or October.

#### **NINTH ORDER OF BUSINESS**

#### **Discussion: Irrigation Action Items**

It was noted that nothing is included in the agenda for this item.

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

#### **TENTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Statements as of June 30, 2025**

Mr. Christensen asked if the \$105,000 due from FCC Marsh Cove will be put into an interest-bearing account. Mr. Adams stated funds can be held in an interest-bearing account.

The financials were accepted.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Approval of June 25, 2025 Regular Meeting Minutes**

The following changes were made:

Line 181: Insert "not" after "are"

**On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, the June 25, 2025 Regular Meeting Minutes, as amended, were approved.**

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

Items 6, 8, 11, 12, 14 and 15 were completed.

Item 2: Included in the Fiscal Year 2026 budget.

Item 4: Mrs. Adams stated the GulfScapes sod replacement proposal totals \$5,700.

**On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, the GulfScapes sod replacement proposal, in the amount of \$5,700, was approved.**

Item 7: Mr. Baker is working on the report.

Mr. Cole reported the following:

- The Bent Creek and Mulberry fence panel repairs were completed in the last month.
- Regarding 7-ELEVEN's fair share contribution towards the traffic signal, Mr. Cole received Trebilcock Consulting Solutions' (Trebilcock) responses to the County's questions and forwarded them to the County, who forwarded them to Jacobsen Engineering, the consultant for the County. Previously, the fair share percentage for both 7-ELEVEN and J-House was 8% each. The revised report includes new amounts of approximately 9% for J-House and approximately 16% for 7-ELEVEN, subject to review and approval by the County.

Mr. Christensen asked Mrs. Adams to review the plantings around the main gatehouse, which seem sparse.

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

Mr. Pires will follow up with the Sheriff's Department regarding the Traffic Enforcement Agreement. The Legal Department forwarded the Agreement to the Sheriff for signature; from there it will be submitted to the County Commission.



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

- **NEXT MEETING DATE: August 27, 2025 at 8:00 AM [Adoption of FY2026 Budget]**
  - **QUORUM CHECK**

Supervisors Badessa, Schmitt and Mayer confirmed their attendance at the August 27, 2025 meeting. Supervisor Christensen might attend. Supervisor Weinberg will not 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**

There were no Supervisors' requests.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

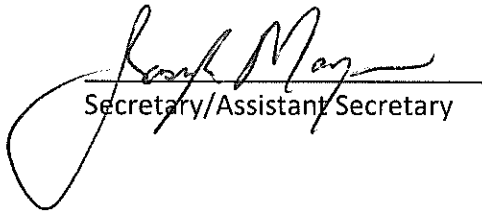
No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, the meeting adjourned at 8:57 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair