

**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 Public Hearing and Regular Meeting on August 27, 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               |
| 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)                  |
| Elliot Miller              | CDD #2 Board Member                            |
| Diane Moorehead            | Resident                                       |
| Joe Vaccaro                | Resident                                       |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 8:00 a.m. Supervisors Schmitt, Christensen, Badessa and Mayer were present. Supervisor Weinberg was not present.

**SECOND ORDER OF BUSINESS**

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

Resident Diane Moorehead asked for the tree stump by the entrance to be removed and for the rusty lights at the entrance to be painted. Staff was asked to address these issues.

Mrs. Adams noted that the pillars also need to be pressure cleaned.

It was noted that the 15 lights that need to be repaired will be discussed later in the meeting.

**THIRD ORDER OF BUSINESS****Presentation: FMSBonds Plan of Refinancing**

Mr. Adams stated that the markets and interest rates recently softened, and there is an opportunity for some significant savings on one of the bond issuances that is secured solely with on-roll assessments. Mr. Bill Reagan retired so Mr. Jon Kessler would be the new representative for the Underwriter, FMSbonds.

Mr. Adams presented the FMSbonds "Plan of Refinancing" and noted the following:

- The Series 2014-1 Bonds can be refinanced.
- The outstanding principal amount is \$2.205 million.
- The maturity date is 2033; the current interest rate is 6.625%.
- Refinancing the Series 2014-1 Bonds would save approximately 12.18% annually.
- The balance, term and maturity date would remain the same.
- Debt Service would remain level through maturity.
- The rate, if refinanced would be 4.25%. No rating or Reserve Fund would be required.
- There are no out of pocket costs; all costs of refinancing are included in these numbers.
- It would take six to eight weeks to close.
- After refinancing, the annual savings would be approximately \$43,000; savings from 2026 through maturity would total approximately \$346,000.
- The Debt Service portion of the assessment for property owners in the Series 2014-1 Bond area would decrease by about 12%.

**On MOTION by Mr. Mayer and seconded by Mr. Christensen, with all in favor, the Proposed Financing of Series 2014 1 Bonds, as presented, and authorizing Staff to proceed, was approved.**

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

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

Mr. Kurth stated that nothing unusual has been observed; the grasses tend to grow rapidly when water levels rise. Areas around Lake 65 will be re-treated, as necessary. Last

month, technicians did extensive work on littoral shelves; deeper water slows down work in such areas due to the presence of alligators.

**FIFTH ORDER OF BUSINESS****Health, Safety and Environment Reports  
(Ryan Hennessey)**

Mr. Hennessey gave 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 began the second round of fruited palm and date palm trimming throughout CDD #1.

**A. Irrigation and Pressure Cleaning Efforts**

- Precipitation: In July 2025, the average rainfall was 7.37". Last July it was 15.81".
- Irrigation Usage: The villages had five rain holds in July and the common areas had four. Total July 2025 water usage was 45,952,850 gallons compared to 32,747,278 in July 2024
- Pump Station Usage: Pump Station #1 is still working at a diminished state; the issue is scheduled to be fixed.
- Irrigation Report: GulfScapes advised of a satellite problem. Mr. Benet replaced a blown fuse and several communication failures were addressed at no charge. A communication failure at the guardhouse occurred due to a bad faceplate, modem and distribution board. CDD #1 was billed \$920.50 for the repairs.
- Pressure Washing: Sandpiper Drive, Championship Drive and Mahogany Bend Drive and Marsh Cove monuments were completed. Curb drains in Hawk's Nest, Cardinal Cove and Deer Crossing are being cleaned. Fiddler's Creek Parkway pillars will be cleaned.

Mr. Hennessey will have the black olive tree on Championship Drive between Mulberry and Mahogany, where pedestrians walk in the street to avoid stepping on fruit addressed.

**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: July average weekly occupancy was 913 compared to 938 in June.
- Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week. A minor issue at the Sandpiper Gatehouse earlier in the month, which caused the gatehouse to be closed for several days, was addressed.
- Gatehouse Activity: Total gatehouse entries for all three gates was 39,568 in June and 39,716 in July.
- Incidents: Open garage doors, medical calls and residential complaints increased. Parking incidents decreased. One gate arm damage incident occurred in July.
- Speed Detection and Enforcement: The portable speed detection device was in use in two locations. All 11 violations were first-time offenders who received written warnings. No repeat offenders were referred to the Fining Committee.
- Per the Collier County Sheriff's Office (CCSO), there were 63 extra patrols in July, 22 medical calls, ten accidental calls to 911 (hang-ups), four alarm calls and two suspicious persons/vehicles.

Mr. Schmitt stated that a speed limit sign on Championship was damaged on July 30, 2025. Security Staff was on site within 30 minutes; the guilty party was not identified. The sign must be replaced; it is likely in the Bowman sign replacement proposal.

Resident Joe Vaccaro noted that a fixed camera was taken down. Mr. Hennessey stated that an equipment problem was addressed and the camera was reinstalled.

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

Mr. Haak reported the following:

- Work is ongoing in CDD #1 at Gator Grille, Caxambas, the pickleball courts, etc.
- People should not enter the construction areas. Additional signage was posted to advise that it is a felony to enter construction areas.
- Work is continuing according to schedule. The parking lot is basically finished and will open sooner than other areas.

Mr. Christensen noted the presence of weeds in front of the cart path area. Mr. Haak will look into it.

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

Mr. Cole reported the following:

- Traffic signal poles and mast arms were installed. A delay with Florida Power & Light (FPL) was resolved. Wiring to the control panel should be completed within two weeks. Milling and repaving are completed.
- The traffic signal should be operational in mid-October 2025.

Mr. Schmitt asked about payment to CDD #2 once the traffic signal is operational. Mr. Adams stated that, once the final payment has been made and final amounts are verified, backup materials will be provided to CDD #1 so that CDD #1 can make payment to CDD #2.

Mr. Cole stated Bowman did the rezoning. He is waiting for the County to approve the percentage on the Report prepared by Trebilcock for the fair share calculation. Once the County agrees to the percentage, Mr. Cole can send information to 7-ELEVEN, who will pay once their percentage is determined. Halvorsen will make payments based on certain milestones; the last milestone, which is about to be reached, is for the traffic signal to be 50% complete. He will send Halvorsen the signed pay application recommending approval showing that more than 50% has been completed. At the end of everything, he will send a summary of all costs to Mr. Adams.

Mr. Baker reported the following:

- The Memo in the agenda indicates that the golf course access restoration along Mulberry Lane and Club Center Boulevard was completed. Another access area at Runaway Lane was stabilized, but work remains in progress nearby. Bowman will provide a follow-up inspection when the golf course work is complete.
- He followed up on the American Shoreline Restoration contract for the Runaway Lane lake bank repairs. The start date is October 6, 2025, weather permitting.

Mr. Schmitt noted the need to finalize the documentation related to the Access Agreement when cleanup of the fence and the cart path along Runaway Lane is complete.

It was noted that a CDD right-of-way exists in the area.

Mr. Pires asked for the Memo to clarify that the lay down area is different from the access points created.

- Pump House #1 replacement bid documents were completed. Mr. Pires will review the legal portion of the bid documents.

- Bowman gave BC Architects some revisions to contract language for the roof repair side of the Pump House #1 replacement.
- Bowman is in contact with MRI regarding exercising valves under the Irrigation Items. He tried to follow up this month and realized that a previous proposal needs to be revised. That will likely be provided for consideration at the next meeting. It was noted that the valves are located everywhere. Mr. Cole stated that GulfScapes is not doing the big 12" and 10" valves on the irrigation main line.
- The inspector provided a report regarding the landscaping sight lines. He did not find concerns within CDD #1; he will double-check after the meeting.

Mr. Pires asked for a Report to be sent to Mrs. Adams. Mr. Baker stated he will submit a Report in a proper report format for the next meeting.

- Bowman finished the inspection for the wing walls on the culverts and the bridges and it was sent to a contractor known to Mr. Cole; a quote will be provided. He believes the inspection found numerous areas, not just the Marsh Cove Bridge. A list was sent to the contractor.

**EIGHTH ORDER OF BUSINESS****Continued Discussion: Irrigation Action Items**

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

This item will remain on the agenda.

**NINTH ORDER OF BUSINESS****Discussion/Consideration: Pump House #2 - Construction Proposals****A. Kyle Construction, Inc. Proposal****B. Quality Enterprises USA, Inc. Proposal # 25025FL**

Mr. Baker presented the proposals to replace a corroded dogleg pipe in Pump House #2. It is necessary to shut down the master system to isolate Pump House #2 and to install a gate valve that will allow Pump House #2 to be isolated whenever necessary. This work should be done at the time of this repair. Kyle Construction bid \$37,023 and Quality Enterprise bid \$46,185. He recommended selecting the lowest bidder, as both are qualified.

**On MOTION by Mr. Badessa and seconded by Mr. Mayer, with all in favor, the Kyle Construction, Inc. Proposal for Pump House #2, in the amount of \$37,023, was approved.**

**TENTH ORDER OF BUSINESS****Consideration: Proposal for the Permanent Signs and the Locations**

Mr. Baker distributed a \$15,235 proposal from Lykins-SignTek (Lykins) to replace temporary signs with permanent signs, and for crosswalk signs on Club Center Drive.

**On MOTION by Mr. Badessa and seconded by Mr. Mayer, with all in favor, the Lykins-SignTek proposal to replace temporary signs with permanent signs, and for crosswalk signs, in the amount of \$15,235, was approved.**

It was noted that a contract must be signed before work can be scheduled.

Mr. Baker stated he is pursuing another proposal from Lykins for the four spears at the entry monuments.

Discussion ensued regarding searching for additional sign contractors.

**ELEVENTH ORDER OF BUSINESS****Public Hearing on Adoption of Fiscal Year 2025/2026 Budget****A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-05. He distributed a revised proposed Fiscal Year 2026 budget, noting that a miscommunication occurred regarding the need to send separate Mailed Notices to property owners. Staff was relying on the fact that a higher level was previously noticed than the proposed levy for the current fiscal year, which was an increase of approximately \$100. As District Counsel did not find that to be legally sufficient, Staff made adjustments and increased the use of fund balance from \$1,610,000 to \$1,789,720 to avoid the

proposed \$100 per unit assessment increase and keep assessments flat, year-over-year, and alleviate the need to send Mailed Notices.

Mr. Adams reviewed the revised proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

Mr. Adams apologized for the oversight and noted that the CDD has sufficient fund balances and a healthy fund balance of approximately \$1 million.

**Mr. Schmitt opened the Public Hearing.**

No affected property owners or members of the public spoke.

**Mr. Schmitt closed the Public Hearing.**

Mr. Christensen recalled that, some time ago, Mr. Adams conducted a study highlighting the potential savings that could be realized by combining CDD #1 and CDD #2. He asked if this should be considered.

Mr. Adams stated that both entities must first agree to a merger and then he could present the hypothetical cost savings. Generally, savings are not significant but a return on investment can be realized in one and a half to two years, as running as a single entity can sometimes be more efficient. Professional and administrative fees can be reduced, as District Management is only managing one set of books for one entity.

Mrs. Adams noted that, when this was last proposed, CDD #2 did not want to merge.

Discussion ensued regarding the pros and cons of merging, Statutory changes, other Special District mergers, the size of the CDDs, etc.

**On MOTION by Mr. Badessa and seconded by Mr. Schmitt, with all in favor, Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the**



**Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Schmitt presented Resolution 2025-06.

**Mr. Schmitt opened the Public Hearing.**

No affected property owners or members of the public spoke.

It was noted that no comments were received via mail, fax or email.

**Mr. Schmitt closed the Public Hearing.**

**On MOTION by Mr. Mayer and seconded by Mr. Christensen, with all in favor, Resolution 2025-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and noted that the Chair will need to be authorized to approve the findings related to the Fiscal Year 2025 Goals and Objectives.

**On MOTION by Mr. Badessa and seconded by Mr. Schmitt, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

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

Mr. Christensen noted that the \$100,000 due from FCC Marsh Cove has now grown to \$140,000. Mr. Adams stated that, when funds are received, they will be put into an interest-bearing account. Mrs. Adams stated that Corporate emailed the Developer; to date, she has not received an update and the last payment was received in March.

Mr. Haak asked to be copied on correspondence.

It was noted that the "Water management maintenance-Fountains" line item is at 273% of budget and the cost of water should be a shared cost with CDD #2.

The financials were accepted.

**FIFTEENTH ORDER OF BUSINESS****Approval of July 23, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Christensen and seconded by Mr. Mayer, with all in favor, the July 23, 2025 Regular Meeting Minutes, as presented, were approved.**

▪ **Operations Manager: Wrathell, Hunt and Associates, LLC**

**This item, previously Item 17C, was presented out of order.**

Mrs. Adams distributed the Monthly Field Operations Report.

Discussion ensued regarding a resident's request for the Clusia hedge along Fiddler's Creek Parkway to be allowed to grow tall enough to buffer his view of the roadway. It was noted that the hedge will be allowed to grow approximately 2' taller.

Mrs. Adams presented the Florida Painters Change Order for ratification. It is for painting additional road signs. The project was completed.

**On MOTION by Mr. Schmitt and seconded by Mr. Christensen, with all in favor, the Florida Painters Change Order for painting additional road signs, in the amount of \$7,590, was ratified.**

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

Items 12 and 13 were completed.

Item 1: Mr. Haak stated the bills were approved; he expects payment to be received before the next meeting.

Item 3: Work is in progress.

Item 4: Work was delayed due to rain and rescheduled for next week.

Item 11: Mr. Pires is preparing Consent to Use Agreements. It was noted that sea walls at Bellagio are not CDD obligations. Mr. Pires and Mr. Haak will review this.

Item 13: Deer Crossing and Bag Drop signs are included in the Lykins proposal. Bag Drop signs are a Foundation matter.

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

Mr. Pires stated that the County Commission approved execution of the Traffic Enforcement Agreement. He provided an Executive Summary.

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

- **NEXT MEETING DATE: September 24, 2025 at 8:00 AM**

- **QUORUM CHECK**

Supervisors Christensen, Schmitt and Mayer confirmed their attendance at the September 24, 2025 meeting. Supervisor Badessa will not attend.

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

This item was addressed following the Fifteenth Order of Business.

**EIGHTEENTH ORDER OF BUSINESS****Supervisors' Requests**

There were no Supervisors' requests.

**NINETEENTH ORDER OF BUSINESS****Public Comments**

No members of the public spoke.

**TWENTIETH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Badessa and seconded by Mr. Mayer, with all in favor, the meeting adjourned at 9:14 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair