

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #1

September 24, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**AGENDA
LETTER**

Fiddler's Creek Community Development District #1

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

September 17, 2025

Board of Supervisors
Fiddler's Creek Community Development District #1

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Fiddler's Creek Community Development District #1 will hold a Regular Meeting on September 24, 2025 at 8:00 a.m., at the Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
3. Quality Control Lake Report - Premier Lakes, Inc. (*Bill Kurth*)
4. Health, Safety and Environment Reports (*Ryan Hennessey*)
 - A. Irrigation and Pressure Cleaning Efforts
 - B. Security and Safety Update
5. Developer's Report
6. Engineer's Report: *Bowman Company*
7. Continued Discussion: Irrigation Action Items
8. Discussion/Consideration: Easement Use Agreements [Bellagio Lots by Seawall]
 - A. Discussion/Consideration: Consent to Use Agreements
9. Acceptance of Unaudited Financial Statements as of August 31, 2025
10. Approval of August 27, 2025 Public Hearing and Regular Meeting Minutes
11. Action/Agenda or Completed Items
12. Staff Reports
 - A. District Counsel: *Woodward, Pires and Lombardo, P.A.*

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

- NEXT MEETING DATE: October 22, 2025 at 8:00 AM
 - QUORUM CHECK

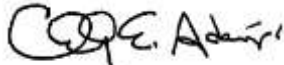
SEAT 1	JOSEPH BADESSA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TORBEN CHRISTENSEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSEPH SCHMITT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOSEPH MAYER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	FRANK WEINBERG	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

13. Supervisors' Requests
14. Public Comments
15. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE CALL IN NUMBER: 1-888-354-0094 PARTICIPANT PASSCODE: 709 724 7992

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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Fiddler's Creek CDD #1 September 2025 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
1	inspected				
2	inspected				
3	inspected				
4	inspected				
4A	inspected				
5	Treated	Algae	8/14/2025		
6	inspected				
7	inspected				
7A	Treated	Algae	8/14/2025		
8	inspected				
9	Treated	Grasses, Shoreline weeds & Cattails	8/28/2025	no algae	
10	Treated	Grasses, Alligator weed & Vines	08/14/2025		
15	inspected				
16	inspected				

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
17	inspected				
18	inspected				
21	inspected				
22	inspected				
30	Treated	Algae	8/14/2025		
34	Treated	Grasses	8/14/2025		
34A	Treated	Grasses	8/14/2025		
34B	Treated	Grasses	8/14/2025		
35	inspected				
36	inspected				
37A/B	Treated	Grasses, Alligator weed & Vines	08/21/2025		
38A/B/C	Treated	Algae & Grasses	09/04/2025		
39A/B	Treated	Grasses, Alligator weed, Vines & Algae	08/21/2025, 09/04/2025		
40A/B	Treated	Grasses, Alligator weed, Vines, Torpedo grass, Shoreline weeds & Algae	08/14/2025, 08/21/2025, 09/04/2025		Littorals
41A1/A	Treated	Grasses, Alligator weed, Vines, Torpedo grass & Shoreline weeds	08/14/2025, 08/21/2025, 09/04/2025		

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
41B1/B2/C	Treated	Torpedo grass, Shoreline weeds, Algae & Grasses	08/21/2025, 09/04/2025		Littorals
42A/B	Treated	Grasses	9/4/2025		
43B	Treated	Torpedo grass & Shoreline weeds	08/21/2025		Littorals
44	Treated	Grasses	9/4/2025		
50A/B	Treated	Grasses, Alligator weed & Vines	08/14/2025		
70A/B	Treated	Grasses, Alligator weed & Vines	08/21/2025		
78A/B					
79A	Treated	Grasses, Alligator weed & Vines	08/21/2025		
95	inspected				
FC1	Treated	Grasses, Shoreline weeds & Cattails	8/28/2025	no algae	
FC2A/B/BL1&BL2	Treated	Grasses, Torpedo grass & Shoreline weeds	8/14/2025, 08/21/2025		
FC3	Treated	Grasses, Shoreline weeds & Cattails	8/28/2025	no algae	
FC4	Treated	Grasses, Shoreline weeds & Cattails	8/28/2025	no algae	

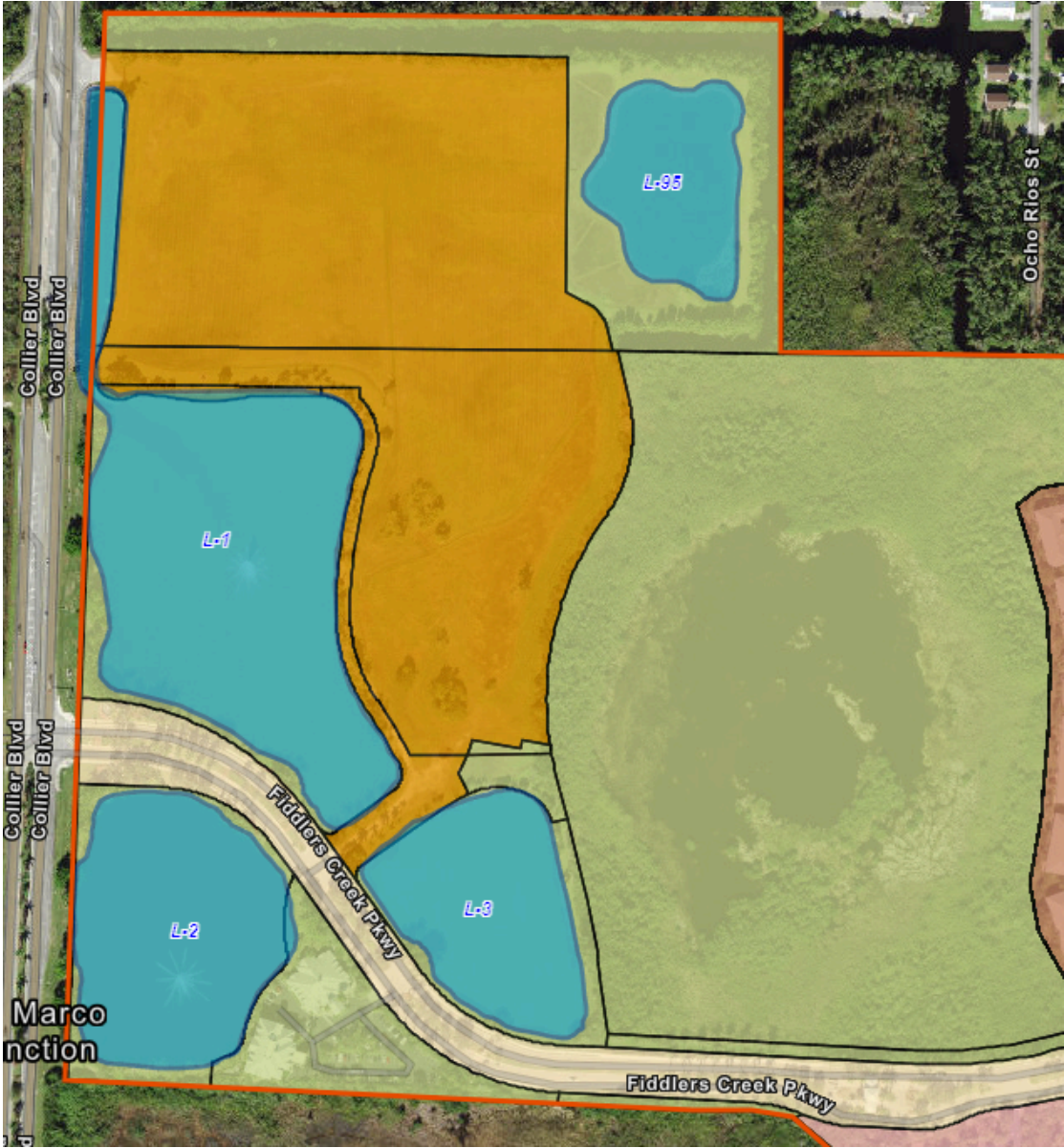
Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
FC5	Treated	Grasses, Shoreline weeds & Cattails	8/28/2025	no algae	
65A	inspected				
65B	Treated	Grasses, Alligator weed & Vines	08/21/2025		
65C	inspected				
65D	inspected				
65E1	Treated	Shoreleaf grasses, Broad leafs & pondwee	8/29/2025, 09/04/2025		
6E2	inspected				
65F	inspected				
Cardinal Cove	inspected				
GC Hole 13	inspected				
Swale/OutFall-1	Treated	Pondweed	9/4/2025		
Swale/OutFall-2	inspected				
Swale/OutFall-3	inspected				

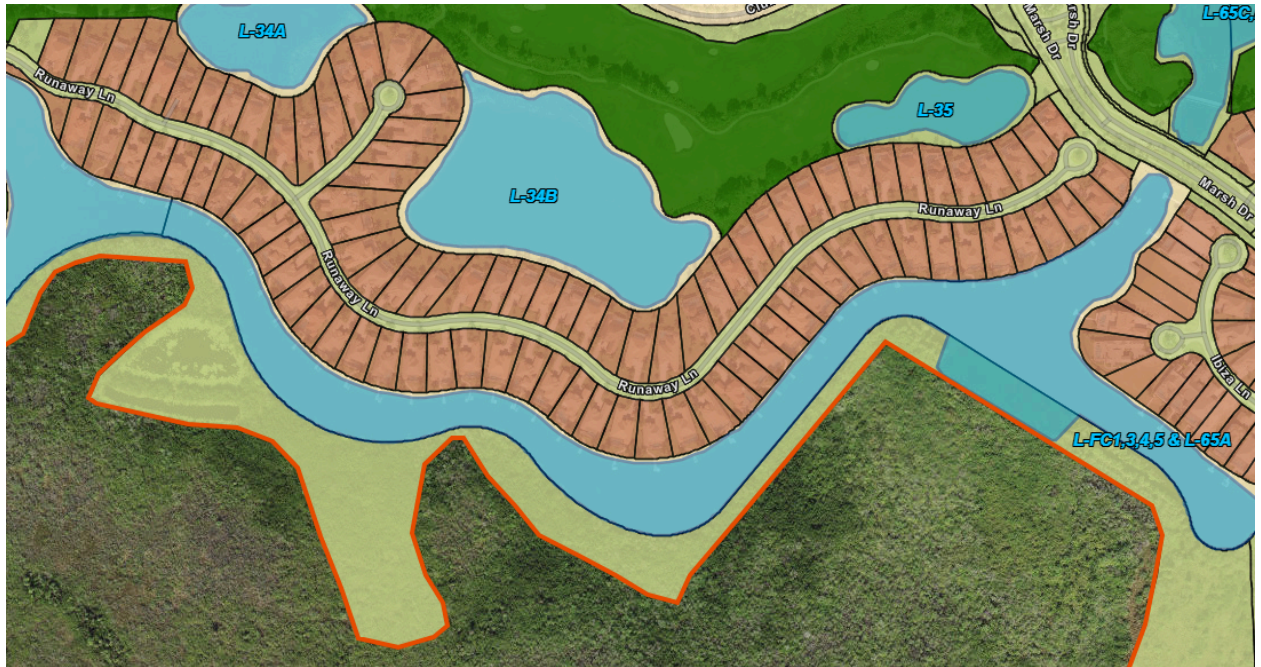
Fiddler's Creek CDD #1 Monthly Summary & Next Steps

Rain has been making things difficult. Today, September 10th was a scheduled treatment day but high water conditions made treatment impossible. Most of the strictly residential lakes have not needed much treatment.

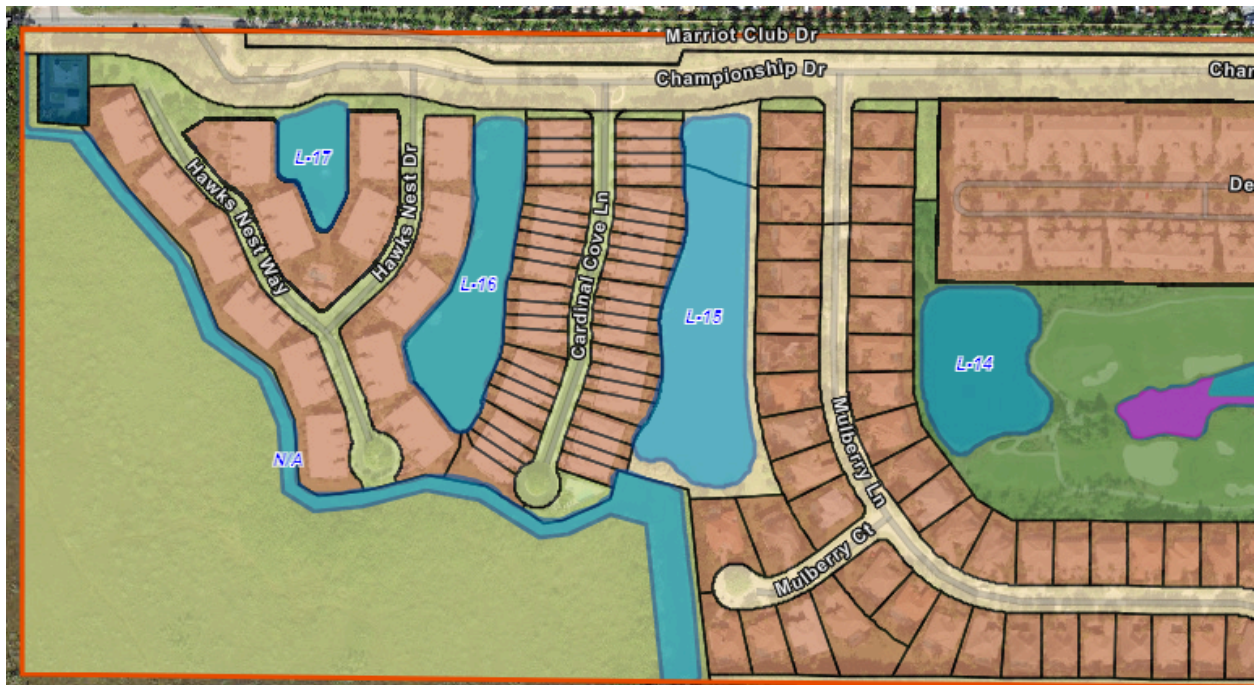
I was alerted at the board last meeting of the need for grass spraying in FC1-FC5 by boat, and found our team already had it scheduled, and that work was performed promptly. We also sprayed grasses on 65 B and 65E1, but did so from a Kubota. Our team missed spraying the side of 65 E1 that needs to be done by boat. When a resident complaint came in we came out on a Saturday on sprayed the grasses, and followed up a few days later to spray cristata lily and pondweed that continues to flow in from the north. Residents were very pleased with our response and results. We do plan to utilize Sonar herbicide in that system as soon as rainy season ends. Last time we did that we achieved 9 months control

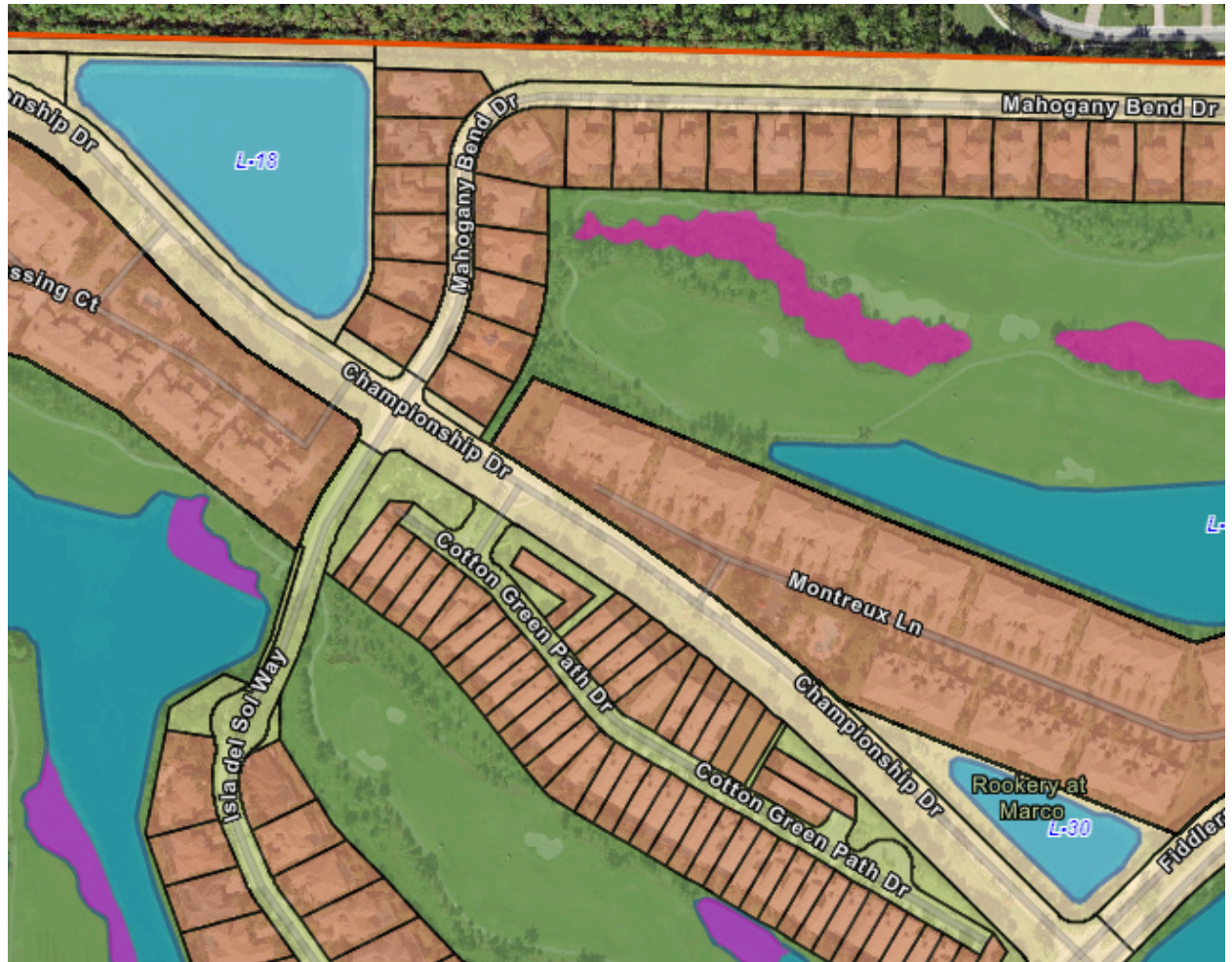
GIS Site Maps







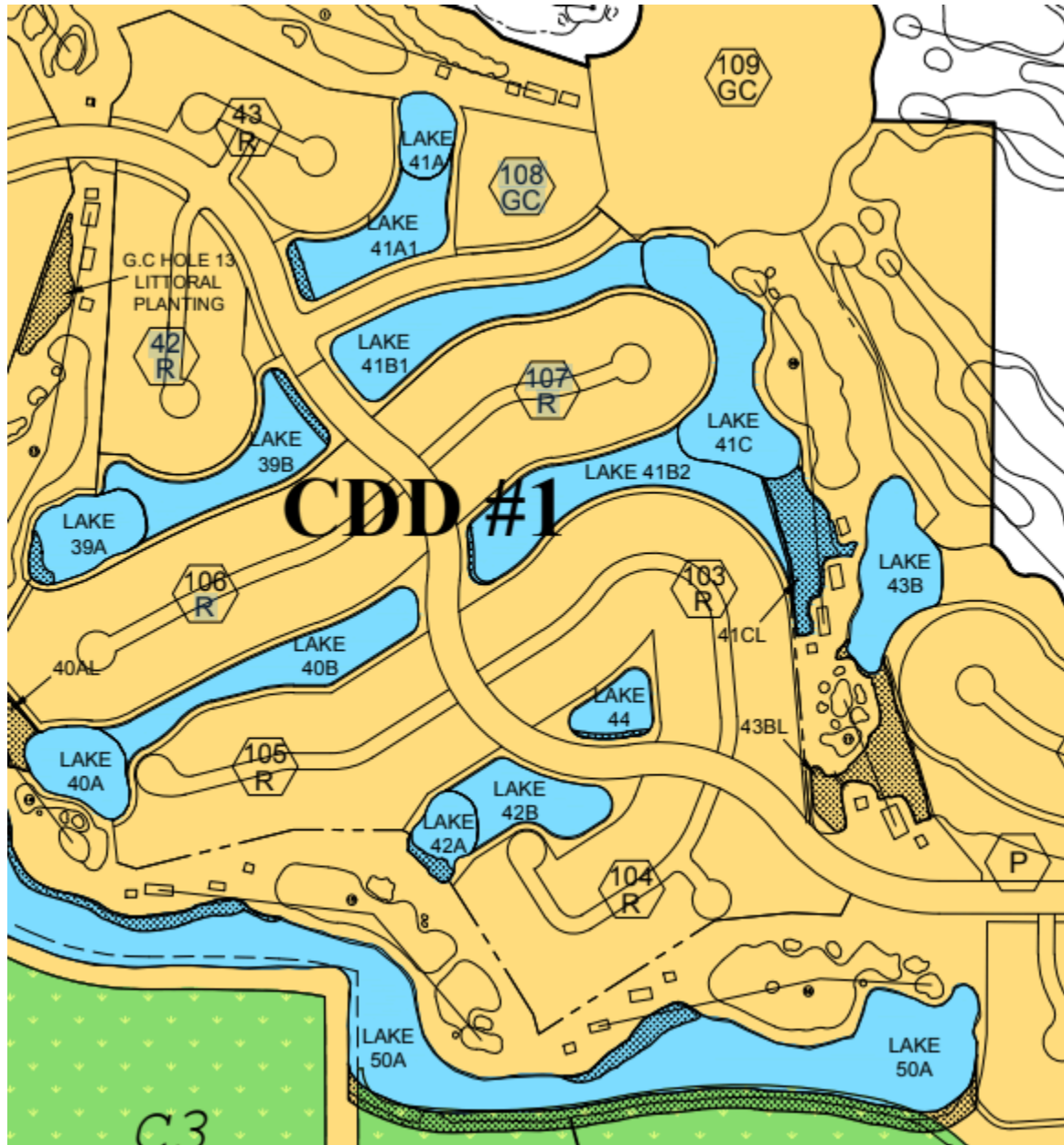


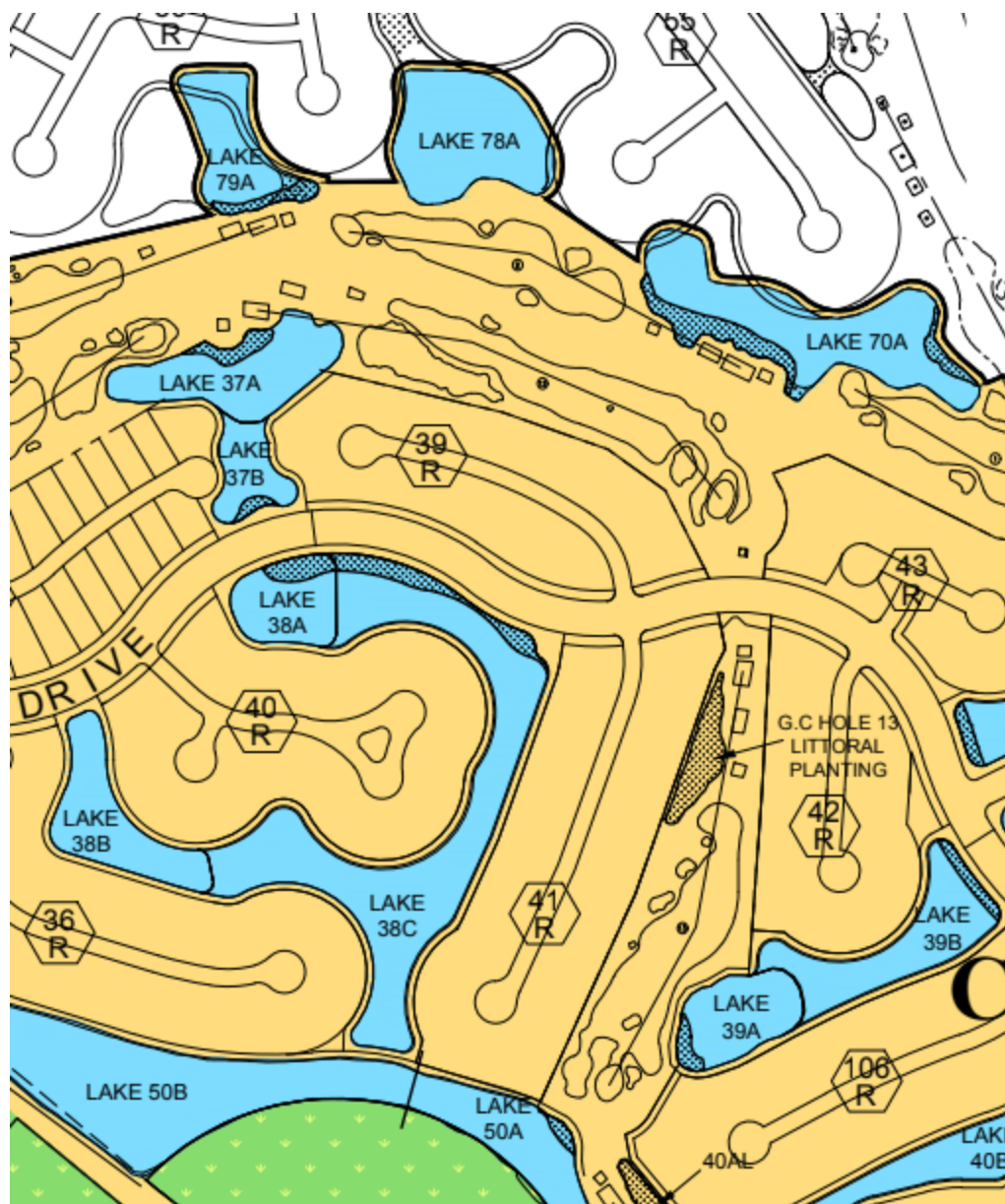


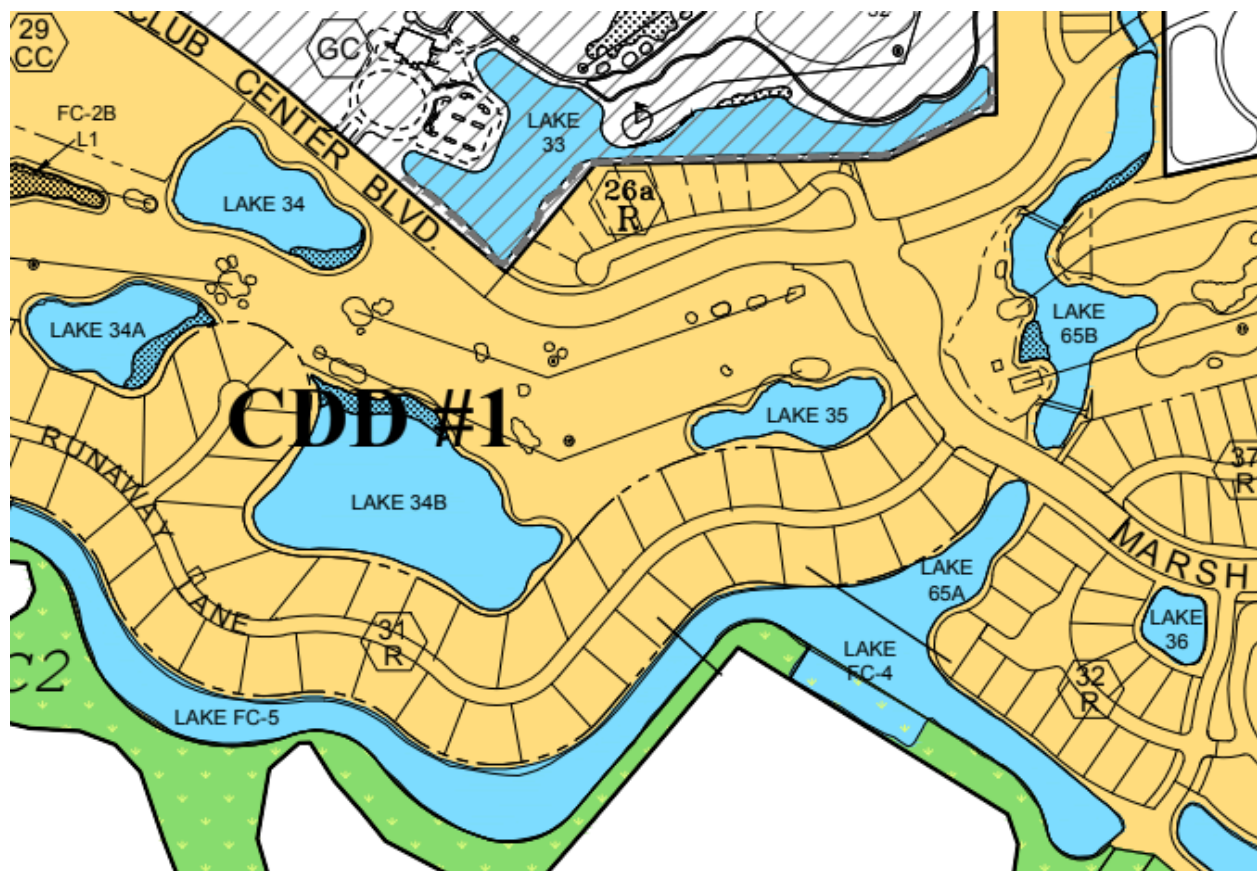


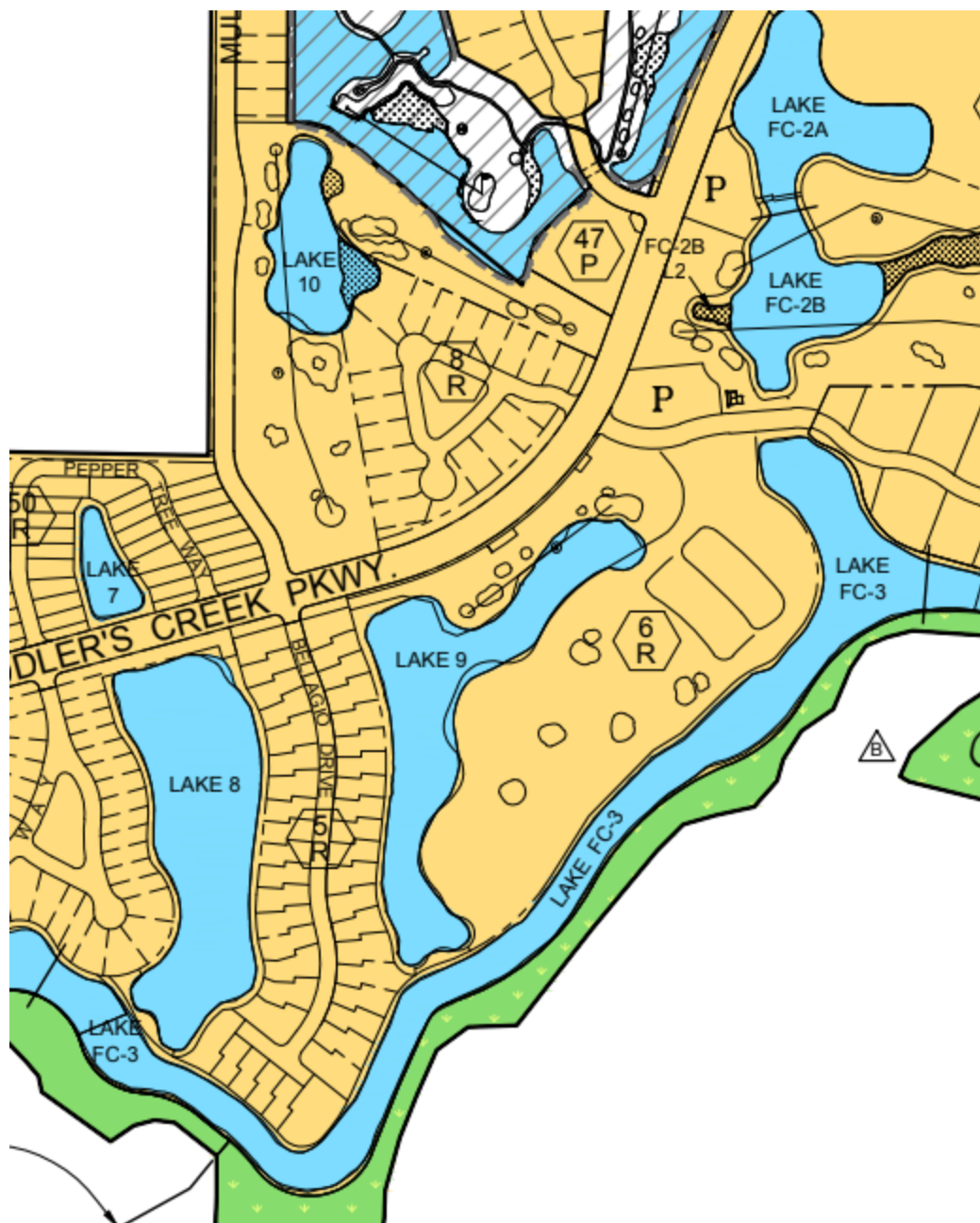


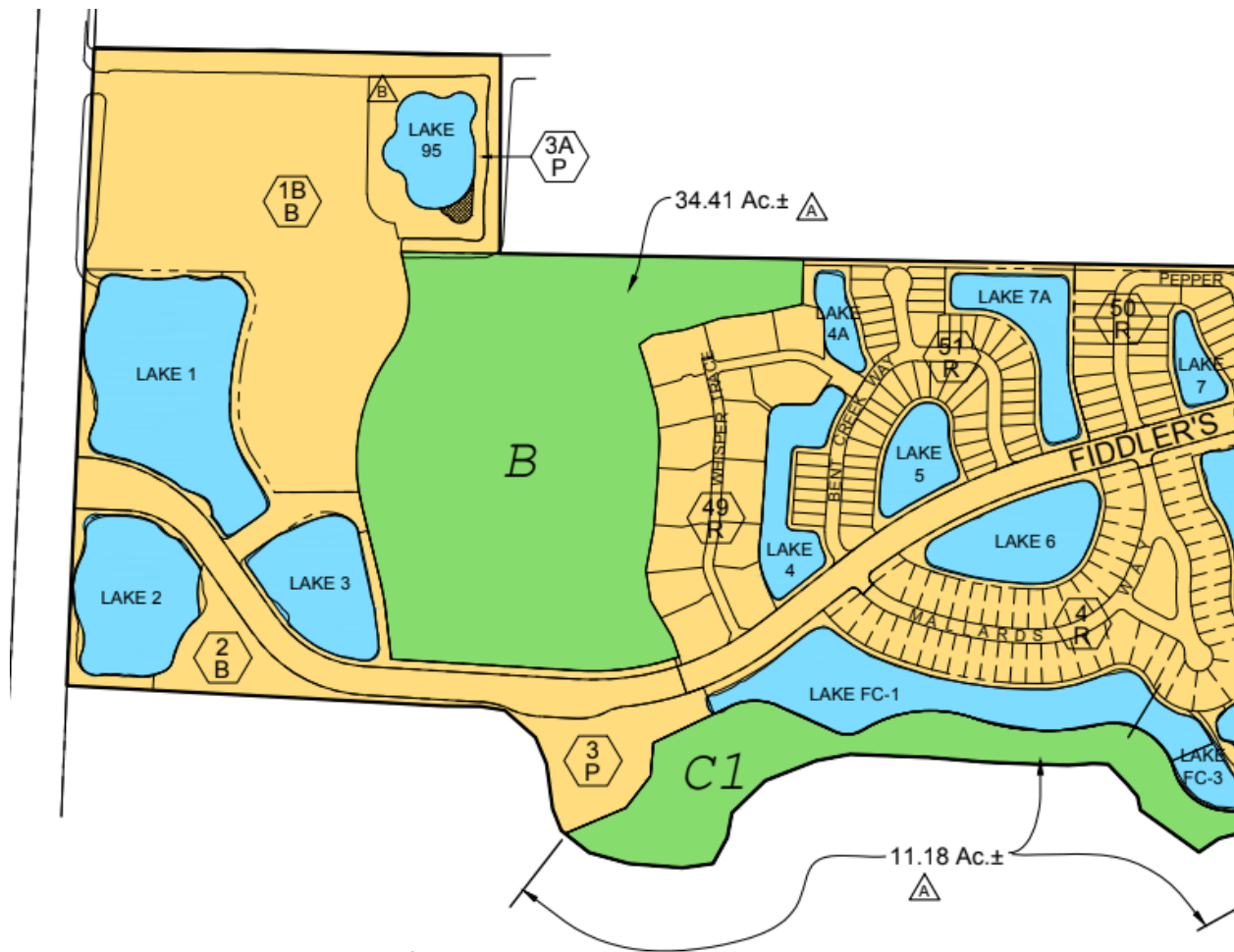
Fiddler's Creek CDD #1 Alternative Site Maps

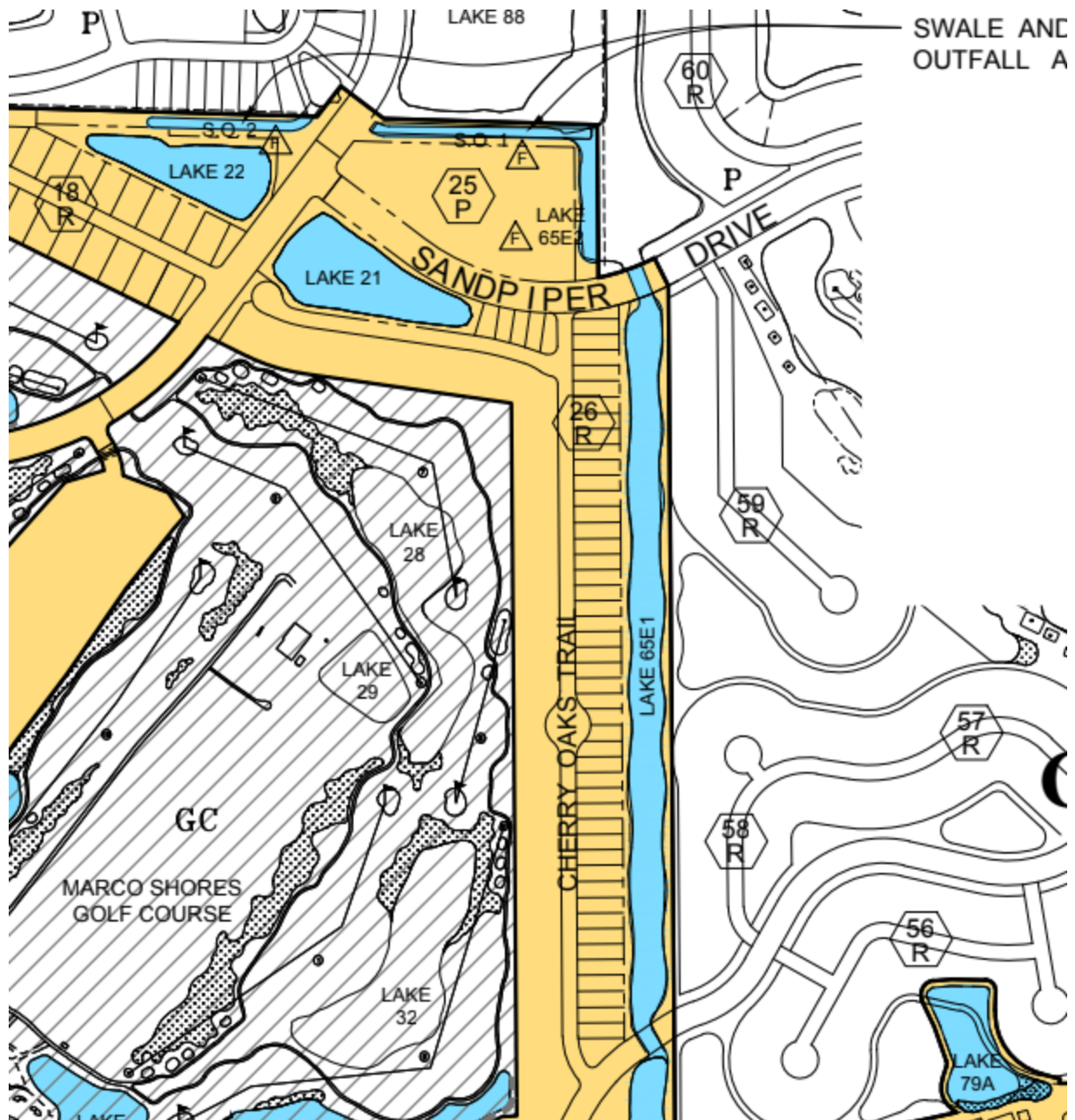


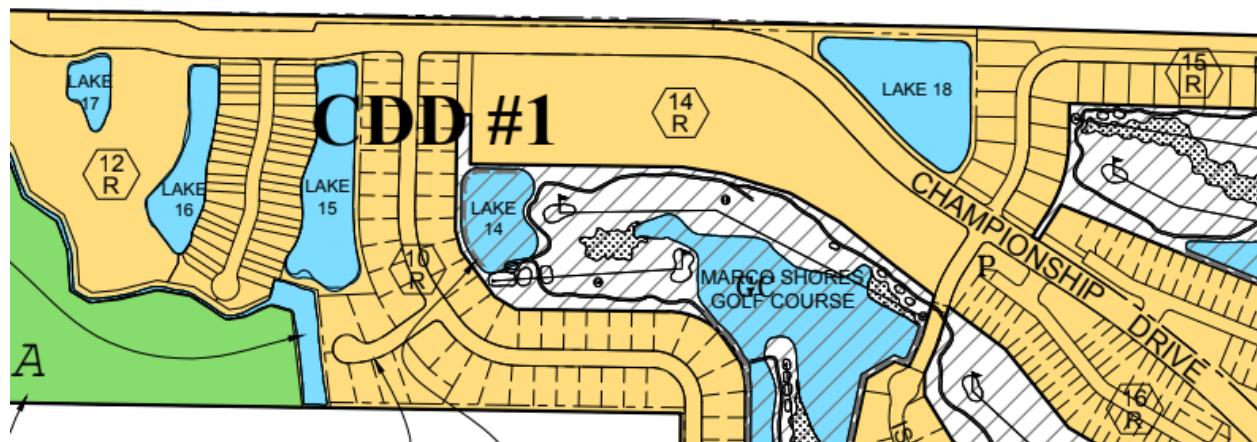












**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

4A

CDD I

AUGUST 2025

PRESENTED BY: RYAN HENNESSEY



FIDDLER'S
CREEK
Naples

CDD I FOUNDATION CONTRACTED RESPONSIBILITIES

1. Tree Canopy Trimming
2. Irrigation
 - Irrigation@Fiddlerscreek.com
3. Pressure Washing
 - Pressurewashing@Fiddlerscreek.com



TREE CANOPY TRIMMING

- Continuing with the second round of trimming the palms and fruited palms throughout CDD#1.

RAINFALL DATA

AUGUST

2025

- Aviamar – 9.45”
- Veneta – 7.35”
- Championship – 8.55”
- Main – 8.90”
- Club – 9.70”
- Golf – 12.50”
- **Community Average- 9.41”**

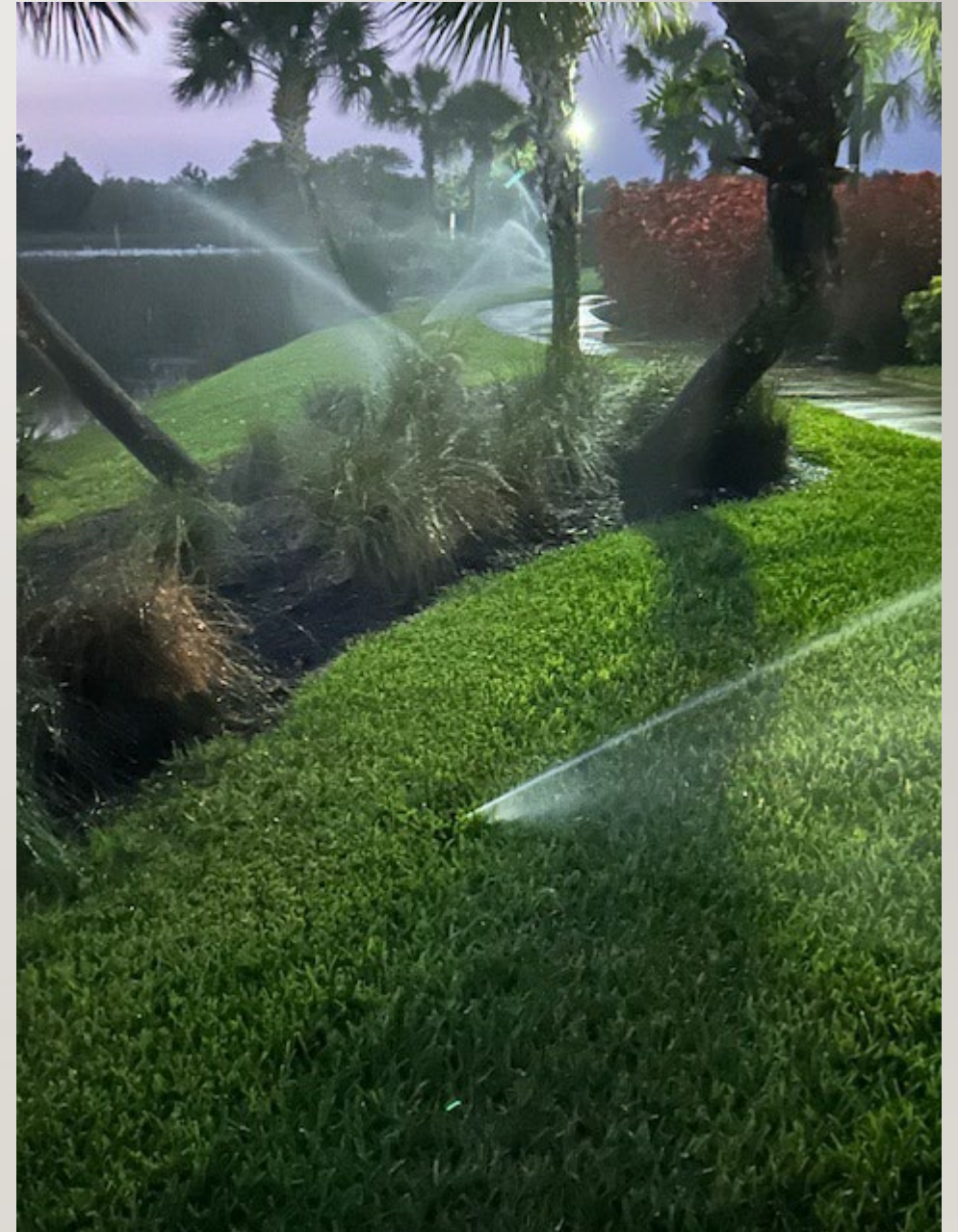
2024

- Aviamar – 14.2”
- Veneta – 14.45”
- Championship – 15.65”
- Main – 14.35”
- Club – 16.25”
- Golf – 15.45”
- **Community Average- 15.06”**



IRRIGATION PROJECTED USAGE

- 19 Programmed Village Satellites
 - Monday, Wednesday & Saturday
 - 9:00 pm – 8:00 am
 - 13 Possible Run Cycles / 4 rain holds
- 11 Programmed Common Satellites
 - Tuesday, Thursday & Sunday
 - 13 Possible Run Cycles / 6 rain holds
- Estimated August Water Usage
 - Villages: 5,292,657 Gallons
 - Common: 1,970,367 Gallons
- Total Water Usage in August 2024 was 41,528,853 gallons.
- Total Water Usage in August 2025 was 43,801,660 gallons.
- *Does not account for non-scheduled water usage such as leaks, wet checks, manual runs, battery timers, individual residential timers, and manual Toro clocks.



PUMP STATION USAGE IN FIDDLER'S CREEK

2025 PUMP USAGE					
MONTH	Station #1	Station #2	Station #3	Station #4	Total Gal
January	2,153,000	19,102,800	14,504,810	12,438,435	48,199,045
Feburary	4,206,000	20,863,800	15,132,467	13,379,147	53,581,414
March	6,718,000	26,462,300	-	29,016,464	62,196,764
April	9,243,000	30,017,200	-	32,434,343	71,694,543
May	12,718,000	28,796,800	6,232,515	24,769,580	72,516,895
June	1,164,000	14,060,500	10,317,555	13,141,155	38,683,210
July	177,000	20,915,900	13,677,720	11,182,230	45,952,850
August	147,000	18,876,000	11,104,910	13,673,750	43,801,660

IRRIGATION REPORT

The Irrigation Manager found the following problems in the month of August:



I-2 Guardhouse

8/14/25- Power failure, restarted radio.

I-8 Isla & Champ

8/8/25 & 8/14/25- Communication failure, restarted radio.

I-13 Mahogany Bend

8/8/25 & 8/14/25- Communication failure, restarted radio.

PRESSURE WASHING

- **Recently Completed:**

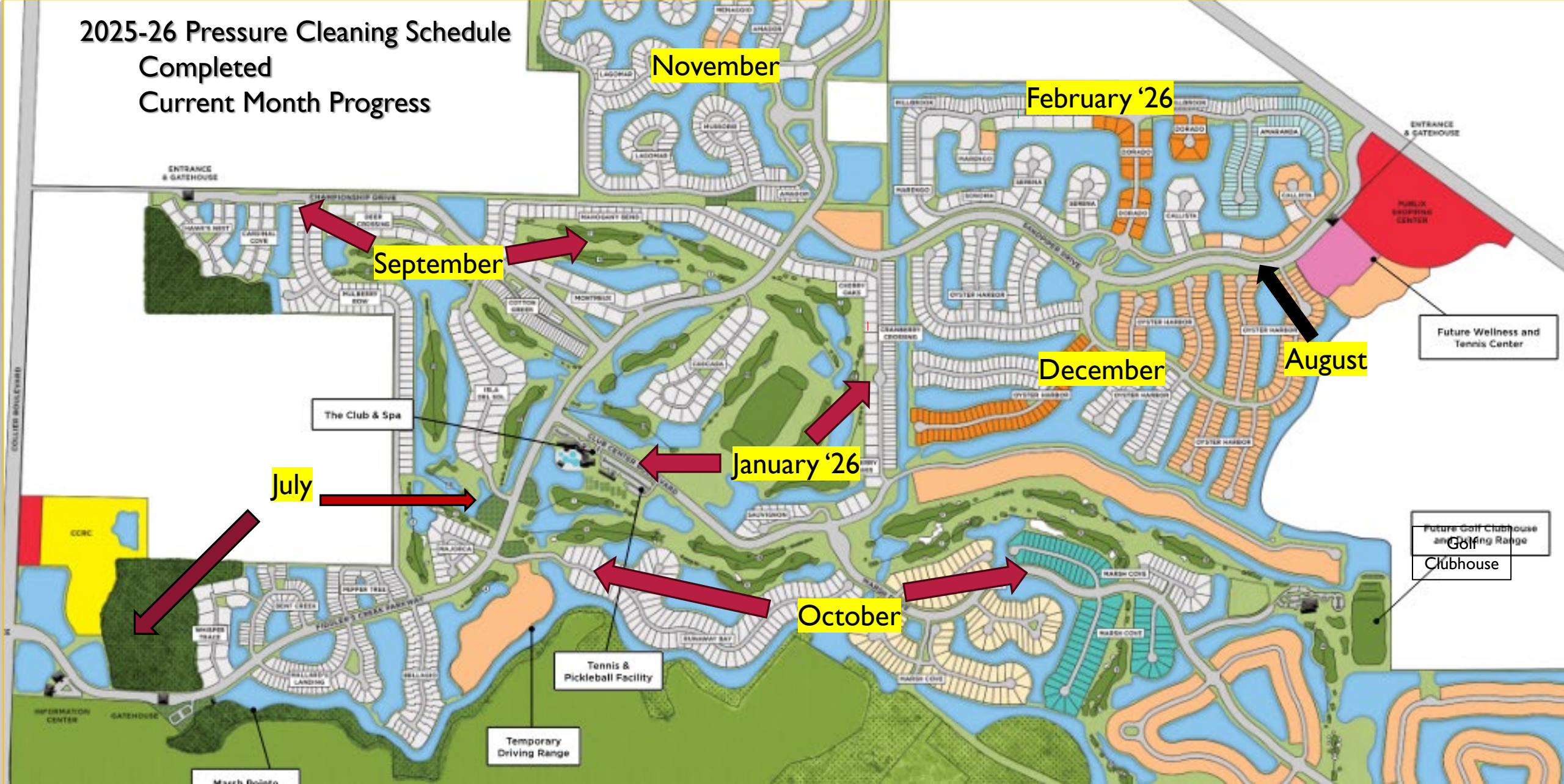
- Village curb drains off FC Pkwy & Championship
- Fiddler's Creek front monuments
- Marsh Cove
- Signs and benches at Aviamar front entrance

- **Presently Working:**

- Veneta area
- Runaway



July





Questions?

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

4B

Safety Department Update- August 2025

DIRECTOR OF SECURITY & COMMUNITY SERVICES–
Ryan Hennessey

SAFETY MANAGER –
Richard Renaud

ENVIRONMENTAL, HEALTH & SAFETY MANAGER-
Marie Puckett





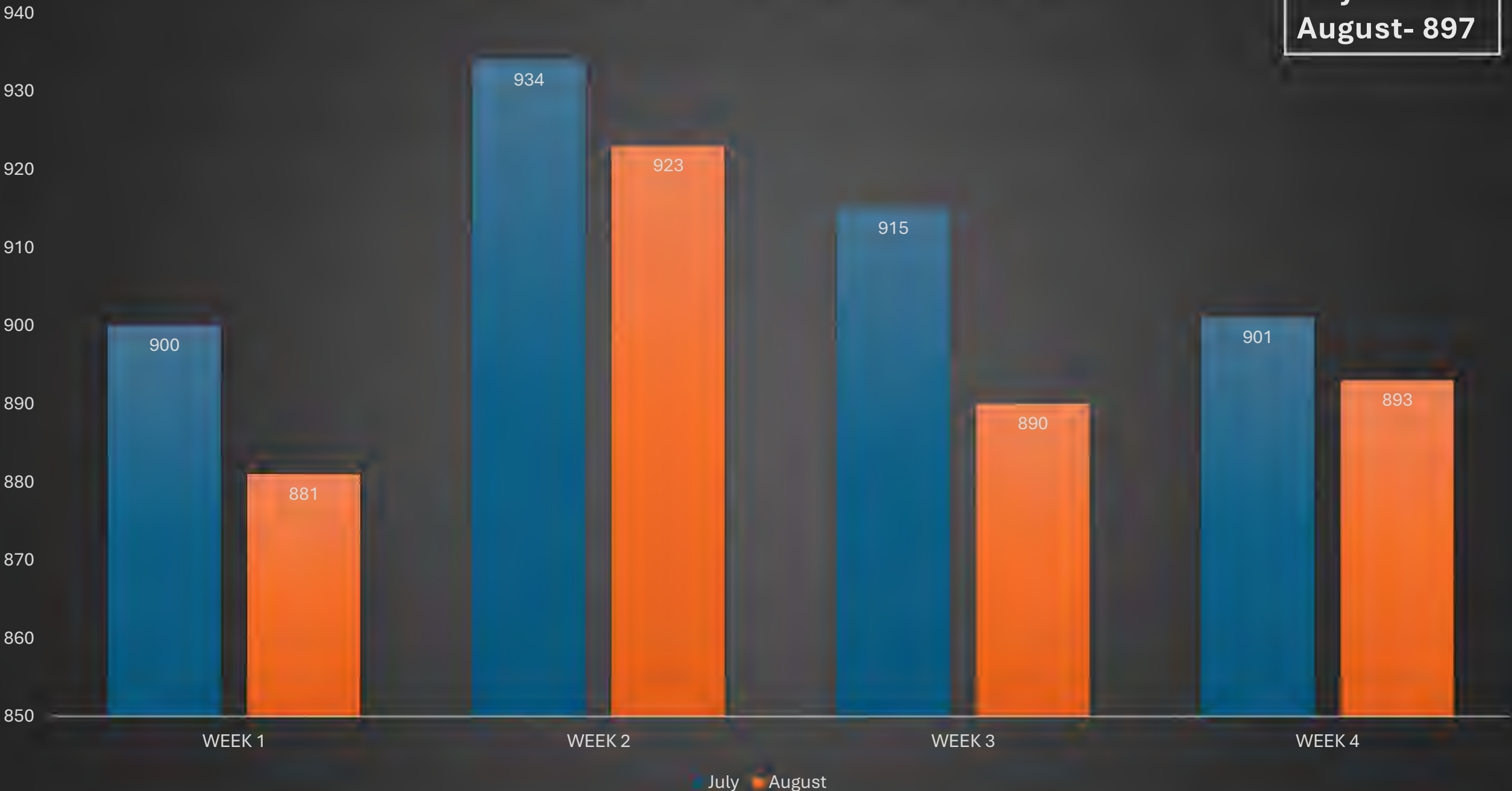
Gate Access Control

- Enter your guest information on the member's website
- Use the Fiddler's Creek mobile app to register guests
- Call the automated gate house at 239-529-4139
- IF YOU EXPERIENCE DIFFICULTY WITH ANY OF THESE,
PLEASE SEND THE INFORMATION TO
safety@fiddlerscreek.com, ALWAYS INCLUDE YOUR
NAME AND ADDRESS.
- Community Patrol 239-231-9878

WE ARE NOT FIRST RESPONDERS, ALWAYS CALL 911 FOR
AN EMERGENCY
THEN CALL COMMUNITY PATROL TO INFORM THEM OF THE
INCIDENT

Occupancy Report: July-August 2025

July- 913
August- 897

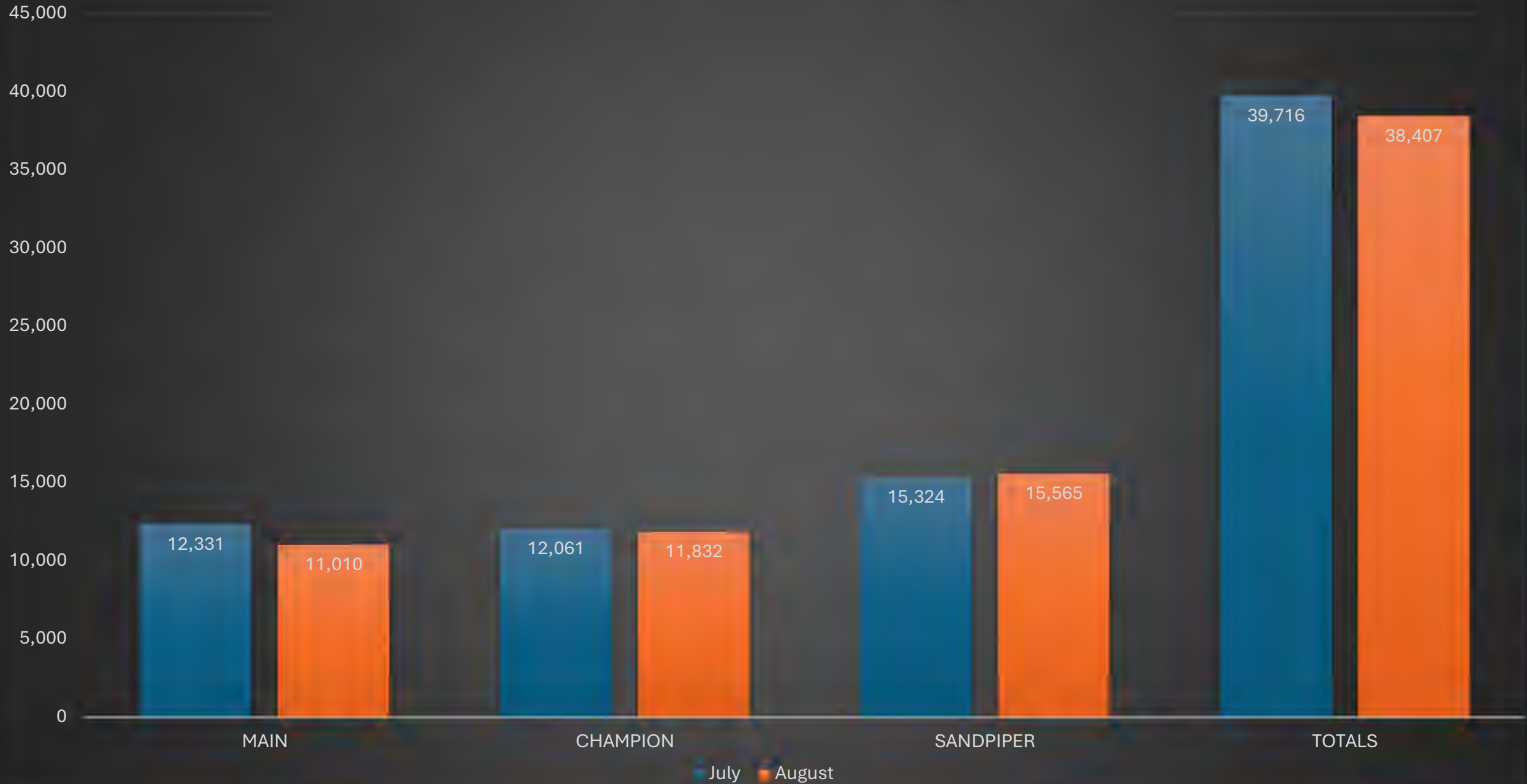


GATEHOUSES and PATROLS

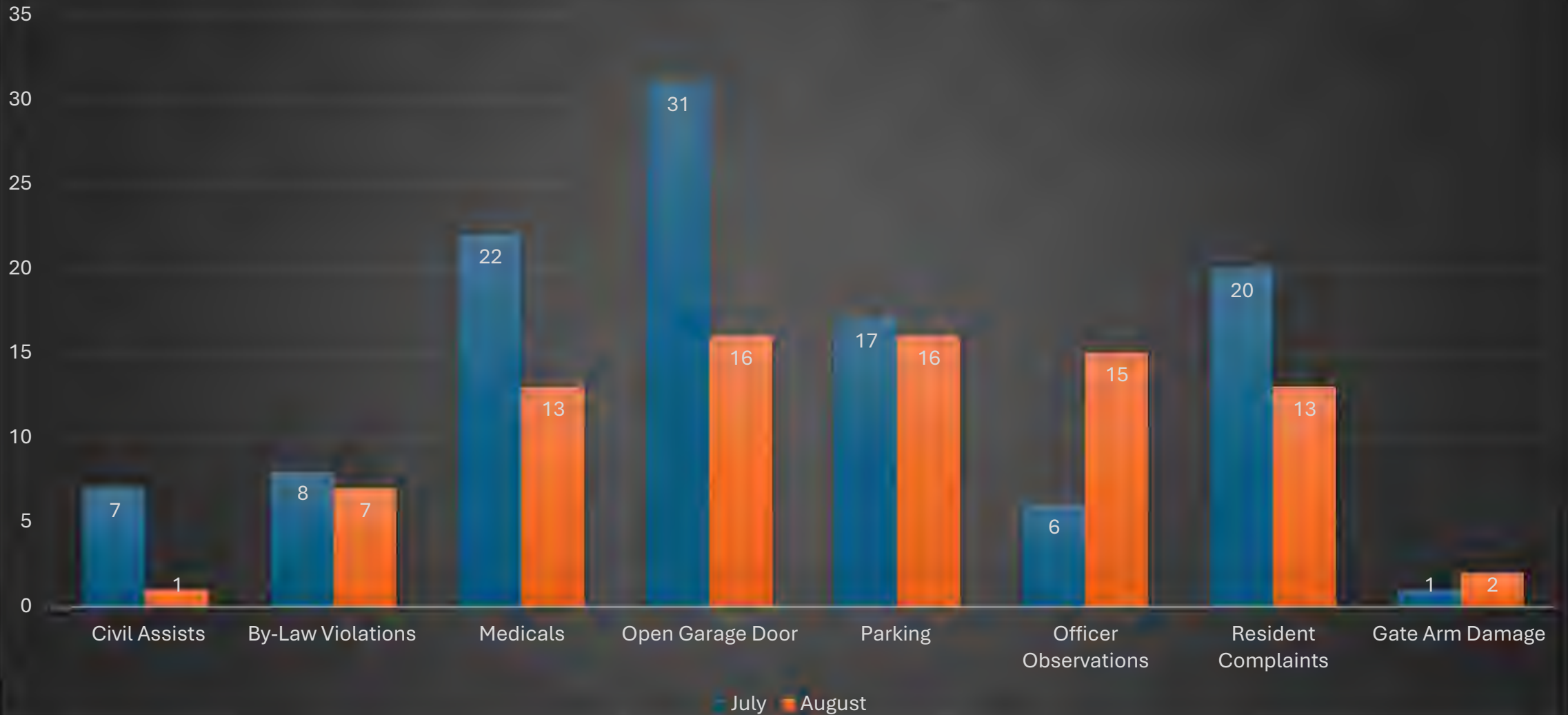
- Sandpiper, Championship, Main (24/7)
- 2 Patrols per shift (24/7)



GATE HOUSE ACTIVITY: July-August 2025



Incident Reports: July-August 2025

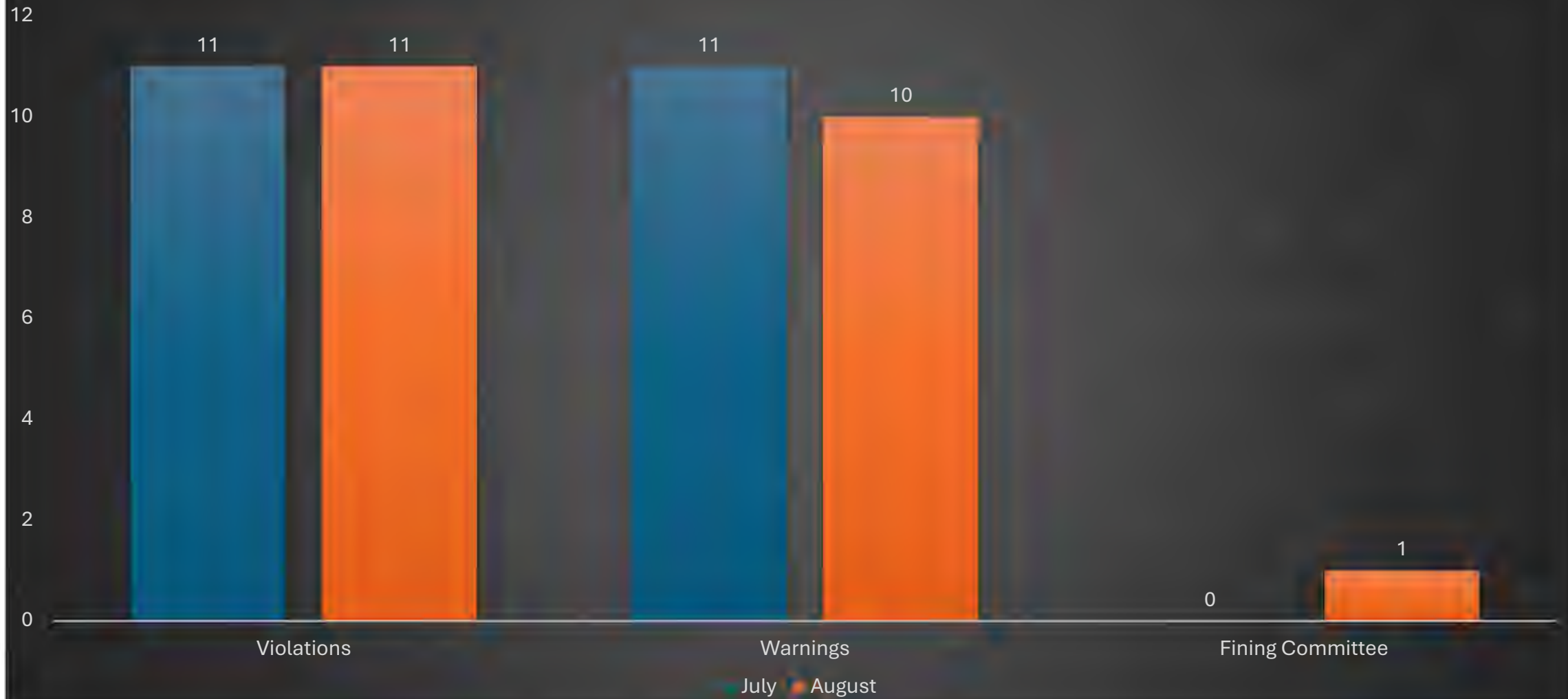


SPEED DETECTION and ENFORCEMENT

- Portable speed detection device-Traffic Hawk
- Deployed throughout Fiddler's Creek in problem areas (*Marsh Cove & Sandpiper Drive*)
- Fixed device located on Cherry Oaks Trail



Traffic Hawk Speeding Violations: July-August 2025



Fiddler's Creek

CCSO Statistics

August 2025



Type of call (most common)	Number
Extra Patrol	63
Medical Calls	13
911 hang-ups	10
Alarms	9
Hazardous Incident (gas leaks)	2

QUESTIONS?

- Thank you



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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CDD1 Irrigation Action Items

CDD 1 Irrigation Action Items:					
Item	Date Identified	Description	Location	Status	Notes
1	Email w/ maps and slides (4/28/22) to Terry Cole and Mike Sidlovsky 9/26/24 Emailed again to Terry & Mike 11/5/24 In person Mtg w/ PP presentation (TC, MS, AH, JB) 2/24/25 Conference call (TC, MS, MB, & JB)	<u>Compromised Isolation Gate Valves:</u> Village Connection Points and 4 Mainline Gate Valves	Along Fiddlers Creek Parkway west from Bellagio	Unresolved / In progress	
2	Email w/maps and slides (6/24/22) to Terry Cole and Cleo Adams 11/5/24 In person Mtg w/ PP presentation (TC, MS, AH, JB) 2/24/25 Conference call (TC, MS, MB, & JB)	<u>Common Area Sub-main Cross-Connections:</u> Secondary mainlines with unknown cut-offs / Cross-connection with Veneta	Mahogany Bend	Unresolved	
3	Verbal Notification to Terry Cole, Mike Barrow and Cleo Adams 2/24/25 Conference call (TC, MS, MB, & JB)	<u>Battery Timers:</u> Zones controlled by battery timers Due to Faulty Wiring	Fiddler's Creek Pkwy / Runaway Ent Championship / Mahogany Bend	Unresolved	
4	Emailed to CDD from Joe on 10/9/23 2/24/25 Conference call (TC, MS, MB, & JB)	<u>110a Supply Power Breakers:</u> Several Satellites that have no way to cut incoming 110a power	1-3 FCP@Bent Creek 1-13 Mahogany	Unresolved	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**UNAUDITED
FINANCIAL
STATEMENTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	General 001	Debt Service Series 2014-1 Refunded 2002B	Debt Service Series 2014-2A Refunded 2002A	Debt Service Series 2014-2B Refunded 2002A	Debt Service Series 2014-3 Refunded 2005	Debt Service Series 2014-4 Refunded 2005	Total Governmental Funds
ASSETS							
Operating accounts							
SunTrust	\$ 250,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,784
Horizons Bank	306,395	-	-	-	-	-	306,395
Centennial Bank - MMA	79,167	-	-	-	-	-	79,167
Finemark - MMA	13,488	-	-	-	-	-	13,488
BankUnited ICS	2,747,196	-	-	-	-	-	2,747,196
BankUnited MMA	250,000	-	-	-	-	-	250,000
Investments							
Revenue	-	343,131	827	302,458	1,348	1,261	649,025
Reserve - series B	-	-	-	101,001	-	-	101,001
Sinking	-	43	-	-	-	-	43
Prepayment	-	-	1,114	2,386	-	-	3,500
Prepayment - 2002B exchange	-	4,232	-	-	-	-	4,232
Interest	-	-	13	-	-	-	13
Interest - 2002B exchange	-	13	-	-	-	-	13
Interest - 2005 exchange*	-	-	-	-	25	26	51
Due from general fund	-	21	-	8	-	-	29
Due from FCC Marsh	175,998	-	-	-	-	-	175,998
Due from other	5,059	-	-	-	-	-	5,059
Prepaid expense	1,262	-	-	-	-	-	1,262
Deposits	5,125	-	-	-	-	-	5,125
Total assets	<u>\$ 3,834,474</u>	<u>\$ 347,440</u>	<u>\$ 1,954</u>	<u>\$ 405,853</u>	<u>\$ 1,373</u>	<u>\$ 1,287</u>	<u>\$ 4,592,381</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 12,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,510
Due to other funds							
Debt service 2014-1	21	-	-	-	-	-	21
Debt service 2014-2	8	-	-	-	-	-	8
Total liabilities	<u>12,539</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,539</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	175,998	-	-	-	-	-	175,998
Total deferred inflows of resources	<u>175,998</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>175,998</u>
Fund balances:							
Restricted for							
Debt service	-	347,440	1,954	405,853	1,373	1,287	757,907
Unassigned	3,645,937	-	-	-	-	-	3,645,937
Total fund balances	<u>3,645,937</u>	<u>347,440</u>	<u>1,954</u>	<u>405,853</u>	<u>1,373</u>	<u>1,287</u>	<u>4,403,844</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,834,474</u>	<u>\$ 347,440</u>	<u>\$ 1,954</u>	<u>\$ 405,853</u>	<u>\$ 1,373</u>	<u>\$ 1,287</u>	<u>\$ 4,592,381</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 2,749,405	\$ 2,745,280	100%
Assessment levy: off-roll	-	211,198	422,395	50%
Interest	8,646	103,015	50,000	206%
Total revenues	8,646	3,063,618	3,217,675	95%
EXPENDITURES				
Administrative				
Supervisors	1,077	9,904	12,918	77%
Management	5,044	55,481	60,525	92%
Assessment roll preparation	2,124	23,366	25,490	92%
Accounting services	1,647	18,117	19,764	92%
Audit	-	7,650	15,400	50%
Legal	2,278	18,319	25,000	73%
Legal - litigation	-	4,531	-	N/A
Legal - special counsel	-	5,245	-	N/A
Engineering	10,869	58,551	75,000	78%
Telephone	75	822	897	92%
Postage	-	2,115	2,300	92%
Insurance	-	25,116	24,586	102%
Printing and binding	55	604	659	92%
Legal advertising	-	998	2,000	50%
Office supplies	-	232	750	31%
Annual district filing fee	-	175	175	100%
Trustee	-	14,000	15,500	90%
Arbitrage rebate calculation	-	-	4,000	0%
Contingencies	113	1,819	4,000	45%
Website/ADA website compliance	-	210	920	23%
Dissemination agent	985	10,842	11,828	92%
Total administrative	24,267	258,097	301,712	86%
Field management				
Field management services	2,187	24,051	26,237	92%
Total field management	2,187	24,051	26,237	92%
Water management maintenance				
Other contractual	14,660	249,169	317,858	78%
Fountains	6,992	252,337	90,000	280%
Total water management maintenance	21,652	501,506	407,858	123%
Street lighting				
Contractual services	3,712	22,924	15,000	153%
Electricity	2,787	29,849	36,000	83%
Holiday lighting program	-	16,500	16,500	100%
Miscellaneous	-	-	17,500	0%
Total street lighting	6,499	69,273	85,000	81%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
Landscaping				
Other contractual - landscape maintenance	-	764,988	924,355	83%
Other contractual - flowers	-	43,818	52,000	84%
Improvements and renovations	-	191,203	250,000	76%
Contingencies	-	94,808	15,000	632%
Total landscaping	-	1,094,817	1,241,355	88%
Roadway				
Roadway maintenance	-	180,878	100,000	181%
Capital outlay	-	7,567	760,000	1%
Total roadway	-	188,445	860,000	22%
Irrigation supply				
Electricity	40	541	750	72%
Repairs and maintenance	-	6,830	1,234,000	1%
Other contractual-irrigation manager	14,470	57,192	55,000	104%
Supply system	5,398	430,577	1,115,675	39%
Total irrigation supply	19,908	495,140	2,405,425	21%
Other fees & charges				
Property appraiser	-	10,026	42,895	23%
Tax collector	-	54,936	57,193	96%
Total other fees & charges	-	64,962	100,088	65%
Total expenditures	74,513	2,696,291	5,427,675	50%
Excess/(deficiency) of revenues over/(under) expenditures	(65,867)	367,327	(2,210,000)	
Fund balances - beginning	3,711,804	3,278,610	3,104,008	
Assigned				
Working capital	804,419	804,419	804,419	
Sandpiper traffic signal obligation	-	-	-	
Future Irr. mainline breaks	100,000	100,000	100,000	
Unassigned	2,741,518	2,741,518	(10,411)	
Fund balances - ending	<u>\$ 3,645,937</u>	<u>\$ 3,645,937</u>	<u>\$ 894,008</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-1 (REFUNDED SERIES 2002B)
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 372,568	\$ 381,888	98%
Interest	1,147	13,405	-	N/A
Total revenues	1,147	385,973	381,888	101%
EXPENDITURES				
Debt service				
Principal	-	200,000	200,000	100%
Principal prepayment	-	30,000	-	N/A
Interest	-	160,325	161,319	99%
Total debt service	-	390,325	361,319	108%
Other fees & charges				
Property appraiser	-	-	5,967	0%
Tax collector	-	7,444	7,956	94%
Total other fees & charges	-	7,444	13,923	53%
Total expenditures	-	397,769	375,242	106%
Excess/(deficiency) of revenues over/(under) expenditures	1,147	(11,796)	6,646	
Fund balances - beginning	346,293	359,236	298,658	
Fund balances - ending	\$ 347,440	\$ 347,440	\$ 305,304	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2A (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 282,672	\$ 365,344	77%
Interest	8	465	-	N/A
Total revenues	<u>8</u>	<u>283,137</u>	<u>365,344</u>	77%
EXPENDITURES				
Debt service				
Principal	-	200,000	200,000	100%
Interest	-	165,344	165,344	100%
Total expenditures	<u>-</u>	<u>365,344</u>	<u>365,344</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	8	(82,207)	-	
Fund balances - beginning	1,946	84,161	81,785	
Fund balances - ending	<u>\$ 1,954</u>	<u>\$ 1,954</u>	<u>\$ 81,785</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2B (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 151,908	\$ 166,464	91%
Interest	1,348	16,191	-	N/A
Total revenues	1,348	168,099	166,464	101%
EXPENDITURES				
Debt service				
Principal	-	95,000	85,000	112%
Principal prepayment	-	95,000	-	N/A
Interest	-	67,890	71,156	95%
Total debt service	-	257,890	156,156	165%
Other fees & charges				
Property appraiser	-	-	2,601	0%
Tax collector	-	3,035	3,468	88%
Total other fees & charges	-	3,035	6,069	50%
Total expenditures	-	260,925	162,225	161%
Excess/(deficiency) of revenues over/(under) expenditures	1,348	(92,826)	4,239	
Fund balances - beginning	404,505	498,679	429,590	
Fund balances - ending	<u>\$ 405,853</u>	<u>\$ 405,853</u>	<u>\$ 433,829</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-3 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED AUGUST 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 426,650	\$ 593,300	72%
Interest	5	687	-	N/A
Total revenues	<u>5</u>	<u>427,337</u>	<u>593,300</u>	72%
EXPENDITURES				
Debt service				
Principal	-	260,000	260,000	100%
Interest	-	333,300	333,300	100%
Total expenditures	<u>-</u>	<u>593,300</u>	<u>593,300</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	(165,963)	-	
Fund balances - beginning	<u>1,368</u>	<u>167,336</u>	<u>166,846</u>	
Fund balances - ending	<u>\$ 1,373</u>	<u>\$ 1,373</u>	<u>\$ 166,846</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-4 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED AUGUST 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 450,950	\$ 626,900	72%
Interest	5	720	-	N/A
Total revenues	<u>5</u>	<u>451,670</u>	<u>626,900</u>	72%
EXPENDITURES				
Debt service				
Principal	-	275,000	275,000	100%
Interest	-	351,900	351,900	100%
Total expenditures	<u>-</u>	<u>626,900</u>	<u>626,900</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5	(175,230)	-	
Fund balances - beginning	1,282	176,517	177,505	
Fund balances - ending	<u>\$ 1,287</u>	<u>\$ 1,287</u>	<u>\$ 177,505</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

MINUTES

DRAFT

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 and 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 olives 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.

- 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

141

142 Mr. Cole reported the following:

143 ➤ Traffic signal poles and mast arms were installed. A delay with Florida Power & Light
144 (FPL) was resolved. Wiring to the control panel should be completed within two weeks. Milling
145 and repaving are completed.

146 ➤ The traffic signal should be operational in mid-October 2025.

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

150 Mr. Cole stated Bowman did the rezoning. He is waiting for the County to approve the
151 percentage on the Report prepared by Trebilcock for the fair share calculation. Once the County
152 agrees to the percentage, Mr. Cole can send information to 7-ELEVEN, who will pay once their
153 percentage is determined. Halvorsen will make payments based on certain milestones; the last
154 milestone, which is about to be reached, is for the traffic signal to be 50% complete. He will
155 send Halvorsen the signed pay application recommending approval showing that more than
156 50% has been completed. At the end of everything, he will send a summary of all costs to Mr.
157 Adams.

158 Mr. Baker reported the following:

159 ➤ The Memo in the agenda indicates that the golf course access restoration along
160 Mulberry Lane and Club Center Boulevard was completed. Another access area at Runaway
161 Lane was stabilized, but work remains in progress nearby. Bowman will provide a follow-up
162 inspection when the golf course work is complete.

163 ➤ He followed up on the American Shoreline Restoration contract for the Runaway Lane
164 lake bank repairs. The start date is October 6, 2025, weather permitting.

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

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

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

170 ➤ Pump House #1 replacement bid documents were completed. Mr. Pires will review the
171 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.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**ACTION/AGENDA
ITEMS**

FIDDLER'S CREEK CDD #1

#	MTG DATE ADDED TO LIST	ACTION/ AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY DONE BEFORE NXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.27.18	ACTION	12.09.20–10.23.24 Boundary legal bills. Pires: Pursue settlement & Send details to Parisi. Email pkg. 01.22.25: Mtg scheduled for 01.29.25. 08.27.25: Bills approved; payment expected.	X	X		
2	02.26.25	ACTION	Mrs. Adams: Add arboricola cut too short on Pkwy adjacent to Bent Creek to future phase of landscape removal/replacement projects.	X			
3	02.26.25	ACTION	Mr. Cole: Ensure contractor inspects Championship & Mulberry ADA pads. 06.25.25: Contract with Bonness. 08.27.25: Work in progress.	X			
4	02.26.25	ACTION	Mr. Barrow: After landscape project repair Pkwy ruts. 03.26.25: Inspect for major ruts. 06.25.25: Mrs. Adams: Prep Work Order. 07.23.25: Approved. 08.27.25: Rain delay, scheduled next week.	X	X		
5	03.26.25	BOTH	Mr. Cole: Invite Irrig Consultant to BOS mtg to present RFP. Give BOS draft RFP. 05.28.25 Give BOS cost benefit analysis, schedule, & maintenance requirements.	X			
6	05.28.25	ACTION	Mr. Cole: Inspect/report findings surrounding 4 Spears by Pkwy. Inventory sign inserts & which to replace. 07.23.25: Give replacement #, cost & schedule to Ops Mgr for next meeting.	X			
7	05.28.25	ACTION	Mr. Pires/Mr. Haak: Finalize docs between Developer & CDD regarding easement to build the retaining wall at old driving range.	X			
8	05.28.25	ACTION	Mr. Cole: Get water measuring device replaced in Lake 88 for Mr. Benet to provide monthly water level readings.	X			
9	06.25.25	ACTION	Mr. Baker/Mr. Benet: Review Irrigation Action Items in field.	X			
10	07.23.25	ACTION	Mr. Baker: Prep report that golf course restoration was completed & Mulberry & Club Center Way access restored to prior condition.	X			
11	07.23.25	ACTION	Mr. Pires: Draft Easement Use Agrmt 4 lots Bellaggio by seawall. 08.27.25: Mr. Pires: Prep Consent to Use Agrmts. Bellagio sea walls are not CDD obligations; Mr. Pires and Mr. Haak to review the issue.	X			
12	08.27.25	ACTION	Staff: Have tree stump removed, rusty lights painted & pillars pressure cleaned.	X			
13	08.27.25	ACTION	Staff to prepare and transmit the lien roll to the Tax Collector.	X			
14	08.27.25	ACTION	Mrs. Adams: copy Mr. Haak on correspondence re: monies due from FCC Marsh Cove. Last payment was received in March 2025.			X	

FIDDLER'S CREEK CDD #1

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	02.26.25	ACTION	Mr. Barrow: Submit quote to replace dead 30' royal palm tree along Parkway between Mahogany Bend Dr & Championship Dr.			X	07.23.25
2	06.25.25	ACTION	Mr. Cole: Inspect erosion around Mr. Fiore's property on golf course side of Marsh Cove Lakes 37A & 37B and advise.			X	07.23.25
3	06.25.25	ACTION	Mr. Barrow: Provide proposal to install gravel drive at lift station on Mulberry where sod is damaged.			X	07.23.25
4	06.25.25	ACTION	Mr. Barrow: Trim Fiddler's Creek Pkwy Clusia to height of guardrail.			X	07.23.25
5	07.23.25	ACTION	Mrs. Adams: Review plantings around main gatehouse.			X	08.27.25
6	07.23.25	ACTION	Mr. Baker: Get proposal to remove Deer Crossing & Bag Drop signs. 08.27.25: Included in the Lykins proposal. Bag Drop signs are Foundation matter.			X	08.27.25
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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**STAFF
REPORTS**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**STAFF
REPORTS
B**

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2025	Regular Meeting	8:00 AM
November 5, 2025*	Regular Meeting	8:00 AM
December 10, 2025**	Regular Meeting	8:00 AM
January 28, 2026	Regular Meeting	8:00 AM
February 25, 2026	Regular Meeting	8:00 AM
March 25, 2026	Regular Meeting	8:00 AM
April 22, 2026	Regular Meeting	8:00 AM
May 27, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	8:00 AM
June 24, 2026	Regular Meeting	8:00 AM
July 22, 2026	Regular Meeting	8:00 AM
August 26, 2026	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	8:00 AM
September 23, 2026	Regular Meeting	8:00 AM

Exceptions

*The November meeting date is three (3) weeks earlier to accommodate the Thanksgiving Day holiday.

**The December meeting date is two (2) weeks earlier to accommodate the Christmas Day holiday.

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

**STAFF
REPORTS
C**



Wrathell, Hunt and Associates, LLC

TO: Fiddlers Creek CDD #1 Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: September 24, 2025

SUBJECT: Monthly Status Report – Field Operations

Electrical Repairs: Project adjacent to the Sales Center – consolidating three electrical services that have deteriorated for entry lighting and irrigation and to include housing from the elements/weather. Board approved during the May meeting (\$22,600.00).

Note: Project was scheduled to commence on Wednesday, September 16th however when the FPL crew arrived, they were unable to pull the fuses out of the transformer and confirmed that the transformer requires replacement. This will take approximately three to four weeks.

Street Lights/Repairs: As previously discussed, Bentley Electric has identified (15) poles that require replacement arms. Estimated (10) weeks to receive. Board approved \$27,500.00. Schedule has not yet been received.

Note: \$2,100.00 C/O credit provided.

Decorative Street Lamps/Pillars: As discussed during last month's meeting, Staff is in the process of obtaining cost to repaint: location is Fiddlers Creek Parkway between 951 and the gatehouse. Project will be scheduled upon receipt.

Runaway Lane/Marsh Cove/Bridge Work – Wing Walls: On-going discussion: Board approved during the May meeting for a cost of \$14,500.00 with Daly Construction to remove the stack stone on two sides of the bridge and apply stucco.

Note: As indicated during the June meeting, Daly Construction would not execute the contract: concerns with obtaining any required permits as well as E-Verify requirements.

Note: As discussed last month, this project has been handed over to the District Engineer to seek a contractor to have this work completed.

Landscape Renovations: As discussed during the August meeting, proposal to replace existing/missing landscape material at the gatehouse has been executed. This project is scheduled to be completed within the next two to three weeks.

Note: As discussed during last month's meeting, the Palm stump has been removed adjacent to the Parkway/951 exit.