

**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 September 24, 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 Mayer	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Tony Pires	District Counsel
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)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 8:00 a.m.

Supervisors Schmitt, Christensen and Mayer were present. Supervisors Badessa and Weinberg were not present.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

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

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

Mr. Kurth stated that high water levels, rainfall and changing water levels have presented challenges. The boat was deployed more often this month. A significant complaint was received when technicians overlooked treatment on one shoreline on Lake 65-E. When a complaint was received, technicians responded on Saturday and followed up with another visit on Monday. Other than that, the lakes are doing well. This month, more algae has been observed on all properties Premier treats; however, algae in the CDD is not excessive.

Mr. Schmitt asked about an isolated section of a lake near the new golf course clubhouse where a land bridge will be removed. Mr. Kurth stated it is not part of the CDD. Premier treats that lake for The Foundation once per month but it was not treated for some time. Crews will treat that area tomorrow.

Mr. Christensen asked for a printed list of acceptable littorals to provide to residents. Mr. Kurth will prepare and send a list of acceptable littorals to Mrs. Adams for distribution.

Discussion ensued regarding littorals.

FOURTH 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 is continuing with the second round of fruited palm and date palm trimming in CDD #1. Crews are in CDD #2 today.

Mr. Christensen asked for crews to be reminded about sabal palms just before entering Runaway Bay near the boat ramp that have not been cut in a long time.

A. Irrigation and Pressure Cleaning Efforts

- Precipitation: In August 2025, the average rainfall was 9.41". Last August it was 15.06".

- Irrigation Projected Usage: In August, the villages had four rain holds and the common areas had six. Total water usage in August 2024 was 41,528,061 gallons and August 2025 usage was 43,801,660 gallons.
- Pump Station Usage: Pump Station #1 is still working in a supportive role.
- Irrigation Report: There were a few communication failures last month due to lightning strikes, but they did not result in any invoices being sent to CDD #1.
- Pressure Washing: Crews completed work on curb drains off Fiddler's Creek Parkway and Championship, Fiddler's Creek front monuments, Marsh Cove, and signs and benches at the Aviamar front entrance. Crews are working in Veneta and Runaway. The map was updated.

Mrs. Adams asked for the pillars on Fiddler's Creek Parkway to be done and for pictures to be provided. Mr. Hennessey stated The Foundation will look into repairs and removal of bee nests, etc.

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: Overall average weekly occupancy in August was 897 compared to 913 in July, a slight decrease.
- Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24 hours a day, seven days a week. There are two patrols per shift, generally one patrol in CDD #1 and one in CDD #2. No issues were reported; the traffic signal has not yet been put into flash mode.
- Gatehouse Activity: Total gatehouse entries for all three gates decreased by approximately 1,300, from 39,716 in July to 38,407 in August.
- Incidents: Open garage doors, medical calls, and residential complaints were most common, similarly as the previous month. There were 13 medical calls in August. Two gate arm damage incidents occurred in August.

- Speed Detection and Enforcement: The portable speed detection device was in use in two locations. First-time offenders accounted for 10 of 11 violations and were given written warnings. One repeat offender was referred to the Fining Committee.
- Per the Collier County Sheriff's Office (CCSO), there were 63 extra patrols in August, 13 medical calls, ten accidental calls to 911 (hang-ups), nine alarm calls, and two hazardous incidents related to suspected gas leaks.

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

Mr. Haak reported the following:

- Work continues at the club and spa area, the pickleball courts, Gator Grille, pool area, Caxambas, and tennis pavilion. A large part of the new parking lot is available for use.
- Work is continuing according to the schedule.
- People continue to enter construction areas despite fencing and signage advising that it is a felony to enter construction areas. Reminders should be issued when possible.
- Work continues in Dorado.
- Proposals for landscaping were requested and screening added to shield staging areas.

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

In Mr. Cole's absence, Mr. Baker reported the following:

- Nothing has changed with the traffic signal. The projected completion date for the signal is the end of October 2025; his firm is not the Engineer for the project and can only provide updates based on the information received.

Mr. Baker distributed an updated Memorandum related to the Construction Entrance and repairs where access was needed to perform work. District Counsel requested revisions regarding Runaway Lane; a copy will be emailed.

Mr. Pires will work with Mr. Haak to close out the Access Agreement.

- The Runaway Lane American shoreline restoration work is scheduled to begin on October 6, 2025. He will confirm the start date later this week.

- Pump House #1 replacement bid documents are in process. Mr. Pires' comments were received. Metro PSI's technical comments are pending. It is hoped that it will be advertised soon and that a pre-bid meeting will be held in October.
- The inspector accompanied Mr. Barrow to review sight lines. It was determined that no work is needed. Drivers must stop at the stop sign properly; as long as drivers can inch forward without entering a travel lane and no visual obstructions exist, the area complies with code.
- A proposal was requested but not yet received for the wing wall bridge repairs. Mr. Baker will contact the contractor again in an attempt to secure a proposal.
- Staff is working on the contract for replacement of the signage inserts with Lykins; a clause might be added to address if they delay too long before beginning work. Lykins agreed to provide a schedule this afternoon.

Discussion ensued regarding whether to leave a damaged sign in place rather than to leave the area with no sign, because it cannot be replaced in the interim.

Mr. Baker will ask Lykins for a work order to replace the sign on Championship Drive with a temporary sign, to be done as soon as possible.

Mr. Baker distributed an MRI proposal for exercising irrigation gate valves at a weekly fee of \$7,489 and noted that a not-to-exceed amount could be set for work to be done.

Mr. Benet discussed the challenges presented by the lack of a map of irrigation gate valves, past difficulty finding gate valves due to installation of new flower beds and his previous attempts to locate gate valves with a metal detector. He discussed the lack of civil drawings and stated that some information was documented on the GIS map, which requires specialized software and stated that Staff has the appropriate files to integrate the data.

Mr. Haak stated that Mr. Cole has been a part of the process and has access to the GIS maps and database. Mr. Baker will provide the files to be given to the GIS contractor.

This item was tabled until an accurate count of gate valves is available.

Mr. Schmitt asked for an update on the contractor painting the roadway stripes. Mr. Baker stated that he was advised last Friday that work should be done by today or tomorrow. He will call for another update. Mr. Schmitt noted that rain delays have occurred.

Mr. Schmitt asked for an update on the request for Lykins to address the entry monument spires. Mr. Baker stated that he made a second request for a proposal. Lykins is in the process of reviewing the monuments. It was noted that Lykins designed the monument.

➤ Mr. Baker stated that Mr. Cole received approval of the Fair Share Agreement from Collier County, and Mr. Cole stated that a Summary of Costs will be sent to the current owner by October 10, 2025.

Mr. Schmitt noted that this would only apply to 7-ELEVEN. He will seek to ensure that the zoning documents for a future development off Greenway Road with 1,200 to 1,500 homes planned include language outlining their community's fair share contribution.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Irrigation Action Items

Mr. Benet discussed the Irrigation Action Items and noted the following:

- Item #1: The gate valves were discussed earlier in the meeting.
- Item #2: The cross-connection with Veneta involves both CDDs as it crosses over Mahogany Bend.
- Item #3: The battery timers are still in place. It is hoped that this will be addressed when the upgrade to Baseline or another system proceeds.
- Item #4: The supply power breakers can be resolved by contracting with Bentley Electric to trace the controllers to their point of origin.

This item will remain on the agenda.

EIGHTH ORDER OF BUSINESS

Discussion/ Consideration: Easement Use Agreements [Bellagio Lots by Seawall]

A. Discussion /Consideration: Consent to Use Agreements

Mr. Pires stated there is no update. He entered public records requests for some permits and will submit additional public records requests for additional information, including old permit file drawings. The Easement Use Agreements will be prepared based on the available information. He expects to have responses in advance of the next meeting.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of August 31, 2025**

Mrs. Adams stated that off-roll assessment revenues collected so far total \$211,198. The "Fountains" line item is at 280%, which includes both the fountain work and the \$70,000 charge from Collier County Utilities, which will be split between CDD #1 and CDD #2 and will be reclassified for the purchase of additional water.

Mrs. Adams stated that the "Contingencies" line item is over budget due to expenditures to be reclassified.

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of August 27, 2025 Public Hearing and Regular Meeting Minutes**

The following change was made:

Line 102: Change "olives" to "fruit"

On MOTION by Mr. Mayer and seconded by Mr. Christensen, with all in favor, the August 27, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.

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

Items 2, 4, 9, 10, 13 and 14, were completed.

Item 1: Mr. Pires will follow up, as payment was expected to be received.

Item 2: The arboricola will be allowed to grow. This item was completed.

Item 3: Mr. Baker will request updates.

Item 6: Waiting for a proposal.

Item 8: Mr. Baker will work with Superior to have boat access.

Item 12: The tree stump was removed and pillars were pressure cleaned. Staff is waiting on a quote from Kings for painting lights.

Mr. Schmitt asked about a rusted electric box to be replaced. Mrs. Adams stated that Florida Power & Light (FPL) inspected fuses and advised that they will replace their transformer at their expense.

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

Mr. Pires stated that Mr. Hennessey advised that the Sheriff's Department informed him that the Traffic Enforcement Agreement is awaiting a judge's signature.

Mr. Pires was not aware of that requirement and emailed the Sheriff's Legal Department for an update.

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

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

Supervisors Schmitt, Christensen and Mayer confirmed their in-person attendance at the October 22, 2025 meeting.

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

The Monthly Field Operations Report was included for informational purposes.

Mr. Schmitt asked for two lights in Mulberry, on the east side of Championship to be inspected, as they have not been operational for three months. He asked for Bentley Electric to inspect them when they are onsite.

THIRTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Schmitt and seconded by Mr. Mayer, with all in favor, the meeting adjourned at 8:51 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair