

**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 October 22, 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 Mayer	Assistant Secretary
Joseph Badessa	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
Elliot Miller	CDD #2 Board Member
Joe Vaccaro	Resident

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

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

The October 2025 Quality Control Lake Report was included for informational purposes. It was noted that Mr. Kurth was away.

Discussion ensued regarding a buildup of floating Cristata Lily in the creek by the bulkhead in Marsh Cove where water flows in from the County. Treatment will be requested.

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

Mr. Hennessey gave the PowerPoint presentation 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 in the second round of fruited palm and date palm trimming in CDD #1, but crews are behind schedule. He is encouraging Juniper to catch up.

A. Irrigation and Pressure Cleaning Efforts

- Precipitation: In September 2025, the average rainfall was 13.07". Last September it was 5.27."
- Irrigation Projected Usage: In September, the villages had six rain holds and the common areas had seven rain holds. Total water usage in September 2024 was 51,839,853 gallons compared to September 2025 usage of 39,695,410 gallons.

Mr. Schmitt recalled that the CDD was forced to spend \$130,000 to purchase water from the County in the spring. He noted that rainfall is currently low and asked Staff to determine if something can be done to reduce usage or increase capacity to minimize the likelihood of this happening again in the future.

Discussion ensued regarding the need for Staff and the District Engineer to work with The Foundation, installation of a gauge to allow monitoring and more accurate reporting and the need to proactively discuss reducing water usage and related ramifications and costs.

Mr. Baker stated that the surveyor advised that the gauge was installed; he will inspect it following today's meeting.

Mr. Benet stated the gauge will be calibrated with critical limits so Staff knows when water levels are getting close. He discussed his ongoing efforts to monitor usage and conserve water and stated that he can provide monthly updates. As grass and plants need a certain amount of water, the dry season is the worst time to cut back on water usage. He discussed watering schedules and stated that every gallon of water saved now can be used during the dry season. Engaging a hydrologist to consider the big picture was discussed.

- Pump Station Usage: Pump Station #1 is still working in a supportive role.
- Irrigation Report: There were a few minor communication failures last month, but they did not result in any invoices being sent to CDD #1.
- Pressure Washing: Crews are working in Veneta, Laguna and Varenna and will assist at The Club & Spa to address construction vehicle debris and prepare for the grand reopening. Next month, crews will move on to Aviamar, Oyster Harbor and Club Center Drive. The map will be corrected for next month.

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 was almost the same; August occupancy was 897 compared to 905 in September.
- 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.

A resident asked when the traffic signal will be operational. It was noted that it will be addressed during the Engineer's Report.

- Gatehouse Activity: Total gatehouse entries for all three gates were almost the same, with 38,407 in August compared to 38,188 in September.
- Incidents: Incidents were low this month with The Club & Spa still being closed.
Mr. Schmitt stated that a traffic sign was lost on Championship Drive. Mr. Hennessey stated the camera did not have a good view of the incident.
- Speed Detection and Enforcement: The portable speed detection device was in use in two locations. First-time offenders accounted for six of eight violations; they were given written warnings. Two repeat offenders were referred to the Fining Committee.
- Per the Collier County Sheriff's Office (CCSO), there were 58 extra patrols in September, 16 medical calls, nine alarm calls, and four accidental calls to 911 (hang-ups).

➤ Mr. Pires addressed the Traffic Control Agreement, and it was signed off on and entered in the database with the Sheriff beginning on September 27, 2025; in the last four days of the month there were seven traffic stops and more are expected.

Mr. Badessa stated the Championship gate, which only has one lane, has more activity than the Main gate, which has two lanes, and Championship has been backing up. He asked if guards can be instructed to send nonresidents to the Main gate. Mr. Hennessey stated that, in many cases, delays are due to guests not being added to access lists. Staff is working to expedite traffic at the gate. It was noted that designating the Championship gate a residents' entrance has been discussed for years, but to no avail.

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

Mr. Haak reported the following:

- Work continues at The Club & Spa and surrounding areas.
- The pickleball courts are open.
- An October renovations update went out last week.
- The timing of the opening remains the same.
- Everyone should be mindful and stay out of the areas that are still under construction.
- Most of the parking areas are open, but a section will remain closed while the new tennis Pro Shop building is under construction.

Mr. Schmitt asked if the parking lot being used by contractors in front of Caxambas will be opened when Caxambas is opened. Mr. Haak replied affirmatively.

- In CDD #2, work on the next building in Dorado is continuing.

Mr. Haak stated a resident email complaint was received about two areas across the water from the Mallards Landing development, where a second layer of landscape buffer was removed. The resident complained that it allows vehicle headlights to shine into her residence.

Discussion ensued regarding inspections of the areas and whether another area where sea grapes were trimmed is the issue. Mrs. Adams stated that Staff will address the matter.

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

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

➤ Staff worked out the power issues with Florida Power & Light (FPL). The date the signal will begin flashing is up to Collier County. The traffic signal is still projected to be operational in mid-November. The date of turnover of the traffic signal is still unknown.

Mr. Schmitt asked who is doing the additional work where the sidewalks meet the bike lanes. Mr. Baker believes it is part of the project, but will confirm with Mr. Cole.

➤ Bonness advised that striping is complete. The inspector will verify that it is acceptable.

Mr. Baker stated an email was received inquiring as to why some communities had dashed striping through the center lines of the road and others did not. Mr. Cole previously indicated that he did not remember, but it was likely requested by the Developer during the design phase. The requirement is for 100' feet of solid yellow line up to the stop sign at either end of the road. There is no requirement for the two-lane road to have the dashed line.

Mr. Schmitt questioned why the stripe on Mulberry is dashed, but the stripe on Mahogany is not, and the stripe on Aviamar Circle is not dashed, but the stripe on another road in the area is dashed. Mr. Baker stated that the two areas were designed at different times and, while the striping was installed, it is not technically required. Mr. Schmitt recalled that the striping contract should include repair and securing of the ADA pads on both sides of the street. Mr. Baker will ensure that the inspector will verify that the work is satisfactory.

➤ American Shoreline Restoration is bringing equipment today for the Runaway Creek lake bank repairs. Work should begin late this week or early next week.

➤ The water measuring device was installed in Lake 88; the area will be inspected between meetings. No indicators are included on the measuring device other than elevation indicators, as Staff would typically determine what elevation levels indicate concern.

Mr. Baker, Mr. Benet and Mr. Cole will discuss elevations and make determinations.

Mr. Baker stated that proposals were requested from Precast by Design for the entry spires and the wing wall bridge repairs, but not yet received.

Discussion ensued regarding the proposals to be requested, observations during the field inspection, and including removal of all rock and stucco, painting of the wall, repairs, etc.

➤ Mr. Pires is still working on the contract with Lykins for replacement of the signage inserts; new language was recently received.

Discussion ensued regarding the executed contract and scope of work.

Mrs. Adams will schedule the work to be done with Lykins.

➤ Pump House #1 replacement bid documents are underway. Mr. Pires' comments were incorporated and will be finalized by tomorrow. He expects it to be advertised soon.

Resident Joe Vaccaro asked if Lykins is the only company that provides signs. Mr. Baker stated that Lykins has been the only contractor in recent years.

Discussion ensued regarding trip charges, competitive bidding, signage needs and improved responsiveness since post-hurricane damage was repaired. In response to Ms. Viegas, Mr. Pinder stated he was not aware of any of these issues.

Mr. Schmitt asked Mr. Baker to email him regarding when the ADA mats on Championship Drive will be repaired.

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

Mr. Haak discussed The Foundation's Agreement with the CDD to manage the irrigation system and report issues. The report lists the issues so that District Management and Engineers can take action or proceed. Mr. Baker will schedule a call with Mr. Haak to discuss these items.

Discussion ensued regarding the list of items compiled by Mr. Benet and determining whether any items require immediate attention.

Mr. Schmitt noted that some issues were deferred due to the ongoing global irrigation contract and evaluations. He asked Mr. Baker to determine the next steps.

EIGHTH ORDER OF BUSINESS**Discussion/ Consideration: Easement Use Agreements [Bellagio Lots by Seawall]****A. Discussion /Consideration: Consent to Use Agreements**

Mr. Pires stated the draft letter is underway for presentation at the next meeting. Mr. Schmitt expressed concern for the legality if the wall fails, as a U.S. Army Corps of Engineers permit applies to the flow way. Mr. Pires stated the CDD does not own the wall and never approved of it within the CDD Lake Maintenance Easement (LME). If the homeowner challenges the CDD regarding paying for it, the CDD has the ability to specially assess the properties.

Mr. Schmitt noted the presence of another seawall at the last house on the corner and that three seawalls are present at the golf course on the lakes.

This item will remain on the agenda.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2025**

Mr. Adams stated that Mr. Christensen brought to his attention that the August 31, 2025 ending fund balance does not correspond to the September 30, 2025 beginning fund balance. It seems a journal entry adjustment to revenues in the amount of \$58,593 occurred. He will research this issue and advise the Board of the outcome.

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of September 24, 2025 Regular Meeting Minutes**

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, the September 24, 2025 Regular Meeting Minutes, as presented, were approved.

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

Items 1, 6, 8 and 11 were completed.

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 Florida Power & Light (FPL) inspected fuses and will replace their transformer at their expense.

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

- **Report on Collier County Planning Commission/Consideration of Proposed Greenway-Fritchey RPUD**

Mr. Schmitt stated that the Greenway-Fritchey RPUD, a major development on Greenway Road, came before the Collier County Planning Commission (CCPC). The concern is that the Developer contribute to the construction and installation of the traffic signal. It was determined at the Planning Commission meeting that, since the light will have been completed by the time they start this project, the Developer will benefit from the traffic signal, but does not have to contribute to it. Mr. Schmitt stated he objected, despite the difficulty that arises

due to his service on the CDD Board. In his opinion, the CDD should insist that the Developer contribute to the traffic signal when the petition goes before the County Commissioners. Intersection improvements will be needed because of the size of the development; the arm paid for by the CDD will need to be taken down and another arm installed at their expense. He asked Mr. Trebilcock if the CDD can be reimbursed and if there is a salvage cost.

Discussion ensued regarding the CCPC meeting, benefit the development will derive from the traffic signal, Mr. Schmitt and Mr. Miller attending the BOCC meeting, omission of a Developer Contribution Agreement from the agenda packet, the next meeting scheduled for December 9, 2025, whether to send a Letter of Concern or a Letter of Objection, whether to schedule a meeting with Mr. Locastro and/or others, reimbursement due the CDDs, and the need for an affirmative supermajority vote on a rezoning.

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, authorizing Mr. Schmitt and Mr. Miller to work with District Counsel, to meet and discuss the matter on behalf of the Board, was approved.

Mr. Baker was asked to find out the cost of the improvements that the CDDs already paid for that will be removed.

Discussion ensued regarding Bowman's role as Engineer for the project, compensation due to the CDDs for removal of the improvements paid for by the CDDs and the benefit the Developer will receive from the traffic light.

Mr. Weinberg asked if the recent judicial decision has an implication related to the "No Concealed/Open Carry" sign posted on The Foundation building.

Mr. Pires will forward the Florida Attorney General's Memorandum which addresses the issue to the Board. He discussed the legislation and read portions of the Memorandum.

Mr. Pires confirmed that a private entity like The Foundation may have the ability to prohibit open carry or concealed weapons on its private property. A public body such as the CDDs cannot have such a policy, except to the extent that there may be other prohibitions in the Statute, for example, concealed firearms are prohibited at public meetings. The question is whether that extends to a prohibition of open carry at public meetings. Mr. Schmitt stated the direction is that the CDDs cannot and should not set any policy similar to what The Foundation has done. He stated that any violations of Florida Statutes relating to open carry should be reported to law enforcement.

Mr. Christensen expressed concern that one of issues related to the proposed Greenway-Fritchey RPUD relates to potential flooding in Fiddler’s Creek. He recalled that the big Watershed Management Plan was also in development.

Discussion ensued regarding the Watershed Management Plan.

Mr. Schmitt stated the Watershed Management Plan and the Picayune Strand portion never came to fruition. It would still require approval from the Army Corps of Engineers and the South Florida Water Management District (SWFMD).

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

- **NEXT MEETING DATE: November 5, 2025 at 8:00 AM**

On MOTION by Mr. Weinberg and seconded by Mr. Schmitt, with all in favor, canceling the November 5, 2025 meeting, was approved.

○ **QUORUM CHECK**

The next meeting will be held on December 10, 2025.

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

Mrs. Adams distributed the Monthly Field Operations Report.

Mrs. Adams presented Whisper Trace HOA’s request for the CDD to reimburse half the cost of removing a tree that fell into the lake.

On MOTION by Mr. Weinberg and seconded by Mr. Schmitt, with all in favor, reimbursing Whisper Trace HOA \$300, was approved.

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

FOURTEENTH ORDER OF BUSINESS

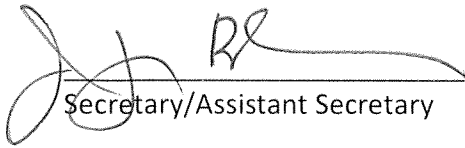
Public Comments

No members of the public spoke.

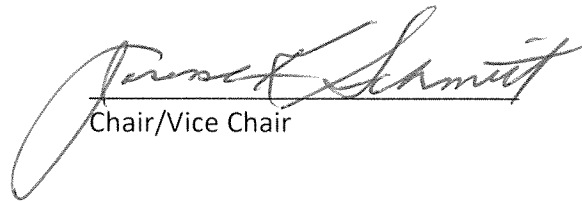
FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Weinberg and seconded by Mr. Schmitt, with all in favor, the meeting adjourned at 9:15 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair