

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #1

December 10, 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

<https://fiddlerscreekcdd1.net/>

December 3, 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 December 10, 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. Discussion: Residents Request to Install "No Standing/No Parking" Signed on Cherry Oaks Trail
5. Health, Safety and Environment Reports (*Ryan Hennessey*)
 - A. Irrigation and Pressure Cleaning Efforts
 - B. Security and Safety Update
6. Developer's Report
7. Engineer's Report: *Bowman Company*
 - Memo Regarding Ongoing Irrigation Items
 - Discussion/Update: ADA Warning Pads at Mulberry-Championship Pedestrian Crossing
8. Continued Discussion: Irrigation Action Items
9. Continued Discussion/Consideration: Easement Use Agreements [Bellagio Lots by Seawall]
 - A. Continued Discussion/Consideration: Consent to Use Agreements

10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

B. October 1, 2025 - September 30, 2026

11. Acceptance of Unaudited Financial Statements as of October 31, 2025

12. Approval of October 22, 2025 Regular Meeting Minutes

13. Action/Agenda or Completed Items

14. Staff Reports

A. District Counsel: *Woodward, Pires and Lombardo, P.A.*

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

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

- NEXT MEETING DATE: January 28, 2026 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*

15. Supervisors' Requests

16. Public Comments

17. 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 November 2025 Quality Control Lake Report

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
1	Treated	Grasses, Shoreline weeds, Torpedo grass & Alligator weed	10/23/2025, 11/13/2025		
2	Treated	Grasses, Shoreline weeds, Torpedo grass & Alligator weed	10/23/2025, 11/13/2025		
3	Treated	Grasses, Shoreline weeds, Algae, Torpedo grass & Alligator weed	10/23/2025, 11/13/2025		
4	Treated	Grasses, Shoreline weeds & Algae	10/23/2025, 11/13/2025, 11/20/2025		
4A	Treated	Algae, Grasses & Shoreline weeds	10/16/2025, 11/13/2025, 11/20/2025		
5	Treated	Algae, Grasses & Shoreline weeds	10/16/2025, 11/13/2025, 11/20/2025		
6	Treated	Grasses	10/16/2025		
7	Treated	Algae, Grasses & Shoreline weeds	10/16/2025, 11/13/2025		
7A	Treated	Algae, Grasses & Shoreline weeds	10/16/2025, 11/13/2025		
8	Treated	Grasses & Shoreline weeds	10/23/2025, 11/20/2025		

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
9	Inspected				
10	Inspected				
15	Treated	Grasses & Shoreline weeds	11/13/2025, 11/20/2025		Trash pick up
16	Treated	Grasses & Shoreline weeds	11/20/2025		
17	Treated	Grasses & Shoreline weeds	11/20/2025		
18	Treated	Grasses & Shoreline weeds	10/16/2025, 11/20/2025		
21	Treated	Grasses & Shoreline weeds	11/20/2025		
22	Treated	Grasses & Shoreline weeds	11/20/2025		
30	Treated	Algae, Grasses & Shoreline weeds	10/16/2025, 11/20/2025		
34	Treated	Grasses	10/30/2025		
34A	Treated	Grasses	10/30/2025		
34B	Treated	Algae & Grasses	10/23/2025, 10/30/2025		
35	Treated	Grasses	10/30/2025		
36	Treated	Grasses	10/16/2025		
37A/B	Treated	Grasses	10/30/2025		
38A/B/C	Treated	Torpedo Grass, Algae, Grasses & Shoreline weeds	11/06/2025, 11/13/2025, 11/25/2025		
39A/B	Treated	Algae, Grasses, Vines, Alligator weed, Torpedo grass, & Shoreline weeds	10/16/2025, 10/23/2025, 11/06/2025, 11/20/2025		

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
40A/B	Treated	Algae, Grasses, Shoreline weeds, Vines, Alligator weed, & Torpedo grass	10/16/2025, 10/23/2025, 11/20/2025		
41A1/A	Treated	Vines, Alligator weed, Grasses & Torpedo Grass	10/23/2025, 10/30/2025		
41B1/B2/C	Treated	Grasses, Shoreline weeds, Algae & Torpedo grass	10/23/2025, 10/30/2025, 11/20/2025, 11/25/2025		
42A/B	Treated	Vines & Alligator weed	10/23/2025		
43B	Treated	Torpedo Grass & Shoreline weeds	10/20/2025		
44	Inspected				
50A/B	Treated	Grasses, Shoreline weeds, Vines, Alligator weed & Torpedo grass	10/16/2025, 10/22/2025, 10/30/2025, 11/06/2025		
70A/B	Treated	Grasses	10/30/2025		
78A/B	Treated	Grasses	10/30/2025		
79A	Inspected				
95	Inspected				
FC1	Inspected				

Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
FC2A/B/BL1&BL2	Treated	Grasses	10/30/2025		
FC3	Inspected				
FC4	Inspected				
FC5	Inspected				
65A	Inspected				
65B	Treated	Water Lettuce & Grasses	10/23/2025, 10/30/2025		
65C	Inspected				
65D	Inspected				
65E1	Inspected				
6E2	Inspected				
65F	Inspected				
Cardinal Cove	Inspected				
GC Hole 13	Treated	Vines, Alligator weed & Torpedo grass	10/23/2025, 11/13/2025		

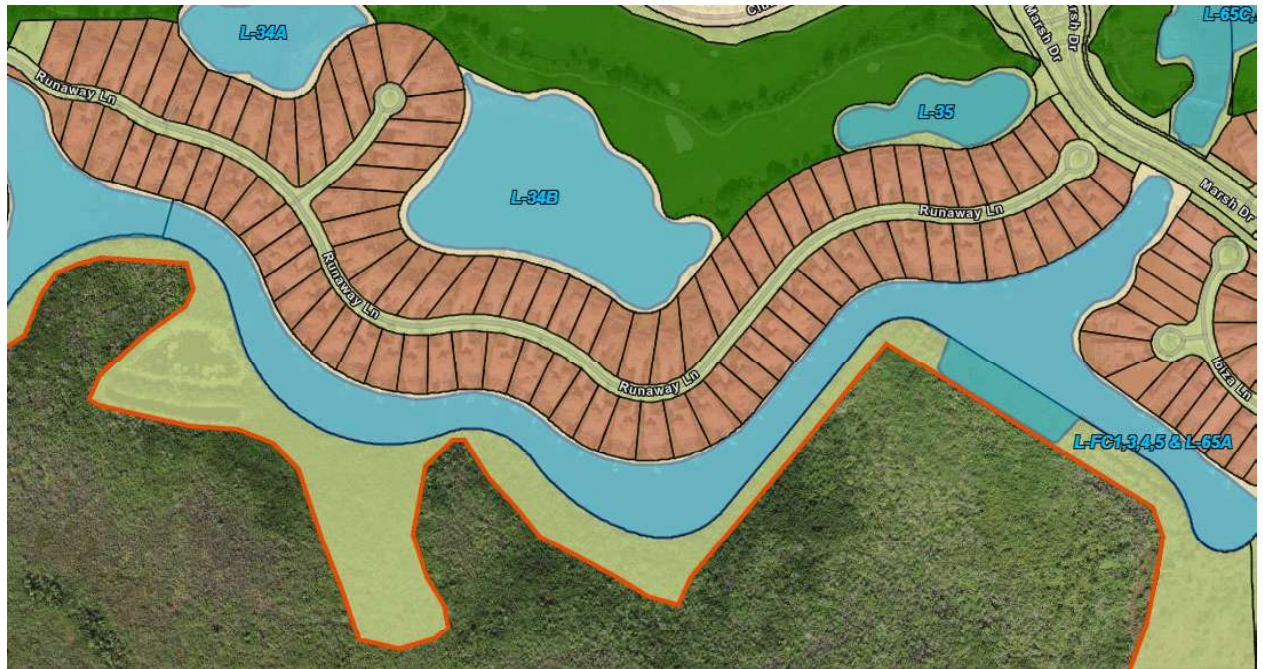
Lake #	Treatment or Inspection Performed	Target	Treatment Date	Observations	Additional Tasks
Swale/OutFall-1	Inspected				
Swale/OutFall-2	Inspected				
Swale/OutFall-3	Inspected				

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

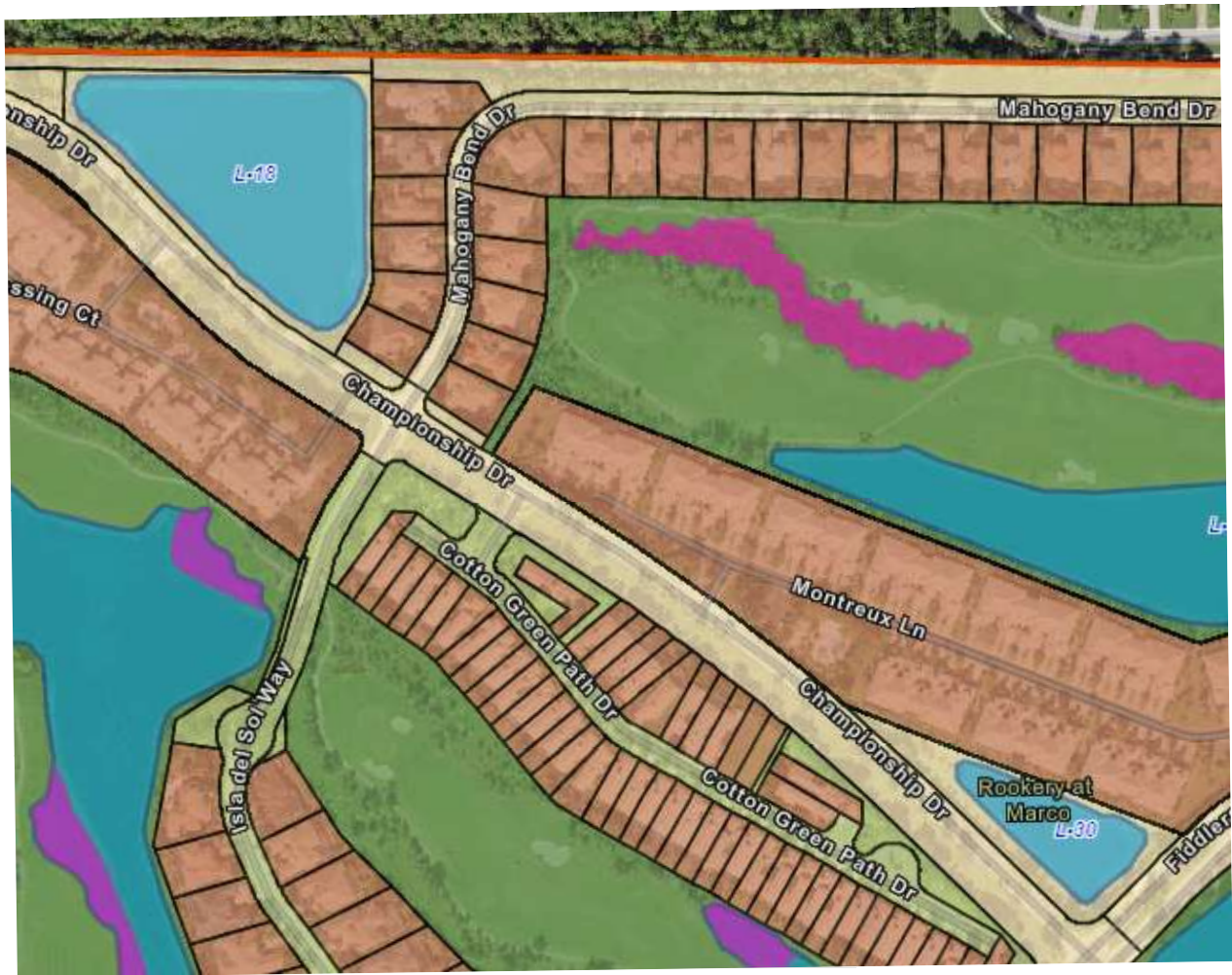
There is nothing unusual to report. Our activities were routine maintenance. As water levels drop, it exposes weeds that had been partially submerged, so a lot of the focus is on getting grasses and other shoreline weeds completely under control. We had wetland crews walk through many of the large littoral shelves with backpack sprayers to get those in top condition.

GIS Site Maps





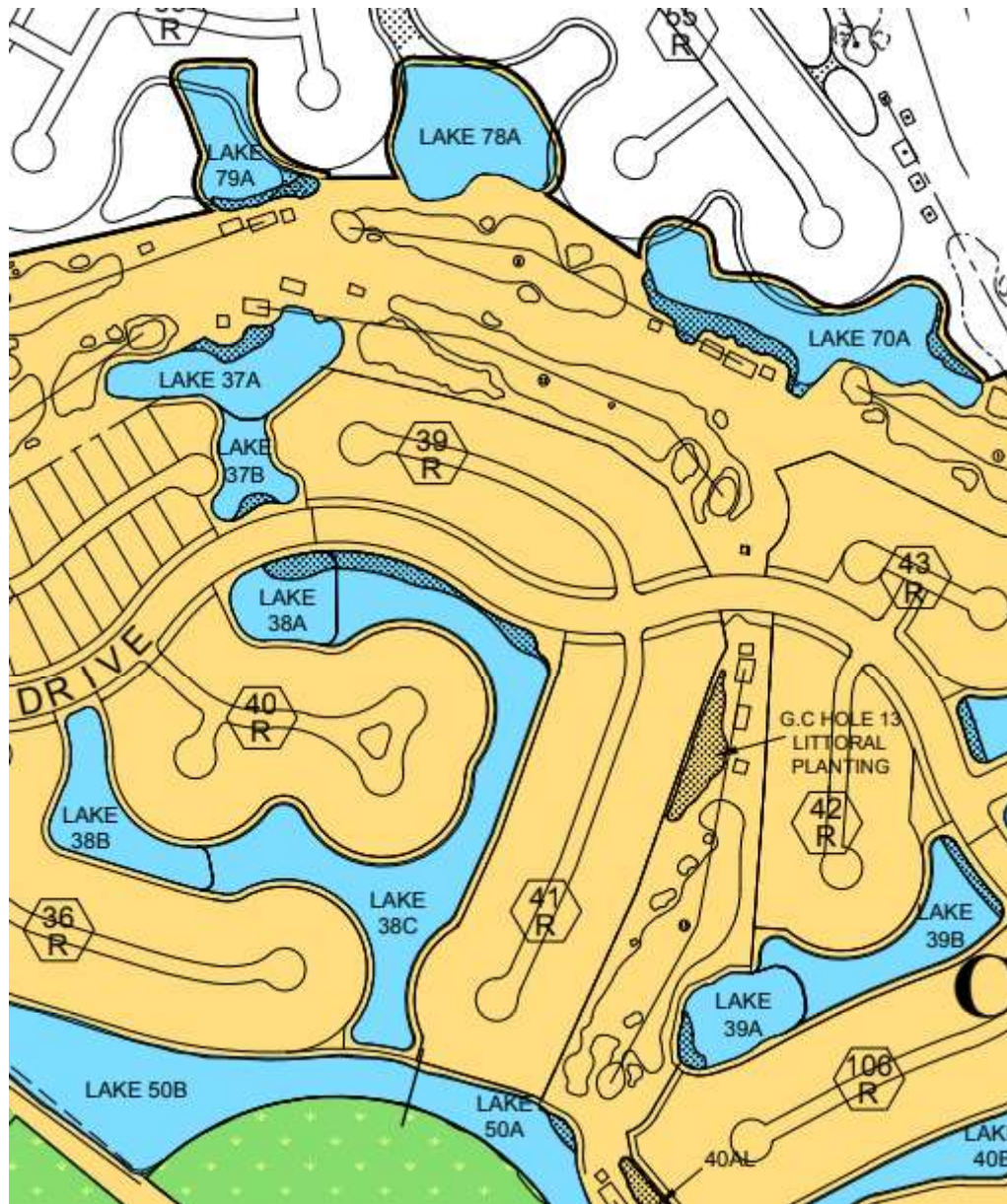


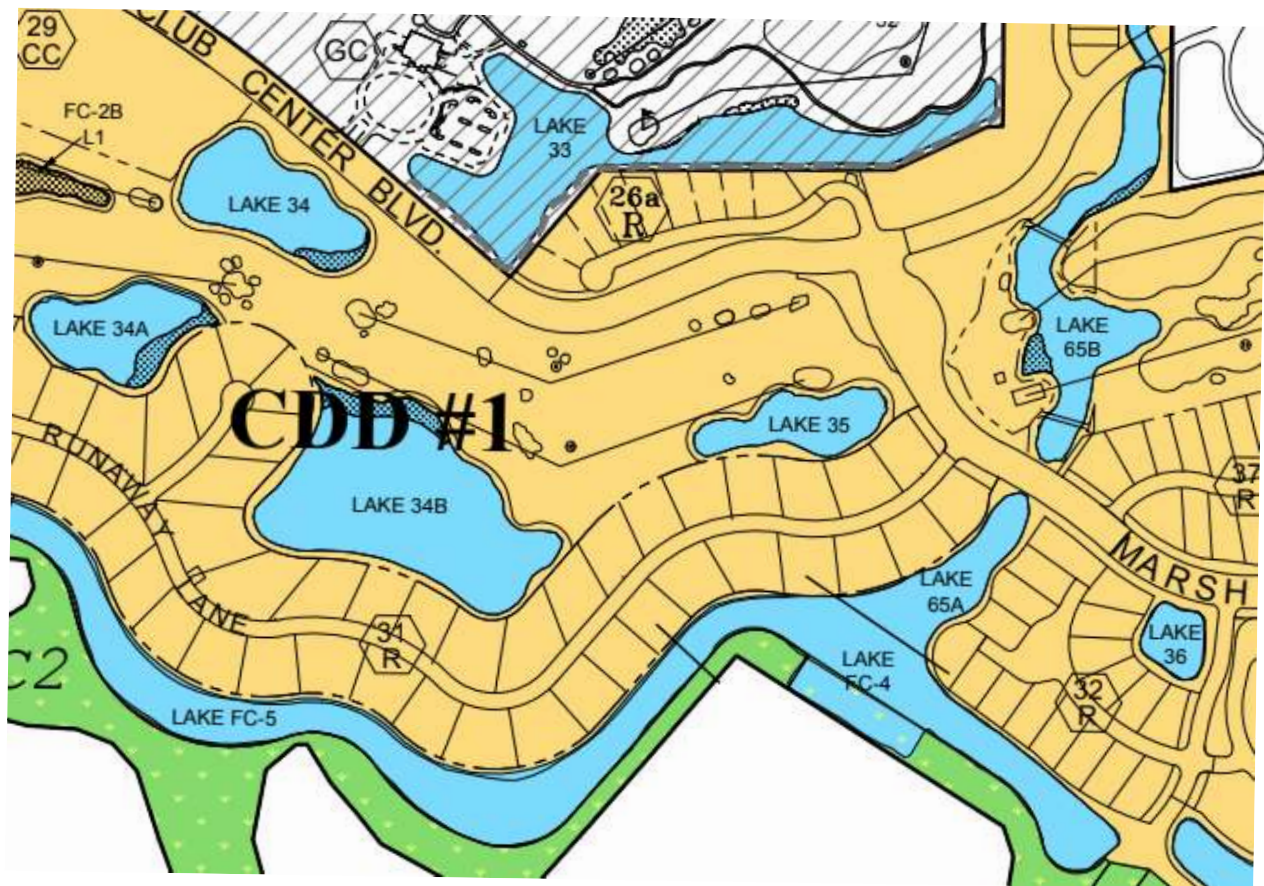


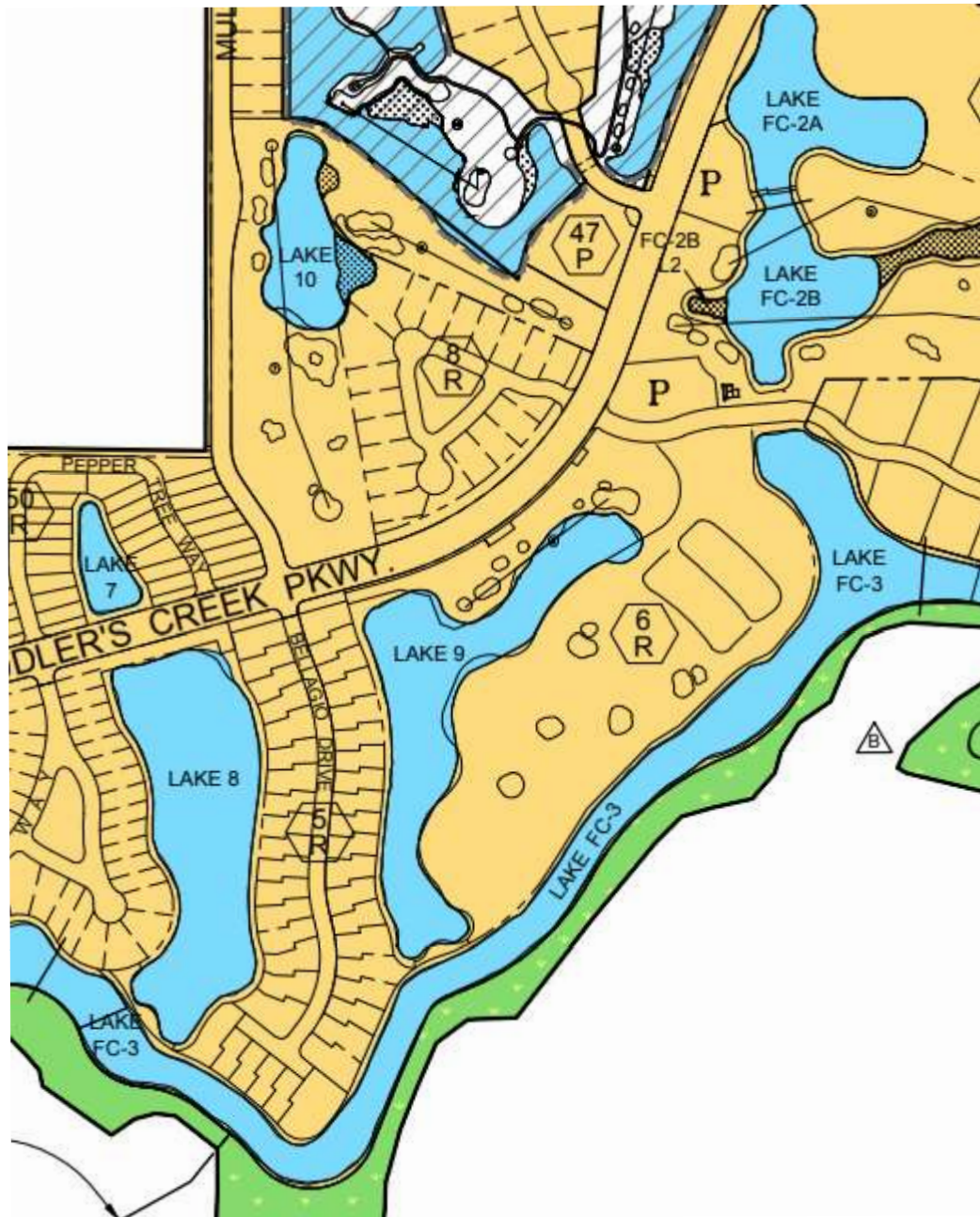


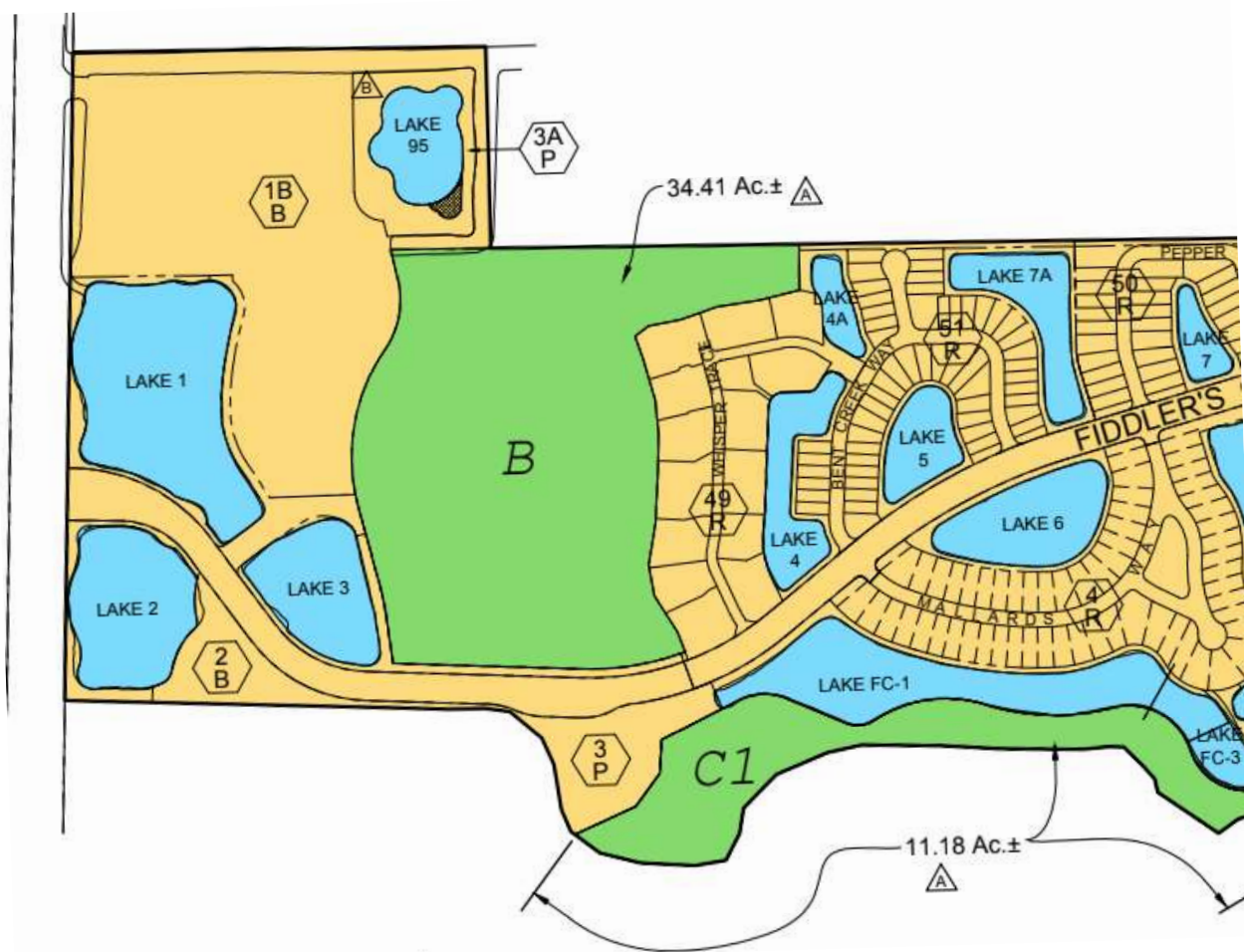


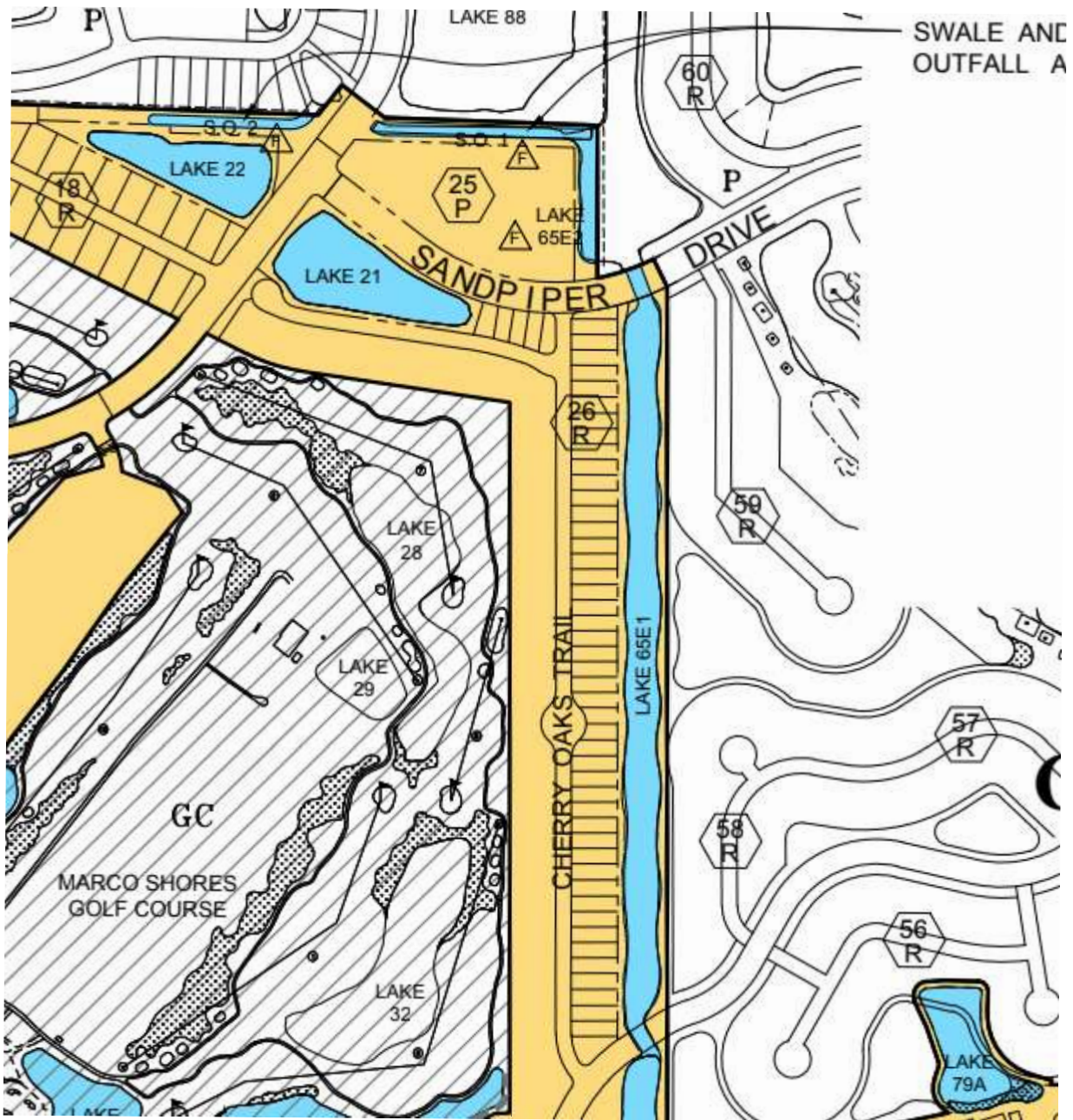
C.3

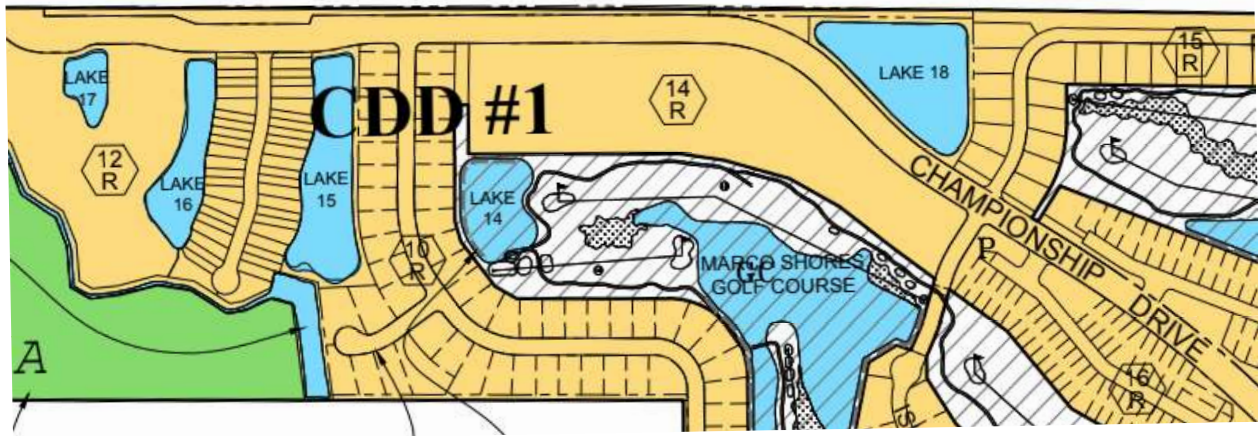












**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

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

5A

CDD I

NOVEMBER 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

- Juniper finished trimming the palms off Oyster Harbor Boulevard
- Continuing to trim the sabals and royals along Fiddlers Creek Parkway, starting from Collier Blvd.
- Also trimming areas they missed that were brought to their attention.

RAINFALL DATA NOVEMBER

2025

- Aviamar – 0.10”
- Veneta – 0.15”
- Championship – 0.10”
- Main – 0.75”
- Club – 0.25”
- Golf – 0.15”
- **Community Average- 0.24”**

2024

- Aviamar – 0.60”
- Veneta – 0.65”
- Championship – 0.50”
- Main – 0.60”
- Club – 0.55”
- Golf – 0.50”
- **Community Average- 0.57”**



YEARLY RAINFALL TOTALS FOR FIDDLER'S CREEK

FC Rainfall Totals 2025

Jan	0.23
Feb	0.73
Mar	0.28
Apr	0.28
May	2.54
June	16.88
July	7.37
Aug	9.41
Sept	13.07
Oct	3.02
Nov	0.24
Dec	
TOTAL	54.05"

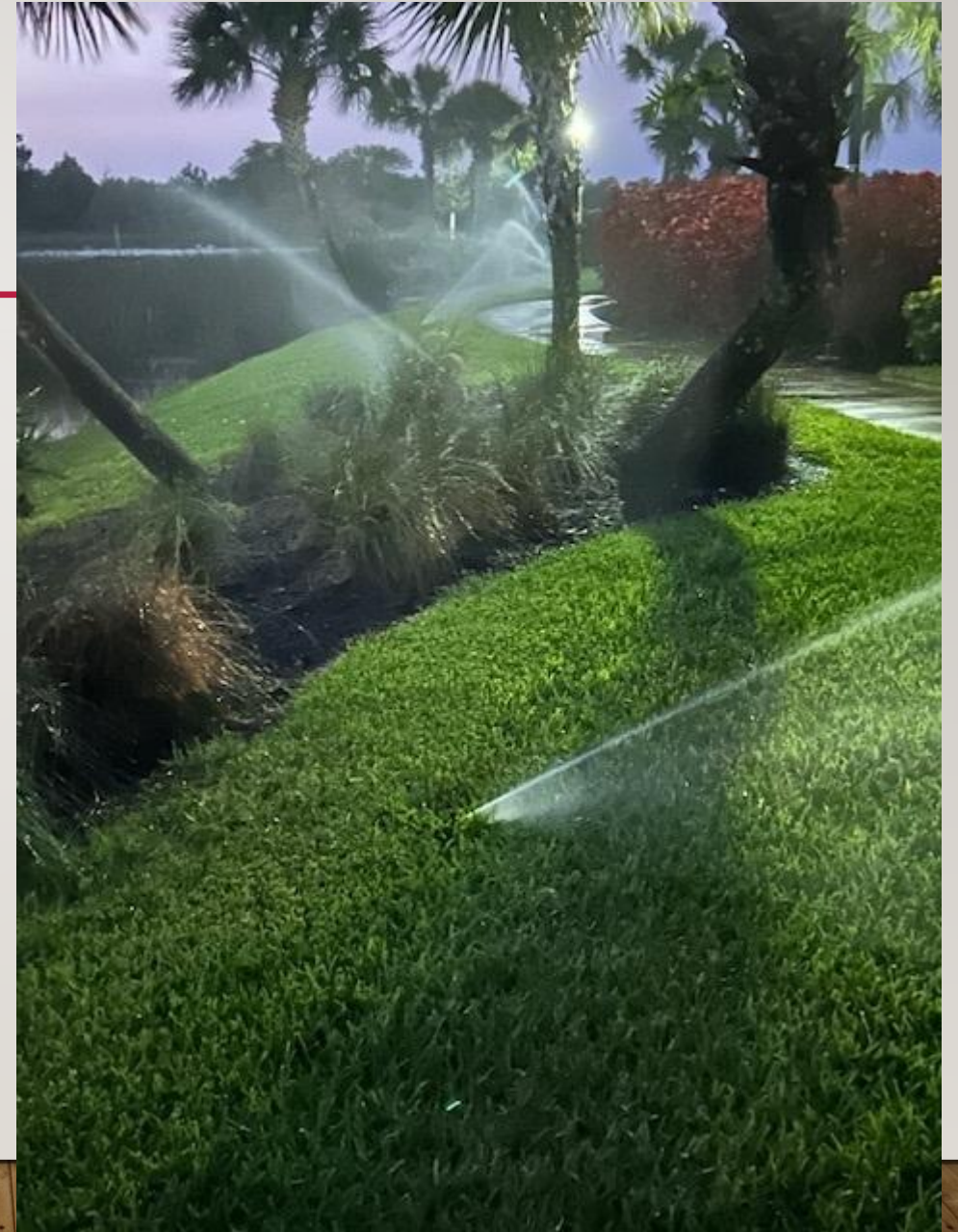
FC Rainfall Totals 2024

Jan	1.86
Feb	3.98
Mar	4.43
Apr	0.08
May	1.45
June	18.64
July	15.81
Aug	15.06
Sept	5.27
Oct	8.59
Nov	0.57
Dec	3.19
TOTAL	78.93"



IRRIGATION PROJECTED USAGE

- 19 Programmed Village Satellites
 - Monday, Wednesday & Saturday
 - 9:00 pm – 8:00 am
 - 13 Possible Run Cycles / 0 rain holds
 - 11 Programmed Common Satellites
 - Tuesday, Thursday & Sunday
 - 13 Possible Run Cycles / 0 rain holds
 - Estimated November Water Usage
 - Villages: 7,486,050 gallons
 - Common: 3,405,467 gallons
- *November Average Runtime Percentage was from 75-80%**
- *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

- Total Water Usage in November 2024 was **62,618,383 gallons.**
- Total Water Usage in November 2025 was **65,204,890 gallons.**

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	96,398,090
February	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
September	68,000	14,564,800	12,513,860	12,548,750	39,695,410
October	159,000	24,661,200	15,721,580	12,526,560	53,068,340
November	151,000	31,336,800	17,352,890	16,364,200	65,204,890
December					-
					642,794,066

LAKE #88 MEASUREMENTS

- On 12/1/2025 at 5:42am, the measurement of lake #88 was at 2.05'.

DATE	MEASURE / FT	TIME
10/23/2025	2.9'	11:29am
10/31/2025	2.55'	7:26am
11/11/2025	2.3'	7:06am
11/19/2025	2.2	6:43am
11/26/2025	2.05	7:01am
12/1/2025	2.05	5:42am

Based on the information above, our firm recommends the following:

- When a reading of 1.00' NGVD is observed, this should be treated as a "Warning" reading – the lake level readings should be tracked on a weekly basis to determine the rate of drop in the water levels.
- When a reading of 0.50' NGVD is observed, this should be treated as an "Emergency" water level – at this point the CDD should once again consider the use of County potable water to stabilize water levels.



IRRIGATION REPORT

The Irrigation Manager found these problems in the month of November:



I-5 Second Tunnel –

11/14/25- Communication failure was found. Cleaned all radio and modem connections, re-set unit, and restored radio link before remotely downloading data.

11/16/25- Communication failure was found. Came in on Sunday to troubleshoot. Had to program in manual mode.

11/17/25- Replaced antenna cable, distribution board & radio to modem cable. Will send an invoice to CDD#1, once all receipts have come in, (approximately \$450.00).

PRESSURE WASHING

Completed:

- Museo Circle area
- Club & Spa renovation area
- Sales & Corporate area
- All three Gatehouses

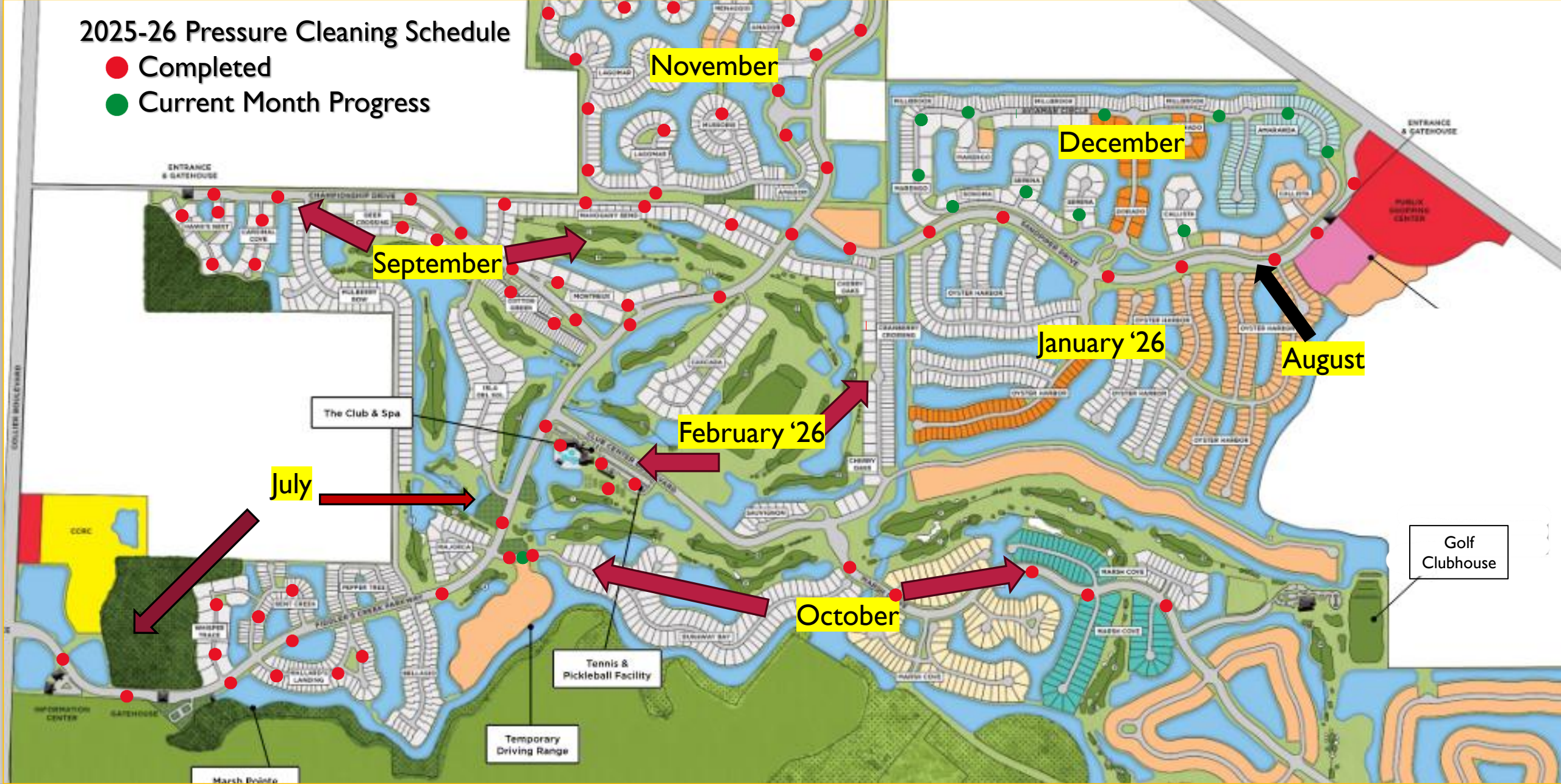
Presently Working:

- Aviamar sidewalks



2025-26 Pressure Cleaning Schedule

- Completed
- Current Month Progress





Questions?



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

5B

Safety Department Update- November 2025

DIRECTOR OF SECURITY & COMMUNITY SERVICES–
Ryan Hennessey

SAFETY MANAGER –
Richard Renaud

ENVIRONMENTAL, HEALTH & SAFETY MANAGER-
Marie Puckett



Gate Access Control

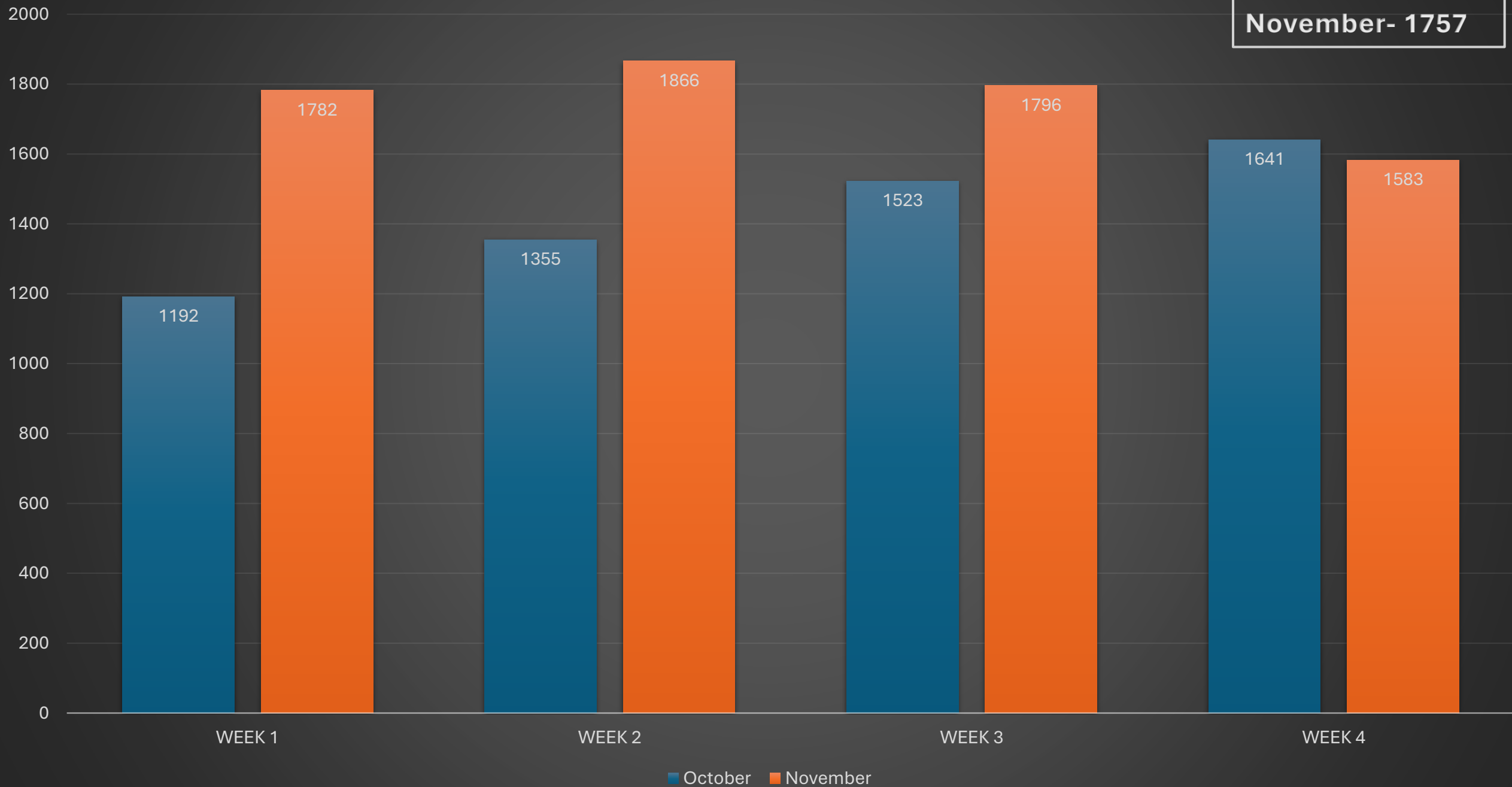
- Enter your guest information on the member's website
- Use the Fiddler's Creek mobile app to register guests
- Call the automated gate house at 239-529-4139
- IF YOU EXPERIENCE DIFFICULTY WITH ANY OF THESE,
PLEASE SEND THE INFORMATION TO
safety@fiddlerscreek.com, ALWAYS INCLUDE YOUR
NAME AND ADDRESS.
- 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: October-November 2025

October- 1427
November- 1757

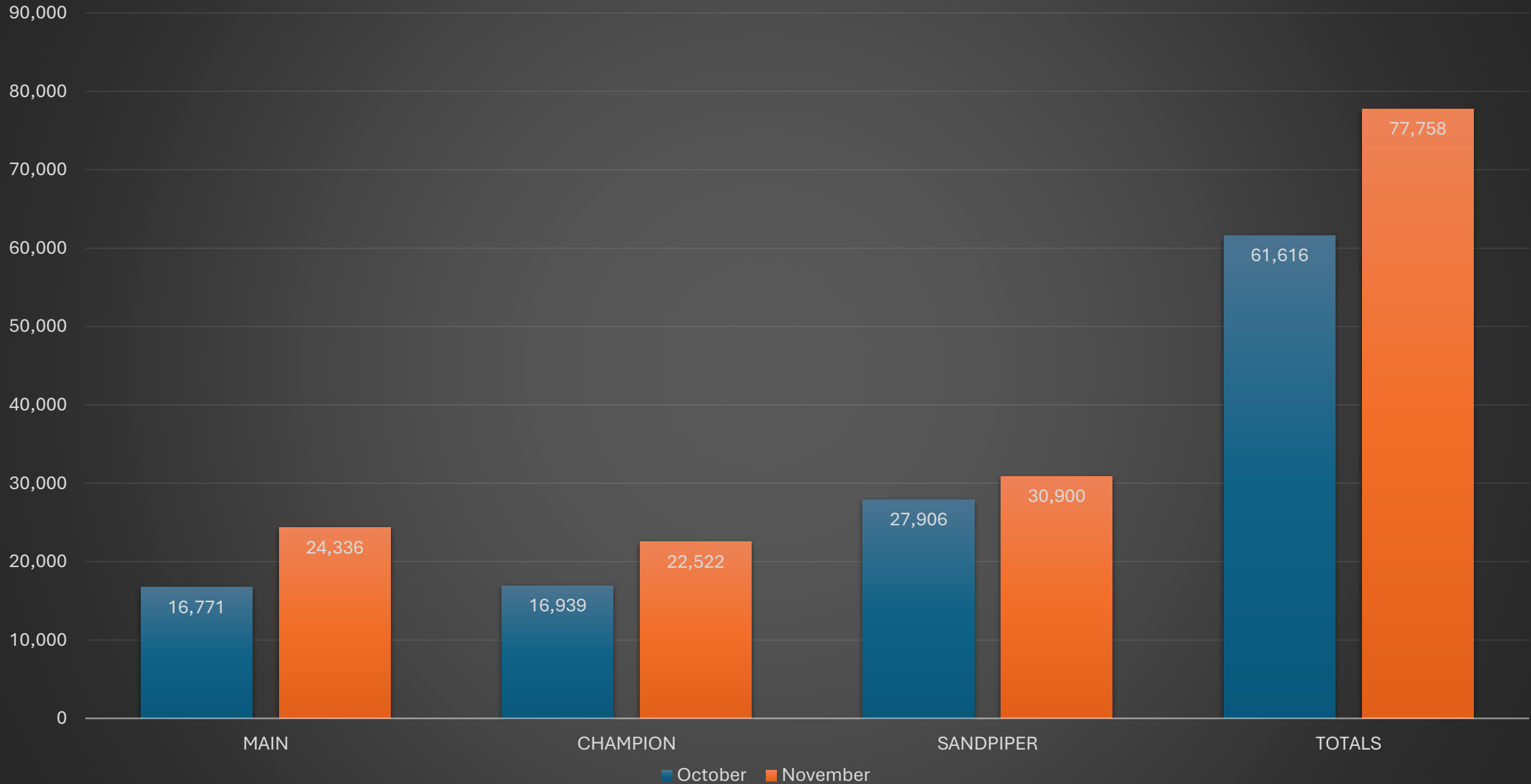


GATEHOUSES and PATROLS

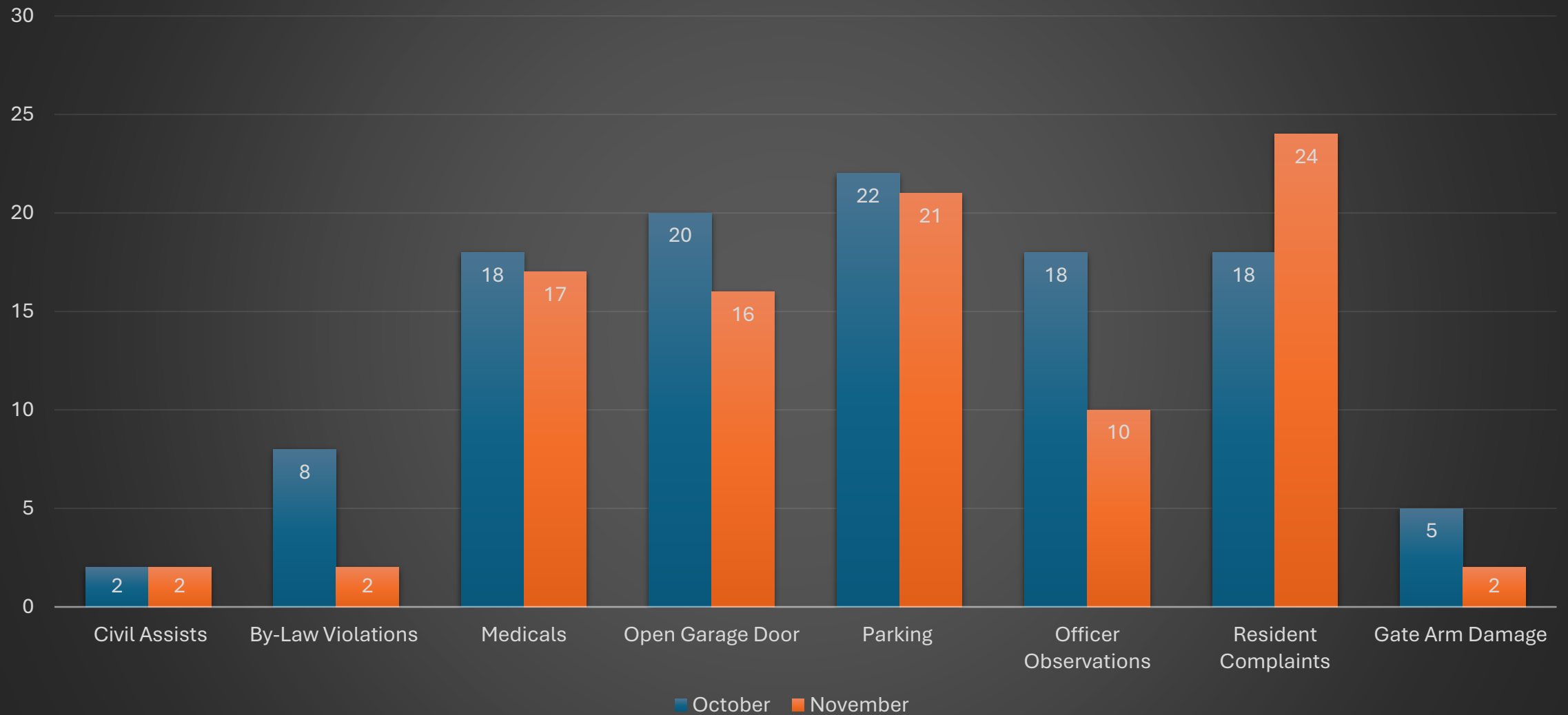
- Sandpiper, Championship, Main (24/7)
- 2 Patrols per shift (24/7)



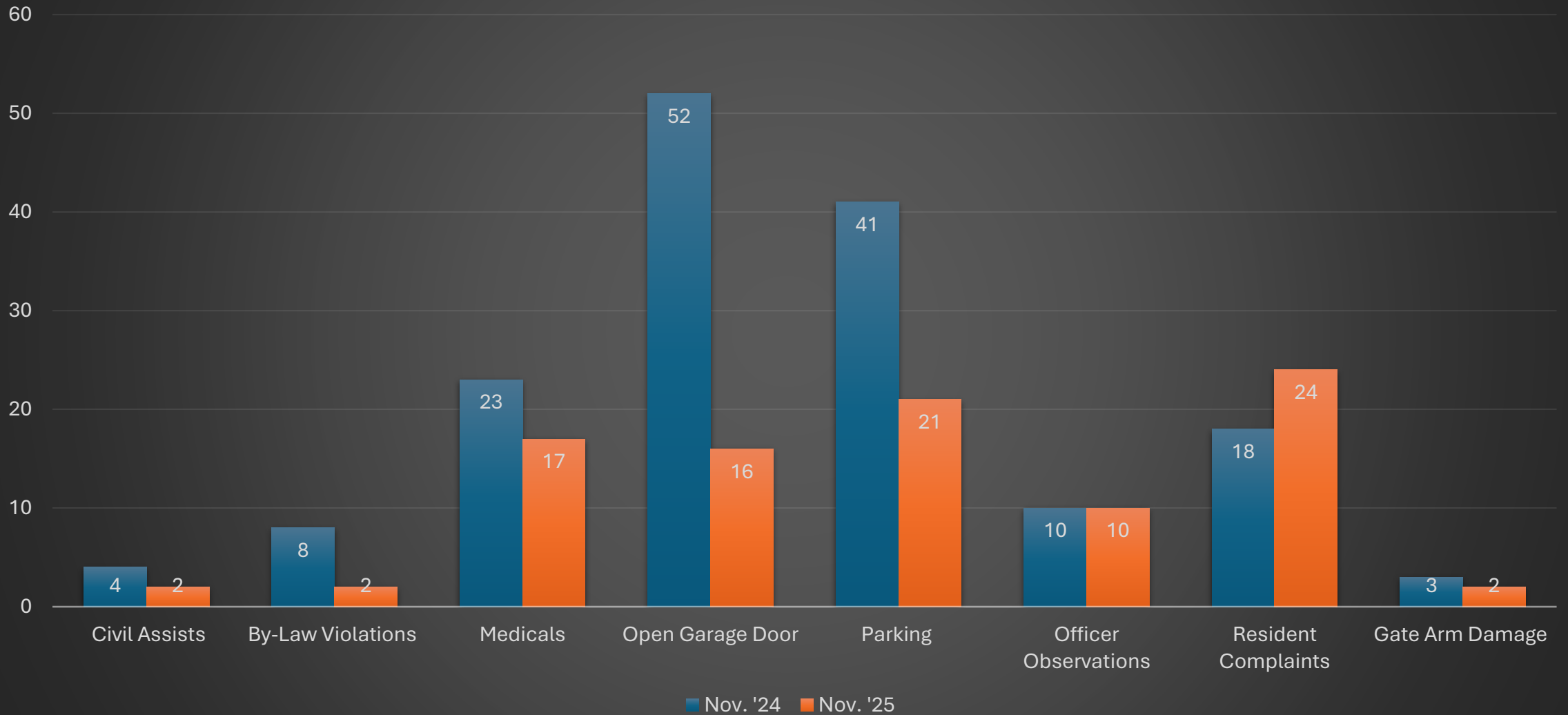
GATE HOUSE ACTIVITY: October-November 2025



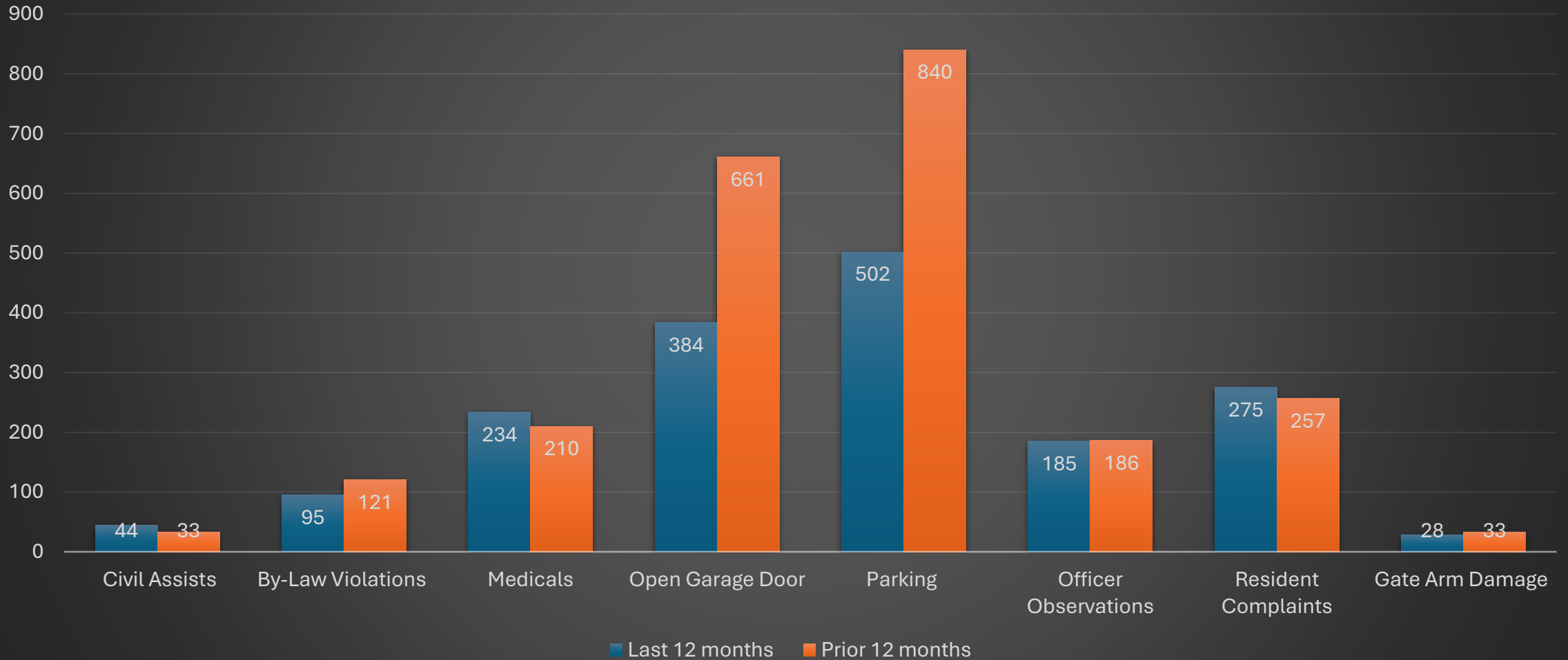
Incident Reports: October-November 2025



Incident Reports: November 2024 v. November 2025



Incident Reports: Last 12 months (12/1/24 –11/30/25) v. prior 12 months (12/1/23 –11/30/24)

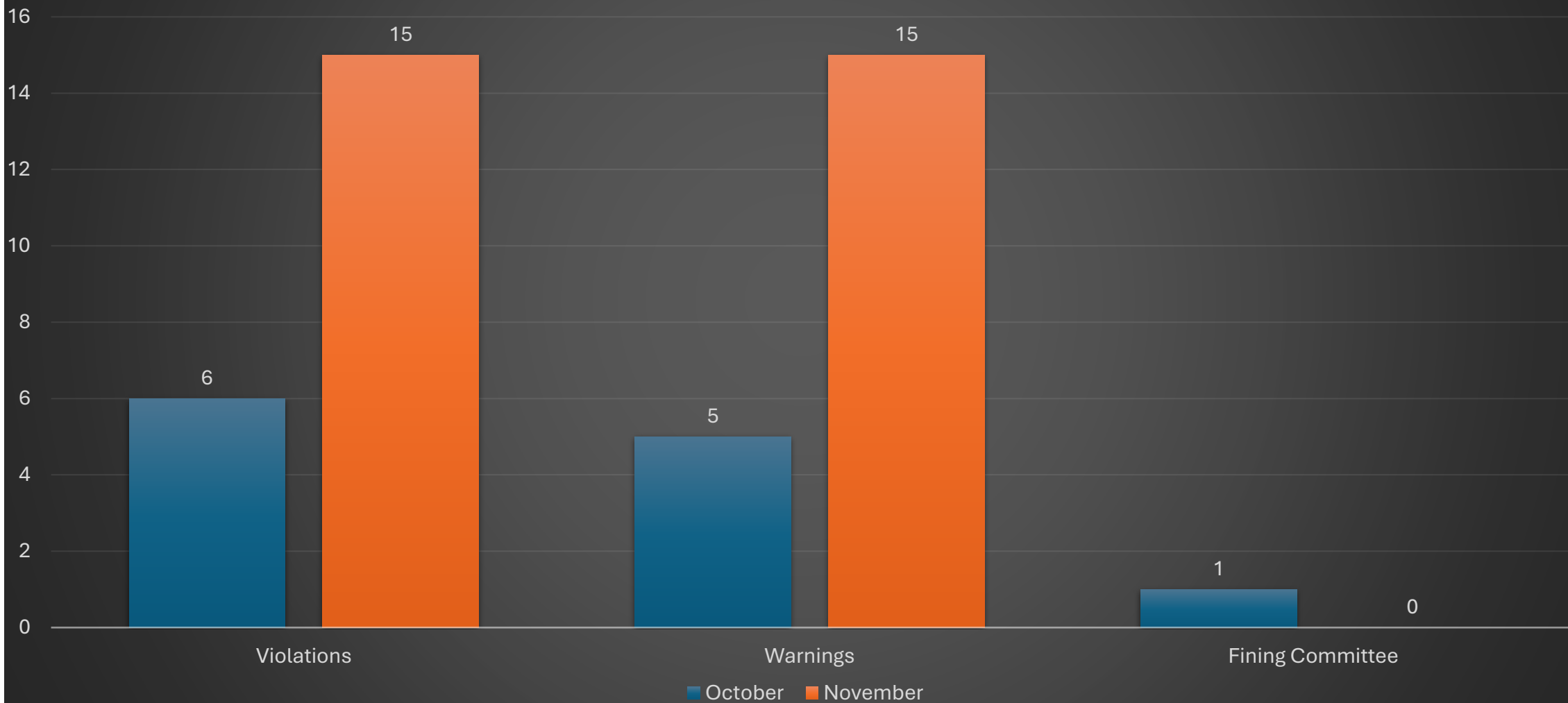


SPEED DETECTION and ENFORCEMENT

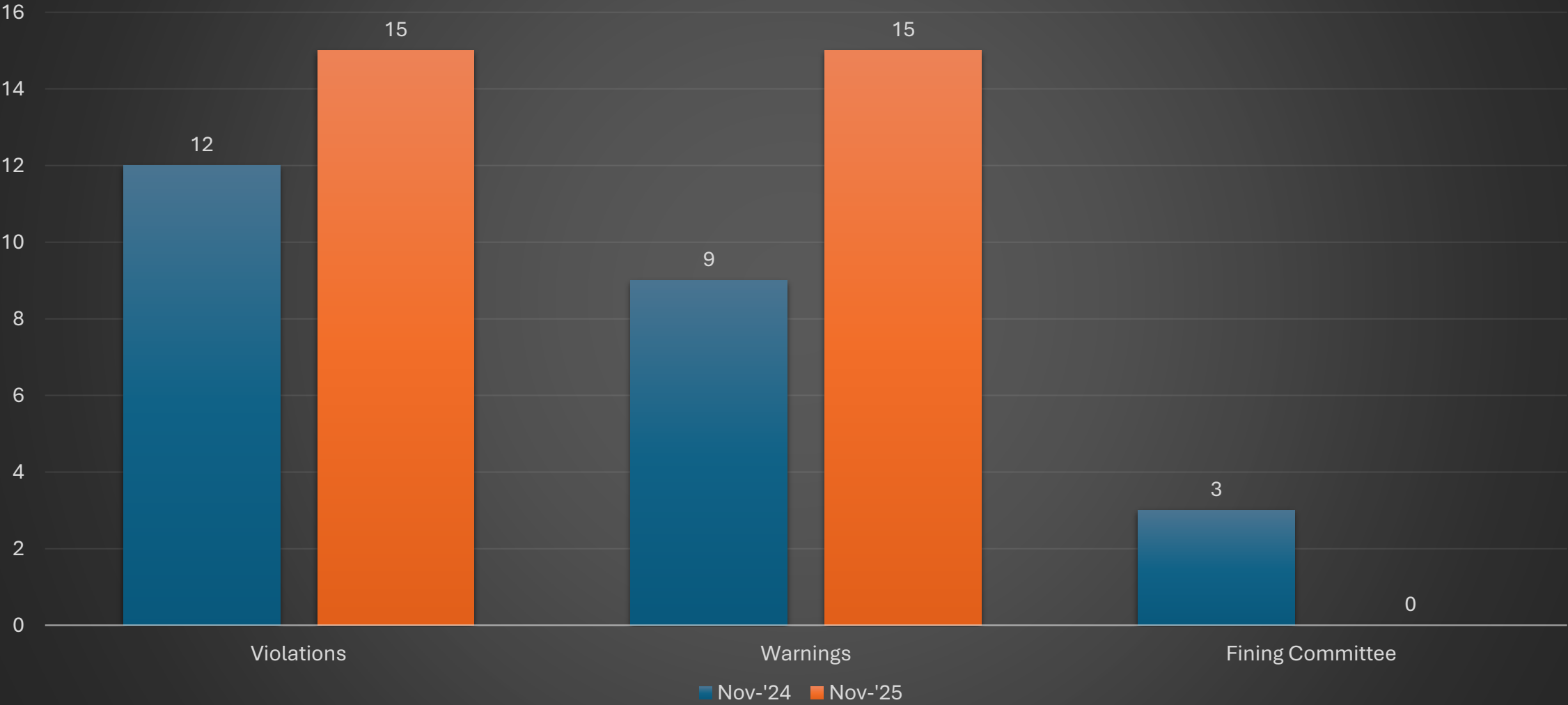
- Portable speed detection device-Traffic Hawk
- Deployed throughout Fiddler's Creek in problem areas
- Fixed device located on Cherry Oaks Trail



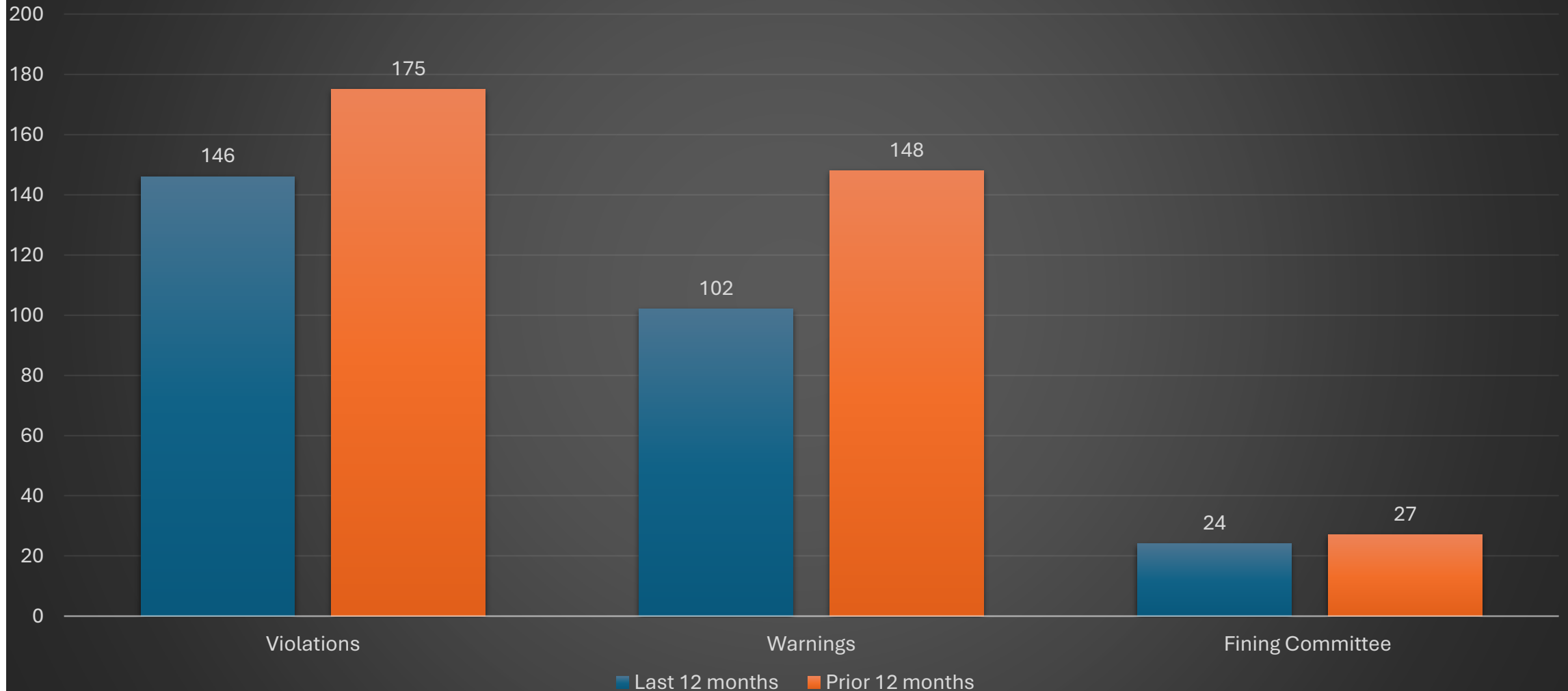
Traffic Hawk Speeding Violations: October-November 2025



Traffic Hawk Speeding Violations: November 2024 v. November 2025



Traffic Hawk Speeding Violations: *Last 12 months (12/1/24-11/30/25) v. prior 12 months (12/1/23 – 11/30/24)*



Fiddler's Creek CCSO Statistics

November 2025



Type of call (most common)	November	Last 6 months	Last 12 months
Extra Patrol	54	362	653
Medical Call	17	104	232
Alarm	10	51	113
Traffic Stop	12	26	26
911 Hangup	7	44	95
Traffic Crash	3	8	19

QUESTIONS?

- Thank you



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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To: Fiddler's Creek CDD #1 and CDD #2
From: John C. Baker, P.E.
CC:
Date: 11/11/2025
Re: Ongoing Irrigation Items

Comments: During the October 22nd, 2025 meeting for Fiddler's Creek CDD #1, Bowman Consulting was asked to provide additional information to better understand the meaning of the elevation readings taken from the staff gauge installed by Bowman surveyors in the month of September. The staff gauge is set to show the current water elevation in National Geodetic Vertical Datum of 1929 (NGVD). In this same datum, for reference, the control elevation of the lake is 3.50' and the intake for the irrigation pump houses is -1.00'. In May 2025, when the water surface elevation descended to 0.5' NGVD, Fiddler's Creek utilized emergency County potable water until the summer rains started due to concerns of the intake pumps vortexing and shutting off due to low water.

Based on the information above, our firm recommends the following:

- When a reading of 1.00' NGVD is observed, this should be treated as a "Warning" reading – the lake level readings should be tracked on a weekly basis to determine the rate of drop in the water levels.
- When a reading of 0.50' NGVD is observed, this should be treated as an "Emergency" water level – at this point the CDD should once again consider the use of County potable water to stabilize water levels.

Presently, water level readings indicate the lake is at elevation 2.50' NGVD. This is lower than normal for this time of the year due to less rain during the month of October. As a result, we recommend cutting back irrigation to 2 days a week (from 3 days a week) for as long as the cooler weather persists, with a goal to conserve water before the dry season has concluded. When the weather warms back up, we recommend going back to 3 days/week of watering. Notably, going forward, it should be recognized that Fiddler's Creek averages roughly 50" of rainwater per year and if we appear on track to undershoot that amount or there are a few drier than normal months, the months of October-January are our best shot

to conserve water on a yearly basis. The emergency lake levels in 2025 occurred after receiving only 1.5" of rainfall from January through mid-May with no reductions in watering.

To properly address irrigation action items going forward, we recommend forming a team to be included on all coordination for the irrigation system. This team would include the irrigation consultant and engineer hired by The Foundation, Water Science Associates (the historical Fiddler's Creek water use consultant), CDD 1 & 2 District Manager, CDD 1 & 2 District Engineer, CDD 1 & 2 Landscape Maintenance Contractor, the Foundation rep and Jody Benet (Irrigation Manager).

We recommend setting up a virtual meeting to initially discuss water conservation measures and pertinent issues regarding the irrigation system.

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

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

10A

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

District Manager

Print Name _____

Date _____

Chair/Vice Chair, Board of Supervisors

Print Name

Date _____

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

10B

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

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

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 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							
Truist	\$ 258,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 258,169
Horizons Bank	306,574	-	-	-	-	-	306,574
BankUnited ICS	2,763,617	-	-	-	-	-	2,763,617
BankUnited MMA	250,000	-	-	-	-	-	250,000
Investments							
Revenue	-	345,380	76,629	304,429	160,206	168,969	1,055,613
Reserve - series B	-	-	-	101,656	-	-	101,656
Sinking	-	43	-	-	-	-	43
Prepayment	-	-	1,121	2,401	-	-	3,522
Prepayment - 2002B exchange	-	4,259	-	-	-	-	4,259
Interest	-	-	13	-	-	-	13
Interest - 2002B exchange	-	13	-	-	-	-	13
Interest - 2005 exchange*	-	-	-	-	25	26	51
Due from general fund	-	881	-	359	-	-	1,240
Due from FCC Marsh	35,200	-	-	-	-	-	35,200
Due from other	5,059	-	-	-	-	-	5,059
Prepaid expense	1,262	-	-	-	-	-	1,262
Assessments receivable	1,171	159	-	65	-	-	1,395
Deposits	5,125	-	-	-	-	-	5,125
Total assets	<u>\$ 3,626,177</u>	<u>\$ 350,735</u>	<u>\$ 77,763</u>	<u>\$ 408,910</u>	<u>\$ 160,231</u>	<u>\$ 168,995</u>	<u>\$ 4,792,811</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 13,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,110
Due to other funds							
Debt service 2014-1	881	-	-	-	-	-	881
Debt service 2014-2B	359	-	-	-	-	-	359
Unearned revenue	-	-	75,797	-	158,850	167,700	402,347
Total liabilities	<u>14,350</u>	<u>-</u>	<u>75,797</u>	<u>-</u>	<u>158,850</u>	<u>167,700</u>	<u>416,697</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	35,200	-	-	-	-	-	35,200
Total deferred inflows of resources	<u>35,200</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>35,200</u>
Fund balances:							
Restricted for							
Debt service	-	350,735	1,966	408,910	1,381	1,295	764,287
Unassigned	3,576,627	-	-	-	-	-	3,576,627
Total fund balances	<u>3,576,627</u>	<u>350,735</u>	<u>1,966</u>	<u>408,910</u>	<u>1,381</u>	<u>1,295</u>	<u>4,340,914</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 3,626,177</u>	<u>\$ 350,735</u>	<u>\$ 77,763</u>	<u>\$ 408,910</u>	<u>\$ 160,231</u>	<u>\$ 168,995</u>	<u>\$ 4,792,811</u>

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 2,745,284	0%
Assessment levy: off-roll	-	-	422,396	0%
Interest	8,356	8,356	50,000	17%
Total revenues	8,356	8,356	3,217,680	0%
EXPENDITURES				
Administrative				
Supervisors	1,077	1,077	12,918	8%
Management	5,044	5,044	60,525	8%
Assessment roll preparation	2,124	2,124	25,490	8%
Accounting services	1,647	1,647	19,764	8%
Audit	-	-	15,400	0%
Legal	-	-	25,000	0%
Engineering	-	-	75,000	0%
Telephone	77	77	928	8%
Postage	159	159	2,300	7%
Insurance	26,468	26,468	27,500	96%
Printing and binding	55	55	659	8%
Legal advertising	-	-	2,000	0%
Office supplies	-	-	750	0%
Annual district filing fee	175	175	175	100%
Trustee	-	-	15,500	0%
Arbitrage rebate calculation	-	-	4,000	0%
Contingencies	96	96	4,000	2%
Website/ADA website compliance	-	-	920	0%
Dissemination agent	986	986	11,828	8%
Total administrative	37,908	37,908	304,657	12%
Field management				
Field management services	2,186	2,186	26,237	8%
Total field management	2,186	2,186	26,237	8%
Water management maintenance				
Other contractual	-	-	542,858	0%
Fountains	10,642	10,642	93,000	11%
Total water management maintenance	10,642	10,642	635,858	2%
Street lighting				
Contractual services	-	-	15,000	0%
Electricity	2,761	2,761	36,000	8%
Holiday lighting program	-	-	16,500	0%
Miscellaneous	-	-	17,500	0%
Total street lighting	2,761	2,761	85,000	3%

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

	Current Month	Year To Date	Budget	% of Budget
Landscaping				
Other contractual - landscape maintenance	-	-	974,000	0%
Other contractual - flowers	-	-	54,000	0%
Improvements and renovations	19,842	19,842	250,000	8%
Contingencies	-	-	15,000	0%
Total landscaping	<u>19,842</u>	<u>19,842</u>	<u>1,293,000</u>	2%
Roadway				
Roadway maintenance	<u>38,616</u>	<u>38,616</u>	<u>150,000</u>	26%
Total roadway	<u>38,616</u>	<u>38,616</u>	<u>150,000</u>	26%
Irrigation supply				
Electricity	40	40	750	5%
Repairs and maintenance	-	-	1,311,560	0%
Other contractual-irrigation manager	14,470	14,470	58,000	25%
Supply system	<u>21,948</u>	<u>21,948</u>	<u>1,042,250</u>	2%
Total irrigation supply	<u>36,458</u>	<u>36,458</u>	<u>2,412,560</u>	2%
Other fees & charges				
Property appraiser	23,849	23,849	42,895	56%
Tax collector	-	-	57,193	0%
Total other fees & charges	<u>23,849</u>	<u>23,849</u>	<u>100,088</u>	24%
Total expenditures	<u>172,262</u>	<u>172,262</u>	<u>5,007,400</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	(163,906)	(163,906)	(1,789,720)	
Fund balances - beginning	3,740,533	3,740,533	2,755,620	
Assigned				
Working capital	804,420	804,420	804,420	
Future Irr. mainline breaks	150,000	150,000	150,000	
Unassigned	<u>2,622,207</u>	<u>2,622,207</u>	<u>11,480</u>	
Fund balances - ending	<u>\$ 3,576,627</u>	<u>\$ 3,576,627</u>	<u>\$ 965,900</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 372,096	0%
Interest	1,099	1,099	-	N/A
Total revenues	<u>1,099</u>	<u>1,099</u>	<u>372,096</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	215,000	0%
Interest	-	-	146,081	0%
Total debt service	<u>-</u>	<u>-</u>	<u>361,081</u>	0%
Other fees & charges				
Property appraiser	3,232	3,232	5,814	56%
Tax collector	-	-	7,752	0%
Total other fees & charges	<u>3,232</u>	<u>3,232</u>	<u>13,566</u>	24%
Total expenditures	<u>3,232</u>	<u>3,232</u>	<u>374,647</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	(2,133)	(2,133)	(2,551)	
Fund balances - beginning	352,868	352,868	343,049	
Fund balances - ending	<u>\$ 350,735</u>	<u>\$ 350,735</u>	<u>\$ 340,498</u>	

**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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 359,203	0%
Interest	6	6	-	N/A
Total revenues	6	6	359,203	0%
EXPENDITURES				
Debt service				
Principal	-	-	215,000	0%
Interest	-	-	151,594	0%
Total expenditures	-	-	366,594	0%
Excess/(deficiency) of revenues over/(under) expenditures	6	6	(7,391)	
Fund balances - beginning	1,960	1,960	84,286	
Fund balances - ending	<u>\$ 1,966</u>	<u>\$ 1,966</u>	<u>\$ 76,895</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 151,776	0%
Interest	1,284	1,284	-	N/A
Total revenues	1,284	1,284	151,776	1%
EXPENDITURES				
Debt service				
Principal	-	-	80,000	0%
Interest	-	-	58,094	0%
Total debt service	-	-	138,094	0%
Other fees & charges				
Property appraiser	1,319	1,319	2,372	56%
Tax collector	-	-	3,162	0%
Total other fees & charges	1,319	1,319	5,534	24%
Total expenditures	1,319	1,319	143,628	1%
Excess/(deficiency) of revenues over/(under) expenditures	(35)	(35)	8,148	
Fund balances - beginning	408,945	408,945	407,142	
Fund balances - ending	\$ 408,910	\$ 408,910	\$ 415,290	

**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 OCTOBER 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 584,450	0%
Interest	4	4	-	N/A
Total revenues	<u>4</u>	<u>4</u>	<u>584,450</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	275,000	0%
Interest	-	-	317,700	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>592,700</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	4	4	(8,250)	
Fund balances - beginning	<u>1,377</u>	<u>1,377</u>	<u>167,537</u>	
Fund balances - ending	<u>\$ 1,381</u>	<u>\$ 1,381</u>	<u>\$ 159,287</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ -	\$ 621,550	0%
Interest	4	4	-	N/A
Total revenues	<u>4</u>	<u>4</u>	<u>621,550</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	295,000	0%
Interest	-	-	335,400	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>630,400</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	4	4	(8,850)	
Fund balances - beginning	1,291	1,291	176,726	
Fund balances - ending	<u>\$ 1,295</u>	<u>\$ 1,295</u>	<u>\$ 167,876</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 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:

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

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

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

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

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

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

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

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

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

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

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

166 Discussion ensued regarding the executed contract and scope of work.

167 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.

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.

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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	02.26.25	ACTION	Mr. Cole: Ensure contr. inspects Championship & Mulberry ADA pads. 06.25.25 : Contract Bonness. 09.24.25 : Mr. Baker: Req updates.	X			
2	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			
3	05.28.25	ACTION	Mr. Cole: Inspect/report on 4 Spears by Pkwy Inventory sign inserts & which to replace. 07.23.25 : Give replacement #, cost & schedule to Ops Mgr. 09.24.25 : Proposal pending.	X			
4	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			
5	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			
6	09.24.25	ACTION	Mr. Kurth: Send list of acceptable littorals. Mrs. Adams to distribute	X			
7	09.24.25	ACTION	Mr. Pires/Mr. Haak: Close out Access Agreement re: Runaway Lane American shoreline restoration to begin 10.06.25.	X			
8	09.24.25	ACTION	Mr. Baker: Provide GIS files/gate valve data to GIS Engineer.	X			
9	10.22.25	ACTION	Mr. Baker: Inspect gauge that was installed following meeting.	X			
10	10.22.25	ACTION	Staff: Address 2 areas across water from Mallards Landing where landscape buffer was removed & sea grapes were trimmed (resident complained of headlights shining into her home).			X after 10.22.25 mtg	
11	10.22.25	ACTION	Mrs. Adams: Schedule Lykins work related to signage inserts.	X			
12	10.22.25	ACTION	Baker, Benet & Cole: Discuss elevations. Determine elevation levels that indicate concern.	X			
13	10.22.25	ACTION	Mr. Baker: Schedule call w/ Mr. Haak to discuss Irrigation Action Items and determine next steps.	X			
14	10.22.25	ACTION	Mr. Pires: Present Draft Letter re: Easement Use Agreements [Bellagio Lots by Seawall] at nxt mtg	X			
15	10.22.25	ACTION	Mr. Adams: Research journal entry adjustment to revenues in the amount of \$58,593 and advise Board of outcome.	X			
16	10.22.25	ACTION	Mr. Baker: Research cost of improvements to be removed from Traffic Signal that the CDDs already paid for.	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	Mrs. Adams: Add arboricola cut too short on Pkwy adjacent to Bent Creek to future phase of landscape removal/replacement projects.			X	09.24.25
2	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	09.24.25
3	06.25.25	ACTION	Mr. Baker/Mr. Benet: Review Irrigation Action Items in field.			X	09.24.25
4	07.23.25	ACTION	Mr. Baker: Prep report that golf course restoration was completed & Mulberry & Club Center Way access restored to prior condition.			X	09.24.25
5	08.27.25	ACTION	Staff to prepare and transmit the lien roll to the Tax Collector.			X	09.24.25
6	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	09.24.25
7	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. 09.24.25: Mr. Pires to follow up regarding payment. 10.22.25: Payment received.			X	10.22.25
8	05.28.25	ACTION	Mr. Cole: Get water measuring device replaced in Lake 88 for Mr. Benet to provide monthly water level readings. 09.24.25: Mr. Baker to work with Superior to have boat access. 10.22.25: Device installed.			X	10.22.25
9	08.27.25	ACTION	Staff: Have tree stump removed, rusty lights painted & pillars pressure cleaned. 09.24.25 Stump removed, pillars cleaned. Waiting on Florida Painters quote for painting lights.			X	10.22.25
10	09.24.25	ACTION	Mr. Baker: Ask Lykins for Work Order to replace Championship Drive sign with temporary signs, ASAP.			X	10.22.25
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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* CANCELED	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: December 10, 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).

Update: This project has been completed for a total of \$16,600.00. Bentley provided a credit as they did not need the amount of wire that they originally quoted.

Note: As a reminder, delays were due to FPL replacing the transformer.

Street Light Repairs: As previously discussed, Bentley Electric has identified (15) poles that require replacement arms. Estimated (10) weeks to receive. Board approved \$27,500.00, on April 23rd. This project is scheduled to be completed on Friday, December 5th.

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

Note: Hardware provided would rust and was not the correct hardware causing delays.

Street Sign Insert Replacement/Post Repairs: Contract has been provided to Lykins Signtek for execution. John Baker to provide updates during the meeting.

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 during the August 26th meeting, this project was handed over to the District Engineer to seek a contractor to have this work completed.

Irrigation Management Agreement: The agreement with the District is set to expire on December 31st. Staff has contacted the Fiddlers Creek Foundation for a renewal agreement.

Landscape Improvements: As discussed during the October meeting, installation of Clusia Hedges adjacent to Bent Creek and Whisper Trace adjacent to Fiddlers Creek Parkway were installed during the month of November to help prevent vehicle headlights from shining into the homes to include 8402 Mallards Landing. Total Cost \$22,720.00.

Holiday Lights: Lights have been installed and turned on Friday, November 28th.