

**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 January 28, 2026 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present:

Joseph Schmitt (via telephone)	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	District Engineer
Joe Parisi	Developer’s Representative
Jody Benet	The Foundation Irrigation Manager
Ryan Hennessey	Fiddler’s Creek Director of Community Services
Bill Kurth	Premier Lakes, Inc.
Elliot Miller	CDD #2 Chair
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Weinberg, Christensen, Mayer and Badessa were present. Supervisor Schmitt attended via telephone.

On MOTION by Mr. Mayer and seconded by Mr. Badessa, with all in favor, authorizing Mr. Schmitt’s attendance and full participation, via telephone, due to exceptional circumstances, was approved.

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)**

Mr. Kurth presented the December 2025 Quality Control Lake Report and responded to questions. He stated the lakes look good; weather has been helpful in minimizing growth. In the last month, windy conditions made scheduling work challenging. Treatments were applied by boat in FC #1, FC #2 and 50-A and 50-B. Torpedo grass was treated; cold weather slows regrowth. Floating weeds, such as water lettuce, continue to flow in from the County swale canals; treatments are done proactively.

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

Mr. Hennessey gave the PowerPoint presentation and reported the following:

➤ Tree Canopy Trimming: Juniper finished trimming the palms and hardwoods on Championship Drive. Work on the palms and hardwoods around the perimeter of Veneta is underway.

A. Irrigation and Pressure Washing Efforts

➤ Precipitation Data: In December 2025, average rainfall was .71", compared to 3.19" in December 2024.

➤ Yearly Rainfall Totals: 54.76" of rain was received in 2025, which is 2' less than the 78.93" of rainfall received in 2024.

➤ Irrigation Projected Usage: The villages had one rain hold, and common areas had no rain holds due to the lack of rain. Mr. Benet is dialing down the amount of irrigation to 60% to 65% by reducing the number of minutes it runs each scheduled day.

➤ Total water usage in December 2024 was 61,311,165 gallons and, in December 2025 usage was 55,147,348 gallons.

➤ Pump Station Usage of 697,941,414 gallons is within the range of the totals for the last five years.

➤ Lake #88 Measurements: Lake #88's height was 1.725' last week and this week it is 1.55'.

➤ Irrigation Report: There was a minor communication failure this month. There were no charges to CDD #1.

➤ Pressure Washing: Crews are working in Aviamar and on Fiddler's Creek Parkway. Work will start in Oyster Harbor tomorrow. The map was updated this month.

Mr. Weinberg reported a dead palm tree on Foundation property at the intersection of Fiddler's Creek Parkway and Club Center Boulevard. Mr. Parisi stated it will be addressed.

Mr. Christensen reported that two trees on the CDD side of Runaway need trimming. Mr. Hennessey stated they will be addressed.

The Board and Staff discussed the dropping water levels, which are currently .5' from the 1' warning line, and the possibility of needing to purchase water from the County.

Mr. Benet stated that irrigation is already reduced to 60% of typical irrigation during the dry season.

B. Security and Safety Update

Discussion ensued regarding the bar code and RFID scanners at the entrance.

Mr. Hennessey reported the following:

➤ Gate Access Control: Both phone numbers are operational. Community Patrol's phone number is 239-231-9878, which 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, which should be called to add vendors or visitors to the list. Information can also be emailed to safety@fiddlerscreek.com.

➤ Occupancy Report: Average weekly occupancy increased from 1,664 in December to approximately 2,210 in January.

➤ 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. The gate arms are opening more uniformly.

➤ Gatehouse activity decreased from 77,758 in November to 72,333 in December.

➤ Incidents: Most incidents stayed the same or went down compared to November. Open garage doors almost doubled.

➤ Speed Detection and Enforcement: The portable speed detection device was in use in problem areas. First-time offenders accounted for nine out of ten violations; they received

written warnings. One was referred to the Fining Committee. 15 violations are expected in January. Year to year, 85% are one-time offenders, which indicates high compliance.

➤ Per the Collier County Sheriff’s Office (CCSO), in December there were 51 extra patrols, 21 medical calls (not 17, as shown in the presentation), 13 accidental calls to 911 (hang-ups), 13 traffic stops, and 11 alarm calls.

Mr. Christensen expressed concern about a trailer left unattended on Fiddler’s Creek Parkway for over one month. Mr. Hennessey stated that it will be addressed.

FIFTH ORDER OF BUSINESS

Developer’s Report

• **Discussion/Consideration of Renewal of Irrigation Maintenance Agreement**

Mr. Parisi reported the following:

- Construction is ongoing in Building 13 in Dorado.
- The irrigation consultant came to a meeting yesterday. Hines Inc., the consultant, purchased the previous company. The owner, Nate Hines, seems very knowledgeable.
- Mr. Cole was included in the Staff members representing the CDDs.
- Biweekly meetings will be held and monthly updates will be provided. Mr. Hines will provide an update at a meeting.
- These consultants are not the installers; they will go out for bids, follow up on construction, and make sure the design is implemented.

Discussion ensued regarding the technology, which senses the depth of groundwater and the need for electronics that will not be obsolete very quickly.

Mr. Weinberg noted the need for the solution and the proposal to be presented to the Board. Mr. Parisi is hopeful that a presentation can be made at the next meeting. He will also provide an update regarding Water Sciences and Apex with regard to water conservation and storage. It was noted that Mr. Pires submitted changes to the draft contract that must be made before the contract can be finalized.

Mr. Pires stated the proposal is made out to CDD #1, but CDD #2 should be included. Mrs. Adams noted that the cost share arrangement will apply.

• **Discussion/Consideration of Renewal of Irrigation Maintenance Agreement**

The Board and Staff discussed the costs for the new system and significantly increasing costs for Irrigation Staff, Engineering, Security and Legal.

Mr. Weinberg suggested Mr. Parisi work with Mr. Miller and Mr. Schmitt regarding the significant increase. Mr. Schmitt voiced his agreement and stated that he and Mr. Miller discussed the 27% increase and feel the need to delineate the work done by the District Engineer and The Foundation’s staff.

Mr. Miller questioned the need for an Assistant General Manager and voiced his opinion that a competitive proposal is needed.

Mrs. Adams stated that a proposal was requested from GulfScapes.

Mr. Weinberg expressed support for the CDD Board Chairs meeting with Mr. Parisi and suggested a revised proposal from The Foundation and/or an alternative is needed.

Mr. Parisi supports obtaining a competitive proposal and stated that a lot is asked of Mr. Benet, who is often on site seven days per week and spends more time addressing damage and repairs on aging equipment.

Mr. Schmitt and Mr. Miller will meet with Mr. Parisi to discuss the matter.

SIXTH ORDER OF BUSINESS

Discussion/Consideration of Moisture Management Proposal

Mr. Barrow discussed “Moisture Manager” which is a product that will help maintain the moisture in the turf by drawing moisture from the air, even during low humidity, so that when the plant needs water, it is available and consistent water levels are maintained during drought situations, even in compacted areas. The first application was in Mussorie two weeks ago; areas that historically have hotspots have had good results. The granular product is put down by a machine and it pulls moisture out of the air, keeps the topsoil moist, and improves nutrient uptake of turf. Trees are also helped although their roots are deeper, because moisture remains in the ground. This product will not eradicate the need for water but it can help a great deal during the dry season. Presentations are also being done in the HOAs maintained by GulfScapes.

On MOTION by Mr. Badessa and seconded by Mr. Mayer, with all in favor, the GulfScapes Moisture Manager proposal, in the amount of \$13,862.98 per application, to be reapplied every three months or as needed, was approved.

Mr. Barrow stated that other HOAs will receive information on bids provided based on total square footage. In response to a question, Mr. Barrow stated that the product acts as a

sponge and retains water; every product is applied within approved limits and as directed by product labels.

SEVENTH ORDER OF BUSINESS

Engineer’s Report: Bowman Company

• **Consideration of Proposal No. 1 Site Development Services [Irrigation Coordination]**

Mr. Baker stated that Mr. Pires reviewed the Agreement included in the agenda, and it will be revised to include Mr. Pires’ revisions. Mr. Pires stated the document will be revised to be covered under the existing Agreement between the CDD and Bowman.

Mr. Adams stated that items outside General Engineering will be assigned to budget line items to reflect true project costs more accurately.

Mr. Baker stated the proposal does not increase the costs to the CDD or expand the Engineering budget; it merely breaks out the funding according to the tasks in the Bowman system and allows Bowman to generate invoices as the District Manager requested.

On MOTION by Mr. Christensen and seconded by Mr. Mayer, with all in favor, Bowman Proposal No. 1 for Site Development Services related to Irrigation Coordination, in the amount of \$20,000, was approved.

• **Consideration of Pointe South Roofing, Co. Proposal to Replace Double Door System on Pumphouse #2**

Mr. Baker presented the Pointe South Roofing, Co. Proposal to replace the Double Door System on Pumphouse #2.

On MOTION by Mr. Badessa and seconded by Mr. Christensen, with all in favor, the Pointe South Roofing, Co. Proposal to Replace Double Door System on Pumphouse #2, in the amount of \$9,950 and subject to the cost share with CDD #2, was approved.

• **Consideration of American Infrastructure Services, Inc. Traffic Signal Change Order**

Mr. Baker stated that American Infrastructure Services, Inc. (AIS) will submit a change order regarding the quantity of items installed versus the items in the contract.

It was noted that this is a CDD #2 matter and that this is not included in the agenda.

Mr. Baker reported the following:

- Bonness addressed the ADA pad at Championship Drive and Mulberry Lane. Mr. Schmitt stated that it was done several weeks ago, and it looks great.

- American Shoreline completed repairs to Runaway Creek; a notice to pay the final invoice was sent to District Management. It is hoped that proposals for a leak inspection will be presented at the next meeting.
- Regarding the irrigation pumphouse, it has been a slow process getting answers from the architect. He and Mr. Cole are discussing whether to search for a new architect.
- A solicitation was received from an asphalt rejuvenation contractor who would like to make a 15-minute presentation to the Board. He does not have experience with this new, emerging product but he will schedule a presentation if the Board is interested in the product which can extend the life of the asphalt by keeping the binder more hydrated and flexible.

Mr. Weinberg and Mr. Schmitt stated the Board is not interested in a presentation at this time. Mr. Baker will send Mr. Schmitt information about the company and/or product.

Resident Fred Cramer stated there are two left turn traffic signals at Sandpiper and US 41. His recollection is that the center line still has an arrow pointing straight, rather than left or straight and voiced his belief that the pavement marking should be corrected. It was noted that the pavement is outside of the CDD; it is on County property.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Irrigation Action Items

Mr. Weinberg asked for updates on outstanding items related to Compromised Isolation Gate Valves, Common Area Sub-Main Cross-Connections, Battery Timers and 110a Supply Power Breakers.

Mr. Baker voiced his belief that the first two items are things the CDD should address and that the last two items will likely be discussed during the master work to be done. He is still pursuing the Compromised Isolation Gate Valves and Common Area Sub-Main Cross-Connections.

NINTH ORDER OF BUSINESS

Discussion: Front Entrance Pavilion Renovations

The Board and Staff discussed the information included in the agenda. The consensus was to put the contract out to bid.

A Bowman Engineer will be asked to review the project and provide specifics.

The consensus was not to include foam. Foam will be replaced with concrete.

It was noted that the entry and the monument spears can be treated as an ongoing separate project.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

Mr. Adams stated that \$1.5 million will be moved into the Insured Cash Sweep (ICS) account.

Mrs. Adams will provide information regarding the insurance, which increased substantially.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of December 10, 2025 Regular Meeting Minutes

The following changes were made:

Line 68: Change “Manual and” to “Manual on”

Line 231: Change “times” to “timers”

On MOTION by Mr. Mayer and seconded by Mr. Christensen, with all in favor, the December 10, 2025 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Items 1, 8, 9, 10, 11, 13, 15, 21, 22 and 23 were completed.

Item 4: Mr. Pires will email Mr. Parisi regarding dates and times to meet.

Item 5: Mr. Pires stated that letters and attachments were mailed to affected homeowners.

Item 6: Remove

Item 8: Completed. Going forward, the GIS Engineer will be asked to build an Exhibit for CDD use. New information can be added at any time.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires stated that the legislative session is underway. The Board will be advised of any actions affecting special districts.

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

- **NEXT MEETING DATE: February 25, 2026 at 8:00 AM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 25, 2026 meeting.

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

The Monthly Field Operations Report was included for informational purposes.

FOURTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Schmitt asked Mr. Parisi if something is needed related to a recent email about TECO Peoples Gas (TECO) working in the CDDs. Mr. Parisi stated he is speaking with TECO because they planned to do work in the community in the joint trench in the right-of-way; he does not want them to begin work without an Agreement.

It was noted that flags were used to mark the location of a proposed gas line.

Mr. Pires will be kept informed regarding these matters.

FIFTEENTH ORDER OF BUSINESS

Public Comments

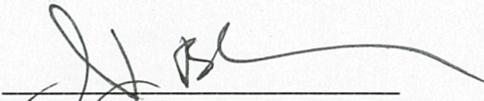
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 9:15 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair