

**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 February 25, 2026 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	District Engineer
Joe Parisi	Developer’s Representative
Jody Benet	The Foundation Irrigation Manager
Ryan Hennessey	Fiddler’s Director of Community Services
Bill Kurth	Premier Lakes, Inc.
Mike Barrow	GulfScapes Landscape Manager
Matt Hall	Hines Inc.
Mike Warren	Hines Inc.
Elliot Miller	CDD #2 Chair
Johnathan Musher	Resident
Other Residents	

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)

Mr. Kurth presented the January 2026 Quality Control Lake Report. Conditions are dry and windy. Water levels are low but the lakes look good. Illinois pondweed is being treated. Regarding growth in The Rookery pond, The Rookery Golf Club changed its lake treatment protocols, selectively removing vegetation and enhancing littoral growth in low-lying areas rather than bushhogging. It has worked well and might benefit the CDD going forward.

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 trimmed the Mahogany and Championship trees, addressed trees by the boat ramp on Runaway, fruited palms at the Fiddler's Creek Parkway entrance are underway, and two dead Parkway and Club Center Drive trees will be removed.

A. Irrigation and Pressure Washing Efforts

➤ Precipitation Data: Average rainfall was .31" in January 2026 compared to .23" in January 2025. It is the worst dry season in five years. Per County, from October 2025 through January 2026, only 4.3" of rain fell, compared to 12.6" during the same time last year.

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

➤ Lake #88 Measurements: Lake #88's height was 1.4' last week and this week it is 1.25'.

➤ Irrigation Projected Usage: The villages had no rain holds. Common areas had one hold. Mr. Benet is dialing down irrigation 60% to 65% by reducing the number of minutes each scheduled day.

➤ Total water usage in January 2026 was 52,167,080 gallons compared to 48,199,045 gallons in January 2025, a difference of almost 4 million gallons.

➤ Irrigation Report: Minor communication failures occurred this month due to power outages and cold weather. There were no charges to CDD #1.

Mr. Christensen is concerned about the golf course's use of water during the drought reducing the amount of water available for CDD . He asked about the source. Mr. Parisi stated the CDD's irrigation water is drawn from the 10-acre lake; the golf course's irrigation water is drawn from the two or three smaller lakes to the south. Once Hidden Cove becomes a community, as part of the Baseline system, it will tap into the main line.

➤ Pressure Washing: Crews finished Fiddler's Creek Parkway, Oyster Harbor, Mulberry Row and Club Center Boulevard and are now on Cherry Oaks Trail and Cranberry Crossing and will proceed to Sandpiper Drive. The map was updated.

Mr. Christensen asked if the equipment can clean pavers. Mr. Hennessey replied affirmatively. As specified in the contract, pavers in Runaway Bay that are within .1 mile are routinely cleaned. Mr. Christensen asked for sidewalks in Runaway Bay to be cleaned. Mr. Hennessey stated .1 mile, or 528', runs up to the boat ramps. Mrs. Adams stated the area from Fiddler's Creek Parkway up to .1 mile is CDD property, which is in the contract, and the pavers past the boat ramp are HOA property. It was noted that The Foundation only cleans private roadways and sidewalks if contracted separately with The Foundation. Public funds can only be used for public sidewalks and roadways because of the CDD's maintenance responsibility. Mr. Adams stated that the GIS roadway map, which is down for maintenance, indicates which roadways are privately owned. Mr. Parisi stated he will provide pricing to communities with private roadways that might decide to engage The Foundation to perform pressure washing.

Discussion ensued regarding the use of private vendors in the early years and homeowner responsibility to maintain their own property, such as driveway approaches.

Resident Tony Marek, of Runaway Bay, believes when the equipment was first purchased by The Foundation, property owners were told that sidewalks and gutters in all communities would be cleaned. If the new equipment was purchased by The Foundation, he thinks the community should deal with The Foundation. Mr. Schmitt recommended Runaway Bay deal with The Foundation. He stated it is not a CDD matter. It was noted that, in the past, the CDD engaged a private contractor for pressure cleaning until The Foundation purchased the equipment and began offering the service; it is a cost savings to the CDD. The Board agreed.

B. Security and Safety Update

Mr. Hennessey reported the following:

➤ Gate Access Control: Community Patrol should be called for security matters; the phone number is 239-231-9878. 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: Overall, the average weekly occupancy went from 1,664 in December to 2,224 in January, a 34% increase.

- Gatehouses and Patrols: Sandpiper, Championship, and the Main gatehouses are operational 24/7. There are two patrols per shift; generally, one in CDD #1 and one in CDD #2.
- The stationary visitor pass scanner at the Championship gate was removed as it was holding up the lines because many did not know how to put the pass in the scanner. Gate officers use the portable scanner now and the line moves much faster.
- The Comcast trailer with a large spool of wire was removed.
- From December to January, gatehouse activity increased from 72,333 to 100,363.
- Incidents: Most incidents stayed the same compared to December. Open garage doors increased from 31 to 95, and parking incidents increased from 12 to 63.
- Speed Detection and Enforcement: The portable speed detection device was used in problem areas. There were 13 Traffic Hawk violations in January. 12 of 13 violations were first-time offenders. Written warnings were issued. One was referred to the Fining Committee.
- Per the Sheriff there were 45 extra patrols in January, 25 medical calls, 14 accidental 911 calls/hang-ups, 13 traffic stops, 13 alarm calls and four reports of a suspicious person or vehicle.

- **Developer's Report**

This item, previously the Seventh Order of Business, was presented out of order.

Mr. Parisi stated Dorado Building 13 construction is ongoing and expected to be finished in November. He stated Hines Inc. (Hines) recently acquired many entities the CDDs have worked with. Hines will implement the Baseline system.

FIFTH ORDER OF BUSINESS**Presentation of Hines Inc. Irrigation Project**

Matt Hall introduced himself and his colleague, Mike Warren, Head of Engineering. He discussed the slide presentation in the agenda, answered questions and noted the following:

- Hines is 30 years old and has 42 employees with offices in 16 states; Orlando is the nearest. Hines works on projects of all sizes. They plan, design, and operate irrigation systems, including controllers and pump stations, and oversee construction.
- Priorities include water conservation, system control, managing remote systems, gathering data, aging infrastructure and developing consistent equipment standards.
- Goals include studying key systems, long-term water security, developing biddable construction document packages, mapping the current system, and considering and applying for available grants.

Mr. Parisi stated that Staff will work with Hines to research potential South Florida Water Management District (SFWMD) funding grants to minimize cost.

➤ Hines has worked with all central control system brands. The CDDs already have a pilot Baseline program. Hines has extensive experience with Baseline and is pleased with what they offer. Baseline has the features needed and offers a 10-year warranty; others offer five years. Baseline's pricing is in line with other major brands and local support is good. Hines considers Baseline its preferred central control system.

A map of prioritized CDD #1 areas was shown. Strategic upgrades will be proposed, planned and implemented in cooperation with Staff. Work will begin in CDD #1.

Mr. Parisi stated that maps and information will be shared with Hines. Individual meetings will be held with representatives from different villages, as applicable.

Discussion ensued about how to proceed, the Agreements, considerations at each village, the need to conserve water, and implementing draft Agreements to proceed.

Needing a cost/benefit analysis, a system to ensure adequate irrigation, and how much the system will cost the CDD, were discussed.

Discussion ensued regarding implementation of the project, Hines' experience and expertise in determining projected costs and estimated long term cost savings.

Mr. Benet stated he has a side-by-side comparison of the Baseline and Toro controllers in Fiddler's, and he estimates that Baseline controllers are responsible for water usage savings of at least 20% and as much as 30%. He discussed the intuitive soil moisture controls that can relieve the operators from a lot of the responsibility by managing runtimes, stopping the irrigation from running and the ability to split the irrigation into multiple runs to reduce runoff.

Discussion ensued regarding use of existing Baseline systems, including in Oyster Harbor and Dorado, and moving individual controllers to a centralized control system.

Regarding what is needed, Mr. Parisi will gather additional information and hopefully give more detailed cost and system information at the next meeting. Regarding meetings, processes, and planning, it was noted that a framework is being used to determine how to proceed. Information will be shared as it becomes available. Mr. Parisi stated individual systems will operate independently; once in place, systems will be integrated into the entire system.

Mr. Cole stated, as he is retiring in May 2026, the necessary information was shared with Mr. Baker. He recalled that, in Fiscal Years 2025 and 2026, \$1.3 million was funded for this

project, including \$150,000 for the design, by CDD #1. He discussed estimates obtained for the Phase 1 project, which includes 10 controllers, and noted that the overall project includes over 90 controllers; he will remain available as a resource.

Mr. Parisi stated that Hines will assist greatly with the processes moving forward.

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

The report was included for informational purposes.

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

This item was presented following the Fourth Order of Business.

Mr. Parisi stated that weekly or bi-weekly meetings will be held with Hines. The consensus was that Mr. Parisi will inform Mr. Baker of meetings that require his attendance.

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

Mr. Schmitt recalled the need for a meeting between himself, Mr. Miller and Mr. Parisi to discuss cost increases. Mrs. Adams stated that Corporate will contact Kathy at Mr. Parisi's office to schedule a conference call.

Discussion ensued regarding needing a mapping system, on-site system management, staffing, personnel, etc.

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

- **American Infrastructure Services, Inc. Traffic Signal Change Order (for informational purposes)**

Mr. Baker reported the following:

- Engineering drawings were received from VC Architects. Updated Architectural and MEP drawings were completed, and minor roof framing design is being coordinated with the structural engineer. He hopes the Pumphouse #1 drawings will be ready next week so that bid documents can be prepared. The scope of work is similar to what was done for Pumphouse #2.

- Bid documents for the Pumphouse #1 equipment are in development; Mr. Cole is reviewing the documents, and Mr. Pires will likely have additional revisions.

➤ Photos and the proposal for the Front Entrance Pavilion were submitted to Bowman Structural Engineering; a response is pending.

Mr. Schmitt voiced his opinion that the pavilion is deplorable.

Discussion ensued regarding damage to the monuments, assembling a bid package and engaging a contractor expeditiously, maintenance versus construction, woodpecker damage, clarifying the scope of work, requesting additional bids, and the upgrade to the monument.

Mr. Schmitt suggested the Board Members and inspect the pavilion.

Mr. Baker will request additional bids. This item will be on the next agenda.

Mr. Cole distributed three change orders and noted that the net result is a net reduction of \$1,045 to the original contract value, which was approximately \$1.32 million.

Mr. Schmitt asked if part of the sidewalk improvements and intersection are included as part of relocating the underground utilities. Mr. Cole replied affirmatively. When all approvals are received, he will submit the package to Halvorsen and 7-ELEVEN. Mr. Miller indicated that 7-ELEVEN stated they would pay one year ago.

Regarding the Water Sciences Report, Mrs. Adams stated the contract was not executed.

NINTH ORDER OF BUSINESS

Continued Discussion: Front Entrance Pavilion Renovations

This item was discussed during the Eighth Order of Business.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Schmitt presented Resolution 2026-01. Seats 1 and 2, currently held by Joseph Badessa and Torben Christensen, respectively, will be up for election at the November 2026 General Election. Candidates must be a United States citizen, at least 18 years of age, a legal resident of Florida, reside within the CDD and be a registered voter in Collier County. Each

Board Member is entitled to receive compensation of \$200 per meeting, up to an annual maximum of \$4,800 per year. Each seat carries a four-year term. The candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026.

On MOTION by Mr. Weinberg and seconded by Mr. Christensen, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2026

Mr. Schmitt presented the Unaudited Financial Statements as of January 31, 2026.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of January 28, 2026 Regular Meeting Minutes

On MOTION by Mr. Schmitt and seconded by Mr. Weinberg, with all in favor, the January 28, 2026 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Mrs. Adams stated the streetlight mast arms were replaced.

Mr. Schmitt asked about sign replacements. Mr. Baker will ask Lykins. Mrs. Adams stated the temporary signs are in place.

Mr. Schmitt asked Mr. Parisi if an update was received from TECO Peoples Gas (TECO). Mr. Parisi stated he thought the project was cancelled. Mr. Schmitt stated that utility locates are present on the Parkway and asked if an Agreement was presented or if there are any requirements. Mr. Parisi will ask for an Agreement and indemnification. Mr. Pires will speak with Mr. Parisi about plats.

Items 1, 4, 7, 10, 14, 15, 16, 17, 18, 19, 20 were completed.

Items 2, 12 and 21: Consolidated into one item; all relate to the front entrance. Bid packages are due to go out, and a selection will hopefully be made at the next meeting.

Items 8 and 9: Consolidated into one item.

Item 13: Hold off until County requires watering twice per week.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

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

- **NEXT MEETING DATE: March 25, 2026 at 8:00 AM**

- **QUORUM CHECK**

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

Mr. Adams stated that Fiscal Year 2027 budget discussions will begin in April 2026. Mr. Schmitt asked Mr. Baker to provide input, including roadway treatment versus complete milling and repaving, and the pumphouses. Mr. Schmitt stated he considers the less-travelled roadways to be Mahogany and Mulberry, but he is unsure if it is a viable option. Mr. Baker recalled that a representative offered to treat a cul-de-sac area to demonstrate a roadway treatment application at no cost to the CDD. Mr. Schmitt expressed concern about the intersection at Mulberry and Mulberry Court and suggested the contractor be asked to evaluate the area and contact Mr. Schmitt with any questions.

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

There was no report.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTEENTH ORDER OF BUSINESS

Public Comments

Resident Johnathan Musher expressed support for the Board's efforts. He voiced a concern about the umbrella situation. It was noted that umbrellas are a Developer issue.

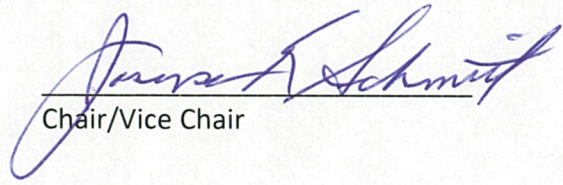
SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Weinberg and seconded by Mr. Christensen, with all in favor, the meeting adjourned at 9:45 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair