

**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 March 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
Ryan Hennessey	Fiddler’s Director of Community Services
Jeff DeFranco	Fiddler’s Creek General Manager
Jody Benet	The Foundation Irrigation Manager
Mike Barrow	GulfScapes Landscape Manager
Elliot Miller	CDD #2 Chair
Tony Marek	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)

The February 2026 Quality Control Lake Report was included for informational purposes.

Mr. Schmitt stated that going forward, the first set of maps included in the agenda will be removed; only the Alternative Site Maps will be included in future agendas.

FOURTH ORDER OF BUSINESS

Consideration of Crystal Waterscapes Quotes (Robert Engler)

A. #260212 Entry Fountains New Equipment

B. #260211 Entry Fountains Side Repair

Mr. Engler discussed the construction and failing condition of the entry fountain equipment; the fountains are over 25 years old. In addition to Proposal #260212, which would improve the fountain function, he provided Mrs. Adams with additional fountain design options to improve aesthetic features once the necessary repairs are complete.

Mrs. Adams stated the additional features will be presented at the next meeting, as it would also be necessary to include the expenditure in the budget.

Mr. Engler discussed the current structural issues; repairs would decrease operating costs and increase water volume. Proposal #260211 is invalid, as the equipment is beyond repair.

On MOTION by Mr. Weinberg and seconded by Mr. Mayer, with all in favor, Crystal Waterscapes Quote #260212 for Entry Fountains New Equipment, in the amount of \$93,300, was approved.

Mr. Engler will provide design renderings to be included in the next agenda. The equipment should be received in six to eight weeks and installation will take three weeks.

FIFTH 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 at the Fiddler’s Creek Parkway entrance. Coconut palms had their first round of trimming for the year; further trimming will occur before hurricane season. Sabal palm trimming began this week on Club Center Boulevard. Hardwoods will be trimmed in CDD #1 next month.

A. Irrigation and Pressure Washing Efforts

- Precipitation Data: February 2026 average rainfall was .2", compared to .73" in February 2025. The drought continues.
- Yearly Rainfall Totals: Rain in 2025 was about 2' less than in 2024 and the drought continues in 2026.
- The Lake #88 water level is 1' this week, which is the warning height; .5' is the emergency level. Mr. Benet checks the water levels every week.

Discussion ensued regarding whether to reduce watering to twice per week.

Mr. Benet stated he reduced irrigation output 50% to 60%. Mrs. Adams stated some communities in Lee County are watering once a week and are doing okay. Mr. Barrow and Mr. Benet discussed their inability to control water usage because 45% of the controllers are in manual mode. It was noted that residents in three communities continue defying the set limits. No e-blast was sent, and water to those homes cannot be shut off.

Discussion ensued regarding the cost of purchasing water from the County. It was noted that the Water Sciences contract was just executed and will not provide immediate results.

Resident Tony Marek thinks the majority of homeowners would rather spend the money to keep their lawns green. He asked if irrigation can be shut off on certain days. Mr. Benet stated shutting off water would affect communities downstream of the CDD. It was noted that shutting the pumps down could lead to depressurization issues.

Discussion ensued regarding County water ordinances, watering schedules and whether to further reduce water usage.

Mr. Benet stated he increased irrigation to 65% on Tuesday and, as the heat increases, the percentage will rise. He is concerned that, as the heat increases, losses will occur if watering is reduced to two days per week. He thinks the \$140,000 spent on additional water last year will seem insignificant compared to the cost of replacing landscaping. It was noted that the County could reduce watering to two days a week at any time. While funds are not budgeted to spend a significant amount on emergency water, fund balance can be utilized if necessary.

Mr. Schmitt discussed the need for an e-blast reminding residents to comply with the watering restrictions. He questioned whether violators can be cited. Mr. DeFranco was asked to make sure a community-wide e-blast is sent.

Discussion ensued regarding code enforcement, water conservation, irrigation at the driving range and groundwater levels.

It was noted that the driving range is subject to different restrictions and the irrigation is a Foundation issue. Mr. Schmitt asked Mr. DeFranco to ask The Foundation to reduce water usage on that tract.

Mr. Schmitt asked about convening a meeting to approve the purchase of water. He is unwilling to approve spending \$180,000 on water. Mr. Miller recalled Mr. Parisi indicating that he would schedule a call about this. Mr. Baker will coordinate a call with Mr. Parisi about this.

Mr. Benet referred to the PowerPoint slide related to Lake #88 measurements and stated that, according to the area highlighted in yellow, when levels reach the .5' mark, the emergency level, the CDD should once again consider the use of County potable water to stabilize water levels. He discussed fluctuations in water levels and noted that conservation slowed the rate of water loss. He is watering three days per week at 60% to 70%, and cannot reduce watering further without a mandate.

Mr. Schmitt asked Mr. DeFranco to work with Mr. Parisi on an e-blast to all residents, and to clarify that Mulberry, Isla Del Sol and Mahogany Bend residents are responsible for controlling their irrigation systems.

➤ Pressure Washing: Crews finished Club Center Boulevard, Cherry Oaks Trail, monuments, Cranberry Crossing, Mahogany Bend, and Sandpiper Drive. Crews completed Championship Drive sidewalks and are working on Marsh Cove sidewalks. The map is updated.

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 239-529-4139 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 went from 2,260 in January to 2,348 in February 2026.

➤ 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.

➤ Gatehouse activity increased approximately 9,000, going from 100,363 in January to 109,065 in February 2026.

➤ Incidents: Medical calls decreased slightly, Open Garage Doors increased slightly to 101, Parking Violations increased to 78 and there were four incidents of gate arm damage.

➤ Speed Detection and Enforcement: 16 Traffic Hawk violations occurred in February; 13 were first-time offenders and written warnings were issued. Three repeat offenders were referred to the Fining Committee.

➤ Per the Collier County Sheriff’s Office (CCSO), in February there were 54 extra patrols, 23 medical calls, 11 accidental calls to 911 (hang-ups), 9 traffic stops, and 10 alarm calls.

Mr. Hennessey stated residents asked why notices are given about their open garage doors. His report included photos of an alligator in an open condo garage. The CDD has a contract for a nuisance alligator removal, at no cost to the CDD.

SIXTH ORDER OF BUSINESS

Continued Discussion: Irrigation Action Items (for informational purposes)

The report was included for informational purposes.

Mrs. Adams stated this item will be moved to the “Action/Agenda Items” item.

Mr. Schmitt recalled that the Board received an update about the Irrigation last month. He asked Mr. DeFranco for those discussions to continue and stated he would like a workshop to be scheduled and for Bowman and District Management to advise if more needs to be budgeted, and when funds will be needed. Mr. Baker stated that funds have been set aside in recent years. He will work with Mr. Cole on the proposed Fiscal Year 2027 budget.

SEVENTH ORDER OF BUSINESS

Developer’s Report

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

Mr. DeFranco stated Mr. Parisi is working on the Irrigation Maintenance Agreement, and he is also working on the Pressure Washing Agreement for the Villages. These will be forwarded to the Board as soon as possible.

Regarding Hines, Mr. DeFranco stated a meeting was held with the Villages last week. Informational updates will be provided.

Mr. Pires stated, since the Agreement is terminated, a Letter of Understanding might be needed so the CDD can continue paying compensation.

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, extending the Irrigation Maintenance Agreement from January 1, 2026 to July 1, 2026, and increasing the rate to \$82,500, was approved.

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

Mr. Baker reported the following:

➤ Irrigation: Meetings will be arranged about two weeks after each CDD meeting now that Apex is under contract and Hines made a presentation. The meeting will include Mr. Schmitt, Mr. Miller, a District Management representative, Mr. Barrow, Mr. Benet, and representatives from The Foundation, Bowman, Hines and Apex.

Mr. Pires noted that the Sunshine Law limits those meeting to only one Board Member from each CDD to attend, unless it is only a fact-finding group.

➤ Traffic Signal: Mr. Cole did a final inspection walk and created a punch list for American Infrastructure Services, Inc. (AIS). He hopes the list is completed by July 2026, but thinks it will take several more months, and then it must be certified by the County.

➤ Lykins-SignTek Sign Replacements: Proofs were reviewed and approved. Installation will be scheduled in six to eight weeks and will likely be scheduled for mid to late-May. The broken speed sign on Championship was replaced by a temporary sign; that sign will be replaced with a decorative sign. Additionally, several inserts will be replaced.

Mrs. Adams noted that work was delayed to allow Florida Painters to complete its work, and work was coordinated with work to be done for CDD #2.

- **Consideration of Shared Proposal No. 1 for Pumphouse #1 Replacement and Irrigation Survey Services**

This item was approved in January and should be disregarded.

➤ Pumphouse 1 Bid Documents: Architectural plans were received from DC Architects and structural plans are pending. He reviewed the plans and submitted questions. Bid documents will be presented to District Management; it is hoped that it will be brought to bid by late April.

- **American Shoreline Restoration Proposal for Runaway Lane**

This item was an addition to the agenda.

Mr. Baker distributed and presented a proposal for work discussed in November to repair 335 linear feet of shoreline at Lake 21, where installation of rock was recommended because the area was battered by wave action. The proposal includes .75" to 1.5" rocks.

Because only half of Runaway Lane was completed during Phase 1 restoration and over \$300,000 was budgeted for shoreline restoration during Fiscal Year 2026, he requested a not-to-exceed amount of \$110,000 for both projects.

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, the Shoreline Restoration Proposal for Runaway Lane, in a not-to-exceed amount of \$110,000 for both projects, was approved.

NINTH ORDER OF BUSINESS

Continued Discussion/ Consideration of Front Entrance Pavilion Renovations Proposals

- **Made in Rio, Inc.**
- **Florida Painters**

The Board and Staff discussed the Florida Painters cosmetic proposal and the Made in Rio, Inc., proposal for demolition and complete renovation and replacement of damaged areas.

Mr. Baker stated the Made in Rio, Inc., proposal includes the entire scope of work of items requiring repair and replacement. It is likely that any issues identified will be eliminated in the process of demolition and replacement. Mr. Schmitt voiced his belief that that this scope of work will benefit the Sales Center and the entire community. He asked Mr. DeFranco if The Foundation will contribute, if needed. He believes a 10% contingency is recommended. He noted the proposal was submitted to John Walsh at The Foundation and asked for input.

Discussion ensued regarding the form of Agreement.

Mr. Pires stated any additional fees or a change in the scope of work could only be approved by a Change Order.

The Draft Contract will be sent to Mr. Pires for review.

On MOTION by Mr. Mayer and seconded by Mr. Weinberg, with all in favor, the Made in Rio, Inc., Front Entrance Pavilion Renovations Proposal, in a not-to-exceed amount of \$190,000, was approved.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

Mr. Schmitt presented the Unaudited Financial Statements as of February 28, 2026. The financials were accepted.

The following changes were made:

Line 75: Change "Lakes" to "Cove"

Line 113: Delete "meeting"

Line 273: Change "flags" to "plats"

On MOTION by Mr. Weinberg and seconded by Mr. Badessa, with all in favor, the February 25, 2026 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Items 1, 4, 6 and 10, were completed.

Item 3: Insert "regarding Golf Course" after "Close out Access Agreement" and delete rest of sentence.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

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

Mr. Pires distributed and discussed Bill Summaries related to proposed legislation for electric bicycles, establishing a process to recall elected CDD Board Supervisors, and revision of the Sovereign Immunity Statute. These items were not yet signed by the Governor; if signed, they would go into effect on July 1, 2026. Further updates will be provided.

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

- **NEXT MEETING DATE: April 22, 2026 at 8:00 AM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 22, 2026 meeting.

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

The Monthly Field Operations Report was included for informational purposes.

- **GulfScapes Proposal: Replace Aged Arboricola and New River Bougainvillea Along Guard Rail (North East Side of Club and Spa)**

This item was an addition to the agenda.

On MOTION by Mr. Mayer and seconded by Mr. Badessa, with all in favor, the GulfScapes Proposal to replace aged Arboricola and New River Bougainvillea along the guard rail on the North East side of the Club and Spa, to be installed during rainy season, in a not-to-exceed amount of \$36,436, was approved.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Schmitt stated Mr. Parisi advised of a homeowner on Mulberry who wants to cut down two Ficus trees. His recollection is that, as far as the CDD is concerned, if a homeowner identified potential damage to a sidewalk caused by a tree and they decide to have the tree removed, the CDD would have no objection and would support the removal. He noted that this request relates to removal of Ficus trees, which the CDD prohibits. Mr. Schmitt voiced his opinion that the CDD has no concerns and the homeowner can remove the trees. He stated that, due to the location of both trees, the homeowner intends on cutting the trees at ground level and not having the stumps ground, due to concerns about the proximity to gas lines. He voiced his opinion that the CDD has no concerns. Mr. Schmitt stated the homeowner asked if the CDD has any concerns with the HOA. He voiced his opinion that the CDD has no concerns and no objections. The Board agreed.

It was noted that the homeowner can remove the trees at their own expense. Grinding the stumps is not required and it is not a CDD issue.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS


Adjournment

On MOTION by Mr. Schmitt and seconded by Mr. Mayer, with all in favor, the meeting adjourned at 9:21 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair