

**MINUTES OF MEETING
NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Naples Reserve Community Development District held a Special Meeting on April 18, 2023 at 10:00 a.m., at the Outrigger, 14891 Naples Reserve Drive, Naples, Florida 34114.

Present at the meeting were:

Thomas Marquardt	Chair
Deborah Lee Godfrey	Vice Chair
Charlene Hill	Assistant Secretary
Anna Harmon	Assistant Secretary
Gregory Inez	Assistant Secretary

Also present, were:

Jamie Sanchez	District Manager
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Kevin Dowty	District Engineer
Jeff Wright	Henderson Franklin Starnes & Holt P.A.

Residents present, were:

Heidi McIntyre	Ron Wilson	Felita Carr	Samantha Almy
Maryann Miano	Pat Ranallo		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chair's Opening Remarks

Mr. Marquardt reported the following:

➤ The Shoreline Restoration project is underway. While touring several areas, he responded to several resident inquiries about the project. Residents commended Mr. Cole and his Staff on an excellent job explaining the project. Each one was happy with the repairs so far.

➤ Lot 62 will be one of the largest homes in the Parrot Cay; however, due to significant issues, the HOA initiated a stop work order so the plans can be re-examined.

Upon review of the survey with Mr. Willis and Mr. Cole, it was confirmed that it conforms to the lot line but, in walking the site, an extended pvc pipe leading into the setback was observed. The plans for the second-floor balcony jutting into the setback were pulled.

Mr. Willis stated the pipe is for the outdoor kitchen. It extends down the property line and will push the deck out 18” into the easement. They will continue monitoring this.

➤ Lot 64: The HOA is working with the property owner to find out how several loads of dirt were loaded onto the vacant lot. He filed a complaint with the County to address a missing silt fence to contain the dirt and, due to the amount of dirt, determine if it violates any County ordinances.

Mr. Marquardt asked if funding from the Florida Department of Environmental Protection (FDEP) is available for the CDD’s lake bank erosion repair project and, if so, has the application process started. Ms. Sanchez will research this and email an update.

➤ The Board should consider how to address future erosion issues caused by runoff into the lake. Options are for the CDD to complete the repairs and incur the cost or assess the homeowner or leave it to the homeowner to have the repairs done.

Mr. Willis stated, typically, the most effective way to mitigate repairs is to install downspout drainage pipes that direct water into the lake, as preventative maintenance; this should also stop future damage to the CDD’s lakes. He will present repair options and cost estimates to install French drains at the next meeting. Mr. Marquardt asked Mr. Cole to provide cost estimates for continuing erosion repairs and incorporate it into the Fiscal Year 2024 budget.

FOURTH ORDER OF BUSINESS

Discussion/Consideration of Lot Encroachment [Miano Lot 63]

The Fourth, Fifth, Sixth and Seventh Orders of Business were presented as one.

Mr. Jeff Wright, of Henderson Franklin Starnes & Holt P.A., presented Easement Use Agreements on behalf of the homeowners of Lots 63, 65, 70 and 77. He reported the following:

Mr. Willis presented the FL GIS Solutions, LLC Professional Services Agreement with the updated scope of services specific to the current needs of the CDD. He reviewed the Phase One process, features and examples of services incurring additional fees. Staff was directed to incorporate a new budget line item expense into the Fiscal Year 2024 budget and update the Agreement to reflect Fiscal Year 2024, which will be approved later.

▪ **Discussion: Fiscal Year 2024 Proposed Budget**

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

Ms. Sanchez distributed and reviewed the Field Operation portion of the Financial Report and read Mr. Cole’s email containing his Fiscal Year 2024 budget recommendations for lake bank repairs and reserves and to redesignate funds for Lake 24 repairs for other repairs needed this year. It was noted that Staff will review SOLitude’s contract and insurance costs are expected to increase 10%. A copy of the insurance policy binder will be sent to Ms. Godfrey.

The proposed Fiscal Year 2024 budget will be presented at the June meeting.

TENTH ORDER OF BUSINESS

Other Business

There was no other business.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*

B. District Engineer: *Hole Montes, Inc.*

There were no District Engineer or District Counsel reports.

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

• **Monthly Report**

Mr. Willis distributed and presented the Field Operations Report.

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

• **NEXT MEETING DATE: May 4, 2023 at 10:30 AM**

○ **QUORUM CHECK**

The next meeting would be held on May 4, 2023, unless cancelled.

TWELFTH ORDER OF BUSINESS

Public Comments

Resident Pat Ranallo asked why there is not a more permanent erosion control bylaw.

Explanations were given regarding assessments, bylaws are initiated by the Developer, regulatory agencies and constraints for using riprap to repair lake banks, ongoing nature of erosion repairs, the CDD's responsibility to repair lake bank damage and the homeowner's responsibility to repair erosion in their yards.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, the meeting adjourned at 11:46 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair