

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

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on May 5, 2022 at 10:30 a.m., at the Island Club at Naples Reserve, Activities Room, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present at the meeting were:

Thomas Marquardt	Chair
Deborah Lee Godfrey	Vice Chair
Anna Harmon	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Meagan Magaldi	District Counsel
Terry Cole	District Engineer
Heidi McIntyre	Resident
Noreen Cotov	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:30 a.m. Supervisors Marquardt, Godfrey and Harmon were present in person. Supervisors Hill and Inez were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Chairman's Opening Remarks

Mr. Marquardt reported that he was informed that a resident was spotted installing their own rip-rap on the shoreline, which is a violation. Staff was asked to investigate and a report is pending. Ms. Cerbone would contact the homeowner.

Ms. Cerbone outlined the actions Staff will take to notify the homeowner, including a call, emailing them and, in a worst-case scenario, having District Counsel send a legal letter.

Mr. Cole stated that shoreline repairs would commence today. Mr. Marquardt would post a notice on Facebook to alert residents.

FOURTH ORDER OF BUSINESS

Service Provider Reports

A. Cardno

Ms. Cerbone stated the CDD has an agreement with Cardno, which should have only been for water quality and not water use, since the HOA has the water use permit, not the CDD. Management informed the vendor that the HOA is responsible for any water use repair items and copied Diana and Ms. Heidi Develin, of the HOA, as a reminder that this is the HOA's issue.

B. SOLitude Lake Management, LLC

This item was discussed by the Chair earlier in the meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Napier Sprinkler, Inc.,
Proposal #e946**

Mr. Cole reported the following:

- The Engineering Inspector and Mr. Ian Whitmer, of Napier, will meet today.
- Staff will request a proposal for areas that are not part of the non-compliance issues outlined in the \$83,295.62 proposal.
- Regarding the repairs listed in the upcoming fiscal year's budget, Mr. Cole could not validate all of the repairs but he will confer with the Inspector to determine what items are a priority.
- The budget includes repairs to the big lawn on the northwest corner of Lake #24.

In response to Ms. Godfrey's question regarding the approved Napier expenditure amount, Ms. Cerbone stated \$35,000, which includes a \$9,000 buffer.

Discussion ensued regarding what the proposal covers, cause of the erosions, cost-sharing with the HOA, drainage concerns, establishing safeguards, the proposed Fiscal Year

2023 budget, the big lake, catch basins, littorals, pipe removal and other repairs and maintenance.

Ms. Godfrey would confer with the HOA and report the findings at the next meeting.

On MOTION by Ms. Godfrey and seconded by Mr. Marquardt, with all in favor, the Napier Sprinkler, Inc. Proposal #e946 for lake erosion repairs, in a not to exceed amount of \$83,295.62, authorizing the District Engineer to coordinate with Napier to repair the priority items first, with understanding that the repairs could extend into Fiscal Year 2023, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion: Removal of Dead Vegetation Between the Grass and the Littoral Shelf

Ms. Cerbone recalled previous discussions about a joint meeting with Crawford and SOLitude regarding how to address the strip of dead vegetation.

Mr. Marquardt stated that, Diana did not think there was a need for a follow up meeting to see how this item was being resolved and, since the responsibility is with Crawford, her decision was to have Crawford perform the work within the next few weeks and they have been working on it. He noted that Bill felt that the situation was being handled and was satisfied with the work.

Discussion ensued regarding an overgrowth of dead weeds, an impasse with the HOA, SOLitude and Crawford. Mr. Marquardt would set up a follow up meeting with the HOA.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Ms. Cerbone presented Resolution 2022-06 and read the title. She suggested formally scheduling eight meetings and eliminating the November 2022 and the January, April and July 2023 meetings. The Board approved the revised schedule.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023, as amended, and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Ratification of Fence Encroachment Agreement

- A. 14182 Charthouse Court**
- B. 14235 Charthouse Circle**

Ms. Cerbone presented the Fence Encroachment Agreements.

On MOTION by Ms. Godfrey and seconded by Mr. Marquardt, with all in favor, the Fence Encroachment Agreements for 14182 Charthouse Ct. and 14235 Charthouse Circle, were ratified.

NINTH ORDER OF BUSINESS

Ratification of Generator Encroachment

- 14182 Charthouse Court**

Ms. Cerbone presented the Generator Encroachment Agreement.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the Generator Encroachment Agreement for 14182 Charthouse Court, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Dock Encroachment Agreement

- 14668 Kelson Circle**

Ms. Cerbone presented the Dock Encroachment Agreement.

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the Dock Encroachment Agreement for 14668 Kelson Circle, was ratified.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31 2022

Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2022 and discussed the proposed Fiscal Year 2023 budget.

Discussion ensued regarding encroachment fees, Management’s recommended budget line item increases for Fiscal Year 2023 and the necessary three-month’s working capital.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of March 3, 2022 Regular Meeting Minutes

Ms. Cerbone presented the March 3, 2022 Regular Meeting Minutes.

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the March 3, 2022 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Other Business

There was no other business.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

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

• Update: Newly Passed Legislative Bills

Ms. Magaldi reported the following:

➤ Chapter 50 of House Bill 49: Staff is unsure what the County will put in place on the County website and would keep the Board posted of new developments.

➤ The Department of Justice published an informational sheet on its website regarding accessibility and the Americans with Disabilities Act (ADA).

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

- **Drainage Easements and Lake Conveyance Maps**

Mr. Cole stated there are 13 weirs in the CDD. He discussed the Stormwater Management Needs Analysis Report, operation and maintenance (O&M) costs for Fiscal Year 2023 and who would execute the Napier proposal.

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

I. 1,177 Registered Voters in District as of April 15, 2022

There were 1,177 registered voters residing within the CDD as of April 15, 2022.

II. NEXT MEETING DATE: June 2, 2022 at 10:30 AM

- **QUORUM CHECK**

The next meeting will be June 2, 2022.

FIFTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the meeting adjourned at 11:55 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair