

**NAPLES RESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

June 1, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Naples Reserve Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

May 25, 2023

Board of Supervisors
Naples Reserve Community Development District

Dear Board Members:

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: Meeting Location

The Board of Supervisors of the Naples Reserve Community Development District will hold a Regular Meeting on June 1, 2023 at 10:30 a.m., at the Island Club at Naples Reserve, Activities Room, 14885 Naples Reserve Circle, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Chair's Opening Remarks
4. Consideration of Resolution 2023-02, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2023-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
6. Ratification of Napier Sprinkler, Inc., Proposals
 - A. #e1104
 - B. #e1105
7. Acceptance of Unaudited Financial Statements as of April 30, 2023
8. Approval of Minutes
 - A. March 2, 2023 Regular Meeting
 - B. April 18, 2023 Special Meeting
9. Other Business

10. Staff Reports

- A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
- B. District Engineer: *Bowman Consulting Group LTD*
- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - Monthly Report
- D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 1,312 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: August 3, 2023 at 10:30 AM

○ QUORUM CHECK

SEAT 1	CHARLENE HILL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	THOMAS MARQUARDT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DEBORAH LEE GODFREY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	GREGORY INEZ	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANNA HARMON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

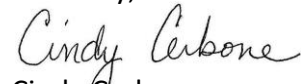
11. Public Comments

12. Supervisors' Requests

13. Adjournment

Should you have any questions and/or concerns, please feel free to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,


 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Naples Reserve Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: _____

LOCATION: Island Club at Naples Reserve
14885 Naples Reserve Circle
Naples, Florida 34114

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1ST DAY OF JUNE, 2023.

ATTEST:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
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**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 479,014				\$ 543,815
Allowable discount (4%)	(19,161)				(21,753)
Assessment levy - net	459,853	\$ 438,818	\$ 21,035	\$ 459,853	522,062
Interest and miscellaneous	-	14,153	-	14,153	-
Total revenues	459,853	452,971	21,035	474,006	522,062
EXPENDITURES					
Professional & admin					
Engineering	30,000	14,547	15,453	30,000	40,000
Audit	7,200	4,500	2,700	7,200	7,200
Legal	20,000	6,138	13,862	20,000	20,000
Management/accounting/recording	48,960	24,480	24,480	48,960	48,960
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Postage	500	187	313	500	500
Insurance	7,206	6,885	-	6,885	7,574
Trustee	5,300	5,053	247	5,300	5,300
Trustee - second bond series	5,300	-	5,300	5,300	5,300
Arbitrage rebate calculation	1,500	1,000	500	1,500	1,500
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Telephone	50	25	25	50	50
Printing & binding	350	175	175	350	350
Legal advertising	1,200	287	913	1,200	1,200
Annual district filing fee	175	175	-	175	175
Contingencies	500	-	500	500	500
Website		-			
Hosting	705	705	-	705	705
ADA compliance	210	-	210	210	210
Total professional & admin	136,656	67,907	68,428	136,335	147,024
Field operations					
Operations management	5,000	2,501	2,499	5,000	7,500
GIS solutions	-	-	-	-	12,000
Drainage / catch basin maintenance	5,000	-	5,000	5,000	6,500
Other repairs & maintenance	100,000	1,200	344,163	345,363	100,000
Lake maintenance / water quality	51,436	16,889	48,000	64,889	55,000
Total field operations	161,436	20,590	399,662	420,252	181,000

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/2023	Total Actual & Projected	
Other fees & charges					
Property appraiser	7,185	4,045	3,140	7,185	8,157
Tax collector	9,580	8,978	602	9,580	10,876
Total other fees & charges	<u>16,765</u>	<u>13,023</u>	<u>3,742</u>	<u>16,765</u>	<u>19,033</u>
Total expenditures	<u>314,857</u>	<u>101,520</u>	<u>471,832</u>	<u>573,352</u>	<u>347,057</u>
Excess (deficiency) of revenues over/(under) expenditures	144,996	351,451	(450,797)	(99,346)	175,005
Fund balance - beginning (unaudited)	204,156	283,489	634,940	283,489	184,143
Fund balance - ending (projected)					
Assigned					
3 months working capital	84,119	84,119	84,119	84,119	92,445
Lake bank remediation	260,000	260,000	100,024	100,024	260,000
Unassigned	5,033	290,821	-	-	6,703
Fund balance - ending (projected)	<u>\$ 349,152</u>	<u>\$ 634,940</u>	<u>\$ 184,143</u>	<u>\$ 184,143</u>	<u>\$ 359,148</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional services

Management/accounting/recording	\$ 48,960
<p>Wrathell, Hunt and Associates, LLC, specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community. This fee is inclusive of district management and recording services.</p>	
Debt service fund accounting	5,500
Legal	20,000
<p>Coleman, Yovanovich & Koester, P.A. provides on-going general counsel and legal representation. As such, he is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Engineering	40,000
<p>Bowman Consulting Group LTD, provides a broad array of engineering, consulting and construction services, which assist in the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	7,200
<p>If certain revenue or expenditure thresholds are exceeded then Florida Statutes, Chapter 218.39 requires the District to have an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all Tax Regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee	5,300
<p>Annual Fee paid to U.S. Bank for the service provided as Trustee, Paying Agent and Registrar.</p>	
Trustee - second bond series	5,300
Telephone	50
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	350
<p>Copies, agenda package items, etc.</p>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, bidding,	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	7,574
The District carries public officials and general liability insurance. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Contingencies	500
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.	
Website	
Hosting	705
ADA compliance	210
Field operations	
Operations management	7,500
GIS solutions	12,000
Drainage / catch basin maintenance	6,500
Other repairs & maintenance	100,000
Lake maintenance / water quality	55,000
Lake aerator maintenance agreement - \$1,000 annually, includes air diffuser system maintenance 4x a year and the maintenance of the aeration cabinet. As well as, all associated conduits. Lake Mgmt. Agreement - \$44,448 annually, includes visual inspections, aquatic weed control 2x per month, shoreline weed control, pond algae control, minor trash removal, service reporting and permitting. Lake services agreement- \$2388 annually, includes visual inspections, lake 21A algae control, when needed,	
Other fees & charges	
Property appraiser	
The property appraiser charges 1.5% of the assessments	8,157
Tax collector	
The tax collector charges 2% of the assessments collected.	10,876
Total expenditures	<u><u>\$ 347,057</u></u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2014
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$561,771				\$559,375
Allowable discount (4%)	(22,471)				(22,375)
Assessment levy - net	539,300	\$ 513,277	\$ 26,023	\$ 539,300	537,000
Interest	-	132	-	132	-
Total revenues	539,300	513,409	26,023	539,432	537,000
EXPENDITURES					
Debt service					
Principal	150,000	150,000	-	150,000	155,000
Principal prepayment	-	30,000	-	30,000	-
Interest	364,769	184,166	180,603	364,769	355,881
Total debt service	514,769	364,166	180,603	544,769	510,881
Other fees & charges					
Property appraiser	8,427	4,745	3,682	8,427	8,391
Tax collector	11,235	11,275	-	11,275	11,188
Transfer (out)	-	38,728	-	38,728	-
Total other fees & charges	19,662	54,748	3,682	58,430	19,579
Total expenditures	534,431	418,914	184,285	603,199	530,460
Excess/(deficiency) of revenues over/(under) expenditures	4,869	94,495	(158,262)	(63,767)	6,540
Fund balance:					
Beginning fund balance	924,160	963,789	1,058,284	963,789	900,022
Ending fund balance (projected)	\$ 929,029	\$ 1,058,284	\$ 900,022	\$ 900,022	906,562
Use of fund balance					
Debt service reserve account balance (required)					(514,063)
Interest expense - November 1, 2024					(160,000)
Principal expense - November 1, 2024					(176,100)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 56,399

NAPLES RESERVE

Community Development District

Series 2014

\$7,680,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	155,000.00	4.750%	179,781.25	334,781.25
05/01/2024	-		176,100.00	176,100.00
11/01/2024	160,000.00	4.750%	176,100.00	336,100.00
05/01/2025	-		172,300.00	172,300.00
11/01/2025	170,000.00	4.750%	172,300.00	342,300.00
05/01/2026	-		168,262.50	168,262.50
11/01/2026	180,000.00	5.250%	168,262.50	348,262.50
05/01/2027	-		163,537.50	163,537.50
11/01/2027	190,000.00	5.250%	163,537.50	353,537.50
05/01/2028	-		158,550.00	158,550.00
11/01/2028	200,000.00	5.250%	158,550.00	358,550.00
05/01/2029	-		153,300.00	153,300.00
11/01/2029	210,000.00	5.250%	153,300.00	363,300.00
05/01/2030	-		147,787.50	147,787.50
11/01/2030	220,000.00	5.250%	147,787.50	367,787.50
05/01/2031	-		142,012.50	142,012.50
11/01/2031	230,000.00	5.250%	142,012.50	372,012.50
05/01/2032	-		135,975.00	135,975.00
11/01/2032	245,000.00	5.250%	135,975.00	380,975.00
05/01/2033	-		129,543.75	129,543.75
11/01/2033	255,000.00	5.250%	129,543.75	384,543.75
05/01/2034	-		122,850.00	122,850.00
11/01/2034	270,000.00	5.250%	122,850.00	392,850.00
05/01/2035	-		115,762.50	115,762.50
11/01/2035	285,000.00	5.250%	115,762.50	400,762.50
05/01/2036	-		108,281.25	108,281.25
11/01/2036	300,000.00	0.056%	108,281.25	408,281.25
05/01/2037	-		99,843.75	99,843.75
11/01/2037	315,000.00	0.056%	99,843.75	414,843.75
05/01/2038	-		90,984.38	90,984.38
11/01/2038	330,000.00	0.056%	90,984.38	420,984.38
05/01/2039	-		81,703.13	81,703.13
11/01/2039	350,000.00	0.056%	81,703.13	431,703.13
05/01/2040	-		71,859.38	71,859.38
11/01/2040	370,000.00	0.056%	71,859.38	441,859.38
05/01/2041	-		61,453.13	61,453.13
11/01/2041	390,000.00	0.056%	61,453.13	451,453.13
05/01/2042	-		50,484.38	50,484.38
11/01/2042	415,000.00	0.056%	50,484.38	465,484.38
05/01/2043	-		38,812.50	38,812.50
11/01/2043	435,000.00	0.056%	38,812.50	473,812.50
05/01/2044	-		26,578.13	26,578.13
11/01/2044	460,000.00	0.056%	26,578.13	486,578.13
05/01/2045	-		13,640.63	13,640.63
11/01/2045	485,000.00	0.056%	13,640.63	498,640.63
Total	6,620,000.00		5,039,025.07	11,659,025.07

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2018
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/23	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 604,229				\$ 604,229
Allowable discount (4%)	(24,169)				(24,169)
Assessment levy - net	580,060	\$ 552,765	\$ 27,295	\$ 580,060	580,060
Interest	-	9,485	-	9,485	-
Total revenues	580,060	562,250	27,295	589,545	580,060
EXPENDITURES					
Debt service					
Principal	155,000	155,000	-	155,000	160,000
Interest	400,394	201,747	198,647	400,394	394,094
Total debt service	555,394	356,747	198,647	555,394	554,094
Other fees & charges					
Property appraiser	9,063	5,104	3,959	9,063	9,063
Tax collector	12,085	10,535	1,550	12,085	12,085
Total other fees & charges	21,148	15,639	5,509	21,148	21,148
Total expenditures	576,542	372,386	204,156	576,542	575,242
Excess/(deficiency) of revenues over/(under) expenditures	3,518	189,864	(176,861)	13,003	4,818
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	38,728	-	38,728	-
Total other financing sources/(uses)	-	38,728	-	38,728	-
Net increase/(decrease) in fund balance	3,518	228,592	(176,861)	51,731	4,818
Fund balance:					
Beginning fund balance	670,376	683,887	912,479	683,887	735,618
Ending fund balance (projected)	<u>\$ 673,894</u>	<u>\$ 912,479</u>	<u>\$ 735,618</u>	<u>\$ 735,618</u>	<u>740,436</u>
Use of fund balance					
Debt service reserve account balance (required)					(280,178)
Interest expense - November 1, 2024					(195,447)
Principal expense - November 1, 2024					(165,000)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 99,811</u>

NAPLES RESERVE

Community Development District

Series 2018

\$8,550,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
11/01/2023	160,000.00	4.000%	198,646.88	358,646.88
05/01/2024	-		195,446.88	195,446.88
11/01/2024	165,000.00	4.625%	195,446.88	360,446.88
05/01/2025	-		191,631.25	191,631.25
11/01/2025	175,000.00	4.625%	191,631.25	366,631.25
05/01/2026	-		187,584.38	187,584.38
11/01/2026	180,000.00	4.625%	187,584.38	367,584.38
05/01/2027	-		183,421.88	183,421.88
11/01/2027	190,000.00	4.625%	183,421.88	373,421.88
05/01/2028	-		179,028.13	179,028.13
11/01/2028	200,000.00	4.625%	179,028.13	379,028.13
05/01/2029	-		174,403.13	174,403.13
11/01/2029	210,000.00	4.625%	174,403.13	384,403.13
05/01/2030	-		169,546.88	169,546.88
11/01/2030	220,000.00	5.000%	169,546.88	389,546.88
05/01/2031	-		164,046.88	164,046.88
11/01/2031	230,000.00	5.000%	164,046.88	394,046.88
05/01/2032	-		158,296.88	158,296.88
11/01/2032	240,000.00	5.000%	158,296.88	398,296.88
05/01/2033	-		152,296.88	152,296.88
11/01/2033	250,000.00	5.000%	152,296.88	402,296.88
05/01/2034	-		146,046.88	146,046.88
11/01/2034	265,000.00	5.000%	146,046.88	411,046.88
05/01/2035	-		139,421.88	139,421.88
11/01/2035	280,000.00	5.000%	139,421.88	419,421.88
05/01/2036	-		132,421.88	132,421.88
11/01/2036	290,000.00	5.000%	132,421.88	422,421.88
05/01/2037	-		125,171.88	125,171.88
11/01/2037	305,000.00	5.000%	125,171.88	430,171.88
05/01/2038	-		117,546.88	117,546.88
11/01/2038	320,000.00	5.000%	117,546.88	437,546.88
05/01/2039	-		109,546.88	109,546.88
11/01/2039	340,000.00	5.125%	109,546.88	449,546.88
05/01/2040	-		100,834.38	100,834.38
11/01/2040	355,000.00	5.125%	100,834.38	455,834.38
05/01/2041	-		91,737.50	91,737.50
11/01/2041	375,000.00	5.125%	91,737.50	466,737.50
05/01/2042	-		82,128.13	82,128.13
11/01/2042	390,000.00	5.125%	82,128.13	472,128.13
05/01/2043	-		72,134.38	72,134.38
11/01/2043	410,000.00	5.125%	72,134.38	482,134.38
05/01/2044	-		61,628.13	61,628.13
11/01/2044	435,000.00	5.125%	61,628.13	496,628.13
05/01/2045	-		50,481.25	50,481.25
11/01/2045	455,000.00	5.125%	50,481.25	505,481.25
05/01/2046	-		38,821.88	38,821.88
11/01/2046	480,000.00	5.125%	38,821.88	518,821.88
05/01/2047	-		26,521.88	26,521.88
11/01/2047	505,000.00	5.125%	26,521.88	531,521.88
05/01/2048	-		13,581.25	13,581.25
11/01/2048	530,000.00	5.125%	13,581.25	543,581.25
Total	7,955,000.00		6,326,103.34	14,281,103.34

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2024**

On-Roll Assessments

Number of Units	Unit Type	Subdivision Name	Projected Fiscal Year 2024			FY 23 Total Assessment
			GF	DSF	GF & DSF	
79	85' x 130'	Parrot Cay	\$499.83	\$ 1,458.33 *	\$1,958.16	\$ 1,898.60
82	78' x 130'	Sparrow Cay	499.83	1,250.00 *	1,749.83	1,690.27
116	64' x 130'	Savannah Lakes	499.83	1,145.83 *	1,645.66	1,586.10
169	53' x 130'	Egret Landing	499.83	1,041.67 *	1,541.50	1,481.94
51	40' x 130'	Mallard Point	499.83	833.33 *	1,333.16	1,273.60
178	34' x 130' Villa	Coral Harbor	499.83	708.33 **	1,208.16	1,148.60
183	76' x 130'	Canoe Landing/Crane Point/Bimini Isles	499.83	1,250.00 **	1,749.83	1,690.27
101	64' x 140'	Sutton Cay	499.83	1,145.83 **	1,645.66	1,586.10
129	53' x 130'	Half Moon Point	499.83	1,041.67 **	1,541.50	1,481.94
1,088						

* Units subject to Series 2014 Bonds

** Units subject to Series 2018 Bonds

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2023-03

A RESOLUTION OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Naples Reserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Collier County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 1st day of June, 2023.

Attest:

**NAPLES RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	10:30 AM
December 7, 2023	Regular Meeting	10:30 AM
February 1, 2024	Regular Meeting	10:30 AM
March 7, 2024	Regular Meeting	10:30 AM
May 2, 2024	Regular Meeting	10:30 AM
June 6, 2024	Regular Meeting	10:30 AM
August 1, 2024	Regular Meeting	10:30 AM
September 5, 2024	Regular Meeting	10:30 AM

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

6A

Napier Sprinkler, Inc.
 4001 Santa Barbara Blvd
 #237
 Naples, FL 34104

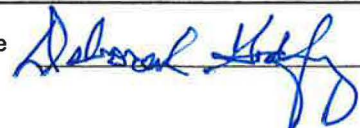
Proposal

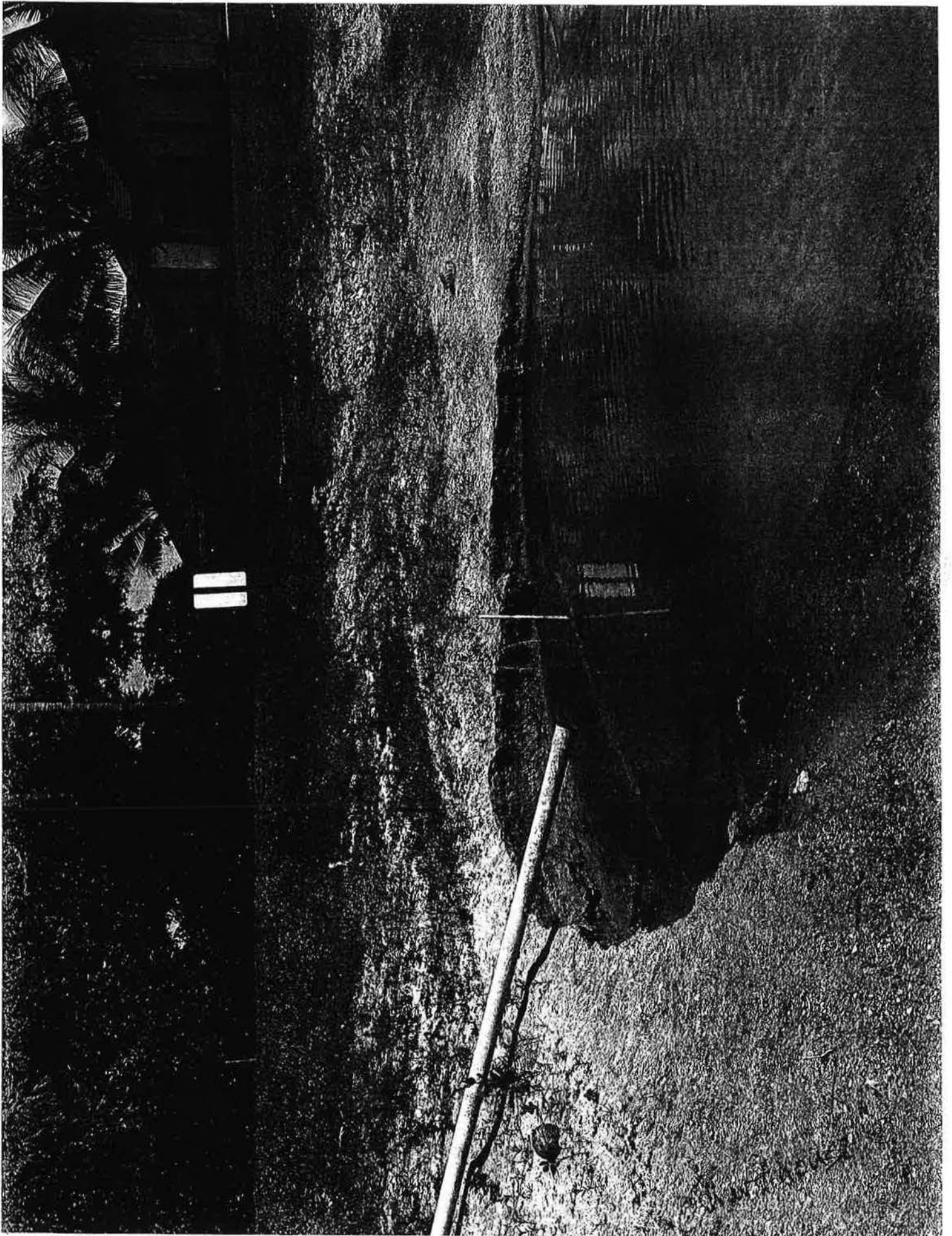
Date	Proposal #
5/16/2023	e1104

Name / Address
Naples Reserve CDD

Project

Description	Qty	Cost	Total
Recharge well by Charthouse			
3" PVC Pipe (per foot)	40	7.28	291.20
3" Coupler	1	13.87	13.87
Rip Rap 6" to 12"	10	185.17	1,851.70
3x100' roll of gray drainage fabric (per roll)	1	82.88	82.88
Machine Rental	1	500.00	500.00
3 technicians 6 hours	6	180.00	1,080.00
		Total	\$3,819.65

Customer Signature 



**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

6B

Napier Sprinkler, Inc.
 4001 Santa Barbara Blvd
 #237
 Naples, FL 34104

Proposal

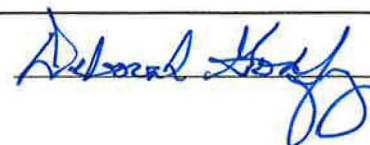
Date	Proposal #
5/16/2023	e1105

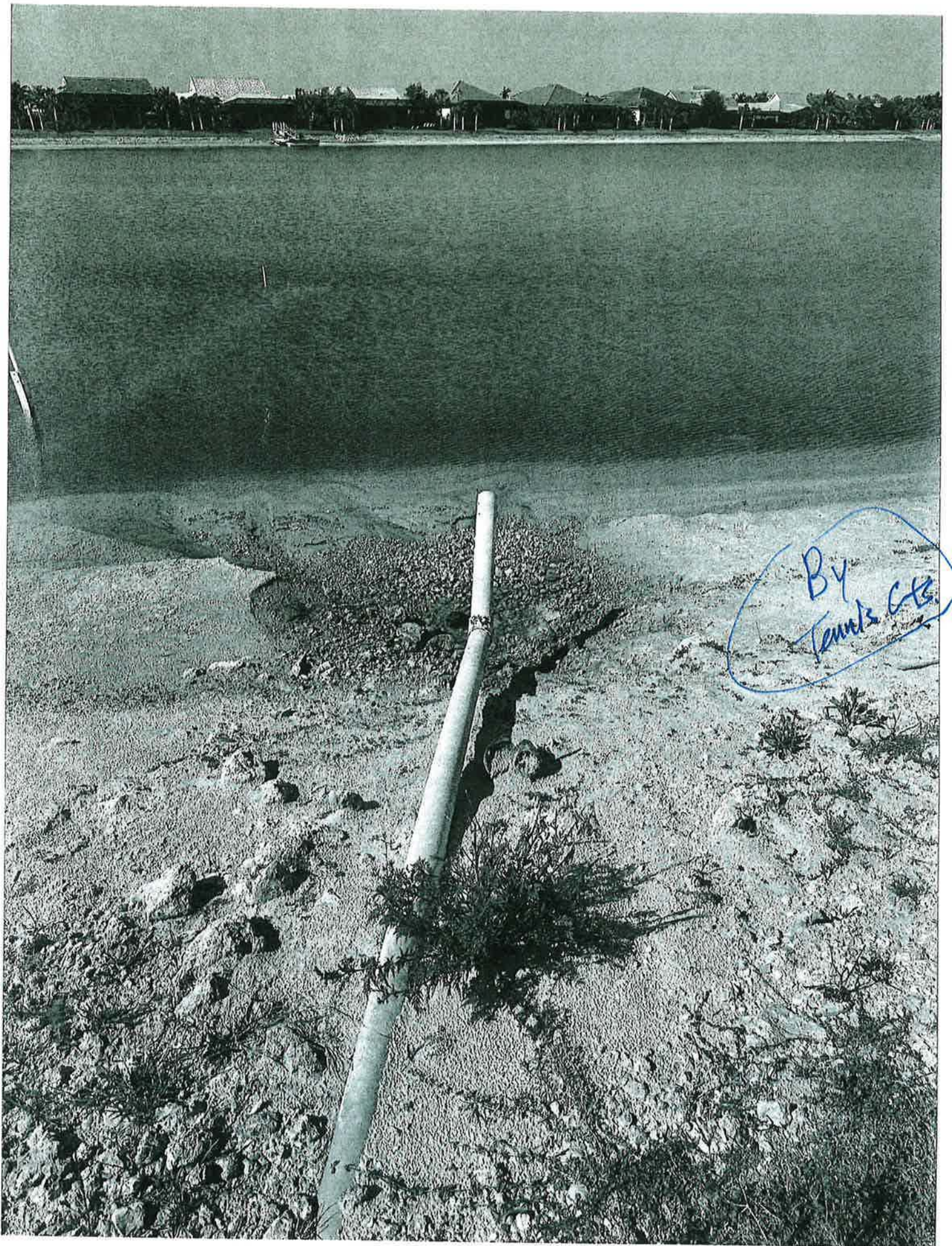
Name / Address
Naples Reserve CDD

Project

Description	Qty	Cost	Total
Discharge by Tennis Courts			
4" PVC Pipe (per foot)	40	7.74	309.60
4" Coupler	1	18.13	18.13
Rip Rap 6" to 12"	8	185.17	1,481.36
3x100' roll of gray drainage fabric (per roll)	1	82.88	82.88
Machine Rental	1	500.00	500.00
3 technicians 4 hours	4	180.00	720.00
		Total	\$3,111.97

Customer Signature





By Tanks etc.

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2023**

	General Fund	Debt Service Fund Series 2014	Debt Service Fund Series 2018	Total Governmental Funds
ASSETS				
Cash	\$ 676,866	\$ -	\$ -	\$ 676,866
Investments				
Reserve	-	517,100	280,538	797,638
Revenue	-	579,806	595,139	1,174,945
Prepayment	-	110	1,141	1,251
Due from general fund	-	18,813	20,322	39,135
Due from debt service fund - series 2014	-	-	38,728	38,728
Undeposited funds	639	-	-	639
Total assets	<u>\$ 677,505</u>	<u>\$ 1,115,829</u>	<u>\$ 935,868</u>	<u>\$ 2,729,202</u>
LIABILITIES				
Liabilities:				
Accounts payable	10,669	-	-	10,669
Due to debt service fund - series 2014	18,813	-	-	18,813
Due to debt service fund - series 2018	20,322	38,728	-	59,050
Developer advance	1,500	-	-	1,500
Total liabilities	<u>51,304</u>	<u>38,728</u>	<u>-</u>	<u>90,032</u>
FUND BALANCES:				
Restricted for				
Debt service	-	1,077,101	935,868	2,012,969
Assigned				
3 months working capital	84,119	-	-	84,119
Lake bank remediation	260,000	-	-	260,000
Unassigned	282,082	-	-	282,082
Total fund balances	<u>626,201</u>	<u>1,077,101</u>	<u>935,868</u>	<u>2,639,170</u>
Total liabilities and fund balances	<u>\$ 677,505</u>	<u>\$ 1,115,829</u>	<u>\$ 935,868</u>	<u>\$ 2,729,202</u>

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 16,438	\$455,046	\$459,853	99%
Miscellaneous income	3,446	17,599	-	N/A
Total revenues	<u>19,884</u>	<u>472,645</u>	<u>459,853</u>	103%
EXPENDITURES				
Administrative				
Engineering	6,050	20,597	30,000	69%
Audit	2,000	6,500	7,200	90%
Legal	3,524	9,663	20,000	48%
Management, accounting, recording	4,080	28,560	48,960	58%
Debt service fund accounting	458	3,208	5,500	58%
Postage	35	222	500	44%
Insurance	-	6,885	7,206	96%
Trustee	-	5,053	5,300	95%
Trustee - second bond series	-	-	5,300	0%
Arbitrage rebate calculation	-	1,000	1,500	67%
Dissemination agent	167	1,167	2,000	58%
Telephone	4	29	50	58%
Printing & binding	29	204	350	58%
Legal advertising	-	287	1,200	24%
Annual district filing fee	-	175	175	100%
Contingencies	86	86	500	17%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser	-	4,046	7,185	56%
Tax collector	328	9,095	9,580	95%
Total administration expenses	<u>16,761</u>	<u>97,482</u>	<u>153,421</u>	64%
Field Operations				
Operations management	417	2,917	5,000	58%
Drainage / catch basin maintenance	-	-	5,000	0%
Other repairs and maintenance	-	1,200	100,000	1%
Lake maintenance / water quality	11,445	28,334	51,436	55%
Total field operations expenses	<u>11,862</u>	<u>32,451</u>	<u>161,436</u>	20%
Total expenditures	<u>28,623</u>	<u>129,933</u>	<u>314,857</u>	41%
Excess (deficiency) of revenues over/(under) expenditures	(8,739)	342,712	144,996	
Fund balance - beginning	634,940	283,489	204,156	
Fund balance - ending				
Assigned				
3 months working capital	84,119	84,119	84,119	
Lake bank remediation	260,000	260,000	260,000	
Unassigned	282,082	282,082	5,033	
Fund balance - ending	<u>\$626,201</u>	<u>\$626,201</u>	<u>\$349,152</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2014
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll	\$ 19,196	\$ 532,226	\$ 539,300	99%
Interest	5	137	-	N/A
Total revenues	<u>19,201</u>	<u>532,363</u>	<u>539,300</u>	99%
EXPENDITURES				
Debt service				
Principal	-	150,000	150,000	100%
Principal prepayments	-	30,000	-	N/A
Interest	-	184,166	364,769	50%
Total debt service	<u>-</u>	<u>364,166</u>	<u>514,769</u>	71%
Other fees and charges				
Tax collector	383	11,412	11,235	102%
Property appraiser	-	4,745	8,427	56%
Total other fees and charges	<u>383</u>	<u>16,157</u>	<u>19,662</u>	82%
Total expenditures	<u>383</u>	<u>380,323</u>	<u>534,431</u>	71%
Excess/(deficiency) of revenues over/(under) expenditures	18,818	152,040	4,869	
OTHER FINANCING SOURCES/(USES)				
Transfers (out)	-	(38,728)	-	N/A
Total other financing sources	<u>-</u>	<u>(38,728)</u>	<u>-</u>	N/A
Net change in fund balances	18,818	113,312	4,869	
Fund balances - beginning	1,058,283	963,789	924,160	
Fund balances - ending	<u>\$1,077,101</u>	<u>\$1,077,101</u>	<u>\$929,029</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND - SERIES 2018
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll	\$ 20,735	\$ 573,235	\$ 580,060	99%
Interest	3,068	12,553	-	N/A
Total revenues	<u>23,803</u>	<u>585,788</u>	<u>580,060</u>	101%
EXPENDITURES				
Debt service				
Principal	-	155,000	155,000	100%
Interest	-	201,747	400,394	50%
Total debt service	<u>-</u>	<u>356,747</u>	<u>555,394</u>	64%
Other fees and charges				
Property appraiser	-	5,104	9,063	56%
Tax collector	414	10,684	12,085	88%
Total other fees and charges	<u>414</u>	<u>15,788</u>	<u>21,148</u>	75%
Total expenditures	<u>414</u>	<u>372,535</u>	<u>576,542</u>	65%
Excess/(deficiency) of revenues over/(under) expenditures	23,389	213,253	3,518	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	38,728	-	N/A
Total other financing sources	<u>-</u>	<u>38,728</u>	<u>-</u>	N/A
Net change in fund balances	23,389	251,981	3,518	
Fund balances - beginning	912,479	683,887	670,376	
Fund balances - ending	<u>\$935,868</u>	<u>\$935,868</u>	<u>\$673,894</u>	

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

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

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on March 2, 2023 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
Charlene Hill	Assistant Secretary
Anna Harmon	Assistant Secretary
Gregory Inez	Assistant Secretary

Also present, were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC (WHA)
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC (WHA)
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Kevin Dowty	District Engineer

Residents present, were:

Lynn Livingston	Lisa Wild	Heidi Devlin	Kathy Wells
Heidi McIntyre	Howard Futterman		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:31 a.m. Supervisors Hill, Marquardt and Harmon were present. Supervisor Inez was not present at roll call. Supervisor Godfrey was not present.

SECOND ORDER OF BUSINESS

Public Comments

40 Ms. Sanchez explained the protocols for public comments.

41 No members of the public spoke.

42

43 **THIRD ORDER OF BUSINESS**

Chair's Opening Remarks

44

45 Mr. Marquardt reported the following:

46 ➤ GeoThermal Pool Heating: An on-site inspection meeting was held with the contractor
47 and other key parties.

48 ➤ Lot 62: Mr. Kish advised him about the cage being built by KTS and the possibility that
49 the foundation is installed in anticipation of the pool cage leading into the Lake Maintenance
50 Easement (LME). He inspected and emailed materials showing the stake at 15' back not 20' to
51 Mr. Cole to determine if the plans are in violation. He was unable to locate a building permit for
52 the property.

53 Mr. Dowty reviewed the plans and had no issue with the designs, as it shows it right on
54 the property line.

55 ➤ Ms. Wild advised him that the island in the big lake belongs to the CDD.

56 Ms. Cerbone stated this is not correct. She and Ms. Magaldi clarified the Memorandum
57 of Understanding (MOU) outlines CDD ownership and responsibility for the lakes and the HOA
58 is responsible for the island within the lakes but that might not show up properly on the
59 Property Appraiser's website.

60 **Supervisor Inez arrived at the meeting at 10:38 a.m.**

61

62 **FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: Encroachment
Agreement with HOA Related to Symbiont
Service Corp and GeoThermal Pool Heating**

63

64

65

66 Ms. Sanchez noted that additional documents from Hole Montes about the on-site
67 inspection meeting with the contractor and other key parties and the draft Encroachment
68 Agreement Ms. Magaldi prepared were distributed in the meeting.

69 Regarding the injection wells, Mr. Dowty stated that all parties agreed a drainage
70 easement and permits are needed. Ms. Cerbone and Ms. Magaldi noted that certain clauses

71 are built into the Encroachment Agreement, including that one of the HOA’s responsibilities, as
72 this owner, is to obtain all required permits and ensure the contractor is licensed, certified,
73 insured and obtained all applicable permits.

74

75 **On MOTION by Mr. Marquardt and seconded by Ms. Hill, with all in favor, the**
76 **Encroachment Agreement with the HOA, Related to Symbiont Service Corp and**
77 **GeoThermal Pool Heating, was approved.**

78

79

80 **FIFTH ORDER OF BUSINESS**

Discussion: Public Contributions to a CDD

81

82 • **Littorals on Lake**

83 Upon further research, Ms. Magaldi confirmed that the CDD can accept public
84 contributions for any purpose, such as littorals for the lake or monetary to purchase plants. For
85 monetary donations, the CDD must enter into a closet contract with the person/entity and
86 allocate those funds in the CDD budget. Using contracted licensed contractors for installation
87 and possibly raising issues with the CDD’s permits were discussed.

88 Mr. Marquardt recommended and the Board agreed that this and all future requests will
89 be based on the Board’s observation and for resident Lynn Livingston to speak, as he initiated
90 the request. In response to a question, Mr. Marquardt stated that there are no water quality
91 issues in the lakes, which was reported in the last Water Quality Report. Mr. Willis concurred.

92 Ms. Cerbone stated that the Board reviewed the request from the property owner,
93 sought a legal opinion about the CDD accepting contributions and the Board consensus is to
94 decline the contribution at this time, as the lake does not need littorals, under the permit. It
95 was noted that the Board has the option to expand those areas.

96

97 **SIXTH ORDER OF BUSINESS**

Discussion: Audit of the LMEs’ Plantings

98

99 This item was addressed during the Operations Manager’s Report.

100

101 **SEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements

102

103

104 A. As of December 31, 2022

105 B. As of January 31, 2023

106

107 On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, the
108 Unaudited Financial Statements as of December 31, 2022 and January 31, 2023,
109 were accepted.

110

111

112 EIGHTH ORDER OF BUSINESS

Approval of Minutes

113

114 A. December 1, 2022 Regular Meeting

115 B. February 2, 2023 Regular Meeting

116 Line 261: Change "Trothouse" to "Charthouse"

117 C. February 9, 2023 Continued Regular Meeting

118

119 On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor,
120 the December 1, 2022 Regular Meeting Minutes, as presented, February 2,
121 2023 Regular Meeting Minutes, as amended, and February 9, 2023 Continued
122 Regular Meeting Minutes, as presented, were approved.

123

124

125 NINTH ORDER OF BUSINESS

Other Business

126

127 There was no other business.

128

129 TENTH ORDER OF BUSINESS

Staff Reports

130

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

132 There was no report.

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

134 Mr. Dowty reported on and distributed the following:

135 ➤ Napier Sprinkler, Inc. Invoice #5312 to track, locate and mark irrigation mainlines at rear
136 of all four properties encroaching the LME.

137 Ms. Sanchez read Mr. Cole's handwritten note, "Based on location of the irrigation lines,
138 there are no conflicts with any of the proposed pools."

139 ➤ Lot 65: The irrigation line was repaired. Napier Sprinkler, Inc. Proposal #e1065 to repair
140 erosion to the lake bank.

141 Ms. Cerbone stated that Mr. Wright and all four affected homeowners were notified to
142 expect billing for District Engineering and District Counsel fees, which will be shared four ways
143 and must be paid to the CDD before the Encroachment Agreement can be executed. The Lot 65
144 homeowners situation differed slightly. Their irrigation lines were not broken but they will be
145 billed additional costs for lake bank erosion repairs; Staff is obtaining proposals for the repairs.

146 Ms. Cerbone and Mr. Marquardt discussed Mr. Carr's request to use his own contractor
147 but that requires further approval and would delay the repairs. The Board agreed with the
148 suggestion to stay the course.

149 ➤ 14219 Charthouse Circle: Napier Sprinkler, Inc. Invoice for \$80 to repair irrigation line.

150 Ms. Hill asked Mr. Cole to determine which entity, the homeowner, HOA or CDD, is
151 responsible for this expense.

152 ➤ Lake Bank Erosion Repair Project: March 13, 2023 deadline to provide the Temporary
153 Construction Access Agreement for the staging area.

154 Mr. Marquardt asked Mr. Cole to email the project schedule to him so it can be e-
155 blasted to residents and Mr. Willis.

156 Lake 24: Landshore Enterprises, LLC Proposal #4049 to restore approximately 1,106
157 linear feet of embankment, which includes cost options to dredge the lake or import the sand.
158 He noted Mr. Cole recommended approving the higher cost proposal.

159 Discussion ensued regarding the budget and if these are additional costs above what
160 was approved at the last meeting. It was determined that the \$102,808.20 proposal is part of
161 the approved not-to-exceed amount of \$300,000 and that District Engineer and key parties will
162 determine, during the course of the project, which option is the best.

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

164 **I. Monthly Report**

165 Mr. Willis asked if any noise complaints about the aeration box were received since the
166 mitigation was completed. There were no complaints so the revised proposal will be
167 processed; the cost will be less than expected.

198 **TWELFTH ORDER OF BUSINESS**

Supervisors' Requests

199

200 There were no Supervisors' requests.

201

202 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

203

204

205 **On MOTION by Ms. Hill and seconded by Ms. Harmon, with all in favor, the**
206 **meeting adjourned at 11:46 a.m.**

207
208
209
210
211
212

Secretary/Assistant Secretary

Chair/Vice Chair

**NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

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

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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:

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

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

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

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

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

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

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

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

67

68 **FOURTH ORDER OF BUSINESS** **Discussion/Consideration of Lot**
69 **Encroachment [Miano Lot 63]**

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

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

74 ➤ The County is requiring a tri-party Easement Use Agreement and a Letter of No
75 Objection (LONO) from the CDD. The Agreement is similar to the CDD’s Encroachment
76 Agreement, which the Board already approved.

77 ➤ Ms. Magaldi’s edits were incorporated into the Tri-party Agreement.

78 Ms. Magaldi recommended preparing the LONO with the provision that the CDD’s Two-
79 party Agreement and the County’s Tri-party Agreement are recorded in the public record, back-
80 to-back, with the County.

81 Ms. Sanchez stated that the Ranallo’s Agreement should be updated as Mr. Ranallo’s
82 name is not listed on the County’s property record. Mr. Wright will send Ms. Sanchez an
83 updated version.

84

On MOTION by Mr. Inez and seconded by Ms. Godfrey, with all in favor, the Tri-party Easement Use Agreement for Lots 63, 65, 70 and 77 and authorizing Ms. Magaldi to work with Staff on issuing Letters of No Objection and authorizing the Chair to execute, was approved.

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91 **FIFTH ORDER OF BUSINESS** Discussion/Consideration of Lot
92 Encroachment [Carr Lot 65]

93

94 This item was presented during the Fourth Order of Business.

95

96 **SIXTH ORDER OF BUSINESS** Discussion/Consideration of Lot
97 Encroachment [Ranallo Lot 70]

98

99 This item was presented during the Fourth Order of Business.

100

101 **SEVENTH ORDER OF BUSINESS** Discussion/Consideration of Lot
102 Encroachment [Almy Lot 77]

103

104 This item was presented during the Fourth Order of Business.

105

106 **EIGHTH ORDER OF BUSINESS** Discussion: Fiscal Year 2024 Proposed
107 Budget

108

109 This item was presented following the Ninth Order of Business.

110

111 **NINTH ORDER OF BUSINESS****Discussion/Consideration: FL GIS Solutions,
LLC Professional Services Agreement**112
113

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

119 **▪ Discussion: Fiscal Year 2024 Proposed Budget**120 **This item, previously the Eighth Order of Business, was presented out of order.**

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

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

127

128 **TENTH ORDER OF BUSINESS****Other Business**

129

130 There was no other business.

131

132 **ELEVENTH ORDER OF BUSINESS****Staff Reports**

133

134 **A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***135 **B. District Engineer: *Hole Montes, Inc.***

136 There were no District Engineer or District Counsel reports.

137 **C. Operations Manager: *Wrathell, Hunt and Associates, LLC***138 **• Monthly Report**

139 Mr. Willis distributed and presented the Field Operations Report.

140 **D. District Manager: *Wrathell, Hunt and Associates, LLC***141 **• NEXT MEETING DATE: May 4, 2023 at 10:30 AM**142 **○ QUORUM CHECK**

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

144

145 **TWELFTH ORDER OF BUSINESS**

Public Comments

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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.

153 **THIRTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

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155
156

There were no Supervisors’ requests.

157 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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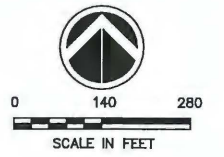
Secretary/Assistant Secretary

Chair/Vice Chair

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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B

MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 5

LEGEND

L21 - NRC = LAKE # PER PLAT
(LAKE 21) = (ORIGINAL LAKE #)

- COMMUNITY DEVELOPMENT DISTRICT LANDS
- LAKE TRACTS CONVEYED TO CDD
- PRESERVE TRACTS MAINTAINED BY HOA
- DRAINAGE EASEMENTS AND PIPES MAINTAINED BY CDD
- LAKE LITTORAL AREA

PLAT	REFERENCE
C.H.I	CORAL HARBOR PHASE I
C.P.& B.I.	CRANE POINT & BIMINI ISLE
N.R.C.	NAPLES RESERVE CIRCLE
N.R.I.C.	NAPLES RESERVE ISLAND CLUB
N.R.I	NAPLES RESERVE PHASE I
N.R.II	NAPLES RESERVE PHASE II
N.R.III	NAPLES RESERVE PHASE III
P.C.	PARROT CAY
S.C.	SUTTON CAY

NOTES:

1. ALL LAKES, STORMWATER MANAGEMENT PIPING AND PRESERVE SHALL BE MAINTAINED BY THE NAPLES RESERVE HOMEOWNERS ASSOCIATION, INC.
2. THE DEVELOPMENT IS ZONED 'RPUD'.

H:\2013\2013030\201303030-04-CDD_PRESERVE TO HOA\201303030-04-CDD_PRESERVE TO HOA.dwg, 2/21/2013 10:10:10 AM, Plot by: hdb

LETTER	REVISIONS	DATE
△	ADDED WCS's & WQS's	5/22

NAPLES RESERVE

DESIGNED BY W.W.B.	DATE 2/21
DRAWN BY W.W.B.	DATE 2/21
CHECKED BY W.T.C.	DATE 2/21
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=140'



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

**CDD DRAINAGE EASEMENTS
and LAKE CONVEYANCE MAPS**

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO. SEE PLOTSTAMP	DRAWING NO. 5008-04
DATE	PROJECT NO. 2013.030	SHEET NO. 4 OF 5

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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C



Wrathell, Hunt and Associates, LLC

TO: Naples Reserve CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: June 1, 2023

SUBJECT: Status Report – Field Operations

SOLITUDE (lake maintenance):

- Treatment Dates
 - ✓ 5/04/23 – Focused on shoreline weeds, Lakes 7, 8 10 & 21A treated for torpedo grasses
 - ✓ 5/11/23 – Treated on algae control, shoreline weeds & trash removal
 - ✓ 5/18/23 – Focused on algae control. Lakes 3,7,5, 21, & 21A treated for shoreline and littoral weeds

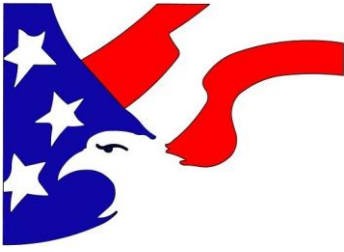
SUPERIOR WATERWAYS (aeration): Nothing to Report

MISCELLANEOUS:

- 4/25/23 Laguna Springs Resident contacted staff about a possibly clogged drainage pipe, District Engineer is having it cleaned out.
- 4/30/23 Laguna Springs Resident removed littorals via weed eater, contacted resident & explained the importance and purpose behind the littorals.
- 5/16/23 Leeward Resident contacted Staff about standing water on their property, District Engineer is reviewing, does not appear to be a District issue.
- 5/17/23 Edgewater Resident contacted Staff about a possibly clogged drain, District Engineer is having the pipe cleaned out.
- 5/22/23 Parrot Cay Resident contacted Board Chair about elevation concerns on their property and requested staff review, after site visit it was determined that this is not a CDD issue. Staff has requested the District Engineer confirm, in progress.

NAPLES RESERVE
COMMUNITY DEVELOPMENT DISTRICT

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**Jennifer J. Edwards
Supervisor of Elections
Collier County, Florida**

April 17, 2023

Ms Daphne Gillyard
Naples Reserve CDD
2300 Glades Rd Suite 410W
Boca Raton FL 30431

Dear Ms Gillyard,

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 1312 active registered voters residing in the Naples Reserve CDD as of April 17, 2023.

Should you have any question regarding election services for this district please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "David B Carpenter". The signature is written in a cursive style with a long horizontal stroke at the end.

David B Carpenter
Qualifying Officer
Collier County Supervisor of Elections
(239) 252-8501
Dave.Carpenter@colliervotes.gov

NAPLES RESERVE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114

¹Outrigger, 14891 Naples Reserve Drive, Naples, Florida 34114

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2022 CANCELED	Regular Meeting	10:30 AM
December 1, 2022	Regular Meeting	10:30 AM
February 2, 2023	Regular Meeting	3:00 PM
February 9, 2023	Continued Regular Meeting	10:30 AM
March 2, 2023	Regular Meeting	10:30 AM
April 18, 2023¹	Special Meeting	10:00 AM
May 4, 2023 CANCELED	Regular Meeting	10:30 AM
June 1, 2023	Regular Meeting	10:30 AM
August 3, 2023	Regular Meeting	10:30 AM
September 7, 2023	Regular Meeting	10:30 AM