

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

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on June 12, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

**Present:**

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

**Also present:**

Jamie Sanchez	District Manager
Meagan Magaldi	District Counsel
Terry Cole (via telephone)	District Engineer
Kevin Dowty	Bowman Consulting Group LTD
Shane Willis	Operations Manager
Kevin McCarthy	Resident
Debra McCarthy	Resident
Gary Livingston	Resident
Ronald Meyers	Resident
Susie Meyers	Resident
Heidi McIntyre	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Sanchez called the meeting to order at 10:02 a.m. Supervisors Wild, Marquardt, Godfrey and Harmon were present. Supervisor Inez was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

Resident Ronald Meyers discussed littoral shelf erosion near his home due to rainwater from the downspouts flowing from his and his neighbor's property. This has also caused problems with the irrigation system control boxes. He discussed existing riprap that was reinforced and littoral plants being sprayed causing the littorals to die leaving sand that washes away. He

discussed a letter from the CDD asking for him to extend his downspouts to the lake, which he did based on the drawing received from the CDD but, since the rainy season started, he is observing more erosion of the shoreline and sand depositing into the lake. In his opinion, the riprap the CDD installed is not working. Also, the drains he installed are causing more erosion to occur. He noted the same issues at other homes along his street. He asked for the CDD to evaluate the situation.

Discussion ensued regarding the erosion problems, evaluating the areas to identify the cause of the problems so a solution can be reached, runoff from the homes not being the CDD's responsibility, the CDD's responsibility being lake bank remediation, the CDD trying to work with homeowners to find a solution and slow the runoff before it reaches the lake bank, CDD versus homeowner responsibilities, what the CDD and homeowners have done and can do, general lake bank erosion issues and remediation attempts.

Resident Kevin McCarthy asked if the CDD discharges into the lakes or adds chemicals to the lakes. It was noted that the lakes are sprayed and discharge into the lakes is through a pipe.

Discussion ensued regarding the need to backflush the discharge pipes.

Resident Gary Livingston discussed not draining pools into the lake and his idea to install a dry well in the lake maintenance easement near his property. He spoke to the Design Review Committee (DRC) and the DRC asked for confirmation that it would be okay.

Discussion ensued regarding draining through a pipe versus over land; pool builders designing drainage to be within the homeowners property, not into the easement; and potential maintenance problems of homeowners installing drainage over and/or under the easement.

### **THIRD ORDER OF BUSINESS**

### **Chair's Opening Remarks**

The Chair had no remarks.

### **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-06. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. As proposed, the assessment increase would be about \$100 per unit.

The following changes were made to the proposed Fiscal Year 2025 budget:

Page 2, "Other repairs & maintenance": Increase \$250,000 to \$550,000 (utilizing available fund balance)

Page 2, "Drainage / catch basin maintenance": Increase \$6,500 to \$10,000

Mr. Marquardt asked for the assessment increase to be no more than about \$50 per unit, utilizing fund balance, and placing any remaining unassigned fund balance into a "Emergency fund" line item.

**On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

#### **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-07.

**On MOTION by Ms. Wild and seconded by Ms. Godfrey, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.**

#### **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual**

**Aid Agreement; Providing for Severability;  
and Providing for an Effective Date**

Ms. Sanchez presented Resolution 2025-08. She discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

**On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of April 30, 2025**

**On MOTION by Ms. Godfrey and seconded by Ms. Harmon, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.**

**EIGHTH ORDER OF BUSINESS****Approval of May 8, 2025 Regular Meeting  
Minutes**

The following changes were made:

Line 24: Change "Dalanise" to "Daluse"

Line 219: Change "Mr." to "Ms."

**On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the May 8, 2025 Regular Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS****Other Business**

Ms. Sanchez stated that the bonds closed this morning.

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.**

Ms. Magaldi asked if the Board Members received her memo; they replied affirmatively.

Discussion ensued regarding ethics training.

**B. District Engineer: Bowman Consulting Group LTD**

Mr. Cole introduced Mr. Dowty who will probably take over for him when he retires; he plans to retire in about a year. Mr. Dowty discussed his experience.

Mr. Cole stated that he prepared a summary/estimate of the potential cost for lake bank repairs.

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

- **Monthly Report**
- **Superior Waterway Services, Inc. Lake Treatment Reports March 2025**

There was nothing to report.

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

- **NEXT MEETING DATE: August 14, 2025 at 10:00 AM**
  - **QUORUM CHECK**

The next meeting will be on August 14, 2025.

**ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

**TWELFTH ORDER OF BUSINESS**

**Public Comment**

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the meeting adjourned at 11:02 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair