

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

The Board of Supervisors of the Naples Reserve Community Development District held a Public Hearing and Regular Meeting on August 14, 2025 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present:

Thomas Marquardt	Chair
Anna Harmon	Assistant Secretary
Lisa Wild	Assistant Secretary
Gregory Inez	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meagan Magaldi	District Counsel
Kevin Dowty (via telephone)	Bowman Consulting Group LTD
Shane Willis	Operations Manager
Heidi McIntyre	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:00 a.m.

Supervisors Wild, Marquardt, Inez and Harmon were present. Supervisor Godfrey was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chair's Opening Remarks

The Chair had no opening remarks.

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date**

Ms. Sanchez presented Resolution 2025-09. 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, including incorporation of the changes requested by the Board at the last meeting. Also, at the request of the Board at the last meeting fund balance is being used to limit the assessment increase to about \$50 per unit. She noted that the Debt Service assessments decreased for five of the subdivisions for which the bonds were refinanced, which resulted in a decrease in the overall assessments for those units, compared to Fiscal Year 2025.

On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to**

Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Sanchez presented Resolution 2025-10 and read the title.

On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Audited Financial Statements for the Fiscal Year Ended September 30, 2024, Prepared by Carr, Riggs & Ingram, LLC

Ms. Sanchez presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-11, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, Resolution 2025-11, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]

Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards. She noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

On MOTION by Ms. Wild and seconded by Mr. Inez, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

EIGHTH ORDER OF BUSINESS**Ratification Items**

- A. Napier Sprinkler Inc. Addendum to Agreement [Estimate #1210 Construction House on Charthouse]
- B. Napier Sprinkler Inc. Addendum to Agreement [Estimate #1218 Installation of Landscaping Fabric]

Mr. Willis discussed a washout that needed to be repaired, as it was a safety matter. Discussion ensued regarding the cause of the washout and the repairs.

On MOTION by Ms. Wild and seconded by Ms. Harmon, with all in favor, the Napier Sprinkler Inc. Addendum to Agreement related to Estimate #1210 for Construction House on Charthouse and the Napier Sprinkler Inc. Addendum to Agreement related to Estimate #1218 for Installation of Landscaping Fabric, were ratified.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TENTH ORDER OF BUSINESS**Approval of June 12, 2025 Regular Meeting Minutes**

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the June 12, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Other Business**

There was no other business.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Coleman, Yovanovich & Koester, P.A.****B. District Engineer: Bowman Consulting Group LTD**

There were no District Counsel or District Engineer reports.

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

- **Monthly Report**

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

Mr. Willis discussed additional washouts likely related to irrigation issues. Irrigation is an HOA matter, so it will be necessary to determine who will repair the damage and who will fund the repairs. Once finalized, the repairs will be made and ratified at a future meeting.

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

- **1,367 Registered Voters in District as of April 15, 2025**

- **NEXT MEETING DATE: September 11, 2025 at 10:00 AM**

- **QUORUM CHECK**

The next meeting will be on September 11, 2025, unless canceled.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH 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. Harmon, with all in favor, the meeting adjourned at 10:21 a.m.
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair