

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

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on December 11, 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
Lisa Wild	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Meagan Magaldi	District Counsel
Kevin Dowty (via telephone)	Bowman Consulting Group LTD
Shane Willis	Operations Manager
Andy Nott	Superior Waterways
Heidi McIntyre	Resident
Kevin McCarthy	Resident
Debra McCarthy	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:01 a.m. Supervisors Marquardt, Wild and Godfrey were present. Supervisors Inez and Harmon were not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Debra McCarthy asked for an update on the Lake 17 remediation project.

Mr. Willis stated the documents will be presented to the Board Chair today for his signature. Once executed, Staff will commence the preparation process. He proposed scheduling an informational meeting and inviting residents who live near that lake to attend, so Staff can explain what will occur and what they can expect during the lake bank remediation/restoration process. As drain boxes will be installed, Staff will need to explain to the homeowners who choose to connect their downspouts to the drain boxes how the process will work. He discussed asking the HOA for permission to use a specific lot as a staging area for the lake vendor's equipment and entering into a short-term License Agreement for access and equipment storage.

Mr. Willis stated the project will commence after January 1, 2026 and after the informational meeting with the residents.

Discussion ensued regarding Board and Staff participation in the informational meeting, the items that will be discussed, if it will be a workshop, making it accessible via zoom, and making sure it is recorded.

THIRD ORDER OF BUSINESS**Chair's Opening Remarks**

Mr. Marquardt stated there was some question as to whether the CDD would cut back the grasses near the Laguna Springs infinity pool or eradicate them. He clarified that the Board's consensus, according to the minutes wherein this item was discussed, was to remove the grasses. He asked if there was any dispute from the Board. There was no dispute.

Discussion ensued regarding technicians spraying the area with chemicals to remove littorals below the water line, lake bank slope preventing crews from reaching the shoreline, treating the grasses via a boat, the need to continue monitoring and treating the grasses, receding water levels, and the spraying schedule.

Mr. Marquardt asked Staff to inform him when the technician will be on site so he can inform the property owner.

FOURTH ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.
Lake Treatment Report**

Mr. Nott stated the lakes were inspected on December 1, 2025. Water levels are dropping, leaving exposed banks and shallow water at the shoreline. The increased algae along the lake banks is being treated, the recently planted littorals along Lake 18 look healthy, and technicians report that there are ongoing issues with access and tree limbs in the lakes.

Mr. Marquardt suggested Staff work with the landscapers and the HOA for better maintenance of the trouble spots.

FIFTH ORDER OF BUSINESS**Discussion: Tree on 14689 Stillwater Way**

Mr. Willis recalled previous discussion regarding who should be responsible for the maintenance and removal of a specific tree near the water. He reported the following:

- After inspecting the property, his initial conclusion was that, since the tree was inside the property line, the homeowner is responsible for maintenance; however, the District Engineer provided legal dimensions and suggested measuring the tree.
- After measuring the tree, he concluded that the tree is inside the lot line by a few feet so it is the homeowner's responsibility to remove/maintain the tree.

Mr. Willis emailed his findings to the HOA and included the property owner. He has yet to receive a response. Mr. Marquardt will follow up with the homeowner.

Regarding when the area was sprayed, Mr. Nott stated it was sprayed yesterday.

This item will be removed from future agendas.

SIXTH ORDER OF BUSINESS**Discussion: Disaster Debris Removal and Management**

Ms. Sanchez stated this is on the agenda because the CDD has piggyback agreements with the Sunshine Water Control District (SWCD) and Collier County, one of which already expired and the other will expire soon. The CDD does not have any more automatic renewals. She asked if the Board would like to enter into piggyback agreements again or go through the Request for Proposals (RFP) process. Upon contacting the SWCD and Collier County, she learned that the SWCD RFP will not be awarded until January and that Crowder Gulf was one of the firms awarded; however, it will not be presented to the Collier County Board until January 13, 2026.

Ms. Magaldi stated the piggyback agreements stipulate that, instead of using its own contractors, the CDD piggybacks off of the existing contracts for disaster debris removal and other types of disaster services for which large-scale governmental entities already bid out and awarded the contracts. The CDD is able to use the exact same terms and conditions in contracts awarded by the larger entities. By experience, the entities are typically willing to enter into such agreements with smaller governmental entities because they are already doing business with them. If the Board would like to go through the RFP process, Staff will facilitate it; however, the FEMA requirements are very robust and require a large scale RFP package with a long timeline.

Discussion ensued regarding whether to re-enter into piggyback agreements with larger governmental entities, and RFP preparation costs.

The consensus was to renew the piggyback agreements.

Ms. Magaldi stated Staff will present the agreements at the February meeting.

NAPLES RESERVE CDD
SEVENTH ORDER OF BUSINESS

December 11, 2025

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Sanchez presented Resolution 2026-01. Seats 2 and 5, currently held by Mr. Marquardt and Ms. Harmon, respectively, are up for election in the November 2026 General Election.

On MOTION by Ms. Godfrey and seconded by Mr. Marquardt, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Collier County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

- A. **October 1, 2024 - September 30, 2025 [Posted]**
- B. **October 1, 2025 - September 30, 2026**

On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, were ratified, and the Goals and Objectives Reporting for Fiscal Year 2026 Performance Measures and Standards, were approved.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

On MOTION by Ms. Godfrey and seconded by Ms. Wild, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of August 14, 2025 Public Hearing and Regular Meeting Minutes

On MOTION by Mr. Marquardt and seconded by Ms. Godfrey, with all in favor, the August 14, 2025 Public Hearing and 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.**

Ms. Magaldi reminded the Board Members to complete the required four hours of ethics training before the December 31, 2025 deadline.

B. District Engineer: Bowman Consulting Group LTD

There was no report.

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

There was no report.

D. District Manager: Wrathell, Hunt and Associates, LLC**• NEXT MEETING DATE: February 12, 2026 at 10:00 AM****○ QUORUM CHECK**

The next meeting will be on February 12, 2026, unless canceled.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

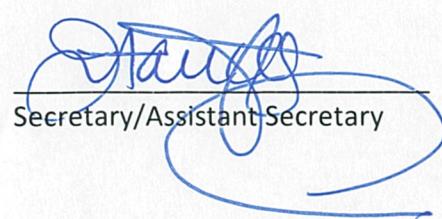
Ms. McCarthy asked when and how property owners will be informed about the lank bank restoration meeting. Mr. Willis stated likely in the second week of January. He will coordinate with Ms. Godfrey about having the HOA send invitations to the residents.

FOURTEENTH ORDER OF BUSINESS**Supervisors' Requests**

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Wild and seconded by Mr. Marquardt, with all in favor, the meeting adjourned at 10:42 a.m.



Secretary/Assistant Secretary



Tom H. Haynes

Chair/Vice Chair