

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

The Board of Supervisors of the Naples Reserve Community Development District held a Regular Meeting on February 12, 2026 at 10:00 a.m., at the Island Club at Naples Reserve, 14885 Naples Reserve Circle, Naples, Florida 34114.

Present:

Thomas Marquardt	Chair
Lisa Wild	Assistant Secretary
Gregory Inez	Assistant Secretary
Anna Harmon	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
Kevin McCarthy	Resident
Members of the Public	

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 10:07 a.m. Supervisors Marquardt, Wild, 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

Mr. Marquardt thanked Mr. Willis for conducting a recent meeting.

FOURTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Lake Treatment Report

Mr. Nott presented the Lake Treatment Report, which was included in the agenda for informational purposes. He stated as lake levels recede there will be more exposed lake banks; more resources will be dispatched, as needed, to handle the banks. With the cool weather and drought conditions, there will likely be more plant damage and he does not expect a lot of the vegetation to survive.

Discussion ensued regarding the bank conditions, the cold weather and drought conditions, vegetation dying, and waiting to see if vegetation recovers.

FIFTH ORDER OF BUSINESS

Consideration of Napier Sprinkler Estimate #1768 [Erosion Repair]

Mr. Willis presented Napier Sprinkler Estimate #1768 for erosion repairs.

On MOTION by Mr. Marquardt and seconded by Ms. Wild, with all in favor, the Napier Sprinkler Estimate #1768 for erosion repairs, in the amount of \$1,674.15, was ratified.

Discussion ensued regarding erosion at a house that was under construction.

Mr. Willis stated it has not been repaired yet, but it is on the list. An area with a broken irrigation line was repaired a few years ago but has washed out again in the same exact location; he thinks there is another issue there causing the washout.

SIXTH ORDER OF BUSINESS

Ratification Items

A. Naples Reserve HOA License Agreement

Ms. Magaldi stated this allows use of an HOA sliver of land for access and storage of materials. It will expire in 120 days. Mr. Willis stated everything is being kept on a trailer.

B. Boat Dock Encroachment Agreements

Ms. Sanchez presented the following Board Dock Encroachment Agreements:

- I. Burim Krasniqi and Gjylfidon Krasniqi [14823 Dockside Lane]**
- II. Jeffrey Thomas Marlow and Debra Lorraine Marlow [14292 Laguna Springs Lane]**
- III. Daniel P. Letizia, as Trustee of the Jon R. Parrillo Gift Trust [14364 Neptune Avenue]**

On MOTION by Mr. Marquardt and seconded by Ms. Harmon, with all in favor, the Naples Reserve HOA License Agreement; and the Boat Dock Encroachment Agreements with Burim Krasniqi and Gjylfidon Krasniqi for 14823 Dockside Lane; Jeffrey Thomas Marlow and Debra Lorraine Marlow for 14292 Laguna Springs Lane; and Daniel P. Letizia, as Trustee of the Jon R. Parrillo Gift Trust, for 14364 Neptune Avenue; were ratified.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

On MOTION by Mr. Marquardt and seconded by Mr. Inez, with all in favor, the Unaudited Financial Statements as of December 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of December 11, 2025 Regular Meeting Minutes

On MOTION by Mr. Inez and seconded by Ms. Wild, with all in favor, the December 11, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Other Business

A Board Member stated a resident asked her about placing their boat dock off-center on their lot. The resident wants to know if the CDD would have any objections to the proposed dock not being centered in relation to the property. Mr. Willis stated he inspected the area and found nothing in his opinion that would be a problem for the CDD.

Discussion ensued regarding the location, whether the Design Review Committee (DRC) will approve locating the dock off center, and the need for a survey and an engineering review.

TENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Magaldi noted pending legislation that might affect CDDs if passed.

B. District Engineer: Bowman Consulting Group LTD

Mr. Dowty stated trees on the lake maintenance easement were surveyed. It appears that a couple of trees will need to be addressed.

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

Mr. Willis reported the following:

- The Lake 17 Project is well underway and progressing well. The work is still anticipated to be completed on time. Overall, the contractor has met the contract requirements, thus far and is keeping the worksite clean.

Discussion ensued regarding the low number of homeowners who are participating in the solution, recourse for damage to CDD property caused by homeowners who do not make the necessary repairs to their own property, and sending a communication to those who are not participating.

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

- **Performance Measures/Standards & Annual Reporting Form (for informational purposes)**
- **NEXT MEETING DATE: March 12, 2026 at 10:00 AM**
 - **QUORUM CHECK**

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

ELEVENTH ORDER OF BUSINESS

Public Comments

Resident Kevin McCarthy discussed a neighbor who thinks he does not need the box for the downspout issue. Mr. Willis stated he spoke to the neighbor and, while that resident has what they think is a solution, it might not be, which is why they should speak to those overseeing the project.

Discussion ensued about the HOA somehow mandating or encouraging homeowners to make repairs on their property and communicating the information, and importance to homeowners, price of the project, how best to communicate the information,.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests


No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wild and seconded by Mr. Marquardt, with all in favor, the meeting adjourned at 10:45 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair