ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING
MAY 20, 2024
9:00 A.M.

Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134

www.arborwoodcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
Amenity Center Community Room
Somerset at the Plantation
10401 Dartington Drive
Fort Myers, Florida, 33913
REGULAR BOARD MEETING
May 20, 2024
9:00 A.M.

A. Call to Order
B. Proof of Publication……..Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. April 15, 2024 Regular Board Meeting……..Page 2
G. Old Business
    1. Update Regarding Treeline Streetlighting
    2. Update Regarding Tree Removal
H. New Business
    1. Discussion Regarding Pulte Parcel……Page 6
    2. Discussion Regarding Sewer Viewer for the Drainage Pipe Inspection……Page 7
I. Administrative Matters
    1. Manager's Report
        a. Financials……Page 8
    2. Attorney's Report
    3. Engineer Report
    4. Field Inspectors Report
    5. Preserves Compliance Updates
J. Board Members Comments
K. Adjourn

Publication Date
2024-05-10

Subcategory
Miscellaneous Notices

NOTICE OF REGULAR BOARD MEETING
ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors (the Board) of the Arborwood Community Development District (the District) will hold a Regular Board Meeting (the Meeting) on May 20, 2024, at 9:00 a.m. in the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida, 33913. The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it.
The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meeting may be continued in progress without additional notice to a time, date, and location stated on the record. A copy of the agenda for the Meeting may be obtained from the Districts website or by contacting the District Manager, Special District Services, at (941) 223-2475. There may be occasions when one or more Supervisors will participate by telephone.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this Meeting is asked to advise the District Office at least forty-eight (48) hours before the Meeting by contacting the District Manager at (561) 630-4922. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.
A person who decides to appeal any decision made at the Meeting with respect to any matter considered at the Meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Meetings may be cancelled from time to time without advertised notice.
District Manager
Arborwood Community Development District
www.arborwoodcdd.org
May 10, 2024 10151764

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 15, 2024

A. CALL TO ORDER

The April 15, 2024, Regular Board Meeting of the Arborwood Community Development District (the "District") was called to order at 9:00 a.m. in the Amenity Center Community Room of the Somerset at the Plantation located at 10401 Dartington Drive, Fort Myers, Florida 33913.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on April 5, 2024, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairman	Joan Pattison	Present via phone
Vice Chairman	Jeff Gordish	Present
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present
Supervisor	Karin Hagen	Present

Staff members in attendance were:

District Manager	Michelle Krizen	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock, LLC
District Engineer	Ryan Lorenz	JR Evans Engineering
Field Inspector	Bohdan Hirniak	

Also present was Bethany Brosious of Passarella & Associates.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 18, 2024, Regular Board Meeting

The March 18, 2024,Regular Board Meeting minutes were presented for consideration.

A **MOTION** was made by Ms. Hagen, seconded by Mr. Gordish and passed unanimously approving the March 18, 2024, Regular Board Meeting minutes, as presented.

G. OLD BUSINESS

1. Update Regarding Treeline Streetlighting

Ms. Krizen advised that as of last Tuesday, April 9, 2024, Lee County had accepted the District lights and transferred the FPL accounts. Mr. Haber confirmed no further action was needed by the District. Mr. Schrotenboer thanked Jeff Gordish for his diligence and persistence in the process. The invoice to AIS had previously been approved with payment being held until the process had been completed. The construction funds require the Chair's signature. Mr. Haber advised that a motion could be made delegating the authority to the Vice Chair.

A **MOTION** was made by Mr. Schrotenboer, seconded by Ms. Hagen and passed unanimously delegating the authority to Jeff Gordish to execute the requisition.

2. Update Regarding Tree Removal

There was no update regarding this item.

H. NEW BUSINESS

1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2023/2025 Proposed Budget

Resolution No. 2024-01 was presented, entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Line Item 31- Streetlighting can be removed (The County has accepted the lights).
Increase line item 43 Lake Bank Inspection (Somerset) from $6,500 to $7,500.
Increase line item 45 Stormwater Drain Inspection (Bridgetown) from $2,500 to $6,500 (allowing a 2-day inspection)

A discussion ensued regarding the Traffic Study costing $10,000 every 2 years. There was a consensus of the Board to include $5,000 annually to keep the rates consistent. The Board had several questions regarding the Traffic Study. Ms. Krizen will research that information and share it at the next meeting.

A **MOTION** was made by Mr. Schrotenboer, seconded by Ms. Hagen and passed unanimously adopting Resolution No. 2024-01, as amended above, and setting the Public Hearing for August 19, 2024.

2. Consider Acceptance of Lake Bank Inspections

Mr. Lorenz presented the two inspection reports to the Board. Mr. Gordish wanted to know if the previous repairs had held. Mr. Lorenz will include that information in future reports but has spot checked several sites and the repairs were holding well. Mr. Lorenz has been in contact with Dragonfly and will have a proposal shortly, staying within the budget.

A **MOTION** was made by Mr. Gordish seconded by Mr. Schrotenboer and passed unanimously accepting the inspection reports and authorizing District staff to coordinate and execute a contract with Dragonfly for a not to exceed amount of $45,000 for lake bank repairs in Somerset.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

The financials were shared with the Board. There were no questions.

Ms. Krizen noted that the next meeting was scheduled for May 20, 2024.

2. Attorney's Report

Mr. Haber had nothing further to report but was available for questions. The Board had no questions at this time.

3. Engineer's Report

The drainage inspection will be scheduled in the next month. The Kingsmill structure will be included in the drainage inspection.

4. Field Inspector's Report

It was noted that the lake levels were coming down and the water quality was good. The fish, bird and aquatic life was also good. The flow way is showing the results of spraying.

5. Preserves Compliance Report

Several treatments had been completed at the end of March; inspections will be conducted in the upcoming weeks. More treatments will be completed in May when the grasses start to grow.

J. BOARD MEMBER COMMENTS

Mr. Gordish will follow up with the golf course regarding platting issues.

Darla Bonk with the City of Fort Myers has expressed interest in the preserve. Further discussions will be ongoing.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Aycock, seconded by Mr. Schrotenboer and passed unanimously adjourning the Regular Board Meeting at 9:57 a.m.

_____ _____

Secretary/Assistant Secretary Chair/Vice-Chair


GIS SOLUTIONS, LLC
Arborwood CDD
Search Address
Colonial Country Club
Pelican Preserve
Bella Vista Dr
Avila Cir
Prato Dr
Hidden Links Dr
Brasie End
Carena Cir
Cresalia Way
Pelican Preserve Blvd
Palazzo Way
Mill Creek Way
Colonial Country Club Blvd
Treeline Ave
Kings Bridge Blvd
Botanica Lakes
Bridgetown at The Plantation
Marina Bay
Morgan Hill Rd
Glenhurst St
Plantation Gardens Dr
Brimgate Ave
Chesapeake Bay Dr
(1 of 2)
CENTEX HOMES
Ownership END USER/BUILDER/OTHER
O_NAME CENTEX HOMES
O_OTHERS
O_CAREOF
O_ADDR1 24311 WALDEN CENTER DR STE 300
O_ADDR2
O_CITY BONITA SPRINGS
O_STATE FL
O_ZIP 34134
O_COUNTRY
Property Appraisers More info
Zoom to
0.3mi
-81.770 26.582 Degrees

SEWER VIEWER, INC.

MORGAN LEIGHTON BROWN
ENGINEER\ESTIMATOR
2190 ANDREA LANE
FORT MYERS, FL 33912

Telephone 239-267-3344
Fax 239-267-2906
SEWERTWO@aol.com

JR EVANS ENGINEERING 5-1-24
ATTN: RYAN
VIA: rlorenz@jreeng.com

RE: ARBORWOOD

DEAR RYAN,

THANK YOU FOR GIVING ME THE OPPORTUNITY TO QUOTE YOU PRICES TO VIDEO INSPECT LINES WITH THE UNDERWATER CAMERA (ROV) UNIT AND POLE CAMERA.

WE USE THE UNDERWATER CAMERA (ROV) ON LINES 15" AND LARGER. ON AVERAGE WE VIDEO 10-15 BASIN TO BASIN OR BASIN TO LAKE OUTFALL RUNS PER DAY.

THE POLE CAMERA IS A HD CAMERA ON A POLE THAT CAN BE LOWERED INTO A SMALLER OPENING. ITS ZOOM IS UTILIZED TO LOOK DOWN THE DRY PIPE. WE USUALLY GET A GOOD VIEW OF 40' +/- OF THE PIPE. IF YOU CAN LOOK AT THE PIPE FROM BOTH ENDS YOU CAN GET A GOOD IDEA WHETHER THE PIPE IS DIRTY OR NOT. WE USE THIS CAMERA IN LIMITED ACCESS (REAR) AREAS. ITS USE CAN BE LIMITED BY PIPE CONFIGURATION. ON AVERAGE WE CAN INSERT AND VIEW FROM 25 +/- OPENINGS PER DAY.

OUR DAY RATE IS $3,900.00.

IT IS IMPORTANT TO NOTE THAT INSPECTING PIPES UNDERWATER HAS LIMITATIONS. ALTHOUGH THE ROV CAMERA IS DESIGNED FOR UNDERWATER USE, THE VIDEO IS ONLY AS GOOD AS THE CLARITY OF THE WATER. THE VIDEO AND INFORMATION GAINED IS LIMITED BY TURBIDITY AND DIMINISHES IN LARGER DIAMETER PIPES.

IF YOU HAVE ANY QUESTIONS PLEASE GIVE ME A CALL (560-8016).

SINCERELY,

Sean Kennedy

PRESIDENT
SEWER VIEWER, INC.

Arborwood Community Development District
Budget vs. Actual
October 2023 through April 2024

	Oct '23 - Apr 24	23/24 Budget	$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments	533,023.73	539,375.00	-6,351.27	98.82%
01-3812 · Debt Assessments (2018)	2,602,783.95	2,633,569.00	-30,785.05	98.83%
01-3818 · Debt Assessments (2014)	611,450.35	618,715.00	-7,264.65	98.83%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,496,594.20	-2,528,226.00	31,631.80	98.75%
01-3829 · Debt Asses-Pd To Trustee-2014	-586,504.35	-593,966.00	7,461.65	98.74%
01-3830 · Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
01-3831 · Assessment Discounts	-141,142.24	-151,642.00	10,499.76	93.08%
01-9400 · Other Revenue	0.00	18,000.00	-18,000.00	0.0%
Total Income	511,302.24	525,825.00	-14,522.76	97.24%
Expense				
01-1130 · Payroll Tax Expense	382.50	880.00	-497.50	43.47%
01-1131 · Supervisor Fees	5,000.00	11,000.00	-6,000.00	45.46%
01-1310 · Engineering	2,721.22	50,000.00	-47,278.78	5.44%
01-1311 · Management Fees	23,170.00	39,720.00	-16,550.00	58.33%
01-1313 · Website Management	1,166.62	2,000.00	-833.38	58.33%
01-1315 · Legal Fees	4,965.00	22,000.00	-17,035.00	22.57%
01-1318 · Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
01-1320 · Audit Fees	0.00	5,350.00	-5,350.00	0.0%
01-1330 · Arbitrage Rebate Fee	1,000.00	2,000.00	-1,000.00	50.0%
01-1332 · Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
01-1450 · Insurance	12,466.00	12,000.00	466.00	103.88%
01-1480 · Legal Advertisements	1,135.54	5,500.00	-4,364.46	20.65%
01-1512 · Miscellaneous	1,412.47	3,300.00	-1,887.53	42.8%
01-1513 · Postage and Delivery	359.75	1,150.00	-790.25	31.28%
01-1514 · Office Supplies	365.00	2,300.00	-1,935.00	15.87%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1555 · Trustee Fees	12,738.75	30,000.00	-17,261.25	42.46%
01-1743 · Continuing Disclosure Fee	3,000.00	4,000.00	-1,000.00	75.0%
01-1811 · Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
01-1816 · Treeline Preserve Maint-Exotics	6,000.00	6,000.00	0.00	100.0%

Arborwood Community Development District
Budget vs. Actual
October 2023 through April 2024

	Oct '23 - Apr 24	23/24 Budget	$ Over Budget	% of Budget
01-1818 · DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	10,746.05	22,000.00	-11,253.95	48.85%
01-1820 · Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
01-1822 · Street Lighting-Utility & Maint	79,551.26	10,000.00	69,551.26	795.51%
01-1824 · Field Inspector - Somerset Only	13,953.44	25,500.00	-11,546.56	54.72%
01-1825 · Lake Maintenance-Somerset Only	27,487.24	46,100.00	-18,612.76	59.63%
01-1826 · Preserve Maint - Somerset Only	18,250.00	35,000.00	-16,750.00	52.14%
01-1827 · Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
01-1828 · Preserve Maint (Parcel C Only)	0.00	7,000.00	-7,000.00	0.0%
01-1829 · Lake Bank Erosion Mte(Somerset)	0.00	45,000.00	-45,000.00	0.0%
01-1830 · Strmwtr Drains Ins/MTE-Somerset	0.00	20,000.00	-20,000.00	0.0%
01-1831 · Strmwtr Drains Ins (Bridgetown)	0.00	2,500.00	-2,500.00	0.0%
01-1839 · Lake Bank Inspection-Somerset	5,401.88	6,500.00	-1,098.12	83.11%
01-1840 · Lake Bank Inspection-Bridgetown	5,401.88	6,500.00	-1,098.12	83.11%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	276,849.60	525,825.00	-248,975.40	52.65%
Net Income	234,452.64	0.00	234,452.64	100.0%

Note: Street Lighting - Utility & Maintenance Includes $74,590 Expenditure which was almost entirely covered by Fiscal Year 2022/2023 Insurance Claim Reimbursements.

Bank Balance As Of 4/30/24	$ 733,179.50
Accounts Payable As Of 4/30/24	$ 69,732.46
Other Assets As Of 4/30/24	$ -
Total Fund Balance As Of 4/30/24	$ 663,447.04

Series 2014A-1 Bond Balance As Of 4/30/24	$ 4,220,000.00
Series 2014A-2 Bond Balance As Of 4/30/24	$ 890,000.00
Series 2018A-1 Bond Balance As Of 4/30/24	$ 18,750,000.00
Series 2018A-2 Bond Balance As Of 4/30/24	$ 6,470,000.00
Total Bond Balance As Of 4/30/24	$ 30,330,000.00