ARBORWOOD
COMMUNITY DEVELOPMENT DISTRICT

LEE COUNTY

REGULAR BOARD MEETING
NOVEMBER 18, 2026
10:00 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 & PUBLIC HEARING
November 18, 2026
10:00 A.M.

A. Call to Order
B. Proof of Publication……..Page 1
C. Administer Oath of Office & Review Board Member Responsibilities and Duties
D. Consider Appointment to Board Vacancy……Page 2
E. Seat New Board Members
F. Establish Quorum
G. Additions or Deletions to Agenda
H. Comments from the Public for Items Not on the Agenda
I. Approval of Minutes
    1. October 21, 2026 Regular Board Meeting Minutes……..….....Page 3
J. Public Hearing
    1. Proof of Publication……..Page 8
    2. Receive Public Comments on Adopting Revised Rules of Procedure
    3. Consider Resolution No. 2026-10 – Adopting Revised Rules of Procedure……Page 10
K. Old Business
L. New Business
    1. Discussion Regarding Lake Bank Erosion……..Page 13
M. Administrative Matters
    1. Attorney's Report
    2. Engineer Report
    3. Field Inspectors Report – Somerset
    4. Preserve Compliance Updates
    5. Bridgetown Report…….Page 50
    6. Manager's Report
        a. Financials…….Page 51
        b. Next Meeting Date – December 16, 2026
N. Board Member Comments
O. Adjourn

Publication Date
2026-11-10

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 November 18, 2026, at 10:00 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 (www.arborwoodcdd.org) 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
No.12761625 Nov. 10, 2026

Keith Dombrowski
11833 Clifton Ter
Fort Myers, Fl. 33913

Hello,
My name is Keith Dombrowski and I have been married to my wife Carol for over 25 years and we have 5 grown children. We own our home in the Bridgetown community and have lived here since 2019. Carol and I moved here when I retired in 2019 after working for over 40 years as a lead tool and die maker for a small company in Los Angeles, California. My job included the design and manufacturing of specialized tooling for our customers in various industries including aerospace, Oil and Gas, Consumer electronics, and Automotive. I worked directly with our customers on all levels especially in the training and application of their specialized tooling.

Since moving to Bridgetown I have been an active member within our community. I have served on the Ponds and Preserves committee for the past four years and I have been the chairman of this committee for the last 16 months. I also have been on the Bocce committee for the last few years and again I am currently chairman of this committee. As chairman of these committees my duties include developing agendas and conducting monthly meetings, working directly with our Property Management and reporting monthly activities to the HOA board.

As Chairman of the Ponds and Preserves committee, I work directly with several vendors such as Lake Doctors, JR Evans Engineering, Copeland Southern Enterprises, Hoover Pumping Systems, Woods and Wetlands contractor and the South West Water Management District.

Over the past 12 months our Ponds and Preserves committee has successfully lobbied our HOA board to increase the yearly budget to address necessary repairs to correct erosion issues affecting the health and stability of the 35 ponds within our community. This is significant investment by our HOA board as previously very little money was invested toward improving the health and stability of our ponds.

I am very well aware of the importance to maintain and service the infrastructure within our community and I would like to expand my duties and responsibilities by becoming a member of our Community Development District (CDD). I think my background and experience within our Bridgetown community would make me an ideal candidate to become a member of the CDD.

Thank you for your kind consideration.

Keith Dombrowski
714-496-8162

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 21, 2026

A. CALL TO ORDER

The October 21, 2026, Regular Board Meeting of the Arborwood Community Development District (the "District") was called to order at 10:00 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 which indicated that notice of the meeting had been published in the *Fort Myers News Press* on October 9, 2026, 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	Jeff Gordish	Present
Vice Chairperson	Karin Hagen	Absent
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present
Supervisor	Christopher Anderson	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock, LLC
District Engineer	Ryan Lorenz	JR Evans Engineering

Others present were Keith Dombrowski; and Jeff Walk of Special District Services, Inc. (via phone).

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

Keith Dombrowski, a Bridgetown resident, expressed his interest in serving on the Board, was introduced. His committee involvement was briefly discussed. Candidates for the upcoming Board vacancy will be considered at the November meeting.

F. APPROVAL OF MINUTES

1. September 21, 2026, Regular Board Meeting

The minutes of the September 21, 2026, Regular Board Meeting were presented for consideration.

A **MOTION** was then made by Supervisor Schrotenboer, seconded by Supervisor Gordish and passed unanimously approving the minutes of the September 21, 2026 Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Lake Maintenance Contract

Mr. Lorenz presented the Lake Doctors proposal for lake bank erosion repairs in Somerset, including the identified locations, stabilization method, and anticipated scheduling after lake levels recede. The Board requested revisions to address the following:

- Repair locations and pricing: reconcile the seven proposed repair sites, associated site listings, and total costs.
- Scope and methodology: describe the proprietary liner, materials, installation, soil compaction, and restoration of disturbed areas.
- Warranty provisions: clarify the conflicting one-year, five-year, and conditional lifetime warranty language.
- Irrigation responsibilities: Ms. Meneely questioned the requirement that the District provide irrigation for repaired areas. The Board requested identification and protection of existing irrigation lines and wiring; Mr. Lorenz will coordinate marking with BrightView.
- Payment terms: Ms. Meneely objected to the deposit requirement and requested payment upon satisfactory completion rather than an advance deposit.
- Legal review: District Counsel will review the revised proposal and contract before further Board consideration.

The Board reached consensus to return the revised Lake Doctors proposal for consideration at a future meeting following District Counsel review. No formal action was taken.

2. Consider Resolution No. 2026-08 – Goals and Objectives Annual Report

Resolution No. 2026-08 was presented, entitled:

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Meneely explained the annual reporting requirements and presented the Goals and Objectives Annual Report.

A **MOTION** was made by Supervisor Schrotenboer, seconded by Supervisor Aycock and passed unanimously adopting Resolution No. 2026-08, as presented.

3. Consider Resolution No. 2026-09 – Adopting a Fiscal Year 2025/2026 Amended Budget

Resolution No. 2026-09 was presented, entitled:

RESOLUTION NO. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Supervisor Schrotenboer, seconded by Supervisor Anderson and passed unanimously adopting Resolution No. 2026-09, as presented.

I. ADMINISTRATIVE MATTERS

1. Attorney's Report

Mr. Haber went over the proposed assignment of the golf course fountain maintenance agreement to the new owner. He recommended deleting language imposing an additional indemnification obligation on the District. The Board reached consensus to require removal of that language. Once satisfactorily revised, Counsel will coordinate execution under the Board's prior authorization.

2. Engineer's Report

Mr. Lorenz presented MRI Inspection, LLC and Shenandoah proposals to clean 12 stormwater drainage lines previously identified by Sewer Viewer as having sediment accumulation. He recommended MRI based on pricing and scope. The Board compared pricing structures and discussed prior contractor experience, the available maintenance budget, and verification of completed cleaning.

The Board considered removing post-cleaning video inspections to reduce costs. Mr. Lorenz explained that retaining the videos would document cleaning results and help identify cracks, leaks, separated joints, or other deficiencies after sediment removal. The Board agreed to retain the video inspections as proposed to verify performance and preserve District records.

A **MOTION** was made by Supervisor Gordish, seconded by Supervisor Schrotenboer and passed unanimously approving the MRI Inspection, LLC proposal in the amount of $19,300, including post-cleaning video inspections, was presented.

Additionally, Mr. Lorenz further reported that Gladstone Gate landscaping was approximately 60% completed, with full completion expected the following week. Kingsmill drainage cleaning had been completed within the previously approved amount; drainage appeared improved and would be monitored following rainfall. Regarding Chatsford, he visited a resident's property to assess lake bank erosion concerns, identified additional adjacent areas for future evaluation, and explained that lower lake levels would permit a more complete assessment. Coordination with the HOA on landscape maintenance concerns will continue.

3. Field Inspector's Report - Somerset

Mr. Hirniak reported below-normal rainfall, approximately 50% of normal month to date and 70% year to date, while lake levels and conditions remained satisfactory. The Board discussed aquatic vegetation and appropriate treatment and notification practices. No action was taken.

4. Preserve Compliance Updates

Bethany Brosious of Passarella & Associates updated the Board on preserve maintenance contracts, exotic vegetation treatment, and compliance inspections. The Board discussed per-acre treatment costs, differing maintenance needs in Arborwood Preserve and Somerset, contract duration, and future cost reviews as conditions improve.

A **MOTION** was made by Supervisor Gordish, seconded by Supervisor Aycock and passed unanimously approving the Passarella & Associates proposal for preserve oversight services in the amount of $23,000, as presented.

5. Bridgetown Report

Ms. Meneely presented the Bridgetown Report on behalf of Bonnie Hapner. Lake water quality remained within acceptable ranges. Routine aquatic vegetation and algae treatments continued, along with lake-level monitoring and lake bank repairs. The report also noted a recently approved residential pool installation and completed storm drain cleaning.

6. Manager's Report

a. Financials

The financial information was included in the meeting materials and reflected the amended budget considered by the Board.

The next Regular Meeting was confirmed for November 18, 2026, at 10:00 a.m.

The Board discussed the upcoming expiration of Supervisor Aycock's term and reached consensus to consider interested candidates Keith Dombrowski and Jim Handeland at the beginning of that meeting. Candidate information will be included in the meeting materials.

J. BOARD MEMBER COMMENTS

Supervisor Aycock reflected on his seven years of service, and the Board expressed appreciation for his contributions.

The Board discussed Bridgetown's approach to connecting residential downspouts to drainage systems to address recurring lake bank erosion. No formal action was taken.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Schrotenboer, seconded by Supervisor Aycock and passed unanimously adjourning the Regular Board Meeting at 11:17 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Del Webb Oak Creek CDD
2501 Burns RD
Suite A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/14/2026
FNP news-press.com 10/14/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/14/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$245.36	
Tax Amount:	$0.00	
Payment Cost:	$245.36	
Order No:	12691794	# of Copies:
Customer No:	1126133	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Arborwood Community Development District ("District") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-1

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, prequalification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Special District Services, 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, 239-444-5790 (the "District Manager's Office").

Kathleen Meneely, District Manager
Arborwood Community Development District (11/18/26 – PH)
www.arborwoodcdd.org
10/14/2026 #12691794

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Laura Archer
Arborwood Community Development District
2501 Burns RD
Suite A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 10/21/2026
FNP news-press.com 10/21/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/21/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-30

My commission expires

Publication Cost:	$380.56	
Tax Amount:	$0.00	
Payment Cost:	$380.56	
Order No:	12708353	# of Copies:
Customer No:	1126691	1
PO #:	revised rules	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING
REGARDING THE REVISED RULES OF PROCEDURE OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Arborwood Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-1. Prior notice of rule development relative to the Proposed Rule was published in the Fort Myers New Press on October 14, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on **November 18, 2026, at 10:00 a.m. at the Amenity Center Community Room, Somerset at the Plantation, 10401 Dartington Drive, Fort Myers, Florida 33913** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rule-making authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Special District Services, 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, 239-444-5790, kmeneely@sdsinc.org (the "**District Manager's Office**").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Kathleen Meneely, District Manager
Arborwood Community Development District
www.arborwoodcdd.org
No.12708353 October 21, 2026

Summary of Revisions to Rules of Procedure

Board governance rules were revised to add an express mandatory-voting provision
A present board member may not abstain from an official act except where a conflict exists or appears to exist under the cited ethics laws.

Expansion of public meeting notice requirements
Revise the standard for what qualifies as a newspaper of general circulation, tie annual meeting notices to Chapter 50 standards, and add a requirement to post the date, time, and place of each meeting, hearing, or workshop on the district website at least seven days in advance.

Broadening of budget amendment authority
Currently, the annual budget can be amended only by board action; the revised rules also permit amendment as provided in the resolution approving the budget.

Substantial overhaul of rulemaking procedures
The current rules contain a shorter process focused on notice, hearings, petitions, emergency rules, and challenges; the revised rules add detailed standards for what a rule must contain, statements of estimated regulatory costs, expanded notice content, timing rules, rule corrections and substantive changes, withdrawal procedures, website postings, rulemaking records, and more detailed challenge procedures.

Addition of formal procedures for withdrawal and correction of rules
These include withdrawal if adoption deadlines are missed, publication of withdrawal notices, quarterly website postings for delayed rulemaking notices, and a revised multi-year review process for existing rules with annual reports and completion deadlines.

Expansion of emergency rule procedures
The revised rules require website posting, specify required contents of emergency notices, set rules for duration and renewal, permit superseding emergency rules, allow technical corrections, and provide a repeal notice process.

Expansion of challenges to rules and post-protest review rights
The revised rules add more detailed deadlines and burdens for rule challenges and expressly provide for judicial review of final protest decisions in the county where the district is located.

Broadening of auditor-selection procedures
The revised rules expressly allow the district, for audits required under Chapter 189 but not meeting Chapter 218 thresholds, to proceed outside the formal auditor-selection procedures; they also expressly allow proposals to be submitted electronically or by hard copy and clarify that proposals need not be publicly opened at the submission deadline.

Modernization of notice and award procedures allowing electronic and website-based notice

Across consultant selection, auditor selection, prequalification, construction, design-build, goods, and maintenance services, the revised rules permit notice by e-mail with delivery/read receipt and, if authorized in the solicitation, website posting of intent-to-award notices.

Revisions to construction and purchasing provisions

The revised rules refer more consistently to counties rather than a single county or the district, and to allow e-mail notice in place of facsimile in several procurement steps. This change affects solicitation publication and direct notice procedures across prequalification, construction, design-build, goods, and maintenance procurement.

Tightening of bonding requirements for public works contracts

The current rule states that the board "should require" a payment and performance bond for covered contracts over $200,000; the revised rule states that the board "shall require" such bond or other acceptable surety.

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Arborwood Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The attached Rules of Procedure are hereby adopted pursuant to this resolution as necessary for the conduct of District business. These Rules of Procedure replace all prior versions of the Rules of Procedure, and shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of November, 2026.

ATTEST:	**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure



AMERICAN OWNED & OPERATED
www.lakedoctors.com

Living Shoreline Erosion Solution

Living Shoreline Solution

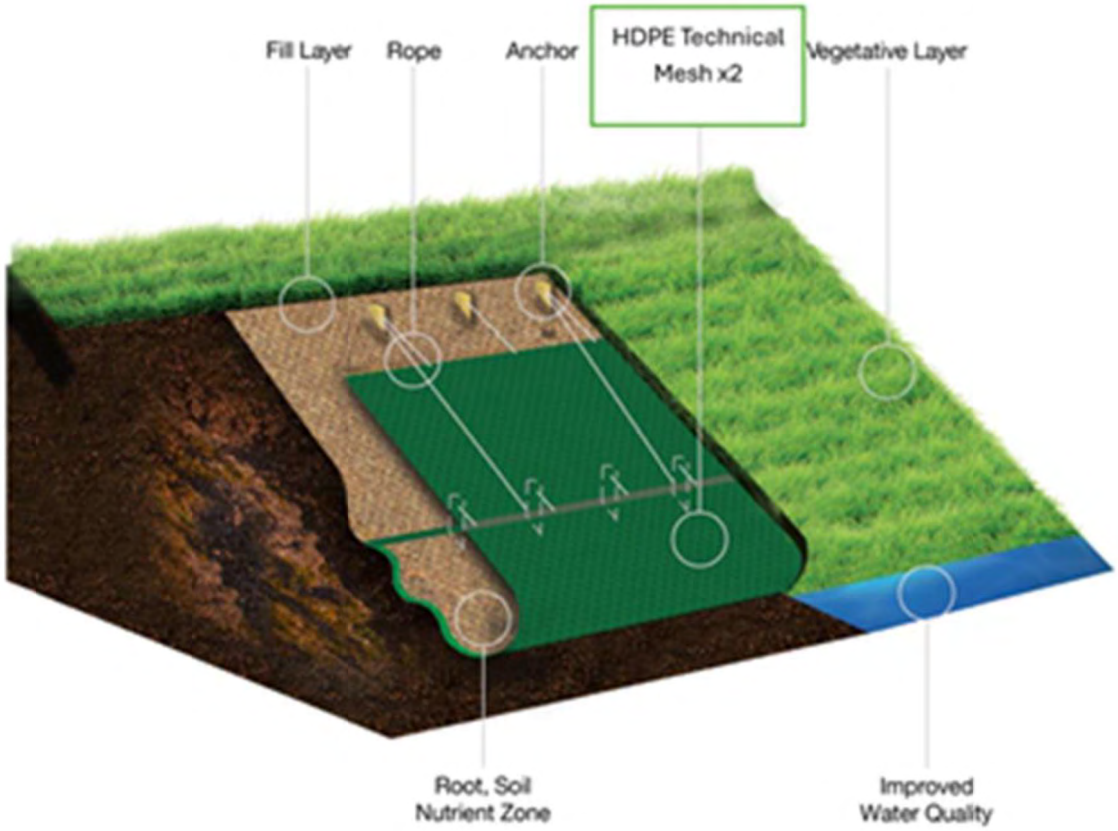
The Process



Living Shoreline Solution

5 Components to the Installation

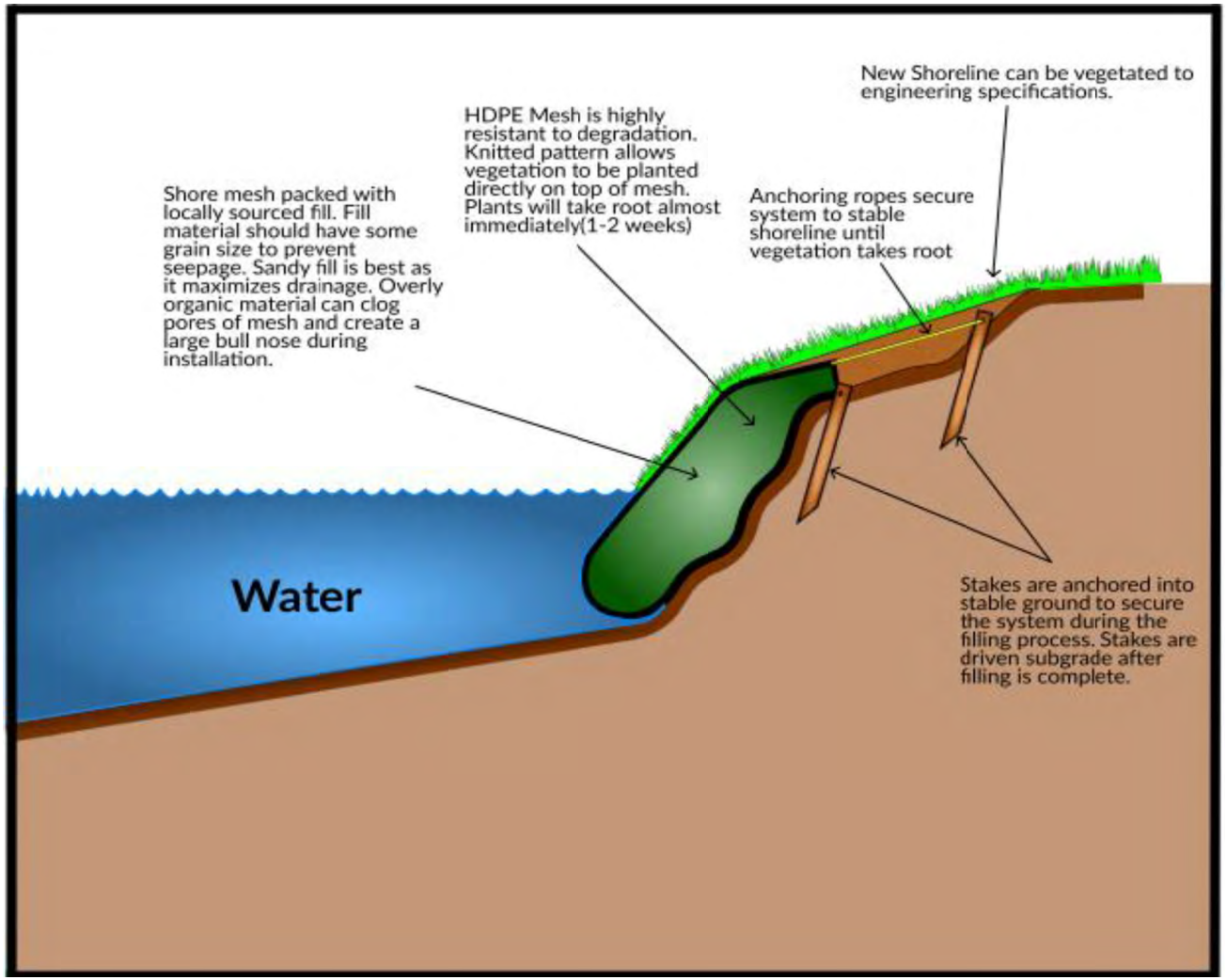
Fight the destructive forces of nature with an environmentally sound, long-term solution for stable hillsides and shorelines, improved water quality, and healthier vegetation.



1. TECHNICAL MESH
2. ANCHORS
3. TETHERING & CONNECTING
4. FILL MATERIAL
5. VEGETATION

Living Shoreline Solution

Components of the Installation



Living Shoreline Solution

Next Generation Technology



ShoreMesh
LIVING SHORELINES

Reinforced edge with grommets provides additional strength to the anchor points of the material.

Off-Site Fill Material

The Process



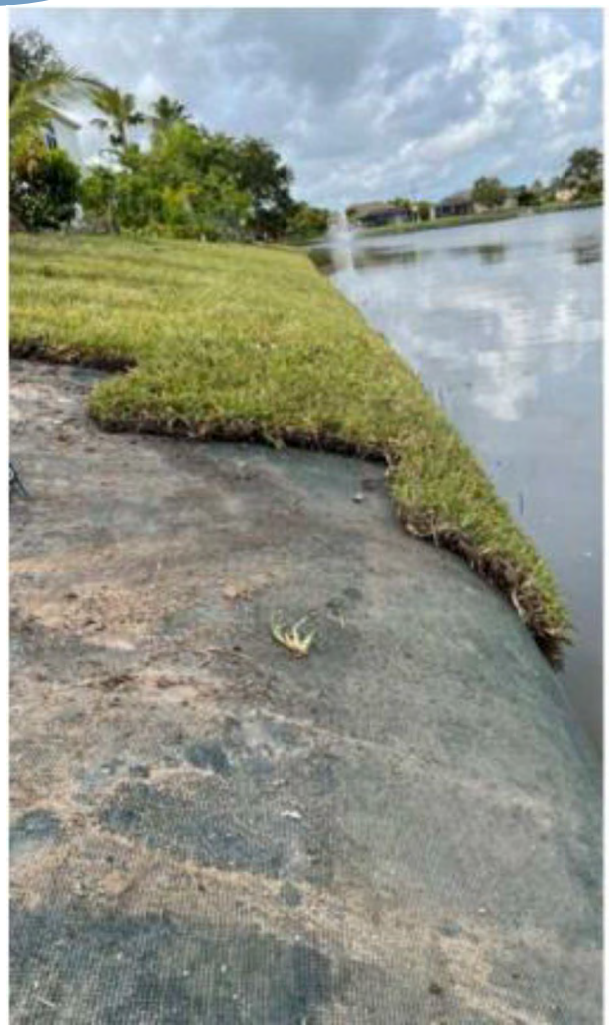
Locking in the System

The Process

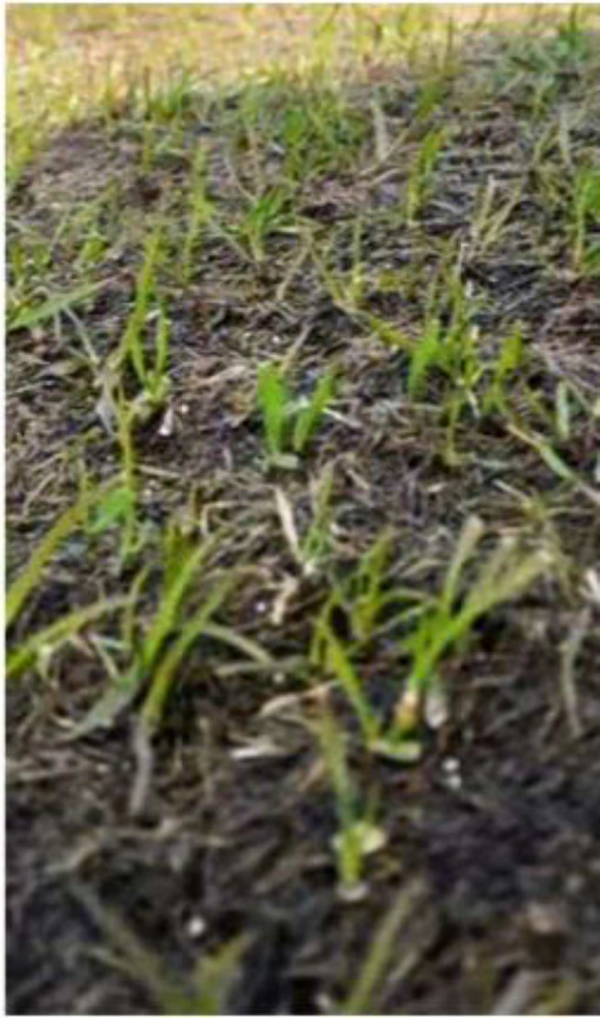


Locking in the System

Multiple Vegetation Options







Long-Term Stabilization

The Process



- Once the root structure is set, there is little to no tension on the anchors
- The entire weight of the system is evenly distributed in all directions
- The system becomes an integrated part of the shoreline

Superior to Other Options

What We Don't Offer









Superior to Other Options

What We Don't Offer









Why Not Rip Rap?

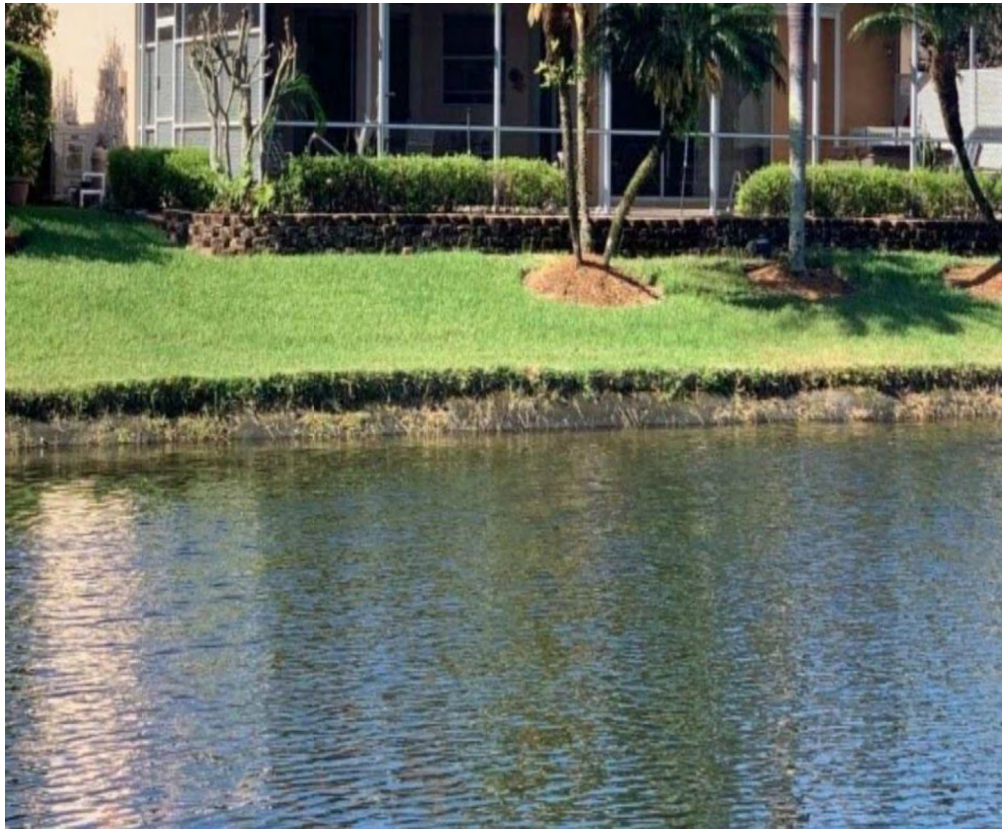
What We Don't Offer



- Short Lifespan to Failure – Typically 4-7 Years
- Hardened shoreline
- Cannot regain lost land
- Cannot be vegetated
- Does not help water quality
- Does not limit runoff of sediment
- Susceptible to erosion behind the stone
- Significant Slope Limitations
- No Warranty

Why Not Geotubes?

What We Don't Offer



- Short Lifespan to Failure – Typically 5-7 Years
- Cannot be vegetated; does not help water quality
- Does not limit runoff of sediment
- Susceptible to collapse
- No permanent anchoring. Tend to leave a dangerous hidden drop, causing fall hazards
- Degrades into microplastics

Why Not Core Logs?

What We Don't Offer



- Short Lifespan to Failure – Typically 4-5 Years
- Dissolve over time and contribute to sedimentation issues
- Cannot regain lost land
- Does not help water quality
- Does not limit runoff of sediment
- Significant Slope Limitations
- No Warranty

Why Not Retention Walls?

What We Don't Offer



- Short Lifespan to Failure – Typically 8-10 Years
- Extremely expensive – costs as high as $1,000 per linear foot
- Hardened shoreline – Does not dissipate wave action
- Cannot establish vegetation at water's edge
- Does not help water quality
- Does not limit runoff of sediment

Example of a True Solution

What We Offer



Example of a True Solution

What We Offer







Before/During/After

Step By Step



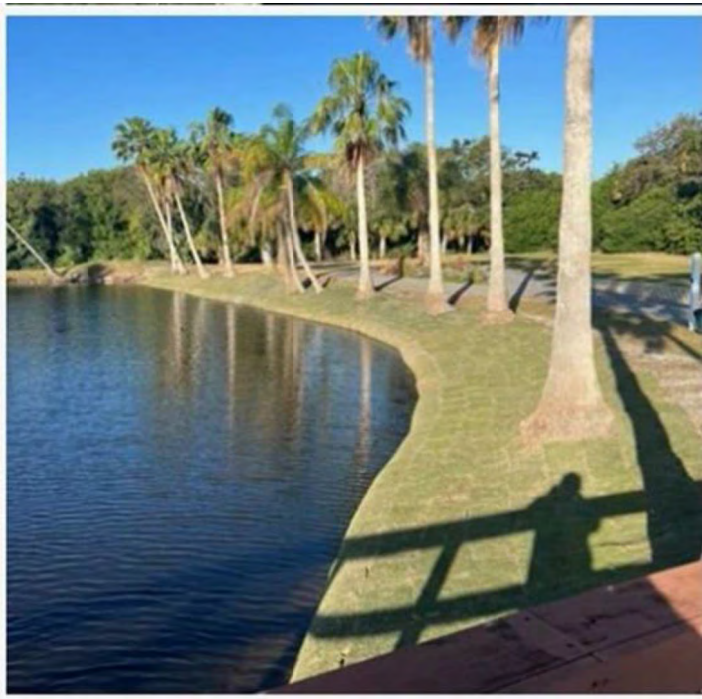



Before/During/After

Step By Step



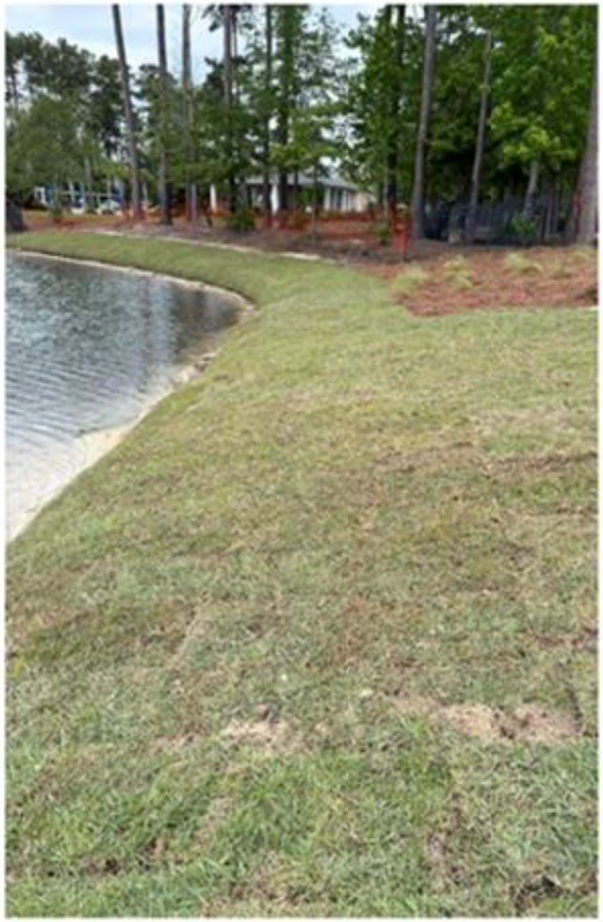




Regained and Restored

A Visible Difference





Beautiful Finished Product

A Visible Difference





- Notice the seamless transition at the top of the system as it becomes part of the shoreline.
- Once the system is set, you do not even know it is there.

Beautiful Finished Product

A Visible Difference



Incredible Transformation

Before, During and After







The Lake Doctors Guarantee

Unbeatable Warranty

- We are confident with the living shoreline system we are installing, and we are also confident in our ability to care for your lakes properly.
- The combination of the confidence in our system and the confidence in our water management program allows us to offer you a lifetime warranty for your system as long as The Lake Doctors are your water management provider.
- Lifetime Warranty as long as we are the Water Management Provider
- 3 Year Warranty if we are not your water management provider.

Our Water Management Program



- All-Inclusive Water Management Program. No Invasive/Noxious Vegetation Excluded
- Detailed site survey report provided with proposal.
- Free Call Back Service/Additional Treatments as needed at no additional charge.
- All Lake Doctors Technicians are trained, certified and licensed aquatic applicators.
- Full support team available at all 16 locations.

The Lake Doctors, Inc.

Contact Us

We're Happy To Help!



Jonathan Meyer
Sales Manager – Fort Myers, FL
Sales Manager # 239-209-0056
Sales Manager Email
Jonathan.Meyer@lakedoctors.com

Learn More at lakedoctors.com

Somerset Lake Bank
Erosion Proposal

The Lake Doctors difference is our commitment to continuous improvement and firm belief in our core company values: Stewardship, Trust, Excellence, Accountability, Dedication and Integrity.

Prepared by: Jonathan Meyer Sales Manager | Jonathan.Meyer@Lakedoctors.com | 239-209-0056 |

Erosion Repair 2026



American Owned and Operated

Learn More at lakedoctors.com

Erosion Repair | The Process








Erosion Repair | The Process

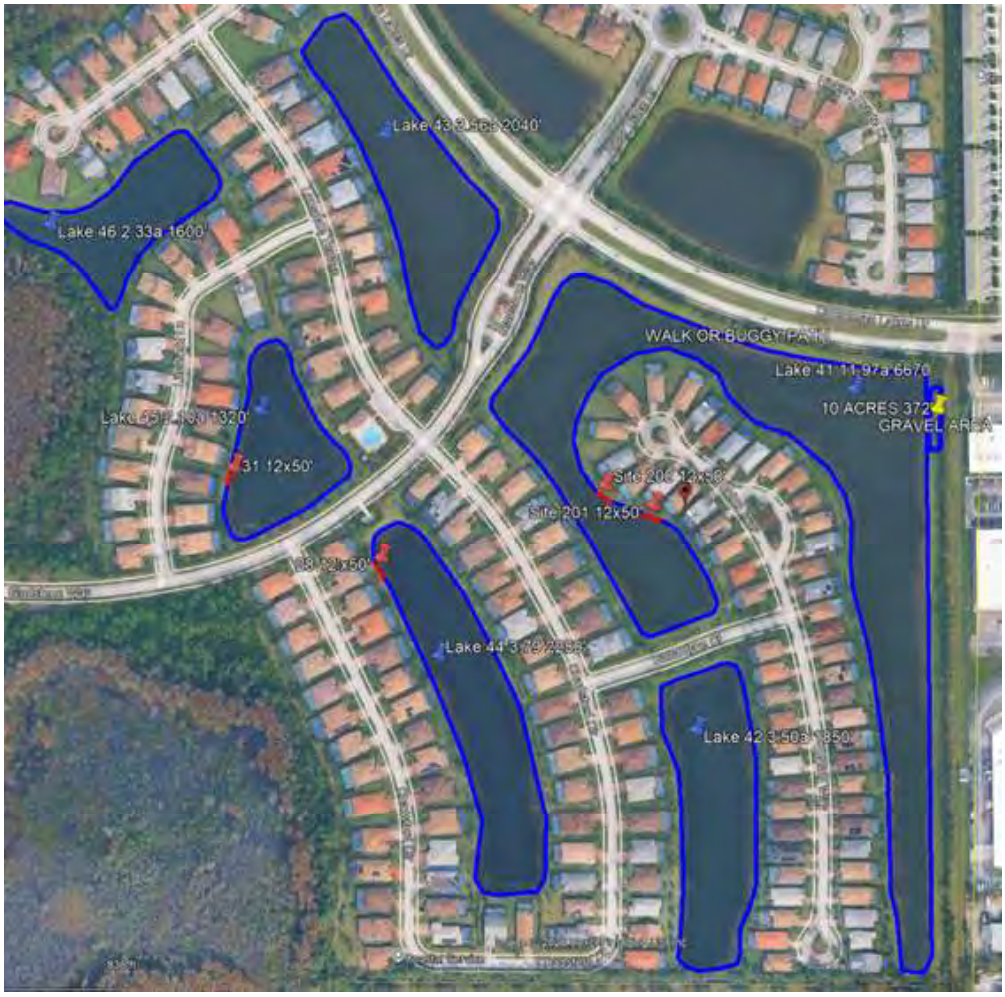
Site Number	Material	Cost
31	12x50'	$5,745.50
48	12x50'	$5,745.50
53A	12x50'	5,745.50
90	12x50'	$5,745.50
102	12x50'	$5,745.50
200	12x50'	$5,745.50
201	12x50'	5,745.50

The Lake Doctors, Inc.
Aquatic Management Services

Somerset Lake Bank
Erosion Proposal

Current Conditions of Lake / Pond

Site 31,200, 201



American Owned
and Operated

Learn More at
lakedoctors.com

Current Conditions of Lake / Pond

Site 90, 102



Current Conditions of Lake / Pond

Site 48



Current Conditions of Lake / Pond

Site 53A



Somerset Lake Bank
Erosion Proposal

Project Pricing | Payment | Agreement

PROJECT PRICING:

Measured Linear Footage: 350' of 12'
Project Total: $40,218.50
Price/Linear Footage: 12'/ $114.91

The pricing provided is contingent upon all sites being addressed as outlined. If any sites are removed from the scope, the unit cost per linear foot will be adjusted accordingly. The erosion restoration work is covered by a limited lifetime warranty for as long as The Lake Doctors remains the contracted lake management provider and continuously treats and maintains the associated lake or lakes. For purposes of this warranty, "lifetime" refers to the uninterrupted duration of the active lake management agreement with The Lake Doctors.

The warranty will terminate if lake management services are canceled, discontinued, transferred to another provider, or allowed to lapse

PAYMENT TERMS:

50% Mobilization Deposit: $20,109.25
50% Upon Completion: $20,109.25

PROPOSAL AGREEMENT:

The above prices, specifications, and conditions are hereby accepted.
Digital signatures are acceptable.

CUSTOMER:

(NAME OF CUSTOMER)
(Address)

Print Name: _____

Signature: _____

Date: _____

The Lake Doctors, Inc.
Jonathan Meyer Sales Manager
4791 Waycross Road Ft. Myers, FL

Print Name: Jonathan Meyer

Signature: _____

Date: 7/1/2026

American Owned and Operated

Learn More at lakedoctors.com

Post-Install Agreement

POST-INSTALL AGREEMENT:

It will be the responsibility of the **CUSTOMER** to irrigate the new sod/plantings at the project site once installed to assure root structure growth.

The first 2 to 3 weeks are vital to the root structure growth. Sprinkler heads will need to be marked by the **CUSTOMER** to avoid damage.

The Lake Doctors will not be responsible for damages of unmarked heads during the installation. If a marked sprinkler head is damaged, The Lake Doctors will repair it in a timely manner.

The Lake Doctors is not responsible for damage to any of the following underground infrastructure on-site: underground irrigation, headwalls, piping, electrical, trees, or any lines not noted on the as-builts or located and marked by local Locating Services (where digging is necessary).

The **CUSTOMER** is responsible for the cost of any necessary permits that may be required by the local governing body prior to the commencement of work.

The warranty does not cover acts of God such as floods, fire, hurricanes, or catastrophic events, nor does it include losses due to theft, adequate irrigation, vandalism, or negligence by others, or factors outside the control of our organization.

The warranty of (3) years if The Lake Doctors is not your lake maintenance provider at time of installation.

Conditions (Part 1)

CONDITIONS:

1. Ownership of property is implied by **CUSTOMER** with acceptance of this Agreement. In the event that **CUSTOMER** does not expressly own the areas where the above-stated services are to be provided, **CUSTOMER** represents that express permission of the owner is given and that authorization to commence the above-mentioned services is allowed. In the event of a dispute of ownership, **CUSTOMER** agrees to hold harmless The Lake Doctors for the consequences of such services.

2. Invoices submitted for work completed shall be paid within 30 days of receipt. A finance charge of 1.500% per month or an annual percentage rate of 18.000% will be computed on all past-due balances. Pricing is subject to an 8% Inflation rate per year.

3. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.

4. This proposal shall be valid for 30 days.

5. If The Lake Doctors are required to enroll in any third-party compliance programs, invoicing or payment plans that access fees to perform work for **CUSTOMER**, those charges will be invoiced back to **CUSTOMER** as invoiced to The Lake Doctors.

6. The Lake Doctors will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.

7. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing and accepted in its entirety by authorized representatives of both The Lake Doctors and the **CUSTOMER**.

8. The Lake Doctors shall not be responsible for acts beyond its reasonable control, including adverse soil and/or water conditions, adverse weather conditions, unavailable materials. Each party will be excused for a delay of performance under this Agreement if such delay is due to vandalism, acts of war or terrorism, transportation restrictions, strikes, embargoes, acts of God (including, but not limited to, fires, floods, hurricanes, tsunamis, earthquakes, mudslides and severe weather), government orders, or failure of transportation or communications carriers (each a "Force Majeure Event") for the period of such delay, provided that the party seeking such delay promptly informs the other party of the difficulty encountered and resumes its responsibilities as promptly as practicable.

Conditions (Part 2)

CONDITIONS:

9. **CUSTOMER** shall permit The Lake Doctors without additional consideration to **CUSTOMER**, to take photographs or video at the project site of both completed work and work in progress.

10. Severability. If any part of this Agreement is determined to be invalid or illegal by any court or agency of competent jurisdiction, then that part shall be limited or curtailed to the extent necessary to make such provision valid, and all other remaining terms of this the agreement shall remain in full force and effect.

11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

12. No Third-Party Beneficiary. The terms and provisions of this Agreement are intended solely for the benefit of each party hereto and their respective successors or permitted assigns, and it is not the intention of the parties to confer third-party beneficiary rights upon any other person or entity.

13. Waiver. The waiver of any breach of any provisions of this Agreement will not operate or be construed as a waiver of any subsequent breach of the same or other provision of this Agreement.

14. No Rights of Set-Off. In no event shall **CUSTOMER** be entitled to offset against any payment due or to become due to The Lake Doctors under this Agreement.

15. Attorney's Fees. In the event any party shall be forced to enforce this Agreement, whether or not through litigation, the prevailing party shall be entitled to receive reasonable attorney's fees and all costs incurred in connection with such enforcement, including fees and costs of appeal.

October Update - 11/09/2026

Lake Water Quality	• All parameters are in reasonable range.
Lake Doctor Monthly Summary	• Lakes were treated for algae/chara • Pond dye was added to lake 10 to suppress and prevent unwanted submersed vegetation and algae growth • Lake 5 treated for invasive vegetation • Commented on the water levels at normal levels • Spike rush and beneficial plants are thriving
Lake Bank Conditions	Copeland Southern Enterprises continues to monitor the water levels to make the remaining repairs to the lake bank.
Preserves	• Nothing to report from September
Resident Requests	None
Pool Install Lake Side Since 01/2026	• 10910 Stonington-recently approved, work scheduled to be completed by end of September • 12014 Westmoreland pool installs
Other Updates	Lake Doctors performed their 2nd muck testing. Overall report findings is muck levels are decreasing in most of the lakes, there are a few that increased slightly and will monitor

Arborwood Community Development District
Budget vs. Actual
October 2026

	October 2026	26/27 Budget	$ Over Budget	% of Budget
Revenue				
O & M Assessments	0.00	521,384.00	-521,384.00	0.0%
Debt Assessments (2018)	0.00	2,632,565.00	-2,632,565.00	0.0%
Debt Assessments (2014A-1)	0.00	511,427.00	-511,427.00	0.0%
Debt Assessments (2014A-2)	0.00	55,881.00	-55,881.00	0.0%
Debt Assess-Pd To Trustee-2018	0.00	-2,527,262.00	2,527,262.00	0.0%
Debt Asses-Pd To Trustee-2014A1	0.00	-490,808.00	490,808.00	0.0%
Debt Asses-Pd To Trustee-2014A2	0.00	-53,808.00	53,808.00	0.0%
Assessment Fees	0.00	-10,000.00	10,000.00	0.0%
Assessment Discounts	0.00	-148,850.00	148,850.00	0.0%
Carryover Balance	0.00	21,000.00	-21,000.00	0.0%
Total Income	0.00	511,529.00	-511,529.00	0.0%
Expense				
Payroll Tax Expense	61.20	880.00	-818.80	6.96%
Supervisor Fees	800.00	11,000.00	-10,200.00	7.27%
Engineering	5,358.76	48,000.00	-42,641.24	11.16%
Management Fees	3,602.00	43,224.00	-39,622.00	8.33%
Website Management	166.66	2,000.00	-1,833.34	8.33%
Legal Fees	0.00	18,000.00	-18,000.00	0.0%
Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
Audit Fees	0.00	5,250.00	-5,250.00	0.0%
Arbitrage Rebate Fee	0.00	1,000.00	-1,000.00	0.0%
Amortization Schedule Fee	0.00	500.00	-500.00	0.0%
Insurance	7,502.00	9,000.00	-1,498.00	83.36%
Legal Advertisements	622.54	5,250.00	-4,627.46	11.86%
Miscellaneous	389.79	3,200.00	-2,810.21	12.18%
Postage and Delivery	26.29	1,125.00	-1,098.71	2.34%
Office Supplies	153.85	2,075.00	-1,921.15	7.41%
Dues, License & Subscriptions	175.00	175.00	0.00	100.0%

Arborwood Community Development District
Budget vs. Actual
October 2026

	October 2026	26/27 Budget	$ Over Budget	% of Budget
Trustee Fees	0.00	19,000.00	-19,000.00	0.0%
Continuing Disclosure Fee	0.00	3,000.00	-3,000.00	0.0%
Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
Treeline Preserve Maint-Exotics	0.00	0.00	0.00	0.0%
DRI / Traffic Monitoring	0.00	0.00	0.00	0.0%
Environmentl Consulting-Passarella	550.00	23,000.00	-22,450.00	2.39%
Panther Mitigation Mnt-Exotics	0.00	80,000.00	-80,000.00	0.0%
Field Inspector - Somerset Only	2,074.16	27,500.00	-25,425.84	7.54%
Lake Maintenance-Somerset Only	4,152.26	50,000.00	-45,847.74	8.31%
Preserve Maint - Somerset Only	0.00	37,000.00	-37,000.00	0.0%
Flowway Maintenance	0.00	10,600.00	-10,600.00	0.0%
Preserve Maint (Parcel C Only)	0.00	7,000.00	-7,000.00	0.0%
Lake Bank Erosion Mte(Somerset)	0.00	47,000.00	-47,000.00	0.0%
Strmwtr Drains Ins/MTE-Somerset	3,000.00	30,000.00	-27,000.00	10.0%
Strmwtr Drains Ins (Bridgetown)	0.00	6,500.00	-6,500.00	0.0%
Lake Bank Inspection-Somerset	0.00	7,500.00	-7,500.00	0.0%
Lake Bank Inspection-Bridgetown	0.00	6,500.00	-6,500.00	0.0%
Miscellaneous Maintenance	0.00	0.00	0.00	0.0%
Capital Outlay - Small	0.00	0.00	0.00	0.0%
Total Expenditures	28,634.51	511,529.00	-482,894.49	5.6%
Net Revenue	**-28,634.51**	**0.00**	**-28,634.51**	**100.0%**

Bridgetown Balance As Of 10/1/26	**$**	**18,920.62**
Somerset Balance As Of 10/1/26	**$**	**61,414.70**

Bridgetown Activity: 10/1/26 - 10/31/26	**$**	**13,000.00**
Somerset Activity: 10/1/26 - 10/31/26	**$**	**189,773.58**
Bridgetown Balance As Of 10/31/26	**$**	**31,920.62**
Somerset Balance As Of 10/31/26	**$**	**251,188.28**

Arborwood Community Development District
Budget vs. Actual
October 2026

	October 2026	26/27 Budget	$ Over Budget	% of Budget

Bank Balance As Of 10/31/26	$	612,101.97
Accounts Payable As Of 10/31/26	$	21,775.79
Other Assets As Of 10/31/26	$	-
Total Fund Balance As Of 10/31/26	$	590,326.18

Series 2014A-1 Bond Balance As Of 10/31/26	$	3,545,000.00
Series 2014A-2 Bond Balance As Of 10/31/26	$	400,000.00
Series 2018A-1 Bond Balance As Of 10/31/26	$	15,110,000.00
Series 2018A-2 Bond Balance As Of 10/31/26	$	5,270,000.00
Total Bond Balance As Of 10/31/26	$	24,325,000.00