



**ARBORWOOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
JUNE 17, 2024  
9:00 A.M.**

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

[www.arborwoodcdd.org](http://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**  
June 17, 2024  
9:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. May 20, 2024 Regular Board Meeting.....Page 3
- H. Old Business
- I. New Business
  - 1. Discussion Regarding Sewer Viewer for the Drainage Pipe Inspection
  - 2. Status of Dragonfly Bank Repairs
  - 3. Status of Pulte Parcel Transfer and Conditions for Acceptance
  - 4. Consider Acceptance of Centex Parcels.....Page 7
  - 5. Discussion Regarding Filling Board Vacancy
  - 6. Consider Resolution No. 2023-02 – Designating Officers.....Page 24
  - 7. Consider Resolution No. 2024-03 – Authorizing Electronic Approvals and Check Signers.....Page 25
- J. Administrative Matters
  - 1. Manager’s Report
    - a. Financials.....Page 26
  - 2. Attorney’s Report
  - 3. Engineer Report
  - 4. Field Inspectors Report
  - 5. Preserves Compliance Updates
- K. Board Members Comments
- L. Adjourn

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 June 17, 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](http://www.arborwoodcdd.org)

PUBLISH: FORT MYERS NEWS-PRESS 06/07/24

**From:** Joan Pattison <[jp.arborwoodcdd@gmail.com](mailto:jp.arborwoodcdd@gmail.com)>

**Sent:** Wednesday, June 5, 2024 10:25:41 AM

**To:** Michelle Krizen <[mkrizen@sdsinc.org](mailto:mkrizen@sdsinc.org)>

**Subject:** Resignation

Dear Michelle Krizen and Board Members,

Effective today, June 5, 2024, I am resigning from the Arborwood CDD.  
It was a great honor to serve with everyone over the years.

Sincerely,  
Joan Pattison

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 20, 2024**

**A. CALL TO ORDER**

The May 20, 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 May 10, 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
Vice Chairman	Jeff Gordish	Present via phone
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present
Supervisor	Karin Hagen	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
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. April 15, 2024, Regular Board Meeting**

The April 15, 2024, Regular Board Meeting minutes were presented for consideration.

A **MOTION** was made by Mr. Schrotenboer, seconded by Ms. Hagen and passed unanimously approving the April 15, 2024, Regular Board Meeting minutes, as presented.

## **G. OLD BUSINESS**

### **1. Update Regarding Treeline Streetlighting**

Mr. Gordish noted that the County had taken over the streetlighting and Mr. Lorenz indicated that Ms. Krizen had the close-out documents.

There was a consensus of the Board that the project has been completed and can be removed from future agendas.

### **2. Update Regarding Tree Removal**

Ms. Brosious indicated that this project was ongoing and she was coordinating with Ms. Krizen regarding the removal.

## **H. NEW BUSINESS**

### **1. Discussion Regarding Pulte Parcel**

Mr. Haber advised that he had received an e-mail from Pulte who wants to convey a narrow parcel on the east side of the Bridgetown development. He added that the CDD had the right to accept, as this was a piece that was overlooked at turnover and Pulte is cleaning up their property ownership.

Mr. Gordish asked if the piece would become part of the abutting preserve and Mr. Haber responded that it would, if accepted.

Mr. Aycock asked about the size of the parcel, as it was not included in the diagram in the agenda and Mr. Haber stated he would request that information. Mr. Gordish indicated that he saw no problem accepting the parcel, but in return he would like to see Pulte correct and replat the NW parcels that were not platted properly.

Mr. Schrotenboer asked about the condition of the property and Mr. Lorenz responded that they would look into it.

After further discussion, a **MOTION** was made by Mr. Schrotenboer, seconded by Mr. Aycock and passed unanimously directing staff to move forward with the engineering and environmental review of the property along with the attorney to speak to Pulte about the replatting issue as part of the eventual acceptance of the parcel.

### **2. Discussion Regarding Sewer Viewer for Drainage Pipe Inspection**

Mr. Lorenz handed out an exhibit depicting the Somerset drainage past inspections and proposed areas for future inspection. He stated that the day rate from Sewer Viewer was \$3,900, which seemed high. He added that he was working with the owner on the price but wants to inspect the pipes before the District moves forward with cleaning. Mr. Aycock asked for an explanation of the process and Mr. Lorenz went over methods used. He further explained that 10% of the pipes was a good goal for cleaning each year and he will continue to move forward on the project.

## **I. ADMINISTRATIVE MATTERS**

### **1. Manager's Report**

#### **a. Financials**

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

Ms. Meneely noted that the next meeting was scheduled for June 17, 2024, and there was a consensus of the Board to send out an inquiry for any items needing to be addressed to determine whether to hold the meeting.

### **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**

Mr. Lorenz gave an update on the lake bank repair project and stated that Dragonfly was ready to proceed once the proposal has been signed. Ms. Meneely stated that the Chair had signed the proposal this morning and she will get it to Ms. Krizen to have Dragonfly complete the document.

### **4. Field Inspector's Report**

Mr. Hirniak stated that the levels of the lakes are lower but healthy and went over the current rainfall statistics. He continued that there were two areas of concern from the HOA: one being in the pool area where the yard drain is plugged. He stated that it was unclear who was responsible for its maintenance. Mr. Gordish advised that the drain had been plugged for years and he believed it was the HOA's responsibility to maintain. His second concern was two homes on Sussex where drainage has been compromised from new pools. He continued that he would meet with the pool contractor today to get the areas fixed.

Mr. Gordish stated that he received reports of pipes exposed from past Dragonfly repairs. Mr. Hirniak asked if it was a downspout extrusion and Mr. Lorenz stated that he believed it was the yard drain catch basins. Mr. Hirniak asked for an address and Mr. Gordish stated he would get that information to him.

Mr. Hirniak also stated that he had some issues with residents being upset that he was on their property and Mr. Gordish stated he would have Jessica of the HOA include in her newsletter that Mr. Hirniak is legally allowed to be in these areas.

### **5. Preserves Compliance Report**

Ms. Brosious stated that Woods & Wetlands were trying to finish up their treatments of preserve areas by the end of May and that they would be inspected after the treatments. The treatments at Arborwood Preserve and the Treeline Mitigation Parcel have been completed for the year. There is an ongoing treatment at the Panther Mitigation Parcel that should be wrapped up in the next few weeks and then will be inspected.

Mrs. Pattison asked about the news and the number of panthers being killed. Ms. Brosious stated that there was no accurate count of how many were alive.

## **J. BOARD MEMBER COMMENTS**

Mr. Gordish asked if the lake bank inspection reports for Somerset could be added to the website along with pipe inspection reports and traffic studies. Ms. Meneely stated that she would speak to Ms. Krizen about those items but typically SDS recommends that only required documents be placed on the website due to past ADA compliance issues.

Mr. Aycock asked when the last traffic study was done and Mr. Lorenz stated that he would check with Josh Evans and bring that information back to the Board.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Mr. Schrotenboer, seconded by Mr. Aycock and passed unanimously adjourning the Regular Board Meeting at 9:40 a.m.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair



(Information above this line for recording data)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made by **CENTEX HOMES**, a Nevada general partnership, whose post office address is 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 ("Grantor") to **ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, created and established pursuant to Chapter 190, Florida Statutes, whose post office address is c/o District Manager, Special District Services, Inc., 27499 Riverview Center Boulevard, #253, Bonita Springs, FL 34134 ("Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Lee County, Florida, to wit:

See Exhibit "A" attached hereto

Subject to all easements, conditions, dedications and restrictions of record and those referenced on said plat, including the Agreement Regarding Grant of Non-Exclusive Permanent Easements recorded in Instrument #2007000149808, Public Records of Lee County, Florida ("Easement Agreement") and Grantor's rights pursuant to South Florida Water Management District Permit #36-04853-P, as the same may be amended from time to time. TO HAVE AND TO HOLD the same in fee simple forever. AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor. IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year set forth below.

Witnesses:

**CENTEX HOMES**, a Nevada general partnership

By: Centex Real Estate Company, LLC, a Nevada limited liability company, as sole Managing Partner, successor by conversion of Centex Real Estate Corporation, a Nevada corporation

\_\_\_\_\_  
Witness Name: \_\_\_\_\_  
24311 Walden Center Drive, Suite 300  
Bonita Springs, FL 34134

By: \_\_\_\_\_  
Mike Hueniken  
Its: Vice President-Land Development  
Southwest Florida Division  
24311 Walden Center Drive, Suite 300  
Bonita Springs, FL 34134

\_\_\_\_\_  
Witness Name: \_\_\_\_\_  
24311 Walden Center Drive, Suite 300  
Bonita Springs, FL 34134

STATE OF FLORIDA            )  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by (    ) physical presence or (    ) online notarization, by Mike Hueniken, as Vice President-Land Development, Southwest Florida Division of Centex Real Estate Company, LLC, a Nevada limited liability company, successor by conversion of Centex Real Estate Corporation, a Nevada corporation, the sole Managing Partner of Centex Homes, a Nevada general partnership. He is personally known to me.  
(SEAL)

EXHIBIT "A"

Tracts LK-1, LK-2, LK-3, LK-4 and LK-5, Bridgetown at the Plantation, Phase Four, according to the plat thereof recorded in Instrument #2017000231904, Public Records of Lee County, Florida.

(Information above this line for recording data)

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made by **CENTEX HOMES**, a Nevada general partnership, whose post office address is 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 ("Grantor") to **ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, created and established pursuant to Chapter 190, Florida Statutes, whose post office address is c/o District Manager, Special District Services, Inc., 27499 Riverview Center Boulevard, #253, Bonita Springs, FL 34134 ("Grantee"). (Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Lee County, Florida, to wit:

See Exhibit "A" attached hereto

Subject to all easements, conditions, dedications and restrictions of record and those referenced on said plat, including the Agreement Regarding Grant of Non-Exclusive Permanent Easements recorded in Instrument #2007000149808, Public Records of Lee County, Florida ("Easement Agreement") and Grantor's rights pursuant to South Florida Water Management District Permit #36-04853-P, as the same may be amended from time to time. TO HAVE AND TO HOLD the same in fee simple forever. AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor. IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year set forth below.

Witnesses:

**CENTEX HOMES**, a Nevada general partnership

By: Centex Real Estate Company, LLC, a Nevada limited liability company, as sole Managing Partner, successor by conversion of Centex Real Estate Corporation, a Nevada corporation

\_\_\_\_\_  
Witness Name: \_\_\_\_\_  
24311 Walden Center Drive, Suite 300  
Bonita Springs, FL 34134

By: \_\_\_\_\_  
Mike Hueniken  
Its: Vice President-Land Development  
Southwest Florida Division  
24311 Walden Center Drive, Suite 300  
Bonita Springs, FL 34134

\_\_\_\_\_  
Witness Name: \_\_\_\_\_  
24311 Walden Center Drive, Suite 300  
Bonita Springs, FL 34134

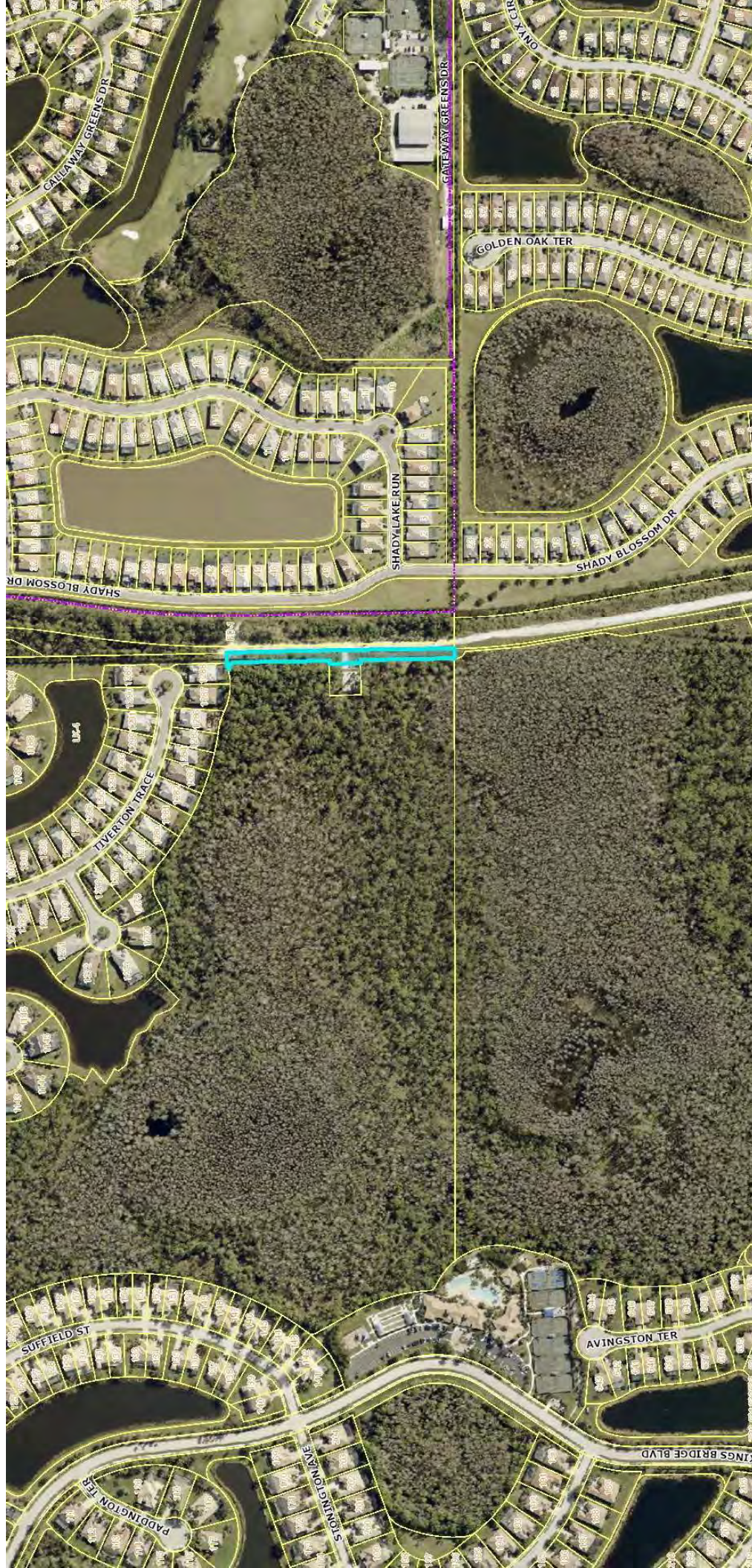
STATE OF FLORIDA            )  
COUNTY OF LEE            )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by (    ) physical presence or (    ) online notarization, by Mike Hueniken, as Vice President-Land Development, Southwest Florida Division of Centex Real Estate Company, LLC, a Nevada limited liability company, successor by conversion of Centex Real Estate Corporation, a Nevada corporation, the sole Managing Partner of Centex Homes, a Nevada general partnership. He is personally known to me. **Page 9**  
(SEAL)

Notary Public

Tract "FD-5", Bridgetown at the Plantation, Phase Four, according to the plat thereof recorded in Instrument #2017000231904, Public Records of Lee County, Florida.







COURSES:

1. S.89°54'51"W., 1,950.28 FEET;
2. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 219.99 FEET, A CENTRAL ANGLE OF 27°38'16", A CHORD DISTANCE OF 105.09 FEET, A CHORD BEARING OF N.52°42'44"W., AN ARC DISTANCE OF 106.12 FEET TO A POINT OF REVERSE CURVATURE;
3. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 64°07'38", A CHORD DISTANCE OF 21.23 FEET, A CHORD BEARING OF N.34°28'04"W., AN ARC DISTANCE OF 22.38 FEET TO A POINT OF REVERSE CURVATURE;
4. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 26°22'08", A CHORD DISTANCE OF 244.05 FEET, A CHORD BEARING OF N.15°35'19"W., AN ARC DISTANCE OF 246.22 FEET;
5. N.28°46'23"W., 148.60 FEET;
6. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE EAST HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 66°13'47", A CHORD DISTANCE OF 21.85 FEET, A CHORD BEARING OF N.04°20'31"E., AN ARC DISTANCE OF 23.12 FEET;
7. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST HAVING FOR ITS ELEMENTS A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 88°42'12", A CHORD DISTANCE OF 1,293.26 FEET, A CHORD BEARING OF N.06°53'41"W., AN ARC DISTANCE OF 1,432.05 FEET;
8. N.36°16'11"W., 101.13 FEET;
9. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 07°11'31", A CHORD DISTANCE OF 66.86 FEET, A CHORD BEARING OF S.47°57'33"W., AN ARC DISTANCE OF 66.90 FEET;
10. N.41°42'03"W., 35.55 FEET;
11. ALONG THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING FOR ITS ELEMENTS A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 67°42'17", A CHORD DISTANCE OF 77.99 FEET, A CHORD BEARING OF N.47°44'20"W., AN ARC DISTANCE OF 82.72 FEET;
12. N.81°35'29"W., 181.82 FEET;
13. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 24°23'12", A CHORD DISTANCE OF 27.46 FEET, A CHORD BEARING OF S.86°12'55"W., AN ARC DISTANCE OF 27.67 FEET TO A POINT OF REVERSE CURVATURE;
14. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING FOR ITS ELEMENTS A RADIUS OF 20.00

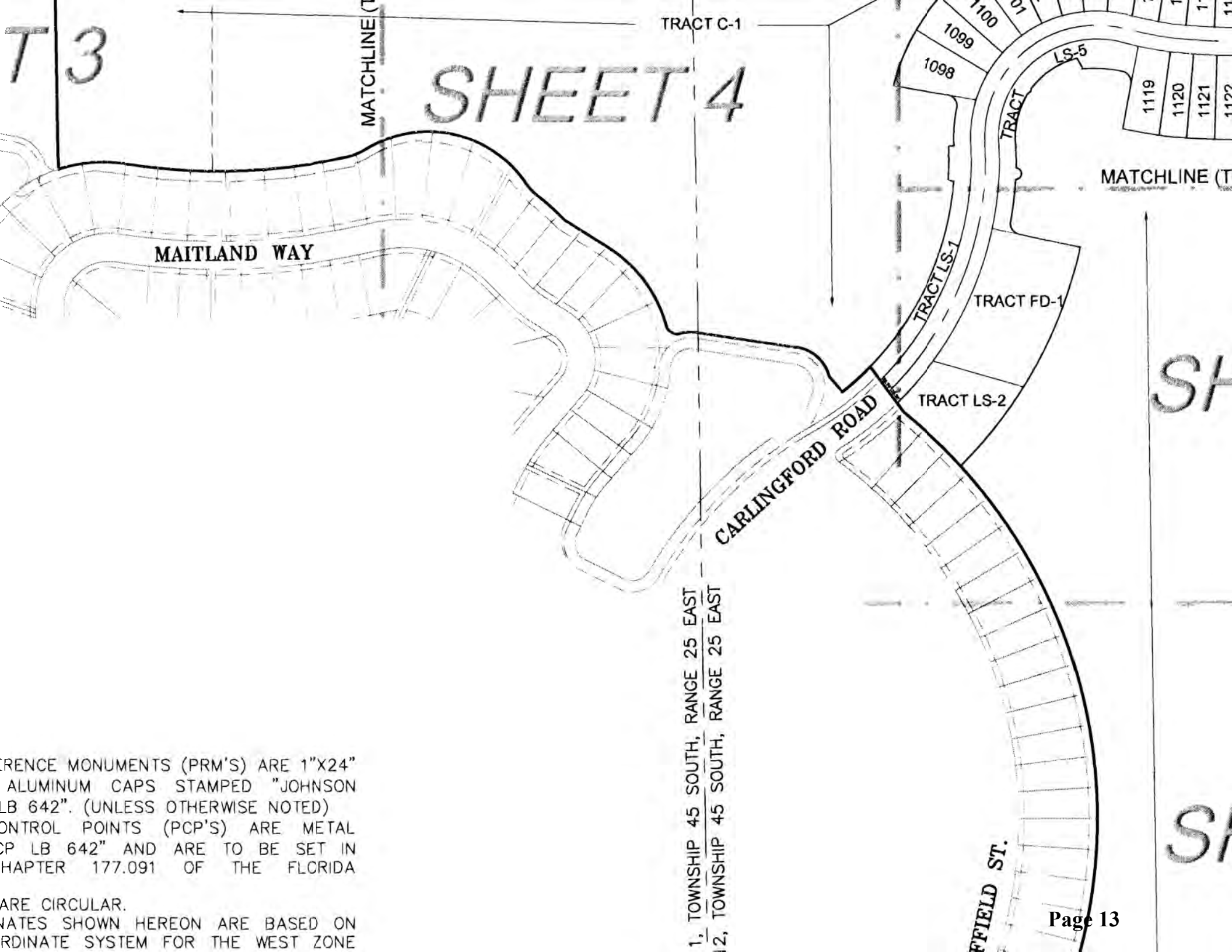
- THE SOUTH HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 87°33'16", FEET, A CHORD BEARING OF N.78°320.90 FEET TO A POINT OF REVERSE CURVATURE;
8. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 19°18'49", FEET, A CHORD BEARING OF S.67°33.71 FEET TO A POINT OF COMPOUND CURVATURE;
  9. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 21°18'49", FEET, A CHORD BEARING OF N.399.20 FEET, A CHORD BEARING OF N.04°20'31"E., AN ARC DISTANCE OF 23.12 FEET;
  10. ALONG THE ARC OF A TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 26°57'43", FEET, A CHORD BEARING OF S.85°120.00 FEET;

THENCE, ALONG THE EAST LINE OF TRACT OF BRIDGETOWN AT THE PLANTATION, AS SHOWN IN OFFICIAL RECORDS INSTRUMENT NO. 2016000169185, OF LEE COUNTY, FLORIDA, TO THE AFOREMENTIONED PUBLIC RECORDS, N.04°20'31"E., AN ARC DISTANCE OF 23.12 FEET TO A POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

A PARCEL OF LAND LYING IN SECTION 25 EAST, CITY OF FORT MYERS, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 25; THENCE, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25, N.89°56'38"E. 2593.87 FEET TO THE NORTHWEST CORNER OF SAID SECTION 12; THENCE, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, N.89°56'38"E. 2593.87 FEET TO AN INTERSECTION WITH THE BOUNDARY LINE OF THE PISTOIA AT PELICAN PRESERVE, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2016000169185, OF LEE COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY LINE OF THE PISTOIA AT PELICAN PRESERVE, S.88°54'11"W. 2,245.43 FEET; THENCE S.88°54'11"W. 2,245.43 FEET TO A POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY LINE OF THE PISTOIA AT PELICAN PRESERVE, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2016000169185, OF LEE COUNTY, FLORIDA, TO THE AFOREMENTIONED PUBLIC RECORDS, N.04°20'31"E., AN ARC DISTANCE OF 23.12 FEET TO A POINT OF BEGINNING.

1. S.88°54'11"W., 100.00 FEET;
2. S.01°05'49"E., 100.00 FEET;



REFERENCE MONUMENTS (PRM'S) ARE 1"X24"  
ALUMINUM CAPS STAMPED "JOHNSON  
LB 642". (UNLESS OTHERWISE NOTED)  
CONTROL POINTS (PCP'S) ARE METAL  
CP LB 642" AND ARE TO BE SET IN  
CHAPTER 177.091 OF THE FLORIDA

ARE CIRCULAR.  
DATES SHOWN HEREON ARE BASED ON  
ORDINATE SYSTEM FOR THE WEST ZONE

1, TOWNSHIP 45 SOUTH, RANGE 25 EAST  
12, TOWNSHIP 45 SOUTH, RANGE 25 EAST

4"x4" CONCRETE  
MONUMENT  
"LB642"

NORTH LINE OF  
SECTION 11

6

7

5

BRIDGETOWN AT THE  
PLANTATION, PHASE  
ONE

(ORI 2006000065826)

TRACT U  
BRIDGETOWN AT THE PLANTATION  
PHASE ONE

(ORI 2006000065826)

CONSERVATION EASEMENT 5B

(ORB 4828, PG 746)

N00°56'28"W 441.48'

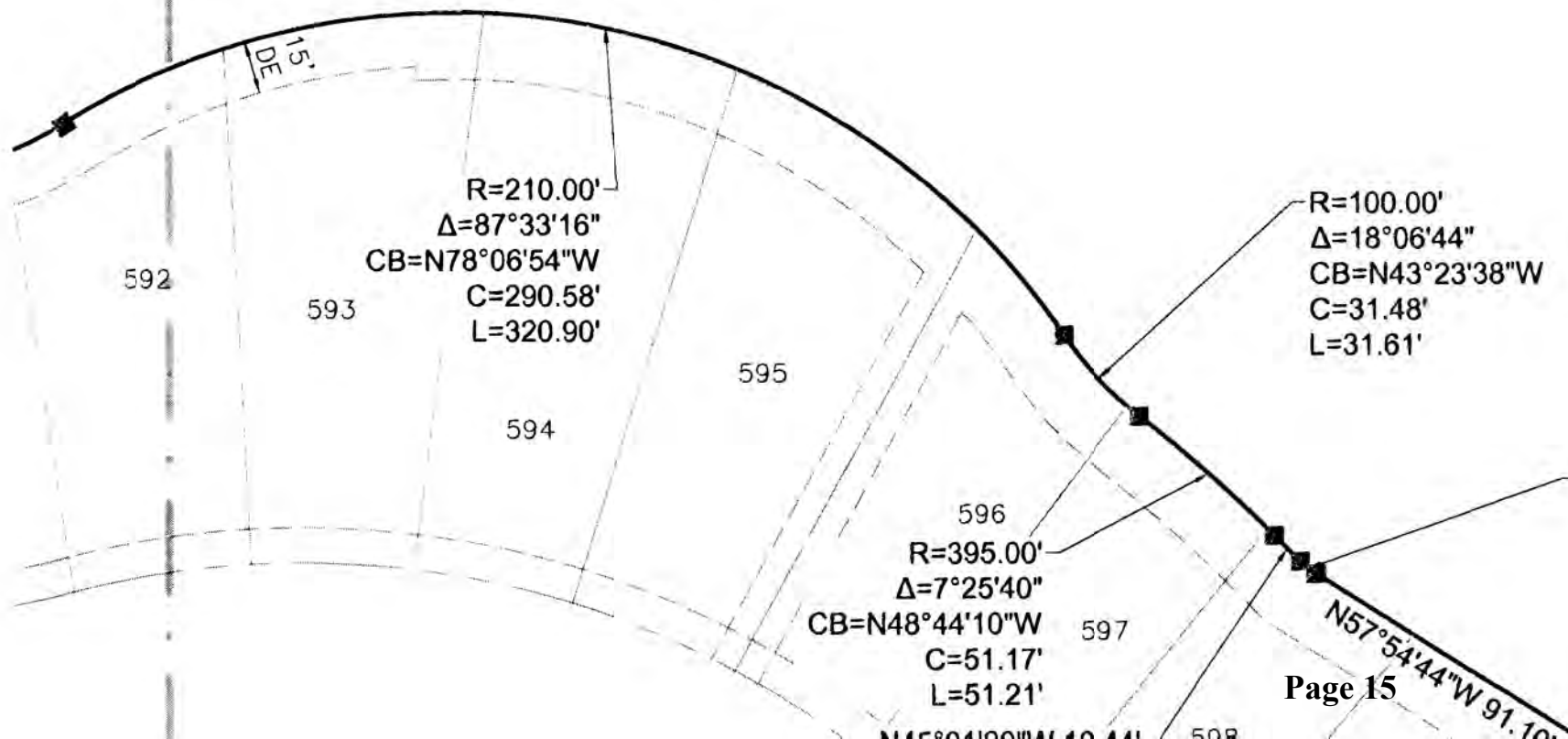
TRACT J  
BRIDGETOWN AT THE  
PLANTATION, PHASE  
ONE

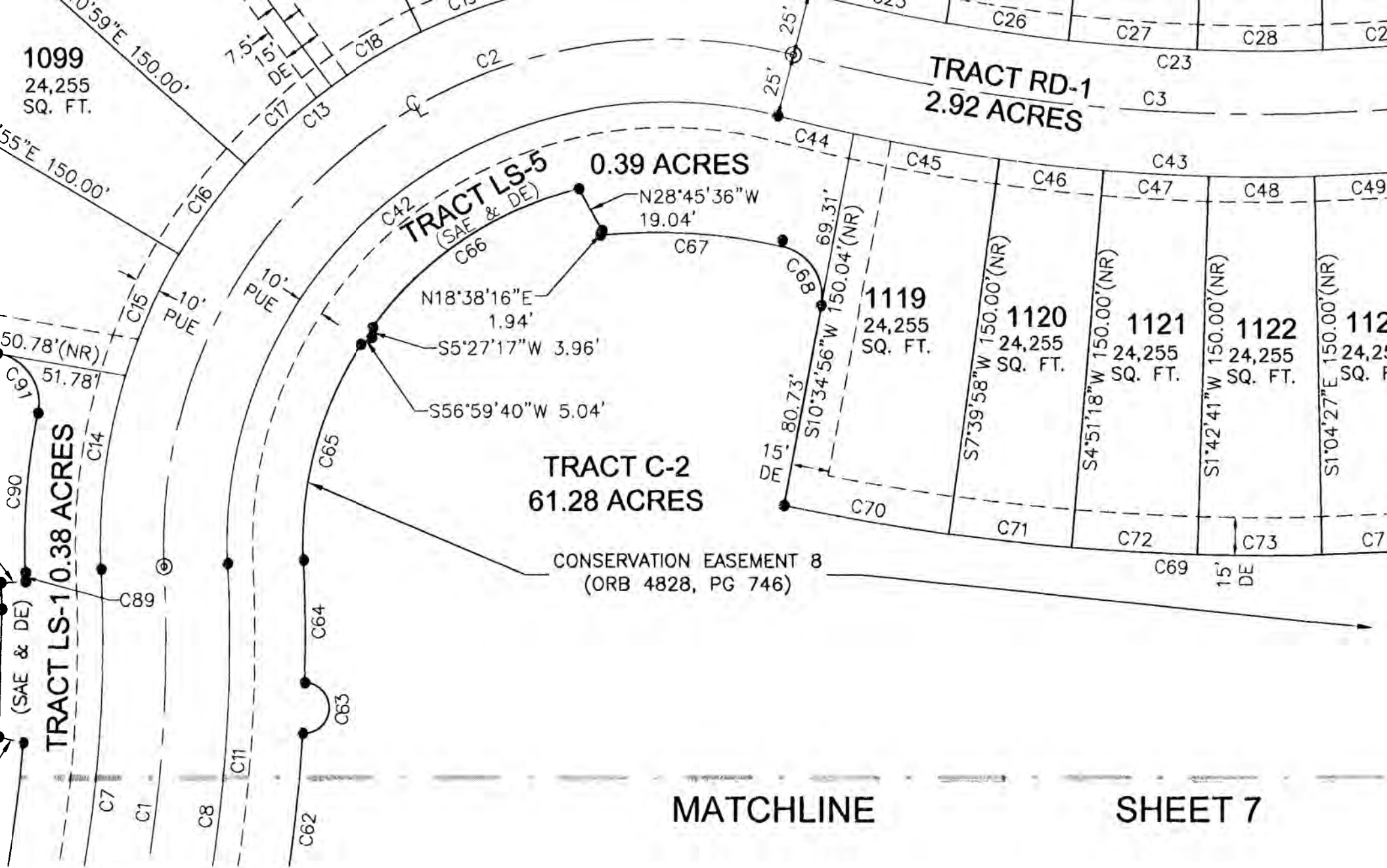
(ORI 2006000065826)

FOUND 1"  
PIPE AND  
"LB"



SH  
MATCHLINE





CHORD BEARING	CHORD	LENGTH
S86°12'53"W	47.73'	47.74'
S83°28'11"W	21.72'	21.73'
N72°11'44"W	659.79'	681.54'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C55	725.00'	4°03'58"	S87°35'15"E	51.44'	51.45'
C56	725.00'	4°02'40"	S83°31'56"E	51.16'	51.18'
C57	725.00'	4°01'51"	S79°29'41"E	50.99'	51.00'

CURVE
C80
C81
C82

SECTION 1, TOWNSHIP 45 SOUTH, RANGE 25  
(BASIS OF BEARINGS)  
NORTH LINE OF NW 1/4 SECTION 12  
N89°56'38"E 2593.87'

770.40'  
TRACT C-3

**TRACT C-3**  
**1.09 ACRES**

CONSERVATION EASEMENT 5A  
(ORB 4828, PG 746)

1262.33'  
PRM TO PRM  
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 25 EAST

S86°43'07"E 280.77'  
279.47'

**TRACT LS-3**  
**1.30 ACRES**

(SAE & DE)

C129

S89°55'59"W 221.46'

1.30'

SEE DETAIL "A"

C128 C127

LK-2  
RES

(ME)

20.

24E

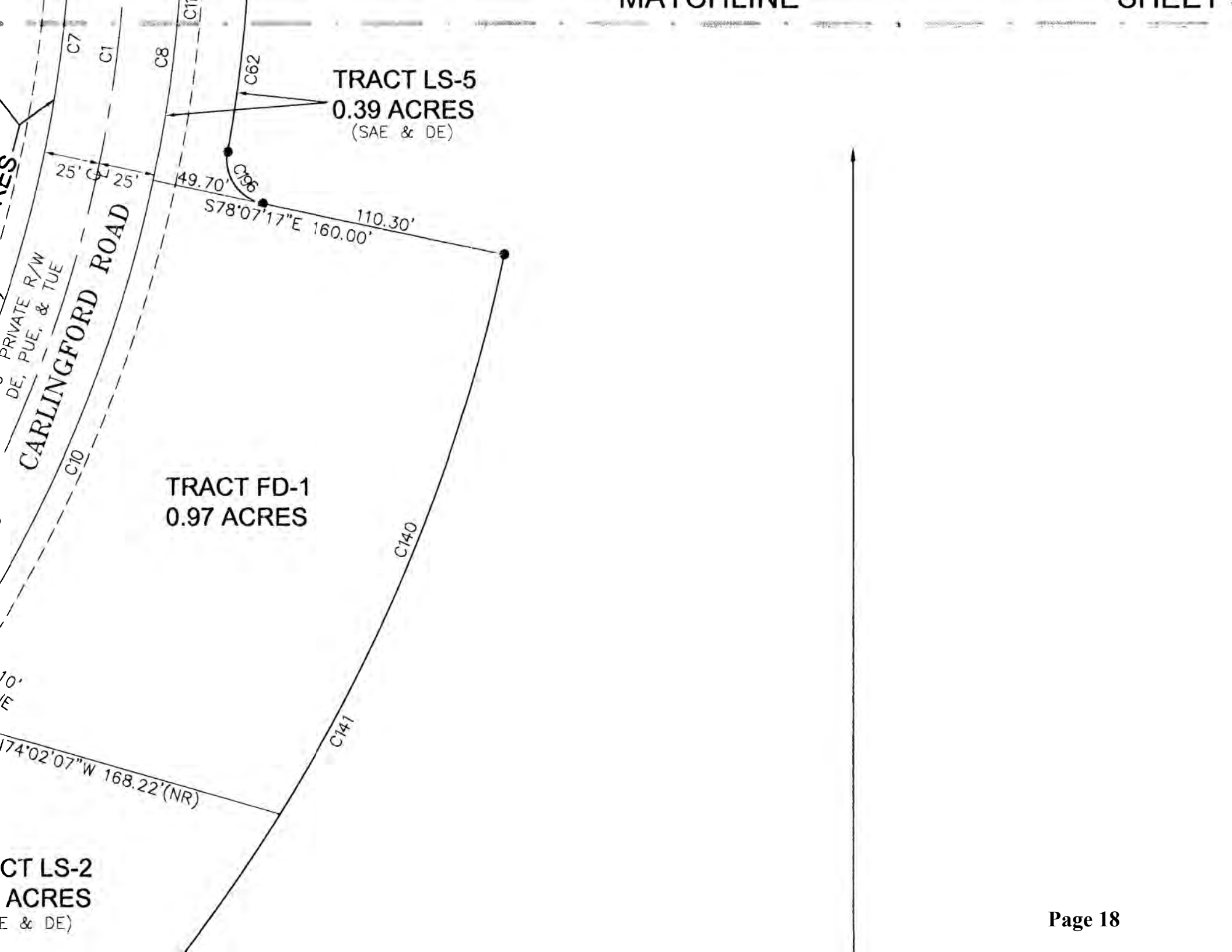
33.37'

C124

C125

C200

C201



TRACT LS-5  
0.39 ACRES  
(SAE & DE)

TRACT FD-1  
0.97 ACRES

CARLINGFORD ROAD

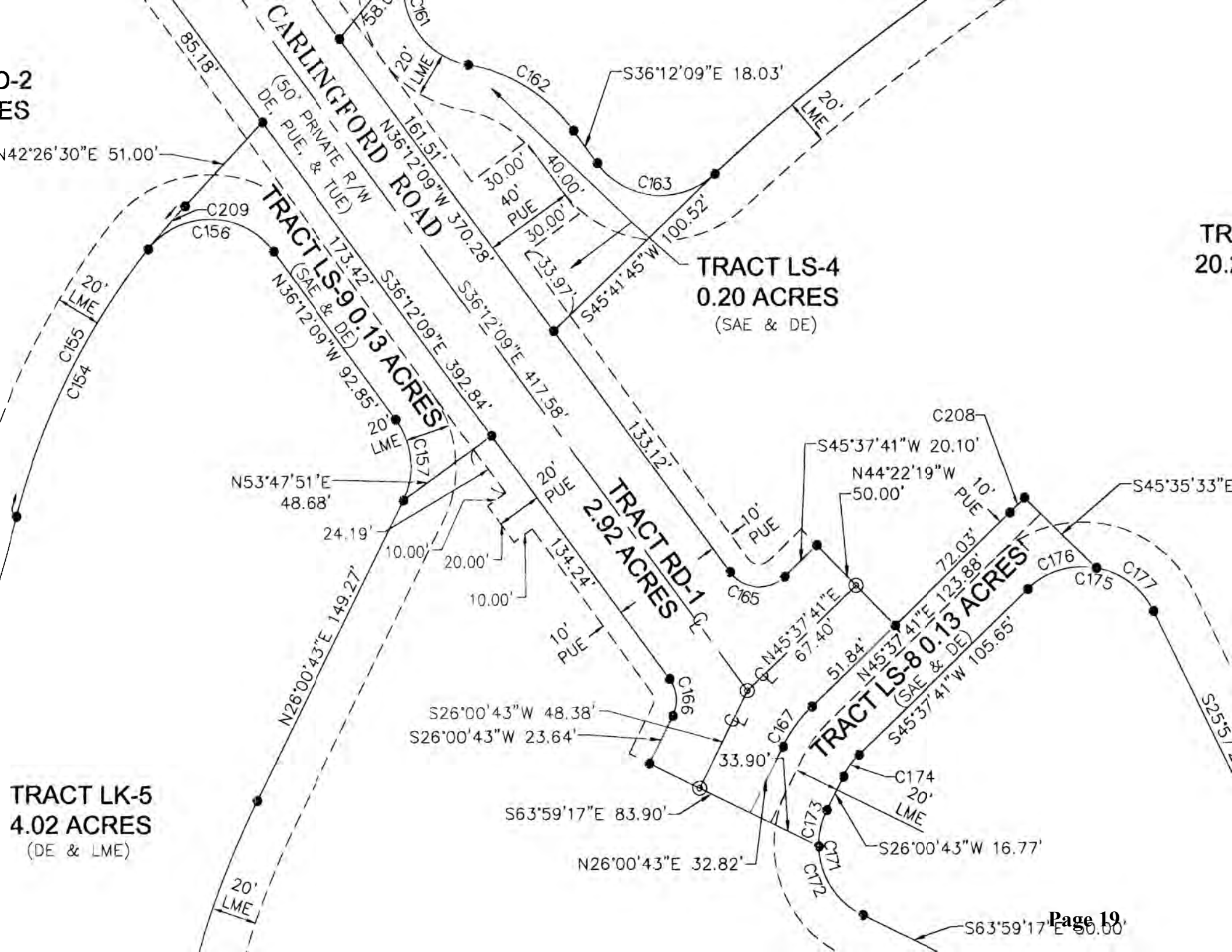
PRIVATE R/W  
DE, PUE, & TUE

TRACT LS-2  
ACRES  
(SAE & DE)

D-2  
ES

N42°26'30"E 51.00'

TRACT LK-5  
4.02 ACRES  
(DE & LME)



159

158

157

156

R=925.00'  
 $\Delta=88^{\circ}42'12''$   
CB=N6°53'41"W  
C=1293.26'  
L=1432.05'

155

154

153

152

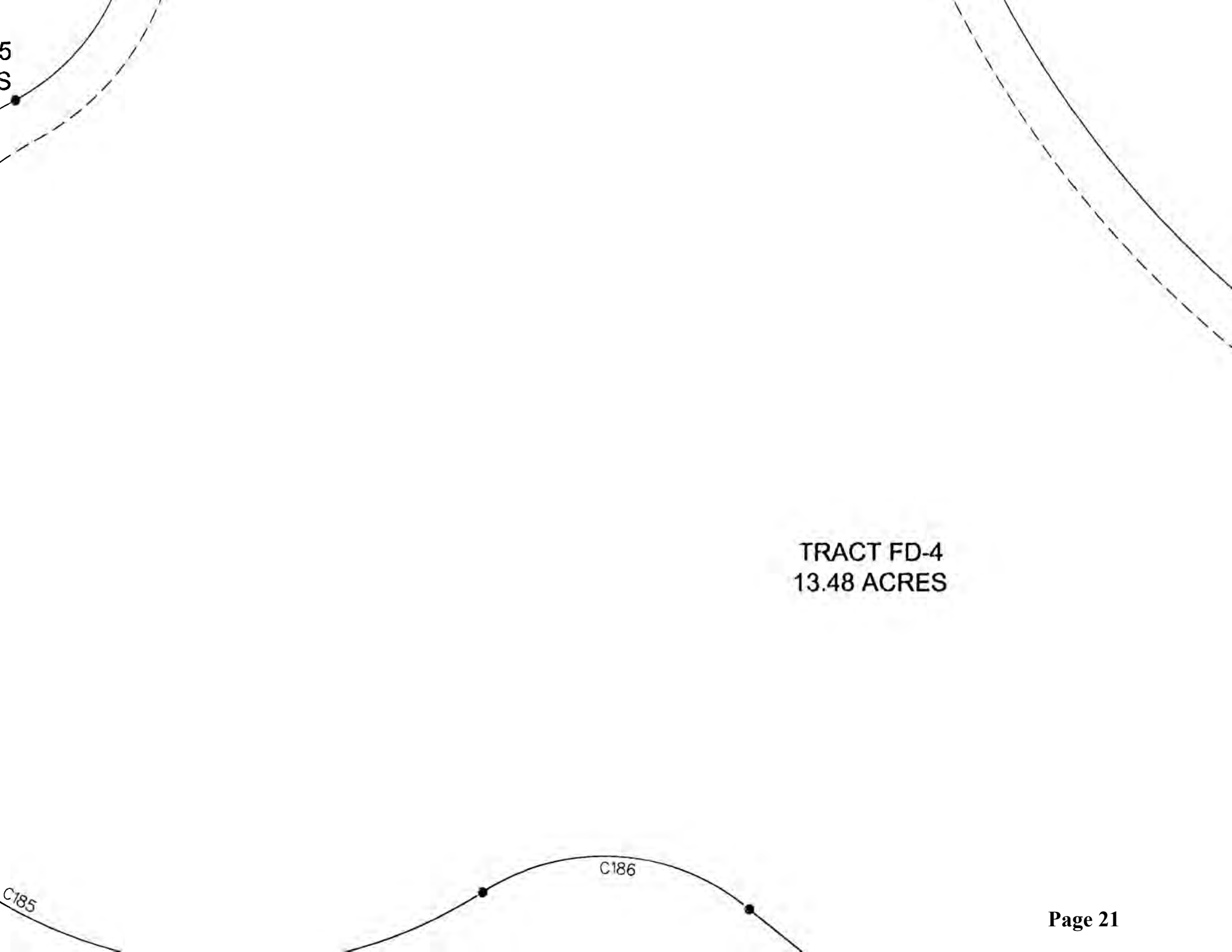
151

PRM TO PRM  
R=925.00'  
 $\Delta=44^{\circ}21'06''$   
CB=N29°04'14"W  
C=698.28'  
L=716.03'

TRACT C-2  
R=925.00'  
 $\Delta=80^{\circ}00'54''$   
CB=N2°33'02"W  
C=1189.34'  
L=1291.79'

UFFIELD ST.

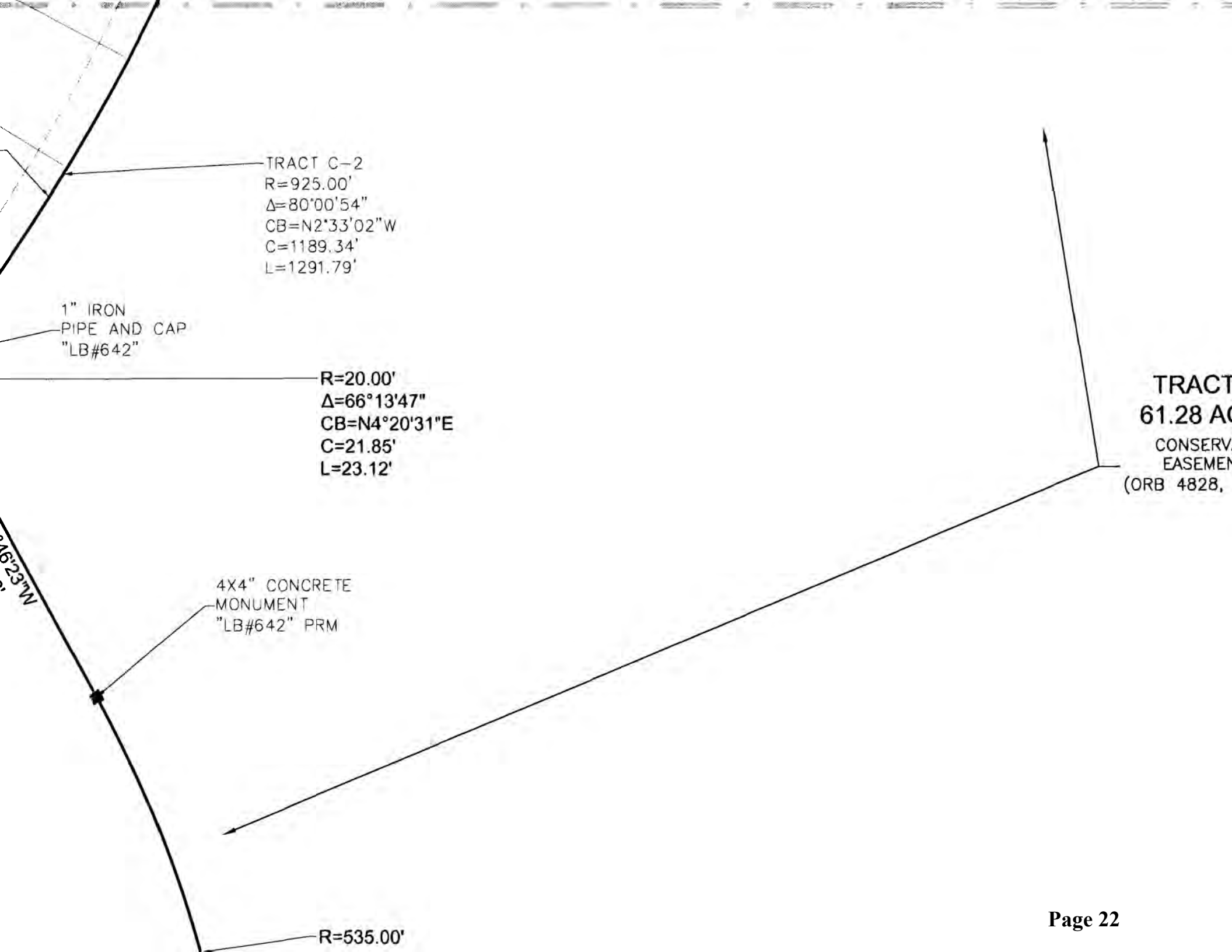
T  
61  
CO  
E  
(ORB



TRACT FD-4  
13.48 ACRES

C185

C186







**TRACT C-2**  
**61.28 ACRES**

CONSERVATION EASEMENT 8  
(ORB 4828, PG 746)

**RESOLUTION 2024-02**

**A RESOLUTION OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the Arborwood Community Development District desires to elect the below recited persons to the offices specified.

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

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Secretary	_____
Treasurer	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Treasurer	_____

**PASSED AND ADOPTED** this 17<sup>th</sup> day of June, 2024.

**ATTEST:**

**ARBORWOOD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The Arborwood Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

**WHEREAS**, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Michelle Krizen and \_\_\_\_\_ to serve as the signatories, as required, on the District checking/operating account; and

**WHEREAS**, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

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

**Section 1.** The above recitals are hereby adopted.

**Section 2.** Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

**Section 3.** When necessary to write checks, the signatures of two (2) of the six (6) signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

**PASSED, ADOPTED and becomes EFFECTIVE** this 17<sup>th</sup> day of June, 2024.

**ATTEST:**

**ARBORWOOD  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

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

	<b>Oct '23 - May 24</b>	<b>23/24 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
01-3100 • O & M Assessments	536,266.05	539,375.00	-3,108.95	99.42%
01-3812 • Debt Assessments (2018)	2,618,635.55	2,633,569.00	-14,933.45	99.43%
01-3818 • Debt Assessments (2014)	615,174.30	618,715.00	-3,540.70	99.43%
01-3822 • Debt Assess-Pd To Trustee-2018	-2,512,445.80	-2,528,226.00	15,780.20	99.38%
01-3829 • Debt Asses-Pd To Trustee-2014A1	-590,228.30	-593,966.00	3,737.70	99.37%
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%
<b>Total Income</b>	<b>514,544.56</b>	<b>525,825.00</b>	<b>-11,280.44</b>	<b>97.86%</b>
<b>Expense</b>				
01-1130 • Payroll Tax Expense	459.00	880.00	-421.00	52.16%
01-1131 • Supervisor Fees	6,000.00	11,000.00	-5,000.00	54.55%
01-1310 • Engineering	3,471.33	50,000.00	-46,528.67	6.94%
01-1311 • Management Fees	26,480.00	39,720.00	-13,240.00	66.67%
01-1313 • Website Management	1,333.28	2,000.00	-666.72	66.66%
01-1315 • Legal Fees	5,419.00	22,000.00	-16,581.00	24.63%
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	12,371.00	12,000.00	371.00	103.09%
01-1480 • Legal Advertisements	1,357.24	5,500.00	-4,142.76	24.68%
01-1512 • Miscellaneous	1,681.62	3,300.00	-1,618.38	50.96%
01-1513 • Postage and Delivery	385.87	1,150.00	-764.13	33.55%
01-1514 • Office Supplies	474.55	2,300.00	-1,825.45	20.63%
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%

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

	<b>Oct '23 - May 24</b>	<b>23/24 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
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%
01-1818 • DRI / Traffic Monitoring	0.00	10,000.00	-10,000.00	0.0%
01-1819 • Environmental Cnsltng-Passarella	12,971.05	22,000.00	-9,028.95	58.96%
01-1820 • Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
01-1822 • Street Lighting-Utility & Maint	79,791.68	10,000.00	69,791.68	797.92%
01-1824 • Field Inspector - Somerset Only	16,027.60	25,500.00	-9,472.40	62.85%
01-1825 • Lake Maintenance-Somerset Only	31,479.80	46,100.00	-14,620.20	68.29%
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%
<b>Total Expense</b>	<b>291,670.53</b>	<b>525,825.00</b>	<b>-234,154.47</b>	<b>55.47%</b>
<b>Net Income</b>	<b>222,874.03</b>	<b>0.00</b>	<b>222,874.03</b>	<b>100.0%</b>

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 5/31/24	\$ 678,790.40
Accounts Payable As Of 5/31/24	\$ 26,681.55
Other Assets As Of 5/31/24	\$ -
<b>Total Fund Balance As Of 5/31/24</b>	<b>\$ 652,108.85</b>

Series 2014A-1 Bond Balance As Of 5/31/24	\$ 4,015,000.00
Series 2014A-2 Bond Balance As Of 5/31/24	\$ 470,000.00
Series 2018A-1 Bond Balance As Of 5/31/24	\$ 17,540,000.00
Series 2018A-2 Bond Balance As Of 5/31/24	\$ 6,100,000.00
<b>Total Bond Balance As Of 5/31/24</b>	<b>\$ 28,125,000.00</b>