



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MARCH 17, 2025
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

March 17, 2025
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. February 17, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update on Traffic Study
 - 2. Update on School Impact Fee Credits
- H. New Business
 - 1. Lake Bank Inspection Report.....Page 5
 - 2. Consider Approval of Drain Cleaning Proposal.....Page 18
 - 3. Consider Approval of Proposal Request Details for Lake Maintenance.....Page 19
 - 4. Discussion Regarding Bridgetown Preserve and No Trespassing Signage
- I. Administrative Matters
 - 1. Manager’s Report
 - a. Financials.....Page 20
 - 2. Attorney’s Report
 - 3. Engineer Report
 - 4. Field Inspectors Report
 - 5. Preserves Compliance Updates
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-03-07

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 March 17, 2025, 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 (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.11100434 Mar 7, 2025

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 17, 2025**

A. CALL TO ORDER

The February 17, 2025, 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 February 7, 2025, 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	Present
Supervisor	Jack Aycock	Present
Supervisor	Donald Schrotenboer	Present
Supervisor	Christopher Anderson	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	Josh Evans	JR Evans Engineering
Field Inspector	Bohdan Hirniak	Special District Services, Inc.

Also present were Bethany Brosious of Passarella & Associates; and District resident Pat Unger.

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. December 16, 2024, Regular Board Meeting

The December 16, 2024, Regular Board Meeting minutes were presented for consideration.

It was noted on Page 3, under Engineer's Report, that sewer viewer was misspelled.

A **MOTION** was made by Mr. Schrotenboer, seconded by Mr. Gordish and passed unanimously approving the December 16, 2024, Regular Board Meeting minutes, as amended.

G. OLD BUSINESS

1. Update on Traffic Study

Mr. Gordish and Mr. Lorenz had a meeting with the City to walk through the traffic study requirements. It was decided that the best course of action would be to complete a final study in January or February 2026. There is a letter before the Board for today's consideration from Mr. Gordish to confirm the discussion with the City.

A **MOTION** was made by Mr. Gordish, seconded by Mr. Schrotenboer and passed unanimously approving the execution and sending of the letter to the City of Fort Myers confirming the 1 year delay and early termination of the traffic monitoring requirement.

2. Update on Golf Course Repairs

It was reported that the repairs had been completed and everything looked like they were holding up correctly.

3. Update on School Impact Fee Credits

One entity has received the paperwork to provide Lee County to receive the credits. The other entity has not responded to the District at this time. Ms. Krizen has reached out multiple times over the past 14 months. A discussion ensued regarding the credits since they will expire in 2032, asking what if any actions could be taken and when. This will be discussed during further meetings. Ms. Krizen will reach out to the other entity again and include Mr. Haber in the communications.

4. Update on Clarke/Solitude Contract

This contract has not been updated since 2018. There will be an increase in costs associated with the work. A consensus of the Board was reached since the contract is being updated it was a good time to reach out to other contractors and make some comparisons. Mr. Lorenz will have specs at the March meeting for Board consideration.

H. NEW BUSINESS

1. Discussion Regarding Flow-Way

It was noted that the cattails had been sprayed and were dying.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

a. Financials

The financials were presented. There were no questions from the Board Members.

2. Attorney's Report

Mr. Haber had nothing to report on at his time but was available for questions.

Mr. Gordish indicated he had a meeting scheduled with the City of Fort Myers to discuss two parcels that could be used as a park. Mr. Haber had no issue with this, as the parcels would transfer from one government entity to another. Any action would require Board approval.

3. Engineer's Report

a. Discussion Regarding Drainage Inspections

The maps were provided in the meeting book and a larger copy was also provided to the Board. There were 4 sites in Bridgetown and 9 in Sommerset that will require cleanout. Mr. Lorenz will have quotes for the next meeting.

4. Field Inspector's Report

It was noted that we were currently in the dry season and everything was functioning as intended.

5. Preserves Compliance Report

The panther preserve treatment has been completed. Passarella will be inspecting onsite and on Treeline and coordinate with Woods and Wetlands, as needed.

J. BOARD MEMBER COMMENTS

Mr. Gordish asked about the updated GIS. Mr. Lorenz explained that the District was still waiting for one parcel to be updated prior to updating the GIS mapping.

Mr. Gordish asked about exposed pipe from last year's lake bank repairs. Mr. Gordish and Mr. Lorenz will visit the site after today's meeting.

K. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Mr. Aycock, seconded by Mr. Gordish and passed unanimously adjourning the Regular Board Meeting at 10:24 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

ARBORWOOD CDD(BRIDGETOWN PHASE)
LAKE BANK INSPECTION REPORT
FEBRUARY 2025

PREPARED FOR:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
C/O SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FL 33410

PREPARED BY:



9961 INTERSTATE COMMERCE DR., SUITE 230
FORT MYERS, FLORIDA 33913

JOSH R. EVANS, P.E.
FLORIDA LICENSE NO. 57436

OVERVIEW

In a continuing effort to monitor and report on the functionality of The Arborwood Stormwater Management System (SWMS), an inspection of the SWMS was performed in February of 2025. Inspections included field observations of all lake banks within the Bridgetown Phase of the Arborwood SWMS to determine the extent of existing stabilization and any areas of erosion. This report outlines the observations made and identifies areas of concern which need maintenance/repair, and any recommended additional inspections/monitoring.

GENERAL PROJECT INFORMATION

- Project Location: Arborwood, Lee County, FL
- SFWMD Master Permit No.: 36-04853-P
- Dates of Inspection:
 - Lake Banks: February 2025 (field observation by J.R. Evans Engineering, P.A.)

LAKE BANK INSPECTION

Field observation of the lakes within the Bridgetown Phase of the Arborwood SWMS was performed in February 2025. All lakes within the Bridgetown Phase were inspected. Lake stabilization consists of grassed shorelines at varying slopes.

Within the Bridgetown Phase of the SWMS, there were areas of erosion noted on grassed shorelines, including areas of minor erosion that require maintenance/repair to prevent substantial erosion or failure, and areas of extensive erosion that require immediate corrective action to remediate the shorelines. It is recommended that corrective action is taken to remediate shorelines identified as having “minor erosion” and “extensive erosion” within this report.

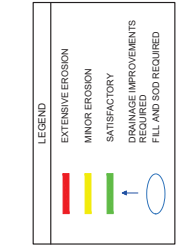
Included as Exhibit A to this report is an exhibit identifying the lake shorelines that were inspected, with color-coded identification to delineate shorelines that were satisfactory (green), shorelines with “minor erosion” (yellow) and shorelines with “extensive erosion” (red). Exhibit A also includes recommended solutions to shorelines with “extensive erosion” such as compacted fill and sod, or drainage improvements. The exhibit also identifies reference numbers for photographs which are included as Exhibit B to this report. Please note that in general, only photos of problem areas are included with this report and the photos were taken during the dry season.

SUMMARY

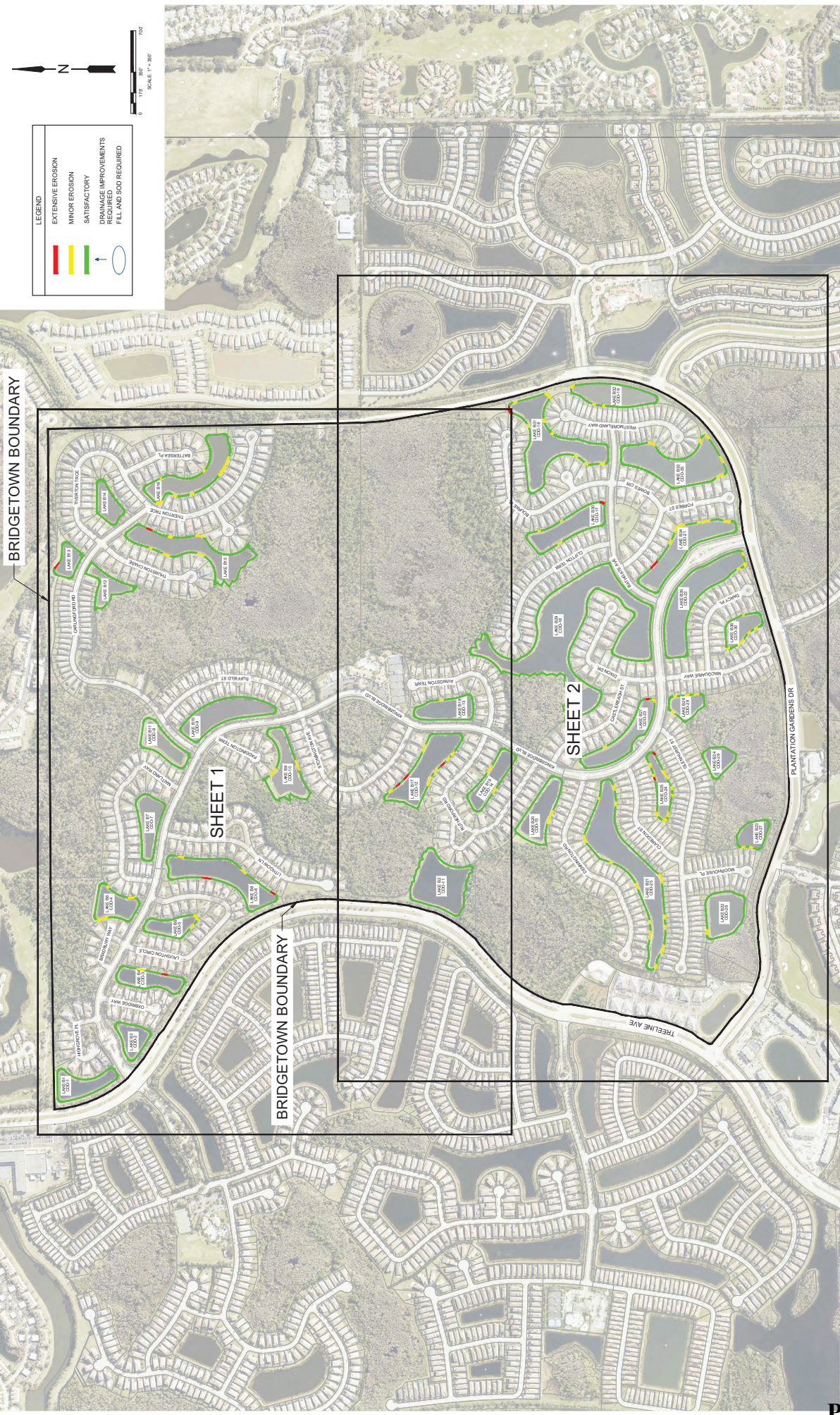
It is also recommended that continuing inspections of the Arborwood SWMS be performed to monitor the condition of the SWMS. A SWMS of this nature requires continuing maintenance to ensure functionality of the system, and inspections by a registered professional engineer are integral to identify problem areas and/or confirm that the system is functioning adequately.

EXHIBIT A

LAKE SUMMARY AND IDENTIFICATION EXHIBIT



BRIDGETOWN BOUNDARY



SHEET 1

SHEET 2

BRIDGETOWN BOUNDARY

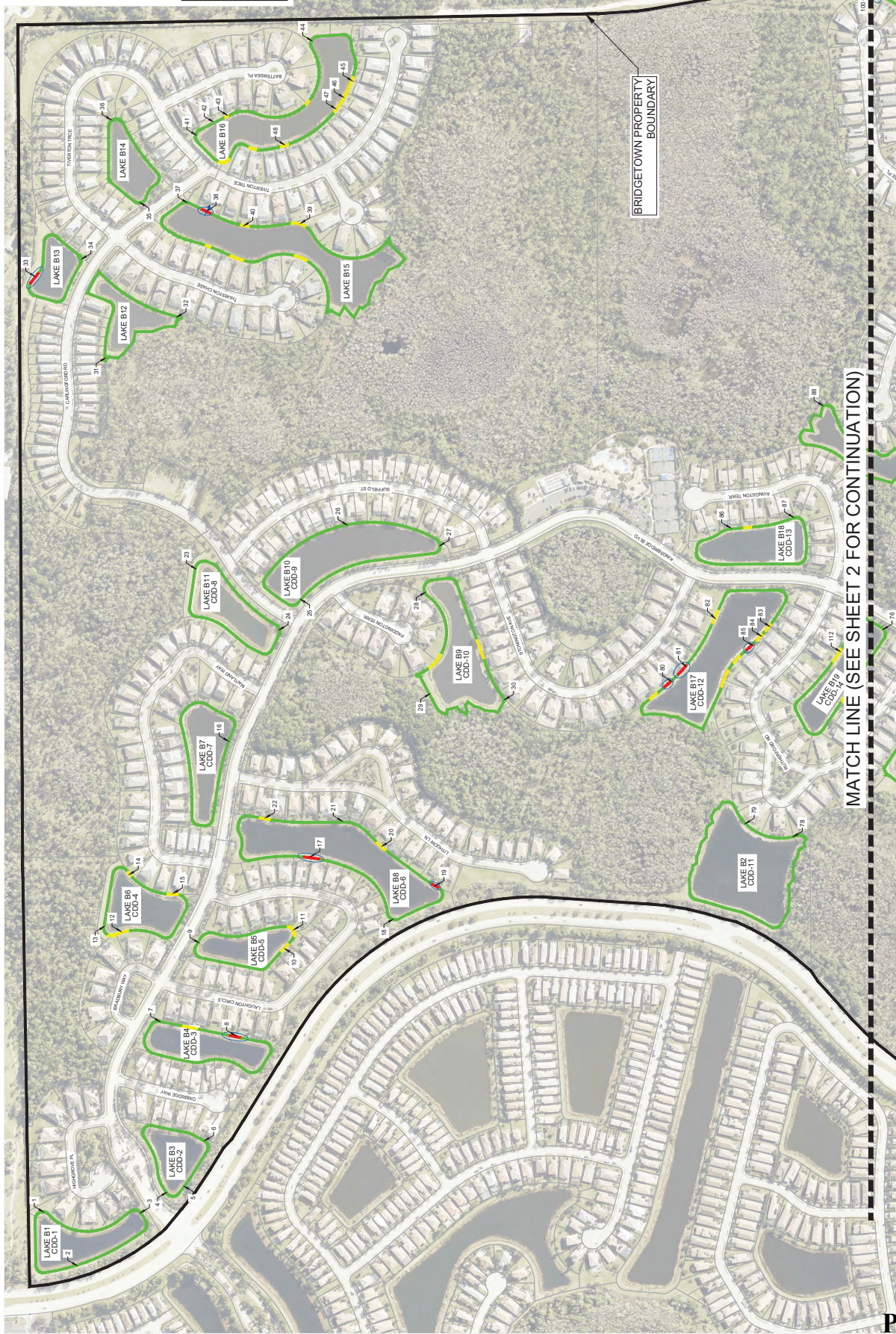
ARBORWOOD CDD

BRIDGETOWN MASTER LAKE BANK INSPECTION EXHIBIT

FEBRUARY, 2025

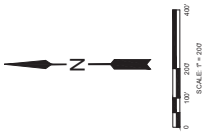


LEGEND	
	EXTENSIVE EROSION
	MINOR EROSION
	SATISFACTORY
	DRAINAGE IMPROVEMENTS REQUIRED
	FILL AND SOIL REQUIRED



ARBORWOOD CDD
BRIDGETOWN LAKE BANK INSPECTION EXHIBIT



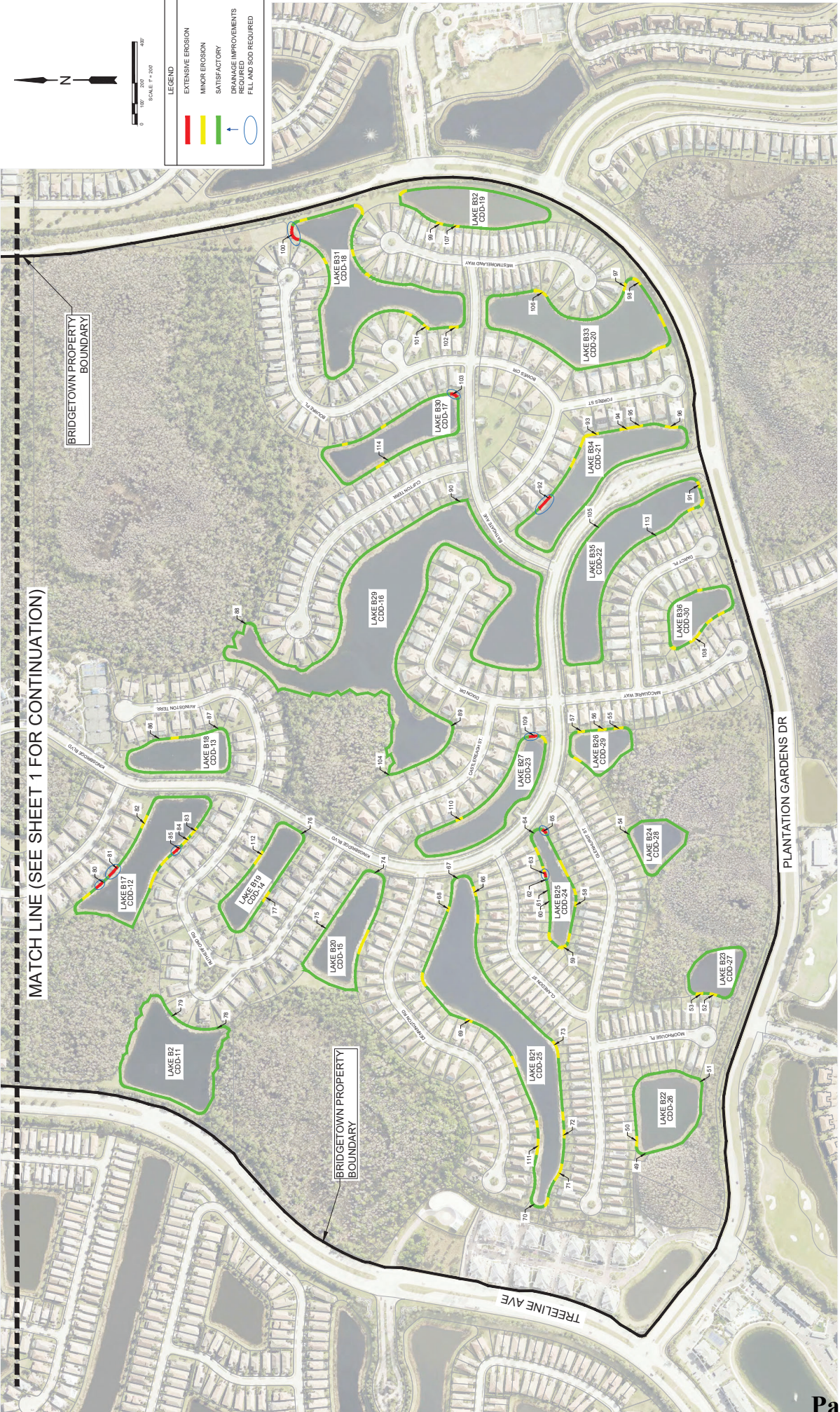


LEGEND	
█	EXTENSIVE EROSION
█	MINOR EROSION
█	SATISFACTORY
█	DRAINAGE IMPROVEMENTS REQUIRED
█	FILL AND SOIL REQUIRED

MATCH LINE (SEE SHEET 1 FOR CONTINUATION)

BRIDGETOWN PROPERTY BOUNDARY

BRIDGETOWN PROPERTY BOUNDARY



ARBORWOOD CDD (SOMERSET PHASE)
LAKE BANK INSPECTION REPORT
FEBRUARY 2025

PREPARED FOR:

ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
c/o SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FL 33410

PREPARED BY:



9961 INTERSTATE COMMERCE DR., SUITE 230
FORT MYERS, FLORIDA 33913

JOSH R. EVANS, P.E.
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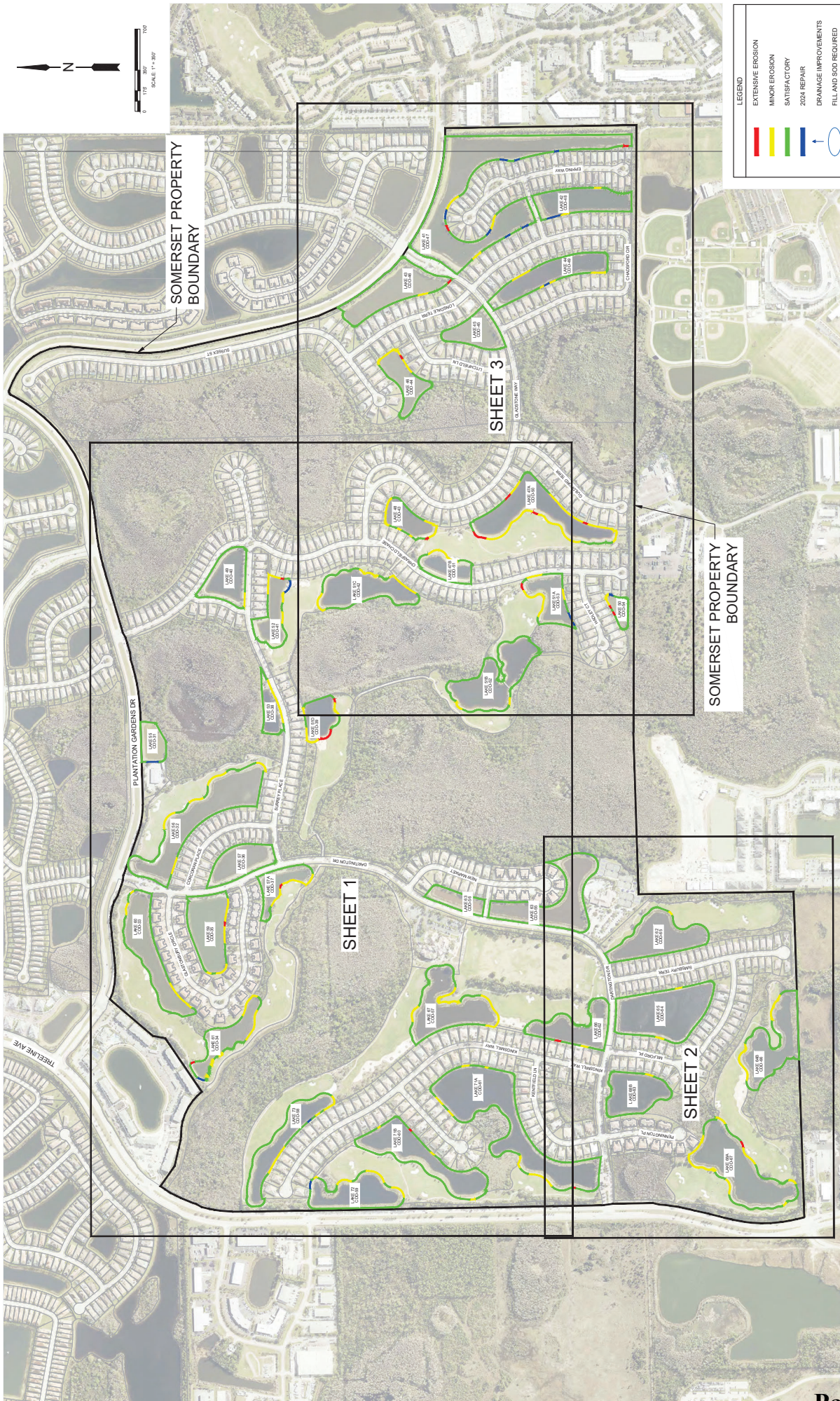
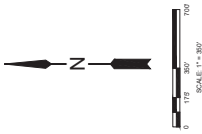
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EXHIBIT A

LAKE SUMMARY AND IDENTIFICATION EXHIBIT



ARBORWOOD CDD

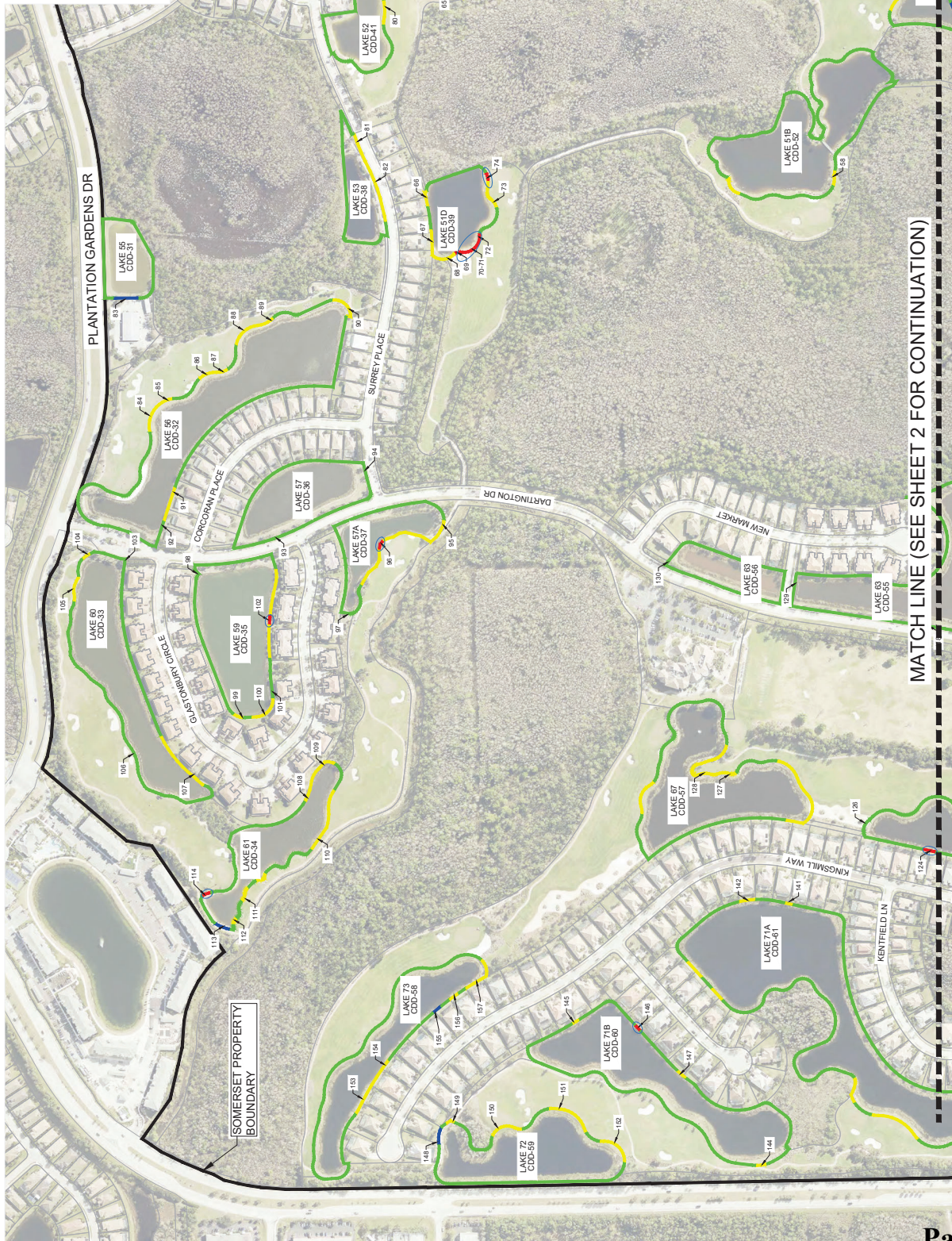
SOMERSET MASTER LAKE BANK INSPECTION EXHIBIT

FEBRUARY, 2025



LEGEND

- EXTENSIVE EROSION
- MINOR EROSION
- SATISFACTORY
- 2024 REPAIR
- DRAINAGE IMPROVEMENTS
- FILL AND SOD REQUIRED

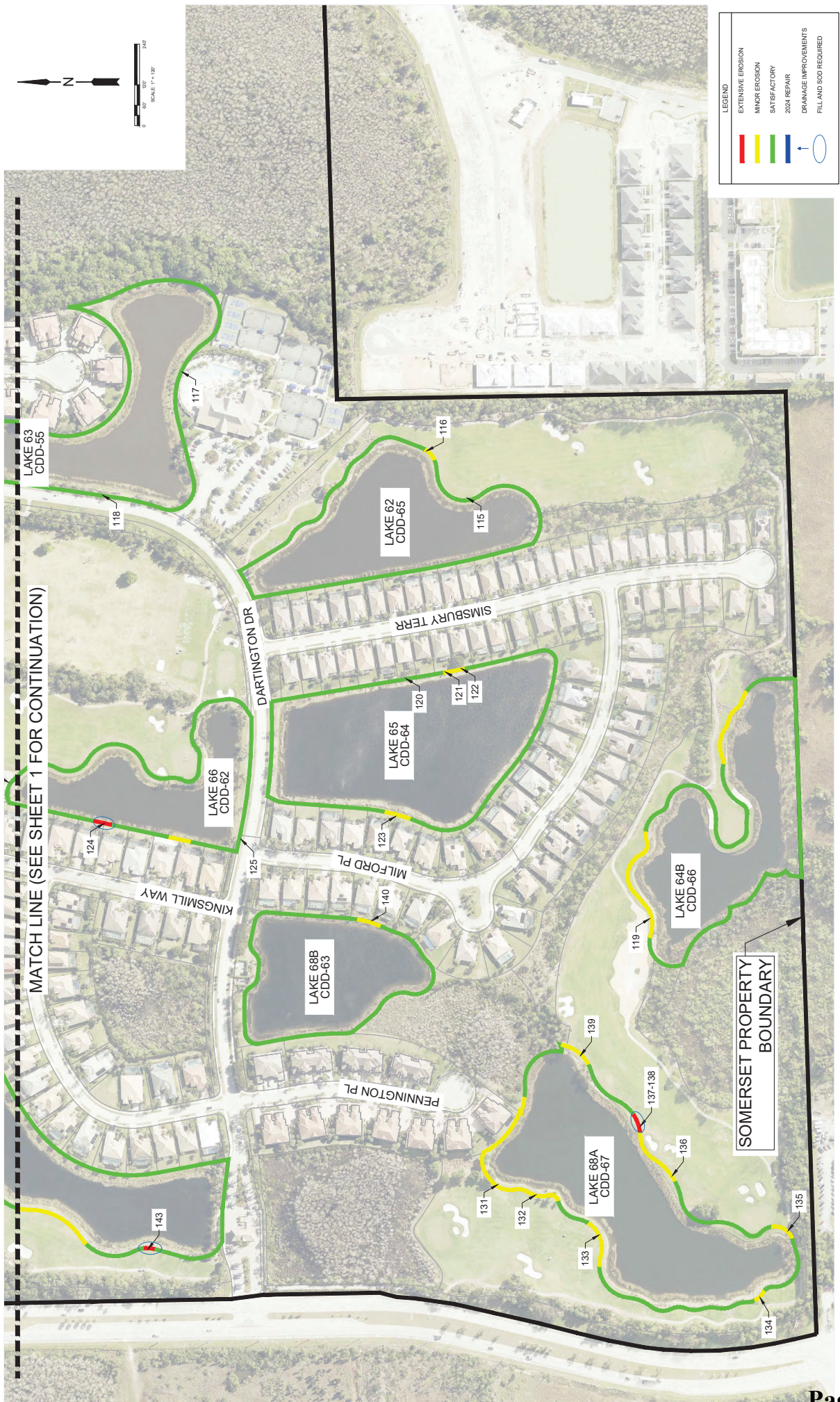
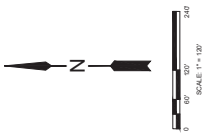


MATCH LINE (SEE SHEET 3 FOR CONTINUATION)

MATCH LINE (SEE SHEET 2 FOR CONTINUATION)

SCALE 1" = 100'





LEGEND

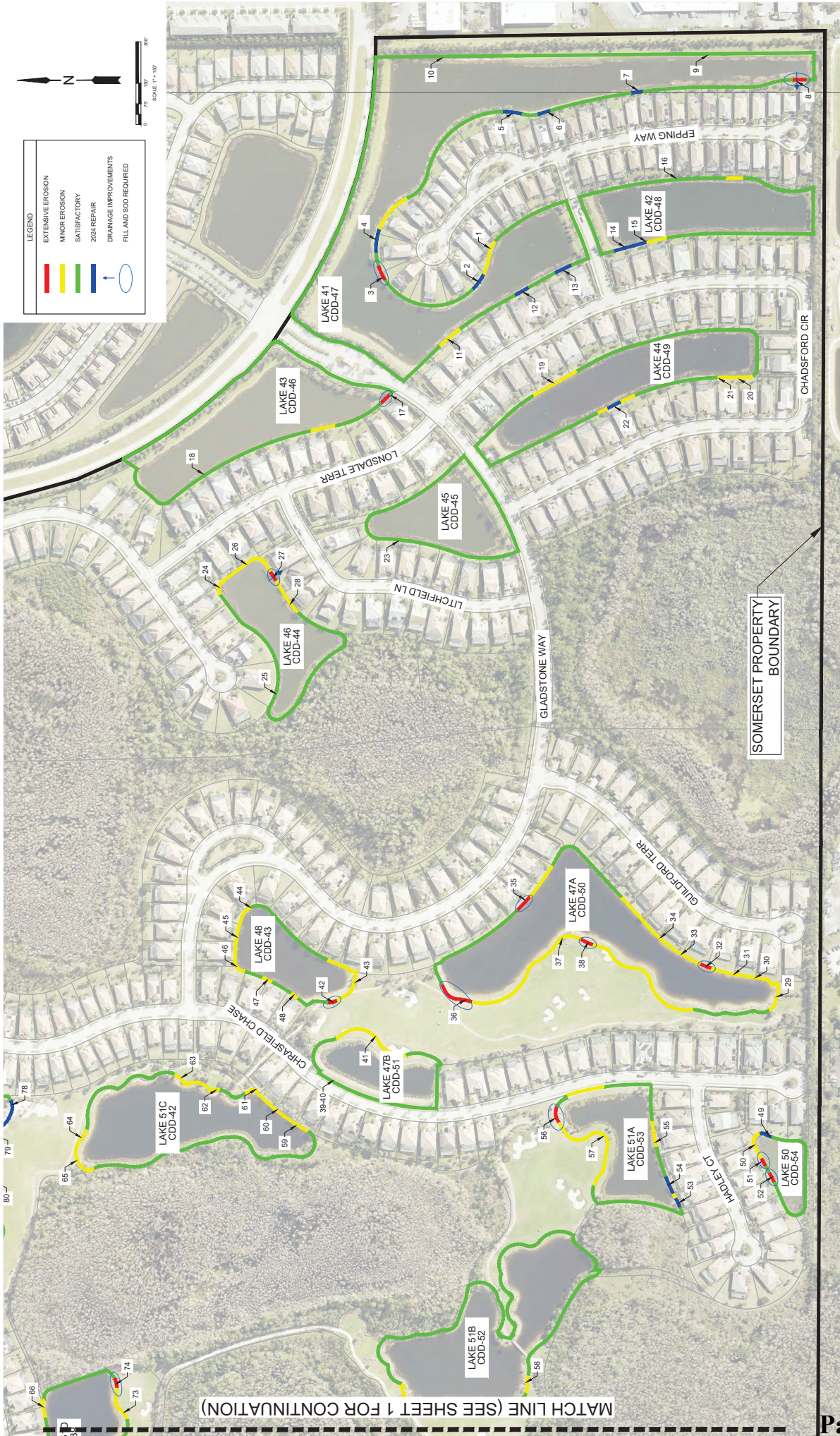
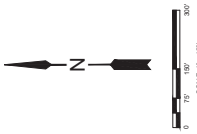
—	EXTENSIVE EROSION
—	MINOR EROSION
—	SATISFACTORY
—	2024 REPAIR
→	DRAINAGE IMPROVEMENTS
○	FILL AND SOIL REQUIRED

FEBRUARY, 2025
SHEET 2

ARBORWOOD CDD
SOMERSET LAKE BANK INSPECTION EXHIBIT



LEGEND	
	EXTENSIVE EROSION
	MINOR EROSION
	SATISFACTORY
	2024 REPAIR
	DRAINAGE IMPROVEMENTS
	FILL AND SOIL REQUIRED



ARBORWOOD CDD

SOMERSET LAKE BANK INSPECTION EXHIBIT

FEBRUARY, 2025
SHEET 3





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
VIA: rflorenz@jreeng.com

2-18-25

RE: STORM SEWER CLEANING

DEAR RYAN,

THANK YOU FOR GIVING ME THE OPPORTUNITY TO QUOTE YOU PRICES TO CLEAN STORM SEWER.

THE FOLLOWING S A BREAKDOWN OF OURT PRICING TO PLUG, DEWATER AND CLEAN PIPE:

S3 TO S4: PLUG BOTH 24" AND CLEAN \$8,400.00
S8 TO S10: PLUG BOTH 24" AND CLEAN \$8,400.00
S13 TO S12: PLUG BOTH 24" AND CLEAN \$8,400.00
S23 TO S22: PLUG BOTH 36" AND CLEAN \$14,700.00
(S23 TO S24) INCLUDED ABOVE
(S24 TO S25) INCLUDED ABOVE
S54 TO S55: LAKE BANK HIGH. BLOW SAND FROM PIPE END INTO LAKE \$3,200.00
S57 TO S56: PLUG BOTH 48" AND CLEAN \$23,200.00
(S58 TO S59) INCLUDED ABOVE

PLUG RENTALS: \$8,300.00

IN ADDITION TO CLEANING THIS INCLUDES DIVER FEES, PLUG RENTAL, A LEE COUNTY CONSTRUCTION HYDRANT WATER METER AND WATER USAGE. DURING THE CLEANING PROCESS THE EXCESS WATER WOULD BE DECANTED INTO OTHER LINES. SAND WOULD BE DUMPED ON SITE. ALTHOUGH RARE, IN SOME CASES, IF THE PIPE HAS BADLY LEAKING JOINT(S) WHICH PROHIBIT DEWATERING REQUIRED FOR CLEANING, WE ONLY CHARGE FOR PLUG RENTAL AND LABOR FOR PUMP DOWN. THE PROCESS WOULD REQUIRE 3 +/- WEEKS.

IF YOU HAVE ANY QUESTION PLEASE CALL.

SINCERELY,

Sean Kennedy

PRESIDENT
SEWER VIEWER, INC.

**CONSIDER APPROVAL OF PROPOSAL REQUEST
DETAILS FOR LAKE MAINTENANCE**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

**Arborwood Community Development District
Budget vs. Actual
October 2024 through February 2025**

	Oct '24 - Feb 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-3100 · O & M Assessments	505,761.02	527,357.00	-21,595.98	95.91%
01-3812 · Debt Assessments (2018)	2,524,821.70	2,632,565.00	-107,743.30	95.91%
01-3818 · Debt Assessments (2014A-1)	488,009.10	509,027.00	-21,017.90	95.87%
01-3819 · Debt Assessments (2014A-2)	104,340.55	108,799.00	-4,458.45	95.9%
01-3822 · Debt Assess-Pd To Trustee-2018	-2,418,967.80	-2,527,262.00	108,294.20	95.72%
01-3829 · Debt Asses-Pd To Trustee-2014A1	-467,549.34	-489,445.00	21,895.66	95.53%
01-3830 · Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
01-3831 · Assessment Discounts	-140,177.81	-150,198.00	10,020.19	93.33%
01-3832 · Debt Asses-Pd To Trustee-2014A2	-99,966.20	-104,580.00	4,613.80	95.59%
01-3850 · Miscellaneous Income	0.00	15,000.00	-15,000.00	0.0%
Total Income	484,556.22	511,263.00	-26,706.78	94.78%
Expense				
01-1130 · Payroll Tax Expense	229.50	880.00	-650.50	26.08%
01-1131 · Supervisor Fees	3,000.00	11,000.00	-8,000.00	27.27%
01-1310 · Engineering	5,128.38	50,000.00	-44,871.62	10.26%
01-1311 · Management Fees	17,045.00	40,908.00	-23,863.00	41.67%
01-1313 · Website Management	833.30	2,000.00	-1,166.70	41.67%
01-1315 · Legal Fees	1,417.50	20,000.00	-18,582.50	7.09%
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	0.00	1,000.00	-1,000.00	0.0%
01-1332 · Amortization Schedule Fee	300.00	500.00	-200.00	60.0%
01-1450 · Insurance	6,994.00	13,000.00	-6,006.00	53.8%
01-1480 · Legal Advertisements	698.90	5,250.00	-4,551.10	13.31%
01-1512 · Miscellaneous	1,120.58	3,300.00	-2,179.42	33.96%
01-1513 · Postage and Delivery	175.32	1,150.00	-974.68	15.25%
01-1514 · Office Supplies	198.20	2,300.00	-2,101.80	8.62%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%

**Arborwood Community Development District
Budget vs. Actual
October 2024 through February 2025**

	Oct '24 - Feb 25	24/25 Budget	\$ Over Budget	% of Budget
01-1555 · Trustee Fees	12,738.75	27,500.00	-14,761.25	46.32%
01-1743 · Continuing Disclosure Fee	0.00	3,000.00	-3,000.00	0.0%
01-1811 · Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
01-1816 · Treeline Preserve Maint-Exotics	0.00	6,000.00	-6,000.00	0.0%
01-1818 · DRI / Traffic Monitoring	0.00	5,000.00	-5,000.00	0.0%
01-1819 · Environmentl Cnsltng-Passarella	1,797.50	22,000.00	-20,202.50	8.17%
01-1820 · Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
01-1824 · Field Inspector - Somerset Only	8,296.64	25,500.00	-17,203.36	32.54%
01-1825 · Lake Maintenance-Somerset Only	20,282.20	46,100.00	-25,817.80	44.0%
01-1826 · Preserve Maint - Somerset Only	0.00	35,000.00	-35,000.00	0.0%
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)	5,775.00	45,000.00	-39,225.00	12.83%
01-1830 · Strmwtr Drains Ins/MTE-Somerset	9,950.00	20,000.00	-10,050.00	49.75%
01-1831 · Strmwtr Drains Ins (Bridgetown)	6,050.00	6,500.00	-450.00	93.08%
01-1839 · Lake Bank Inspection-Somerset	3,331.25	7,500.00	-4,168.75	44.42%
01-1840 · Lake Bank Inspection-Bridgetown	1,443.75	6,500.00	-5,056.25	22.21%
01-1850 · Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expense	146,980.77	511,263.00	-364,282.23	28.75%
Net Income	337,575.45	0.00	337,575.45	100.0%

Bridgetown Balance As Of 2/28/25	\$ 15,506.25
Somerset Balance As Of 2/28/25	\$ 149,066.07

Bank Balance As Of 2/28/25	\$ 901,665.20
Accounts Payable As Of 2/28/25	\$ 104,767.68
Other Assets As Of 2/28/25	\$ -
Total Fund Balance As Of 2/28/25	\$ 796,897.52

Series 2014A-1 Bond Balance As Of 2/28/25	\$ 4,005,000.00
Series 2014A-2 Bond Balance As Of 2/28/25	\$ 470,000.00
Series 2018A-1 Bond Balance As Of 2/28/25	\$ 17,570,000.00
Series 2018A-2 Bond Balance As Of 2/28/25	\$ 6,060,000.00
Total Bond Balance As Of 2/28/25	\$ 28,105,000.00