



**ARBORWOOD  
COMMUNITY DEVELOPMENT  
DISTRICT**

**LEE COUNTY  
REGULAR BOARD MEETING  
JULY 21, 2025  
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**

July 21, 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. June 16, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Update on Road Impact Fee Credits
- H. New Business
- I. Administrative Matters
  - 1. Attorney's Report
  - 2. Engineer Report
  - 3. Field Inspectors Report
  - 4. Preserve Compliance Updates
  - 5. Manager's Report
    - a. Financials.....Page 5
- J. Board Member Comments
- K. Adjourn

Publication Date  
2025-07-11

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 July 21, 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](http://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](http://www.arborwoodcdd.org)

No.11468121 July 11, 2025

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 16, 2025**

**A. CALL TO ORDER**

The June 16, 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 June 6, 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 via phone
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 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. May 19, 2025, Regular Board Meeting**

The May 19, 2025, Regular Board Meeting minutes were presented for consideration. It was noted that under Item H2 - Consider Lake Maintenance Proposal – it should read “It was noted that **the** flow way” not “...they flow way.”

A **MOTION** was made by Mr. Gordish, seconded by Ms. Hagen and passed unanimously approving the May 19, 2025, Regular Board Meeting minutes, as amended.

**G. OLD BUSINESS**

**1. Update Road Impact Fee Credits**

An entity reached out to express interest, stating it was their belief that they were the entity entitled to the credits. This party is reaching out to their attorneys to confirm and establish their claim. This item will be tabled until the next meeting.

**H. NEW BUSINESS**

**1. Consider Professional Services Agreement for Treeline Mitigation**

These proposals are consistent with the budget. The Treeline Parcel is on tonight’s City’s agenda for consideration. Mr. Haber and Mr. Gordish will coordinate with District staff to determine if the treatment will be completed prior to the transfer.

**2. Flow Way Inspection Report**

It was noted that there are no apparent issues; the flow way is working as designed.

**I. ADMINISTRATIVE MATTERS**

**1. Manager’s Report**

Ms. Krizen reported that an alligator had been removed from District property.

Ms. Krizen noted that the next meetings were scheduled for July 21, 2025, and August 18, 2025.

**2. Attorney’s Report**

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

**3. Engineer’s Report**

It was reported that the flow way treatment proposals were being sent to contractors. A few have been received but there was a consensus of the Board to continue to receive proposals prior to deciding.

The lake bank repairs have been inspected and will continue to be monitored.

**4. Field Inspector’s Report**

Rainfall is 2/3 of the typical year-to-date. The system is functioning as designed. There is abundant wildlife present, fish, birds, turtles, and gators.

## 5. Preserves Compliance Report

The onsite inspection has been conducted with treatment anticipated shortly. Bridgetown is looking good; Sommerset has some hotspots needing extra attention. The Panther parcel treatment is expected to be completed shortly.

### J. BOARD MEMBER COMMENTS

Mr. Gordish reported that he was working with the City of Fort Myers to get the road at Plantation Gardens gated.

Mr. Haber advised that the City would like a letter from the District stating that, to the best of our knowledge, there are not any permit violations or issues.

A **motion** was made by Mr. Gordish, seconded by Ms. Hagen and passed unanimously authorizing Ms. Krizen to send a letter as advised by District Counsel.

### K. ADJOURNMENT

There being no further business to come before the Board, a <b>MOTION</b> was made by Mr. Aycock, seconded by Ms. Hagen and passed unanimously adjourning the Regular Board Meeting at 10:35 a.m.
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Secretary/Assistant Secretary

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Chair/Vice-Chair

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

	<b>Oct 24 - June 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Revenue</b>				
<b>O &amp; M Assessments</b>	524,448.30	527,357.00	-2,908.70	99.45%
<b>Debt Assessments (2018)</b>	2,618,112.25	2,632,565.00	-14,452.75	99.45%
<b>Debt Assessments (2014A-1)</b>	506,040.80	509,027.00	-2,986.20	99.41%
<b>Debt Assessments (2014A-2)</b>	108,195.95	108,799.00	-603.05	99.45%
<b>Debt Assess-Pd To Trustee-2018</b>	-2,512,043.05	-2,527,262.00	15,218.95	99.4%
<b>Debt Asses-Pd To Trustee-2014A1</b>	-485,539.44	-489,445.00	3,905.56	99.2%
<b>Assessment Fees</b>	-11,715.00	-10,000.00	-1,715.00	117.15%
<b>Assessment Discounts</b>	-140,486.85	-150,198.00	9,711.15	93.53%
<b>Debt Asses-Pd To Trustee-2014A2</b>	-103,812.75	-104,580.00	767.25	99.27%
<b>Miscellaneous Income</b>	0.00	15,000.00	-15,000.00	0.0%
<b>Total Income</b>	503,200.21	511,263.00	-8,062.79	98.42%
<b>Expense</b>				
<b>Payroll Tax Expense</b>	520.20	880.00	-359.80	59.11%
<b>Supervisor Fees</b>	6,800.00	11,000.00	-4,200.00	61.82%
<b>Engineering</b>	22,266.74	50,000.00	-27,733.26	44.53%
<b>Management Fees</b>	30,681.00	40,908.00	-10,227.00	75.0%
<b>Website Management</b>	1,499.94	2,000.00	-500.06	75.0%
<b>Legal Fees</b>	6,419.38	20,000.00	-13,580.62	32.1%
<b>Assessment/Tax Roll</b>	0.00	5,000.00	-5,000.00	0.0%
<b>Audit Fees</b>	0.00	5,350.00	-5,350.00	0.0%
<b>Arbitrage Rebate Fee</b>	1,000.00	1,000.00	0.00	100.0%
<b>Amortization Schedule Fee</b>	300.00	500.00	-200.00	60.0%
<b>Insurance</b>	6,994.00	13,000.00	-6,006.00	53.8%
<b>Legal Advertisements</b>	1,585.70	5,250.00	-3,664.30	30.2%
<b>Miscellaneous</b>	2,122.25	3,300.00	-1,177.75	64.31%
<b>Postage and Delivery</b>	271.74	1,150.00	-878.26	23.63%

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

	<b>Oct 24 - June 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
Office Supplies	585.90	2,300.00	-1,714.10	25.47%
Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
Trustee Fees	12,738.75	27,500.00	-14,761.25	46.32%
Continuing Disclosure Fee	3,000.00	3,000.00	0.00	100.0%
Professional Fee & Permits	0.00	1,250.00	-1,250.00	0.0%
Treeline Preserve Maint-Exotics	0.00	6,000.00	-6,000.00	0.0%
DRI / Traffic Monitoring	0.00	5,000.00	-5,000.00	0.0%
Environmentl Consulting-Passarella	8,540.00	22,000.00	-13,460.00	38.82%
Panther Mitigation Mnt-Exotics	80,000.00	80,000.00	0.00	100.0%
Field Inspector - Somerset Only	18,856.00	25,500.00	-6,644.00	73.95%
Lake Maintenance-Somerset Only	36,891.24	46,100.00	-9,208.76	80.02%
Preserve Maint - Somerset Only	35,000.00	35,000.00	0.00	100.0%
Flowway Maintenance	0.00	4,600.00	-4,600.00	0.0%
Preserve Maint (Parcel C Only)	0.00	7,000.00	-7,000.00	0.0%
Lake Bank Erosion Mte(Somerset)	50,475.00	45,000.00	5,475.00	112.17%
Strmwtr Drains Ins/MTE-Somerset	12,450.00	20,000.00	-7,550.00	62.25%
Strmwtr Drains Ins (Bridgetown)	6,050.00	6,500.00	-450.00	93.08%
Lake Bank Inspection-Somerset	7,200.00	7,500.00	-300.00	96.0%
Lake Bank Inspection-Bridgetown	6,950.95	6,500.00	450.95	106.94%
Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
<b>Total Expenditures</b>	<b>359,373.79</b>	<b>511,263.00</b>	<b>-151,889.21</b>	<b>70.29%</b>
<b>Net Revenue</b>	<b>143,826.42</b>	<b>0.00</b>	<b>143,826.42</b>	<b>100.0%</b>

Bridgetown Balance As Of 10/31/24	\$ 12,640.62
Somerset Balance As Of 10/31/24	\$ 27,275.68

Bridgetown Activity: 10/31/24 - 6/30/25	\$ (0.95)
Somerset Activity: 10/31/24 - 6/30/25	\$ 18,227.76
Bridgetown Balance As Of 6/30/25	\$ 12,639.67
Somerset Balance As Of 6/30/25	\$ 45,503.44



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

<u>Oct 24 - June 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
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Bank Balance As Of 6/30/25	\$ 701,252.08
Accounts Payable As Of 6/30/25	\$ 98,103.59
Other Assets As Of 6/30/25	\$ -
Total Fund Balance As Of 6/30/25	\$ 603,148.49

Series 2014A-1 Bond Balance As Of 6/30/25	\$ 3,785,000.00
Series 2014A-2 Bond Balance As Of 6/30/25	\$ 420,000.00
Series 2018A-1 Bond Balance As Of 6/30/25	\$ 16,360,000.00
Series 2018A-2 Bond Balance As Of 6/30/25	\$ 5,670,000.00
Total Bond Balance As Of 6/30/25	\$ 26,235,000.00