



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MARCH 16, 2026
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 16, 2026
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 16, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Presentation of Somerset Lake Bank Report.....Page 3
 - a. Discussion Regarding Pond Bank Repairs Schedule and Costs
- I. Administrative Matters
 - 1. Attorney’s Report
 - 2. Engineer Report
 - a. Update on Tree Removal at 12851 Epping
 - 3. Field Inspectors Report – Somerset
 - 4. Preserve Compliance Updates
 - 5. Bridgetown Report.....Page 4
 - 6. Manager’s Report
 - a. Financials.....Page 5
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-03-06

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 16, 2026, 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

March 6,2026 12126957

**FEBRUARY 16, 2026
REGULAR BOARD MEETING MINUTES**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

**PRESENTATION OF SOMERSET
LAKE BANK REPORT**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**



March Update-03/08/2026

Lake Water Quality	<ul style="list-style-type: none"> February readings not received yet
Lake Doctor Monthly Summary	<ul style="list-style-type: none"> Spot treated for algae Spot treated with pond dye to suppress sunlight prohibiting unwanted aquatic plants Lakes 3 and 4 were treated for invasive aquatic vegetation Lake 35 received beneficial bacteria to reduce nutrient levels Commented on the low lake levels
Lake Bank Conditions	<p><u>REQUEST:</u> Please advise association when JR Evans will perform their 2026 inspection. Ponds Committee Chair would like to accompany.</p>
Preserves	None to Report
Resident Requests	None to report
Other Updates	None to report

Arborwood Community Development District
Budget vs. Actual
October 2025 - February 2026

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Revenue				
O & M Assessments	515,728.67	539,884.00	-24,155.33	95.53%
Debt Assessments (2018)	2,514,759.40	2,633,569.00	-118,809.60	95.49%
Debt Assessments (2014A-1)	490,446.20	513,421.00	-22,974.80	95.53%
Debt Assessments (2014A-2)	50,101.80	52,459.00	-2,357.20	95.51%
Debt Assess-Pd To Trustee-2018	-2,408,412.50	-2,528,226.00	119,813.50	95.26%
Debt Asses-Pd To Trustee-2014A1	-469,705.85	-492,885.00	23,179.15	95.3%
Debt Asses-Pd To Trustee-2014A2	-47,983.20	-50,360.00	2,376.80	95.28%
Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
Assessment Discounts	-139,301.05	-149,573.00	10,271.95	93.13%
Carryover Balance	0.00	17,000.00	-17,000.00	0.0%
Total Income	493,918.47	525,289.00	-31,370.53	94.03%
Expense				
Payroll Tax Expense	290.70	880.00	-589.30	33.03%
Supervisor Fees	3,800.00	11,000.00	-7,200.00	34.55%
Engineering	3,365.50	50,000.00	-46,634.50	6.73%
Management Fees	17,535.00	42,084.00	-24,549.00	41.67%
Website Management	833.30	2,000.00	-1,166.70	41.67%
Legal Fees	3,127.61	19,000.00	-15,872.39	16.46%
Assessment/Tax Roll	0.00	5,000.00	-5,000.00	0.0%
Audit Fees	0.00	5,450.00	-5,450.00	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	6,998.00	13,000.00	-6,002.00	53.83%
Legal Advertisements	930.74	5,250.00	-4,319.26	17.73%
Miscellaneous	1,395.92	3,200.00	-1,804.08	43.62%
Postage and Delivery	72.28	1,125.00	-1,052.72	6.43%
Office Supplies	656.95	2,275.00	-1,618.05	28.88%
Dues, License & Subscriptions	175.00	175.00	0.00	100.0%

**Arborwood Community Development District
Budget vs. Actual
October 2025 - February 2026**

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Trustee Fees	12,738.75	22,500.00	-9,761.25	56.62%
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	15,300.00	5,000.00	10,300.00	306.0%
Environmentl Consulting-Passarella	8,126.25	23,000.00	-14,873.75	35.33%
Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
Field Inspector - Somerset Only	8,485.20	25,500.00	-17,014.80	33.28%
Lake Maintenance-Somerset Only	20,761.30	50,000.00	-29,238.70	41.52%
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	4,350.00	30,000.00	-25,650.00	14.5%
Strmwtr Drains Ins (Bridgetown)	6,720.00	6,500.00	220.00	103.39%
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%
Capital Outlay - Small	0.00	1,000.00	-1,000.00	0.0%
Total Expenditures	<u>155,662.50</u>	<u>525,289.00</u>	<u>-369,626.50</u>	<u>29.63%</u>
Net Revenue	<u>338,255.97</u>	<u>0.00</u>	<u>338,255.97</u>	<u>100.0%</u>

Bridgetown Balance As Of 10/1/25	\$ 12,640.62
Somerset Balance As Of 10/1/25	\$ 27,275.68

Bridgetown Activity: 10/1/25 - 2/28/26	\$ 6,280.00
Somerset Activity: 10/1/25 - 2/28/26	\$ 163,403.50
Bridgetown Balance As Of 2/28/26	\$ 18,920.62
Somerset Balance As Of 2/28/26	\$ 190,679.18

Arborwood Community Development District
Budget vs. Actual
October 2025 - February 2026

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Bank Balance As Of 2/28/26	\$ 1,056,366.81			
Accounts Payable As Of 2/28/26	\$ 188,187.48			
Other Assets As Of 2/28/26	\$ -			
Total Fund Balance As Of 2/28/26	\$ 868,179.33			
Series 2014A-1 Bond Balance As Of 2/28/26	\$ 3,785,000.00			
Series 2014A-2 Bond Balance As Of 2/28/26	\$ 420,000.00			
Series 2018A-1 Bond Balance As Of 2/28/26	\$ 16,360,000.00			
Series 2018A-2 Bond Balance As Of 2/28/26	\$ 5,670,000.00			
Total Bond Balance As Of 2/28/26	\$ 26,235,000.00			