



**ARBORWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 27, 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

April 27, 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. March 16, 2026 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
 - 1. Consideration of Request to Remove Oak Tree 12347 Litchfield.....Page 5
 - 2. Discussion Regarding the Process for Vegetation Removal Requests from CDD Property
- I. Administrative Matters
 - 1. Attorney’s Report
 - 2. Engineer Report
 - a. Inspection Reports.....Page 13
 - Bridgetown Lake Bank Inspection Report
 - Bridgetown Drainage Inspection Report
 - Somerset Drainage Inspection Report
 - b. Lake Bank Plantings Notice.....Page 14
 - c. Somerset Desilting Summary.....Page 15
 - 3. Field Inspectors Report – Somerset
 - 4. Preserve Compliance Updates
 - 5. Bridgetown Report.....Page 16
 - 6. Manager’s Report
 - a. Financials.....Page 17
- J. Board Member Comments
- K. Adjourn

Publication Date
2026-04-17

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 April 27, 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

4/17/2026 12211029

**ARBORWOOD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 16, 2026**

A. CALL TO ORDER

The March 16, 2026, 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 March 6, 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	Present
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
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. February 16, 2026, Regular Board Meeting

The minutes of the February 16, 2026, Regular Board Meeting were presented for consideration.

A **MOTION** was then made by Mr. Schrottenboer, seconded by Mr. Gordish and passed unanimously approving the minutes of the February 16, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Somerset Lake Bank Report Presentation

Mr. Lorenz presented the Annual Lake Bank Inspection Report and summarized conditions, noting prior repairs generally performed well with some warranty items identified.

A discussion ensued after which: the Board reviewed erosion areas, exposed pipes, and golf course impacts, and discussed approximately thirteen areas of extensive erosion.

Resident concerns at 12855 Chadsford Circle were discussed, with minor repairs recommended and no major failure observed.

The Board discussed drainage impacts from downspouts and pool overflows and directed that affected homeowners be notified through the HOA.

Mr. Lorenz will obtain proposals and return to the next meeting with repair recommendations.

I. ADMINISTRATIVE MATTERS

1. Attorney's Report

Mr. Haber reported on legislative updates including recall procedures, sovereign immunity limits, and potential changes to meeting notice requirements.

2. Engineer's Report

a. Update on Tree Removal at 12851 Epping

Mr. Lorenz reported the tree had been removed with minimal disturbance and no further action was required. He also updated the Board on the DRI traffic monitoring report and ongoing coordination with the City. Drainage pipe cleaning work has also been completed and a final report would be provided at the next meeting.

3. Field Inspector's Report - Somerset

Mr. Hirniak reported that the lakes were functioning as designed and conditions remained stable despite dry weather.

4. Preserves Compliance Report

Ms. Brosious reported that preserve treatments were underway and inspections found the preserve in good condition.

5. Bridgetown Report

Mr. Lorenz reported that inspections were underway with participation from the Bridgetown Pond Committee.

6. Manager's Report

a. Financials

Ms. Meneely reported that the District remained in good financial condition.

She further noted upcoming elections for certain Supervisors and reviewed meeting and budget schedules.

J. BOARD MEMBER COMMENTS

Mr. Gordish reported on annexation and rezoning of previously donated property and additional City acquisitions.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Mr. Gordish, seconded by Mr. Aycock and passed unanimously adjourning the Regular Board Meeting at 10:04 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Landscaping

Regular Agenda *

Oak Tree Removal

Somerset at The Plantation | Architectural Review Board

APPLICATION FOR EXTERIOR MODIFICATION

Owner Name: ANTHONY P. CAMPISI

Street Address: 12347 LITCHFIELD LANE

HOMEOWNER CHECK

- 1. Complete all Owner sections of this application.
- 2. Initial every page and sign the Owner's Affidavit
- 3. Attach all required supporting documentation. See page 3
- 4. Submit a security deposit, if required. See page 3
- 5. When e-mailing applications or supporting documentation must read as follows:
"ARB Application - Street address" (Ex: ARB Application - 12347 Litchfield Lane)
- 6. Hand deliver, e-mail, or mail ALL 8 PAGES of the supporting documentation to Management Office

Mailing address:

Somerset at The Architectural Review Board
10401 Dartington
Fort Myers, FL 33907

The e-mail address is:

Garrett.Ruthig@somersetplantation.com

Regular Agenda
 OAK TREE Removals
 HOA Board Meeting
 Approved OAKS for
 Removal in HOA Common
 AREA. OAK TREE IN
 back yard requires
 special CDD Approval
 for Removal.

Garrett!

make up it's in
 toward tree
 hand send
 rdish -
 out to
 next CDD meeting

RECEIVED

Management Use Only

Date Application Received: MAR 30 2026 By: _____

1. Have all supporting documents have been received? YES NO

2. Have all security deposits from homeowner & contractor been received? YES NO

3. I certify this application is complete: YES NO By: _____

If this application is not complete, please return the application to the Owner for correction.

Date Application given to ARB: _____

Proposed for ARB Meeting Date: _____

Owner Name: ANTHONY P. CAMPISI
Street Address: 12347 LITCHFIELD LANE
E-mail Address: APCAMPISI@AOL.COM
Contact Phone: 717-891-5398
Alternate Mailing Address: 1950 MEMORY LANE EXT.
YORK, PA 17406

Work Start Date: TBD / WITHIN 30 DAYS OF ARB APPROVAL Completion Date: _____
Vendor/Contractor: ~~XXXXXXXX~~ ~~XXXXXXXX~~ BRANCH LANDSCAPING
Contractor Contact Name & Phone: ~~XXXXXXXX-XXXX~~
863-244-9185

SCOPE OF WORK

Please tell us the proposed exterior work you are requesting to have completed on your property. Please be specific. **Please note: ONLY ONE REQUEST PER APPLICATION.**

REMOVE 5 OAK TREES - 4 ALONG
SIDE OF HOUSE FACING GLADSTONE WAY.
ABOVE GROUND ROOTS ARE A SERIOUS
TRIP HAZARD. ROOTS ARE ALSO CLOSE TO
HOUSE AND COULD CAUSE STRUCTURAL CRACKS
IN WALL. TREE #5 PLANTED TOO CLOSE TO
PALM TREES. TREE LIMBS ARE DAMAGING
PALMS. (REMOVE TREES & SHRED STUMPS)

OWNER'S AFFIDAVIT EXTERIOR MODIFICATION IMPROVEMENT

I have read, understand, and agree to abide by the Declaration of Covenants, Restrictions and Easements for the Association, Somerset at The Plantation. In return for approval, I agree to be responsible for the following:

- A. Allowing reasonable access to my Lot by the Property Management Company, the Architectural Review Board Members or their designees to conduct site visits as part of the Architectural Review Board Process, and for any on-going exterior modification observations.
- B. All losses or damage caused to others, including neighboring properties and common areas as a result of this exterior modification improvement, whether caused by Owners, Guests, hired Contractors, Vendors, Painters, or Others.
- C. To comply with all applicable governmental laws, statutes, ordinances, codes, rules and regulations.
- D. To correct any encroachment(s) caused by this improvement.
- E. To comply with the conditions of approval required by the Association for architectural improvements.
- F. To complete the exterior modification improvement in accordance with the approved scope of work. If the exterior improvement is not completed as approved, said approval will be revoked and the Owner shall remove the modification at the Owner's expense.
- G. Ensuring that all areas damaged/affected by the modification improvement are to be restored to their original condition. The owner will be notified of any damage or deficiencies in writing and will be required to correct any damage. Failing that, the Owner is responsible for all costs necessary for the Association to properly restore the affected area(s).
- H. The Owner acknowledges it is forbidden to use any Association Property such as, but not limited to, Community bathrooms, streets, drainage gutters, storm drains, or ponds within the Community for disposing of landscaping or construction debris or cleaning any construction materials.
- I. Hired vendors and contractors shall not block sidewalks, mailboxes, intersections, or impede traffic flow with any equipment or vehicles.
- J. Any vendor, contractor, or owner equipment and trash must be stored away from street view when active work is not being conducted.
- K. To complete the exterior modification improvement within 6 months of the approval of this application. Failure to complete the modification improvement within 6 months will require a new application submission.

I acknowledge that the Architectural Review Board's review and approval or disapproval of submitted exterior modification improvement applications shall be based solely on considerations of the overall benefit or detriment to the Community as a whole. I also understand that the Architectural Review Board does not review or assume responsibility for the performance, workmanship, quality of work, or schedule of any contractor or vendor. Lastly, I understand the Architectural Review Board has up to forty-five (45) days to act on completed applications that have been submitted for approval.

I agree to abide by the decision of the Architectural Review Board or Association. If the exterior modification improvement is not completed as approved, within the specifications submitted in this application, and I refuse to correct the deficiency, I will be subject to fines and may be subject to legal action by the Association. In such event, I shall be responsible for the Associations' reasonable attorneys' fees.

Print Name of Owner: ANTHONY P. CAMPISI

Street Address: 12347 LITCHFIELD LANE

Owner Signature:  Date Signed: 3/28/26







INSPECTION REPORTS

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Subject: Tree and Vegetation Work on CDD LME Property

Dear Property Managers,

Please be advised that no trees, shrubs, or other vegetation may be planted, removed, or replaced within the Lake Maintenance Easement (LME) without prior review and written approval from the Arborwood Community Development District.

This policy ensures compliance with the District's operation and maintenance responsibilities for the stormwater management system and preserves the functionality of the lake banks.

For inquiries please contact Kathleen Meneely <kmeneely@sdsinc.org>, and Ryan Lorenz <rlorenz@jreeng.com>.

Sincerely,

DRAFT



Arborwood Desilting				
Pipe Information	Pipe Length	Pipe Material	Date Cleaned	Special Notes
S-2 to S-3	27'	RCP	3/3	
S-3 to S-4	147'	RCP	3/3	
S-8 to S-10	169'	RCP	3/30	Heavy white sand during cleaning; possible damage/infiltration
S-12 to S-13	156'	RCP	3/3-3/6	Buried grate exposed at S-12
S-22 to S-23	42'	RCP	3/27	Old metal grate collar in structure S-23 could not be removed manually
S-23 to S-24	59'	RCP	4/1-4/2	
S-24 to S-25	44'	RCP	4/1-4/2	100% blockage at S-25 resolved
S-53 to S-54	21'	RCP	3/31	
S-54 to S-55	204'	RCP	3/31	
S-56 to S-57	81'	RCP	3/19-3/20	
S-58 to S-59	81'	RCP	3/18-3/19	



April Update-04/03/2026

Revised 04/06/26
(water testing results received)

Lake Water Quality	<ul style="list-style-type: none"> • April water samples were within range, except for 28, total phosphorus was slightly out of range by 0.019. Will monitor.
Lake Doctor Monthly Summary	<ul style="list-style-type: none"> • Spot treated for algae • Spot treated for invasive aquatic weed growth • Dye added to lake 10 to help suppress unwanted vegetation and algae growth • Lake Doctors did not observe any concerning issues. • Commented on the low lake levels • 2026 Muck level testing 1 of 2 was performed
Lake Bank Conditions	Received Lake Bank and Storm Drain reports. Working on obtaining quotes to repair lake bank erosion and storm pipe cleaning.
Preserves	None to Report
Resident Requests	None to report
Other Updates	None to report

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

	<u>Oct 25 - Mar 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Revenue				
O & M Assessments	522,235.15	539,884.00	-17,648.85	96.73%
Debt Assessments (2018)	2,546,486.05	2,633,569.00	-87,082.95	96.69%
Debt Assessments (2014A-1)	496,633.75	513,421.00	-16,787.25	96.73%
Debt Assessments (2014A-2)	50,733.90	52,459.00	-1,725.10	96.71%
Debt Assess-Pd To Trustee-2018	-2,439,781.35	-2,528,226.00	88,444.65	96.5%
Debt Asses-Pd To Trustee-2014A1	-475,823.65	-492,885.00	17,061.35	96.54%
Debt Asses-Pd To Trustee-2014A2	-48,608.20	-50,360.00	1,751.80	96.52%
Assessment Fees	-11,715.00	-10,000.00	-1,715.00	117.15%
Assessment Discounts	-139,809.15	-149,573.00	9,763.85	93.47%
Carryover Balance	0.00	17,000.00	-17,000.00	0.0%
Total Income	500,351.50	525,289.00	-24,937.50	95.25%
Expense				
Payroll Tax Expense	367.20	880.00	-512.80	41.73%
Supervisor Fees	4,800.00	11,000.00	-6,200.00	43.64%
Engineering	8,778.90	50,000.00	-41,221.10	17.56%
Management Fees	21,042.00	42,084.00	-21,042.00	50.0%
Website Management	999.96	2,000.00	-1,000.04	50.0%
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	1,155.82	5,250.00	-4,094.18	22.02%
Miscellaneous	1,745.27	3,200.00	-1,454.73	54.54%
Postage and Delivery	98.42	1,125.00	-1,026.58	8.75%
Office Supplies	1,315.15	2,275.00	-959.85	57.81%
Dues, License & Subscriptions	175.00	175.00	0.00	100.0%

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

	<u>Oct 25 - Mar 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	8,726.25	23,000.00	-14,273.75	37.94%
Panther Mitigation Mnt-Exotics	40,000.00	80,000.00	-40,000.00	50.0%
Field Inspector - Somerset Only	12,444.96	25,500.00	-13,055.04	48.8%
Lake Maintenance-Somerset Only	24,913.56	50,000.00	-25,086.44	49.83%
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>175,796.85</u>	<u>525,289.00</u>	<u>-349,492.15</u>	<u>33.47%</u>
Net Revenue	<u>324,554.65</u>	<u>0.00</u>	<u>324,554.65</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 - 3/31/26	\$ 6,280.00
Somerset Activity: 10/1/25 - 3/31/26	\$ 155,291.48
Bridgetown Balance As Of 3/31/26	\$ 18,920.62
Somerset Balance As Of 3/31/26	\$ 182,567.16

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

	<u>Oct 25 - Mar 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Bank Balance As Of 3/31/26	\$ 900,142.00			
Accounts Payable As Of 3/31/26	\$ 45,663.99			
Other Assets As Of 3/31/26	\$ -			
Total Fund Balance As Of 3/31/26	\$ 854,478.01			
Series 2014A-1 Bond Balance As Of 3/31/26	\$ 3,785,000.00			
Series 2014A-2 Bond Balance As Of 3/31/26	\$ 420,000.00			
Series 2018A-1 Bond Balance As Of 3/31/26	\$ 16,360,000.00			
Series 2018A-2 Bond Balance As Of 3/31/26	\$ 5,670,000.00			
Total Bond Balance As Of 3/31/26	\$ 26,235,000.00			