

MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT

May 2021

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VISIT OUR WEBSITE

<https://www.moodyrivercdd.net/>
for meeting schedule, agenda,
minutes, etc.

MEET YOUR BOARD OF SUPERVISORS

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Seat 4

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Assistant Secretary

Seat 1

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DEAR RESIDENT,

You are receiving this newsletter as our records indicate that you are a resident of Moody River Estates and we would like to take this opportunity to introduce you to the Moody River Estates Community Development District (CDD) and what it does for you.

The CDD collects non ad valorem assessments from you that are a part of your County property tax bill each year, to offset the annual repayment obligation of the bonds and to also fund the ongoing operations and maintenance of the aforementioned infrastructure the CDD continues to own and operate. The CDD's ownership and operation responsibilities for the infrastructure will continue in perpetuity.

WHAT IS A COMMUNITY DEVELOPMENT DISTRICT (CDD)?

A CDD is a local unit of special purpose government that is established pursuant to Chapter 190 of the Florida Statutes and by local County Ordinance. The CDD was established by County Ordinance in November 2004. The CDD is governed by a five (5)-member elected Board of Supervisors (the "Board") [see the side margin for names and titles]. Additionally, as a small local unit of special purpose government, the CDD hires professional administrative consultants to serve part time in what would typically be a full-time capacity in a larger unit of government. These specific consultants provide Management/Accounting, Legal and Engineering services.

CDDs are very common in this area. There are currently over 575 active CDDs throughout Florida. The original developer established the Moody River Estates CDD with an initial purpose of issuing tax exempt revenue bonds to finance the community's basic infrastructure during development. During the development of the community and, as infrastructure was completed, the CDD acquired potable water and sewer facilities, which was, in turn, conveyed to Lee County Utilities. It also acquired, operates and maintains, the storm water management system, which includes the lakes, wetland/preserves and the interconnecting pipes and control structures.

For more information on how Community Development Districts are created and operate, you may view Chapter 190, under the Florida Statutes section, at www.leg.state.fl.us/statutes/index.

DID YOU KNOW?

The CDD encompasses approximately 320 acres.

The CDD owns and operates 21 stormwater lakes encompassing 39.98 acres and 25 wetland/preserves encompassing 47.48 acres.

The CDD owns and operates the primary drainage pipe and control structure system which connects the aforementioned lakes and wetlands and serves to receive, store, treat and convey stormwater runoff during storm events.

The CDD is governed by a five (5)-member Board of Supervisors. The members of the Board are qualified electors of the Moody River Estates Community Development District.

WHAT IS THE STORMWATER MANAGEMENT SYSTEM?



The CDDs storm water management system is comprised of 21 lakes, totaling 39.38 acres, and 25 wetland/preserves, totaling 47.48 acres, the interconnecting pipe work, between the lakes and wetland/preserves, and the control structures.

The storm water management system is maintained to meet very strict permit requirements through the use of licensed contractors, who specialize in lake and wetland/preserve maintenance. The lakes are constantly monitored and treated as needed, on a bi-weekly basis. In this regard, the CDD has a 20-foot lake maintenance easement (LME) around the perimeter of every lake to provide for access by the maintenance contractors. If you live on one of the community's lakes, please be sure to keep this easement (generally the first 20' along the immediate edge of the lake) free of obstructions (fences, excessive amounts of shrubs and trees and other fixed structures). The wetland/preserves are reviewed and maintained to be free of state recognized exotic and invasive vegetation on a semiannual basis.

Lake bank erosion can be a very serious issue for a community as the cost of restoring lake banks, can be significant. The planted littoral shelf areas, installed and maintained by the CDD, help to protect against the negative influences of storm water run-off and wave action, which can erode exposed lake banks.

LAKE BANK RESTORATION PROGRAM

Visit our website: <https://www.moodyrivercdd.net/>. Our lake/wetland exhibit map can be found on this page.

This year the District will be focusing on continued required restoration projects. Restoration projects remaining includes Lakes 8,15-19. This year's projects include Lakes 8 & 18.

Storm water lakes fluctuate between the dry and wet seasons with the lowest water levels typically being realized in April and May and which can be 1 foot, or more, lower than the normal lake level or Control Elevation. When, for water quality purposes, a storm water lake includes a planted littoral shelf then there is an area along the perimeter of the lake that has a flat or up to a 10:1 sloped area to 2 feet below the Control Elevation. This area is intended to support the installation and management of beneficial aquatic plants. As indicated earlier, the beneficial aquatic plants are an effective means of erosion control along exposed lake banks, as their root zones will hold and stabilize the soil and minimize negative effects normally associated with water run-off, especially during times of low water levels, as well as natural wave action. An equally important benefit of the aquatic plants includes their ability to passively improve the water quality, through their absorption of fertilizers, chemicals and other impurities that run-off of lawns, golf courses and roadways during storm events. Additional benefits include providing habitat for fish and birds as well aesthetic benefits, particularly during the seasonal blooming periods.

YOUR CDD STAFF

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YOU CAN HELP KEEP OUR STORMWATER SYSTEM CLEAN

By ensuring that you or your landscaper:

- DON'T Fertilize between June 1st and September 30th (the rainy season). With the heavy rains of summer, most of the fertilizer during this period will find its way directly into the lakes and can lead to excessive algae blooms.
- DON'T Dump or blow grass clippings into the lake, wetlands or conservation areas. As grass clippings decompose, they release high levels of phosphorous and nitrogen (key nutrients in fertilizer) which leads to algae blooms and water quality degradation).
- DON'T Damage or remove beneficial aquatic plants along the edge of lake. These plants stabilize the lake banks and absorb fertilizer run off thus improving the water quality in the lakes.
- DON'T Leave pet waste anywhere. The roads, curbs, storm water catch basins and associated pipe work lead directly to our 21 lakes, so please bag your pet's waste and take the bags with your pet's waste home with you to discard in trash.
- DON'T let trash get blown into lakes or dump or discharge any other foreign items or fluids into the lake or roadside gutter or catch basin system.
- See attached Best Management Practices provided by Lee County or visit www.fertilizesmart.com.

If you should observe anyone doing one of the aforementioned "do nots" or if you should have any questions regarding the CDD, please contact the District Manager's office at (239) 498-9020.

CDD ORGANIZATION

The Moody River Estates Community Development District is organized similar to other local governments in Florida, in that the governing body is comprised of a five-member board, known as the Board of Supervisors. The Board establishes the policies of the District in accordance with Florida Law. The Board, by law, must hire a District Manager and District Counsel. The Board, through advertised Requests for Qualifications, ranks and selects a District Engineer to perform the engineering needs of the District. The District Manager and the District Counsel administer the operations of the District and implement the Board's policies and contracts. Community Development Districts are not unlike other forms of local government, such as cities and counties; however, similar to other special taxing districts their powers are limited solely to the provision of infrastructure and services for master planned developments.

YOUR HOA

**KW PROPERTY MANAGEMENT
& CONSULTING**
239-652-0101



<https://www.moodyrivercdd.net/>

Wild Fire Information

What is a wildfire?

A wildfire is an undesirable fire occurring in the natural environment. Each year more than 100,000 wild land fires occur in the United States.

How does a wildfire start?

About 90 percent of wildfires are started by humans; the other 10 percent are started by lightning.

Three components are necessary to start a fire: oxygen, fuel and heat.

- At least 16 percent oxygen must be in the air for a fire to start (our atmosphere contains 21 percent).
- Fuel is any living or dead material that will burn. Fuels such as dead plants, dry leaves, pine needles and grass burn more readily than most green plants because the dead material contains less moisture.
- Heat is usually supplied by a lightning strike to a tree or dry grass. People also can provide heat by carelessly starting a fire or leaving a fire unattended.

What are the top 3 causes of wildfires in Florida?

- Arson/Incendiary
- Escaped Debris Burning
- Lightning

How does weather influence wildfires?

Weather is one of the most significant factors in determining the severity of wild land fires. The intensity of fires and the rate with which they spread is directly related to the wind speed, temperature and relative humidity. Climatic conditions such as long term drought also play a major role in the number and intensity of wildfires. Accurate and timely weather information is vital to the planning and execution of strategies for suppressing wildfires. An accurate weather forecast can mean life or death to a fire fighter and is also critical in protecting forest and range lands as well as the increasing number of homes in the wild land urban interface.

What should I do when there is wildfire danger?

If you are warned that a wildfire is threatening the area you are visiting, stay tuned to your radio or television for evacuation information and updates. It is very important to follow the instructions of local officials. If advised to evacuate, do so immediately.

What should I do if I receive a wildfire warning?

Keep your radio and television tuned to a local station for fire reports and evacuation information. Make sure your escape route takes you away from dangerous areas and that you have proper transportation. Contact the management where you are staying for more details.

What should I do if I have been advised to evacuate?

Make sure infants, children and other family members are present before you drive off. Load pets into car. Leave immediately.

Where can I get more information about Florida wildfires?

For additional information about Florida wildfire preparedness, visit the [Florida Division of Emergency Management Web site](#).

For tourism information, contact VISITFLORIDA.com or call 1-888-735-2872.



Protect Your Home and Property

Communities face special problems when homes are built in or adjacent to forests or wildlands. In their quest to live close to nature, homeowners sometimes overlook the reality that nearby wildlands can catch fire and burn.

The Florida Firewise Communities program seeks to reduce the loss of homes that are located in what is called the wildland/urban interface. The Firewise Communities program doesn't try to discourage people from building in the wildland/urban interface. Instead, its goal is to teach people how to plan, build and maintain homes so that the home can survive a wildfire without the intervention of a fire department.

There are a number of things that homeowners can do to substantially increase the chances that their home will survive a wildfire. Most importantly, homeowners must become partners with fire-protection agencies and assume a greater role in creating and maintaining a defensible home site.

Tips for homeowners to help protect their home from wildfire

- Create a "defensible space" of at least 30 feet around their house. Within this area, grass should be mowed regularly and widely spaced plants with high moisture content should be given priority.
- Prune tree limbs within the defensible space to a height of 15 feet so lower limbs will not become ladder fuels that can carry a fire to the roof or soffits.
- Keep the roof and gutters free of accumulated leaves so the roof cannot be set afire by firebrands or embers carried by the wind.
- Keep a shovel, rake and ladder in a readily accessible location, and 50 to 100 feet of garden hose attached to an outside faucet.
- Make sure the home address is clearly visible at the street or road on a non-combustible sign so firefighters can quickly find the home in an emergency.
- Keep tree limbs at least 15 feet away from chimney outlets.
- Replace wood shingle or wood shake roofs with fire-retardant shingles, metal or tile roofs.

For more information about protecting your home from wildfire, call your local Florida Forest Service office.



FLORIDA FOREST SERVICE
Department of Agriculture and Consumer Services

