

MOODY RIVER ESTATES

**COMMUNITY DEVELOPMENT
DISTRICT**

May 20, 2021

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

Moody River Estates Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

May 13, 2021

Board of Supervisors
Moody River Estates Community Development District

Dear Board Members:

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

NOTE: MEETING LOCATION

The Board of Supervisors of the Moody River Estates Community Development District will hold a Regular Meeting on May 20, 2021, at 1:00 p.m., at the Clubhouse at Moody River Estates, 3050 Moody River Blvd., North Fort Myers, Florida 33903.

1. Call to Order/Roll Call
2. Public Comments (*agenda items*)
3. Discussion/Consideration: Qualified Elector Candidates to Fill Vacancies in Seats 2 [*term expires November 2024*] and 5 [*Term expires November 2022*]
 - A. Julie Canoura
 - B. William Krukowski
 - C. Edward Pike
 - D. Carolyn Schreiber
4. Administration of Oath of Office to Newly Appointed Supervisors (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
5. Consideration of Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Moody River Estates Community Development District, and Providing for an Effective Date

6. Consideration of Resolution 2021-04, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Date Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2021-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
8. Continued Discussion: Preserve Management Plan
 - Invitation to Fort Myers Fire Chief to Attend a Future Workshop
9. Continued Discussion: Signage for Conservation Areas
10. Continued Discussion: Moody River Estates CDD Revised Newsletter
11. Discussion: Obligations Under Relevant Development Order, Permits, Gopher Tortoise Plan, etc., With Regard to Maintenance and Fencing Repairs and Landscaping Upkeep
 - A. Responsibility for Maintaining Tortoise Preserve Per Development Order
 - B. Facilities Maintenance Agreement
 - C. District Manager Verification that Limited Development Orders (LDOs) Have Been Secured for All Lake Bank Restoration Work Ordered or Completed by CDD From Inception to Date
12. Discussion: District Engineer to Perform Survey of 21 Lake Banks, Swales and Berms that are the Responsibility of the CDD and Report Existing Conditions and Whether Current Conditions Comply with Design Requirements, Ordinances, Permits, Development Orders, Etc.
13. Discussion: Identification of CDD Owned Assets and Use of Asset Tags
14. Discussion: Location of all "As Built" Documentation Related to CDD/Copies of Certifications
15. Discussion: Review of Record of Proceedings Pursuant to F.S. 190.006(7)
 - Schedule Workshop at Office of District Manager to Allow Supervisors and Public in Attendance to View District Book of Records and Ask Questions
16. Discussion: District Manager to Maintain Log of Substance of Phone Calls, Letters, E-mails and Live Contacts with Management, Staff or Assigns Related to CDD Matters
17. Discussion: Non-Compliance Response to South Florida Water Management District

18. Mowing of Grassy Areas Around Lakes/Compliance with 9" Bullnose Requirement, Cut Grass Back on 20' Lake Easement Per Letter from SFWMD Engineer to CDD
19. Discussion: Board Member Continuity Plan for Incorporation into New Board Member Orientation Package
20. Discussion: Review and Identify Actual Costs for Professional Staff to Attend Regular Meetings and Fiscal Impact of Alternative Means of Performing Board Functions with Adequate Professional Input
21. Discussion: Use of Drones in Other Communities and Consideration of Additional Proposal for Drone Purchase
22. Acceptance of Unaudited Financial Statements as of March 31, 2021
23. Approval of March 11, 2021 Regular Meeting Minutes
 - Action Items
24. Staff Reports
 - A. District Counsel: *Hopping Green & Sams, P.A.*
 - B. District Engineer: *Barraco & Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - I. 1,137 Registered Voters in District as of April 15, 2021
 - II. NEXT MEETING DATE: June 17, 2021 at 1:00 P.M.
 - QUORUM CHECK

SEAT 1	Chris Jenner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	Robert Geltner	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	John Teckorius	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

 - D. Operations Manager: *Wrathell, Hunt & Associates, LLC*
 - Monthly Status Report- Field Operations
 - Key Activity Dates
25. Public Comments (*non-agenda items*)
26. Supervisors' Requests

27. Adjournment

Should you have any questions and/or concerns, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

3A

From: <realtorjulie@icloud.com>

Date: Wed, Mar 10, 2021 at 5:54 AM

Subject: CDD Application Notice

To: John Teckorius <jteckorius@comcast.net>, ROBERT GELTNER <geltner@comcast.net>

Cc: chuck adams <chuck19671@gmail.com>

Date: January 27, 2021

To: Chuck Adams

From: Julie Canoura – Moody River Estates Resident – FL voter

RE: MRE CDD Application Notice

Every member of a community desire to stay safe, healthy, and financially sound in all manners. I am interested in filling a CDD Board of Supervisor vacancy because I believe the CDD BOS Committee is a designed process that helps create those conditions and provides the very foundation a community builds from to improve the lives of its residents. I'd like to be in the position to champion improvements that will benefit the boundaries of the Moody River Estates Community. Improvements are associated with the conservation areas, landscaping, wetland maintenance, and the irrigation systems to name a few.

Additional volunteers can help make MRE the most desired master-planned community in North Ft. Myers and I've the time to be part of the collective action needed to generate solutions aimed to increase property value for years to come.

Below you'll find a condensed version of my resume. I am future-focused and business-grounded. My interactive method allows me to meet people on level ground and I hold paramount the welfare of Moody River Estates.

Thank you in advance for consideration.

Julie Canoura

(630)667-3102



Julie Canoura
Real Estate Broker
630-667-3102
realtorjulie@me.com



◆ CDPE – REO- Short Sale ◆ REOMAC Education ◆ Education Committee - IL. RE Board ◆ CE Author

CERTIFICATION

- | | |
|---|--|
| ◆ HAFA Certified - Asset Plan, USA | ◆ REO and BPO Training - LionsGate Financial - |
| ◆ VA - Veteran Affairs Certification | ◆ RE and the Government |
| ◆ CDPE Short Sale Certified & Compromise Sale Certified | ◆ Effective Communication for the REO Process |
| ◆ Military Relocation Professional (MRP) | ◆ Equator Platinum Certified |
| ◆ Author of BPO continuing education course for IAR | ◆ Anatomy of a Short Sale - IAR |
| ◆ RES.NET Agent Certification | ◆ Broker Price Opinion - Five Star Institute |

Bank Foreclosure Responsibilities :

- Pre-foreclosure through to close services.
- On-site inspection of mold/water/fire/vandal damage to foreclosure properties.
- Tradesmen hire, review bids, verify that work has been successfully completed and is code compliant.
- Process vendor payments
- Talk to witnesses and police, document statements, record damage and generate reports.
- Provide relocation services to foreclosure individuals whose lives are disrupted in the same way as a victim of a natural disaster.
- Determined reason for non-payment, reviewed hardship letters and discussed workout options.
- Communicated with and directed documentation to legal counsel.
- Property disposition.

Motivated, passionate, self-starting real estate professional offering a core system built on respect and courtesy with a professional spirit that goes beyond the office door.

Listing, selling, and managing traditional real estate, distressed properties in various stages of default and foreclosures. Proficient in market value research and interpretation of statistical data. Complete understanding of foreclosure complexities and QC specifications and standards.

Established broker/agent/investor networks to facilitate the sale of non-performing assets. Track day-to-day tasks from assignment to closing which include inspections, occupancy checks, evictions, and relocation assistance. Draft valuation reports and include two-year statistical data that supports value. Monitor rehab projects and reconcile invoices. Initiate winterization to ensure asset preservation. Maintain adherence to real estate boards, local, state, and federal laws. Implement and maintain marketing plans.

College academic preparation and numerous real estate specific certifications. Pref-foreclosure and loss mitigation experience: Familiar with IL timelines, forbearance agreements, short sales, and deed in lieu alternatives to bankruptcy.

Professional Trade Organization:

Served on the REOMAC Education Committee and on the Education Committee with the Mainstreet Organization of Realtors for four terms. Current member of the Illinois Mortgage Broker Association and The Naperville Ladies VFW Auxiliary and the Military Veterans Association of Real Estate Professionals.

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

3B

William Krukowski
12614 Blue Banyon Court
North Fort Myers, FL 33903
631 834-9707
kruk329@aol.com

I am a resident of Moody River Estates since January 2019 from New York, along with my partner Theresa Pisciotta. Since moving to Moody, I have become involved in the well-being and safety of the community. Currently, I am the Chair of the South Neighborhood Committee, a member of our Architectural Review Committee (ARC), as well as, serving on the Landscape Contract Committee.

I am a retired Suffolk County Deputy Sheriff and served for 23 years. During that time, I was involved in the Police Benevolent Association (PBA) Union as a delegate for my command. I was also involved in Police Athletic League (PAL) as a team manager and division director for 5 years.

While living in Holbrook, NY, I became involved with Sachem Youth Advisory Group, a sports organization serving the local area. I managed my son's baseball team for 8 years. At that time, I was asked to be a director of the baseball division, then became the commissioner of the program. I was asked later to oversee the entire program consisting of 4 sports (baseball, soccer, basketball, football) as President of Sachem Youth Advisory Group (SYAG) which comprised of over 1500 amateur athletes. In addition, I was also involved with a small HOA in my community in Mattituck, NY.

Prior to joining the Sheriff's office, I worked for the Hess Corporation as a station manager to ultimately being promoted as a field supervisor for Suffolk County and lower upstate New York. I was also a small business owner running all aspects of my business.

In closing, I feel I would be an asset to the Moody River Estates CDD with my managerial skills and the ability to work with people. I will strive to get things accomplished and make our environment flourish.

Thank you for your consideration,

Bill Krukowski

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

3C

Edward Pike



3170 Banyon Hollow Loop • North Fort Myers, FL 33903 • (239)297-5312
E-Mail: epike@gcex.co.uk

31-JAN-2021

Cleo Crismond
Moody River Estates CDD
9220 Bonita Beach Road Suite 214
Bonita Springs, FL 34135
(239)989-2939

Dear : Cleo Crismond and Moody River Estates CDD Board of Supervisors:

I would like to apply to take over the seat on the Moody River Estates CDD, which has been vacated by Mr. Paul Hoffman.

I have been a resident of Moody River Estates for the past three years and have taken an active role in the community and wish for further that into serving on the CDD. I live in Moody River South, the same area where Mr. Hoffman used to live.

My background should be well suited with many unique skills, which would prove to be highly advantageous to the MRE CDD.

First, and foremost, I am a family man with two young children (ages 7 and 8), which would be unique within the CDD's current perspective and have made what is most likely a longer term investment in the community as compared to traditional retirees.

I have previously served on the Board of Governors of Guilford College, so I am quite familiar with the nuances serving on an elected board.

I have owned my own business and have an MBA, so I am familiar with all areas of running a business and all associated business and economic theory as well as managerial accounting knowledge.

I have specialized metallurgical knowledge due to training during employment at Allegheny Technologies specialty materials for over a decade in my work with high performance alloys (S.Steel, Nickel based and Titanium based alloys).

I am a life long passionate outdoorsman with ties to the area dating back to 1977 when I was 6 years old. I have fished in numerous lakes throughout Lee County throughout the years and am very familiar with their issues. I am familiar with the current invasive species infestation and the damage they have done and will continue to do in a more rapid fashion to our local native fishery if left unchecked. The Moody River lakes are currently full of plecos, Siamese walking catfish, Mayan cichlids and spotted tilapia.

I have also been a marine aquarium hobbyist for many years, which has imparted quite a lot of knowledge regarding water quality to me.

I plan to attend the scheduled meeting on February 11, 2021 at the Best Western Hotel on Cleveland Avenue at 6 PM.

If you require any additional information from myself, feel free to contact me anytime at (239)297-5312.

Thank you for your time and consideration.



Sincerely,

Edward Pike

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

3D

CAROLYN SCHREIBER

13431 Seaside Harbor Dr , N. Ft Myers , FL 33903 | 9102091157 | pepperdog2009@live.com

February 28, 2021

Ms. Cleo Adams
Wrathell, Hunt and Associates, LLC
2300 Blades Rd, Suite 410W
Boca Raton, FL 33431
877-276-0889
cleo.adams@whhassociates.com

RE: CDD Board Vacancy, Moody River Estates

Dear Ms. Cleo Adams,

I'm contacting you in regards to the Board Vacancy on the CDD for Moody River Estates. I feel it is important to keep strong personal relationships with our community members and I'm the person that will be able to do that. Serving my community would be a privilege.

My resume shows that I am motivated and able to deal with various tasks and responsibilities.

Thank you for your consideration.

Best regards,

Carolyn S. Schreiber



PROFESSIONAL SUMMARY

As a Purchasing Agent and Project manager with 20 years of experience delivering intended business outcomes on time, on budget, within scope, and according to business requirements. Work with internal business partners for foreign development and end-users to gain consensus on business requirements. Demonstrated competency in building and managing internal and offshore project team members. Ensure quality control throughout project life cycles.

SKILLS

- Compliance monitoring
- Forecasting
- Purchasing and procurement
- Project planning
- Project development

EXPERIENCE

Project Manager, Overseas Development, AT&T, Apr 1990 - Jun 1994, Watchung, NJ

- Created and delivered weekly project status reports and followed-up with project owners and stakeholders on pending action items.
- Advised staff and senior managers on available standards, methods, and tools related to project work as well as expected constraints.
- Analyzed and established project critical paths by determining interdependencies.
- Worked with Program Managers to complete projects through mentoring during product life cycle to deliver high-quality results.

Purchasing Agent, Art and Graphics for Marketing, AT&T, Jul 1983 - Jun 1990, Morristown, NJ

- Analyzed financial reports, price proposals, and other data to determine reasonable prices.
- Supervised timeliness of shipment arrivals and resolved problems relating to undelivered goods.
- Maintained computerized and manual records of purchased items, deliveries, costs, product performance, and inventories.
- Interviewed vendors and visited distributions centers to examine and learn about products, prices, and services.
- Determined the reasonable price for each good or service by analyzing all available data.
- Monitored the shipments to verify the on-time arrival of goods and proactively resolve delivery problems.

Purchasing Agent, Avdel Corporation, Sep 1971 - Apr 1983, Parsippany, NJ

- Interviewed vendors and visited distributions centers to examine and learn about products, prices, and services.
- Maintained computerized and manual records of purchased items, deliveries, costs, product performance, and inventories.
- Prepared purchase orders, solicited bid proposals, and reviewed requisitions for goods and services.
- Purchased highest quality merchandise at lowest possible price to boost bottom line.
- Located, researched and vetted suppliers based on factors such as their pricing and quality.
- Managed daily tasks consistently and sought out opportunities to go beyond requirements and support business targets.

EDUCATION

Associate of Arts, Business

Fairleigh Dickerson University - Madison, NJ

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-03

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Moody River Estates Community Development District ("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 20th day of May, 2021.

ATTEST:

**MOODY RIVER ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Moody River Estates Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 19, 2021

HOUR: 1:00 p.m.

LOCATION: Clubhouse at Moody River Estates
3050 Moody River Blvd.
North Fort Myers, Florida 33903

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF MAY, 2021.

ATTEST:

**MOODY RIVER ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2021/2022 Proposed Budget

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022
PROPOSED BUDGET**

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
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**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				
	Adopted	Actual through 3/31/21	Projected through 9/30/2021	Total Actual & Projected Revenues & Expenditures	Adopted Budget FY 2022
REVENUES					
Assessment levy: gross	\$ 301,304				\$ 301,303
Allowable discounts (4%)	(12,052)				(12,052)
Assessment levy: net	289,252	\$ 266,622	\$ 22,630	\$ 289,252	289,251
Interest and miscellaneous	-	17	100	117	-
Total revenues	289,252	266,639	22,730	289,369	289,251
EXPENDITURES					
Professional & admin					
Supervisors	6,459	-	6,459	6,459	6,459
Management/recording	44,802	22,401	22,401	44,802	44,802
Legal - general counsel	12,000	1,407	10,593	12,000	12,000
Engineering	4,000	146	3,854	4,000	4,000
Audit	5,800	2,000	3,800	5,800	5,800
Accounting	8,742	4,371	4,371	8,742	8,742
Assessment roll preparation	12,875	6,437	6,438	12,875	12,875
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Dissemination agent	1,000	500	500	1,000	1,000
Trustee	3,709	3,709	-	3,709	3,709
Telephone	500	250	250	500	500
Postage	1,250	546	704	1,250	1,250
Printing & binding	1,100	550	550	1,100	1,100
Legal advertising	1,200	833	367	1,200	1,200
Office supplies	-	-	-	-	-
Annual district filing fee	175	175	-	175	175
Insurance	6,500	6,503	-	6,503	7,154
Other current charges	750	455	295	750	750
Website	750	-	750	750	750
ADA website compliance	210	-	210	210	210
Total professional & admin	113,022	50,283	62,742	113,025	113,676
Water management					
Other contractual	110,000	19,421	90,579	110,000	110,000
Aquascaping	5,000	-	-	-	5,000
Utilities	39,500	19,225	20,275	39,500	39,500
Total water management	154,500	38,646	110,854	149,500	154,500

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2021				Adopted Budget FY 2022
	Adopted	Actual through 3/31/21	Projected through 9/30/2021	Total Actual & Projected Revenues & Expenditures	
Other fees and charges					
Property appraiser	844	777	67	844	844
Tax collector	1,266	1,127	-	1,127	1,266
Total other fees and charges	2,110	1,904	67	1,971	2,110
Total expenditures	269,632	90,833	173,663	264,496	270,286
Excess/(deficiency) of revenues over/(under) expenditures	19,620	175,806	(150,933)	24,873	18,965
Fund balance - beginning	86,355	93,214	269,020	93,214	118,087
Fund balance- ending (projected)	<u>\$ 105,975</u>	<u>\$ 269,020</u>	<u>\$ 118,087</u>	<u>\$ 118,087</u>	<u>\$ 137,052</u>

Assessment Summary				
	Units	FY 2021 Assessment	Proposed FY 2022 Assessment	Total Revenue
Single family	775	\$ 374.41	\$ 374.41	\$ 290,167.75
Multi family - east	69	161.38	161.38	11,135.22
Total	<u>844</u>			<u>\$ 301,302.97</u>

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & admin

Supervisors	\$ 6,459
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates six meetings during the fiscal year.	
Management/recording	44,802
Wrathell, Hunt and Associates, LLC , specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	
Legal - general counsel	12,000
Hopping Green and Sams provide on-going general counsel and legal representation. These lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
Engineering	4,000
The District's engineer provides a broad array of engineering, consulting and construction services to the District. These services assist with the crafting of sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,800
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Accounting	8,742
Wrathell, Hunt and Associates, LLC , is responsible for the preparation of all financial work related to the District's governmental funds, including monthly financials and annual budgets.	
Assessment roll preparation	12,875
Wrathell, Hunt and Associates, LLC , is responsible for the preparation and administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. The District amended it's contract with Wrathell, Hunt and Associates, LLC to include these services.	
Trustee	3,709
Annual fees paid to U.S. Bank for the services they provide as trustee, paying agent and registrar.	

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Telephone		500
Telephone and fax machine.		
Postage		1,250
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Printing & binding		1,100
Letterhead, envelopes, copies, agendas, etc.		
Legal advertising		1,200
The District advertises for monthly meetings, special meetings, public hearings, bidding, etc.		
Annual district filing fee		175
Annual fee paid to the Department of Economic Opportunity.		
Insurance		7,154
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 for general liability (\$2,000,000 general aggregate) and \$1,000,000 for public officials liability limit.		
Other current charges		750
Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.		
Website		750
ADA website compliance		210
Water management		
Other contractual		110,000
The District contracts with Lakemasters Aquatic Weed Control, Inc. for treatment and maintenance of the lakes and wetlands. This program includes aquatic weed control and wetland treatments for state recognized exotic plant materials. It is anticipated that the District will continue it's routine pipe and inlet inspection and cleaning program. It is proposed that this program be implemented on a rotational basis. The District has 6 lakes remaining on the original lake bank erosion repair list agreed upon with SFWMD. The increase in the budget anticipates addressing these remaining ponds over the next two years.		
Lake and wetlands	\$ 50,000	
Fountain Repairs/Maint	15,000	
Pipes/inlets/lake banks	45,000	
Total	\$ 110,000	
Aquascaping		5,000
To address the periodic needs of supplementing the District's aquatic plant program to ensure compliance with the surface water management permit(s).		
Utilities		39,500
Electrical charges for fountains and aerators.		
Other fees & charges		
Property appraiser		844
Fees are \$1.00 per parcel on which the assessment is levied.		
Tax collector		1,266
Fees are \$1.50 per parcel on which the assessment is levied.		
Total expenditures		<u><u>\$ 270,286</u></u>

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017A-1 and 2017A-2
FISCAL YEAR 2022**

	Fiscal Year 2021				
	Adopted	Actual through 3/31/21	Projected through 9/30/2021	Total Actual & Projected Revenues & Expenditures	Proposed Budget FY 2022
REVENUES					
Assessment levy: on-roll	\$ 628,803				\$ 628,308
Allowable discount (4%)	(25,152)				(25,132)
Assessment levy - net	603,651	\$ 552,923	\$ 50,728	\$ 603,651	603,176
Interest	-	21	-	21	-
Total revenues	603,651	552,944	50,728	603,672	603,176
EXPENDITURES					
Debt service					
Principal	330,000	-	330,000	330,000	340,000
Principal prepayment	-	5,000	-	5,000	-
Interest	278,300	139,150	139,050	278,200	266,550
Other fees and expenses					
Tax collector	-	-	-	-	-
Total debt service	608,300	144,150	469,050	613,200	606,550
Excess/(deficiency) of revenues over/(under) expenditures	(4,649)	408,794	(418,322)	(9,528)	(3,374)
Beginning fund balance	720,250	723,673	1,132,467	723,673	714,145
Ending fund balance (projected)	<u>\$ 715,601</u>	<u>\$1,132,467</u>	<u>\$ 714,145</u>	<u>\$ 714,145</u>	<u>710,771</u>
Use of fund balance					
Debt service reserve account balance (required)					(180,337)
Interest expense - November 1, 2022					(127,325)
Projected fund balance surplus/(deficit) as of September 30, 2022					<u>\$ 403,109</u>

Moody River

Community Development District

Series 2017A-1

\$6,985,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	113,712.50	113,712.50
05/01/2022	300,000.00	3.500%	113,712.50	413,712.50
11/01/2022	-	-	108,462.50	108,462.50
05/01/2023	305,000.00	3.500%	108,462.50	413,462.50
11/01/2023	-	-	103,125.00	103,125.00
05/01/2024	320,000.00	3.500%	103,125.00	423,125.00
11/01/2024	-	-	97,525.00	97,525.00
05/01/2025	330,000.00	3.500%	97,525.00	427,525.00
11/01/2025	-	-	91,750.00	91,750.00
05/01/2026	340,000.00	3.500%	91,750.00	431,750.00
11/01/2026	-	-	85,800.00	85,800.00
05/01/2027	355,000.00	4.000%	85,800.00	440,800.00
11/01/2027	-	-	78,700.00	78,700.00
05/01/2028	370,000.00	4.000%	78,700.00	448,700.00
11/01/2028	-	-	71,300.00	71,300.00
05/01/2029	385,000.00	4.000%	71,300.00	456,300.00
11/01/2029	-	-	63,600.00	63,600.00
05/01/2030	400,000.00	4.000%	63,600.00	463,600.00
11/01/2030	-	-	55,600.00	55,600.00
05/01/2031	420,000.00	4.000%	55,600.00	475,600.00
11/01/2031	-	-	47,200.00	47,200.00
05/01/2032	435,000.00	4.000%	47,200.00	482,200.00
11/01/2032	-	-	38,500.00	38,500.00
05/01/2033	455,000.00	4.000%	38,500.00	493,500.00
11/01/2033	-	-	29,400.00	29,400.00
05/01/2034	470,000.00	4.000%	29,400.00	499,400.00
11/01/2034	-	-	20,000.00	20,000.00
05/01/2035	490,000.00	4.000%	20,000.00	510,000.00
11/01/2035	-	-	10,200.00	10,200.00
05/01/2036	510,000.00	4.000%	10,200.00	520,200.00
Total	\$5,885,000.00		\$2,029,750.00	\$7,914,750.00

Moody River

Community Development District

Series 2017A-2

\$965,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2021	-	-	19,562.50	19,562.50
05/01/2022	40,000.00	3.500%	19,562.50	59,562.50
11/01/2022	-	-	18,862.50	18,862.50
05/01/2023	40,000.00	4.250%	18,862.50	58,862.50
11/01/2023	-	-	18,012.50	18,012.50
05/01/2024	40,000.00	4.250%	18,012.50	58,012.50
11/01/2024	-	-	17,162.50	17,162.50
05/01/2025	45,000.00	4.250%	17,162.50	62,162.50
11/01/2025	-	-	16,206.25	16,206.25
05/01/2026	45,000.00	4.250%	16,206.25	61,206.25
11/01/2026	-	-	15,250.00	15,250.00
05/01/2027	50,000.00	5.000%	15,250.00	65,250.00
11/01/2027	-	-	14,000.00	14,000.00
05/01/2028	50,000.00	5.000%	14,000.00	64,000.00
11/01/2028	-	-	12,750.00	12,750.00
05/01/2029	55,000.00	5.000%	12,750.00	67,750.00
11/01/2029	-	-	11,375.00	11,375.00
05/01/2030	55,000.00	5.000%	11,375.00	66,375.00
11/01/2030	-	-	10,000.00	10,000.00
05/01/2031	60,000.00	5.000%	10,000.00	70,000.00
11/01/2031	-	-	8,500.00	8,500.00
05/01/2032	60,000.00	5.000%	8,500.00	68,500.00
11/01/2032	-	-	7,000.00	7,000.00
05/01/2033	65,000.00	5.000%	7,000.00	72,000.00
11/01/2033	-	-	5,375.00	5,375.00
05/01/2034	70,000.00	5.000%	5,375.00	75,375.00
11/01/2034	-	-	3,625.00	3,625.00
05/01/2035	70,000.00	5.000%	3,625.00	73,625.00
11/01/2035	-	-	1,875.00	1,875.00
05/01/2036	75,000.00	5.000%	1,875.00	76,875.00
Total	\$820,000.00		\$359,112.50	\$1,179,112.50

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND**

Number of Units	Unit Type	Max GF	Projected Fiscal Year 2022			FY 21 Assessment
			GF	DSF	GF & DSF	
114	Carriage-Center	\$374.41	\$ 374.41	\$ 372.71	\$ 747.12	\$ 747.12
158	Coach-Center	\$374.41	374.41	494.97	869.38	869.38
135	Signature 50X135-Center	\$374.41	374.41	618.08	992.49	992.49
95	Estate 71.25X135-Center	\$374.41	374.41	781.09	1,155.50	1,155.50
140	Estate 71.25X135-South	\$374.41	374.41	1,318.51	1,692.92	1,692.92
56	Signature 50X135-North	\$374.41	374.41	1,070.60	1,445.01	1,445.01
77	Estate 71.25X135-North	\$374.41	374.41	1,318.51	1,692.92	1,692.92
55	Multifamily-East	169.71	161.38 *	118.11 **	279.49	279.49
14	Single Family-East	169.71	161.38 *	-	161.38	161.38
844						

Note: All units except for those located east of Moody Road ("East Units") pay for all expenditure categories contained in the District's General Fund Budget, including Professional & Administrative, Other Fees and Charges, and Water Management expenditures. All units in the District, except for the East Units, benefit on an equal residential unit basis from the administrative and general governmental functions of the District and the flood protection provided by the proper maintenance of the Water Management system. The proper maintenance and operation of the Water Management system assists in the prevention of damage to property caused by floods, lowers insurance premiums for property constructed on individual lots, and allows for orderly drainage so that property owners can maximize the use and enjoyment of their properties and common areas. The District has determined that the East Units do not receive similar benefits as other units in the District from the existing Water Management system. Therefore, the East Units only pay for the Professional & Administrative, excepting the Engineering Fees (as stipulated in the Settlement Agreement with Mood Development Corporation dated October 31, 2012 (the "Settlement Agreement")), and Other Fees and Charges expenditures, and they do so at the same rate as the other units in the District.

* Assessments for GF expenditures for unplatted lands located east of Moody Road are based on 55 multifamily and 14 single family units as per the Settlement Agreement.

** Assessments for DSF expenditures levied on unplatted lands located east of Moody Road are based on the benefit received by such lands. The "per unit" allocation is an illustration based on a mathematical division of the total annual amount by the 55 multi family and 14 single family units as contemplated in the Settlement Agreement, subject to the adjustment for the prepayment of the entire assessment principal on the parcel with 14 single family units. See assessment roll for total amounts levied against each unplatted parcel.

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-05

**A RESOLUTION OF THE MOODY RIVER ESTATES COMMUNITY
DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Moody River Estates Community Development District("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE MOODY RIVER ESTATES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of May, 2021.

Attest:

**MOODY RIVER ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE		
LOCATION		
<i>Clubhouse at Moody River Estates, 3050 Moody River Blvd., North Fort Myers, Florida 33903</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2021	Regular Meeting	1:00 PM
January 13, 2022	Regular Meeting	6:00 PM
March 10, 2022	Regular Meeting	6:00 PM
May 19, 2022	Regular Meeting	1:00 PM
June 16, 2022	Regular Meeting	1:00 PM
August 18, 2022	Public Hearing & Regular Meeting	1:00 PM

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

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MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT

April 2021

IN THIS ISSUE

- What is a CDD?
- What is the Stormwater Management System?
- CDD Organization

VISIT OUR WEBSITE

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

MEET YOUR BOARD OF SUPERVISORS

John Teckorius

Chair

Seat 4

Robert Geltner

Vice Chair

Seat 3

Chris Jenner

Assistant Secretary

Seat 1

VACANT

Seat 2

VACANT

Seat 5

DID YOU KNOW?

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 CDDs-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.

WHAT IS THE STORMWATER MANAGEMENT SYSTEM?

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.



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 years projects includes 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.

YOU CAN HELP KEEP OUR STORMWATER SYSTEM CLEAN

YOUR CDD STAFF

DISTRICT MANAGER

Wrathell, Hunt & Associates, LLC

9220 Bonita Beach Road

Suite 214

Bonita Springs, Florida 34135

239 498 9020

Chesley (Chuck) E Adams, Jr.

239 464 7114

adamsc@whhassociates.com

Cleo Adams

239 989 2939

Cleo.adams@whhassociates.com

OPERATIONS MANAGER

Tammie Smith

239 994 4258

smitht@whhassociates.com

DISTRICT COUNSEL

Hopping Green & Sams, P.A.

119 South Monroe Street

Suite 300

Tallahassee, Florida 32301

Michael Eckert

850 222 7500

DISTRICT ENGINEER

Barraco & Associates, Inc.

2271 McGregor Boulevard

Suite 100

Fort Myers, Florida 33901

wes Kayne

239 461 3170

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 ~~exercising~~ 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.

CLUBHOUSE AT MOODY RIVER ESTATES

3050 Moody River Blvd.
North Fort Myers, Florida 33903
239 652 0101

YOUR HOA

KW PROPERTY MANAGEMENT & CONSULTING

239 652 0101

Garnet Dasher

Community Association
Manager

Amanda Weirich

Administrative Assistant



<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



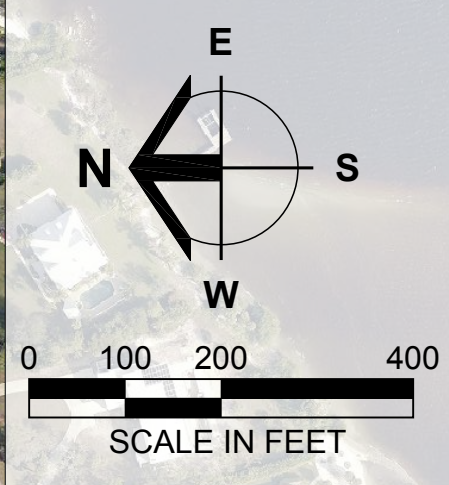
MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

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LEGEND

- PROJECT BOUNDARY/ PERIMETER BERM
- MOODY RIVER ESTATES CDD STORMWATER MANAGEMENT LAKES
- MRE CDD OWNED / MRE COMM. ASSOC. MAINTAINED LANDSCAPE AREAS
- MRE COMM. ASSOC. OWNED / MRE CDD MAINTAINED PRESERVES
- MOODY RIVER ESTATES COMMUNITY ASSOCIATION COMMON AREAS AND LANDSCAPE
- MOODY RIVER ESTATES COMMUNITY ASSOCIATION RIGHT OF WAY
- DRAINAGE INTERCONNECT
- CONTROL STRUCTURE



Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MCGREGOR BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**MOODY RIVER ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT**

PROJECT DESCRIPTION

MOODY RIVER ESTATES

LEE COUNTY, FLORIDA

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FILE NAME: J:\22898_CDD_AREAS_11X17_OWNMAINTENANCE.DWG

LOCATION: J:\22898\DWG\EXHIBITS\

PLOT DATE: WED, 5-2-2018 - 4:06 PM

PLOT BY: WES KAYNE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT ONLY

**OWNERSHIP
ENTITY
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
22898	EX.

SFWM EASEMENT ID	WETLAND / UPLAND ID	LAND BREAKDOWN WITHIN SFWM EASEMENT
2	WL-1	Wetland 3.40 ac Upland 3.29 ac Total 6.69 ac
3	WL-1A	Wetland 0.84 ac Upland 0.26 ac Total 1.10 ac
11	WL-2	Wetland 3.20 ac Upland 2.39 ac Total 5.59 ac
6	WL-2A	Wetland 0.48 ac Upland 0.80 ac Total 1.28 ac
8	WL-3	Wetland 9.70 ac Upland 1.30 ac Total 11.00 ac
7	WL-3A	Wetland 0.00 ac Upland 1.25 ac Total 1.25 ac
9	WL-4	Wetland 3.90 ac Upland 0.42 ac Total 4.32 ac
10	WL-5	Wetland 3.09 ac Upland 0.55 ac Total 3.64 ac

SFWM EASEMENT ID	WETLAND / UPLAND ID	LAND BREAKDOWN WITHIN SFWM EASEMENT
1	U-1	Wetland 0.00 ac Upland 6.11 ac Total 6.11 ac
4	U-2	Wetland 0.00 ac Upland 0.87 ac Total 0.87 ac
N/A	U-3	Wetland 0.00 ac Upland 0.34 ac Total 0.34 ac
5	U-4	Wetland 0.00 ac Upland 3.04 ac Total 3.04 ac
9	U-5	Wetland 0.00 ac Upland 1.47 ac Total 1.47 ac
N/A	U-6	Wetland 0.00 ac Upland 0.78 ac Total 0.78 ac

STORMWATER MANAGEMENT LAKES	LAKE #	PERIMETER (L.F.)	AREA (AC.)
1	824	1.23	
2	2209	3.18	
3	985	1.48	
4	849	1.18	
5	905	1.25	
6	955	1.21	
7	1015	1.11	
8	1113	1.78	
9	4824	3.2	
10	1057	1.55	
11	696	0.76	
12	1178	1.2	
13	921	1.13	
14	1320	1.77	
15	835	1.05	
16	1139	2.06	
17	649	0.65	
18	1984	3.14	
19	726	0.63	
20	1266	2.06	
21	2619	2.78	

LATEST REVISION:
AUGUST 30, 2017
APRIL 17, 2018
APRIL 23, 2018
MAY 2, 2018

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

11B

COMMUNITY DEVELOPMENT DISTRICT
FACILITIES MAINTENANCE AGREEMENT

THIS COMMUNITY DEVELOPMENT DISTRICT FACILITIES MAINTENANCE AGREEMENT (this "Agreement") is entered into as of 17th day of January, 2006 by and between the **MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the **MOODY RIVER ESTATES COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

RECITALS:

A. The District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for roads, water management, water supply, sewer, street lights, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by Chapter 190, Florida Statutes.

B. The Association is an organization which owns and operates certain recreational facilities located within the area comprised of real property subject to the District. The membership of the Association is comprised solely of property owners within the District and all property owners within the District will be members of the Association. As the Association will be responsible for operating and maintaining certain common areas contiguous to the areas within which the "District Facilities", as such term is defined in Recital "C" below, are or will be located and the Association is located in close proximity to the areas within which the District Facilities are or will be located, and the members of the Association are the direct beneficiaries of the District Facilities, the Association is uniquely positioned and qualified to operate and maintain the District Facilities.

C. The District desires to contract with the Association to operate and maintain the District's landscaping, common areas and buffer tracts depicted on Exhibit A, attached hereto (collectively, the "District Facilities").

D. The District will retain the operation and maintenance responsibilities associated with its storm water management system. These facilities include all lakes, wetlands, conservation areas, connecting pipes, outfall and control structures, aeration and fountain systems that have been constructed as a part of the "master drainage system" and have either been acquired by or conveyed to the District.

E. The Association agrees to operate and maintain the District Facilities, all on the terms and conditions set forth herein.

F. The District and the Association agree that having the Association operate and maintain the District Facilities is in the best interests of the District and the property owners intended to benefit from the District Facilities. Specifically, having the Association operate and

maintain the District Facilities will provide for and facilitate ease of administration, potential cost savings, and the benefits of full time on-site operation and maintenance.

NOW, THEREFORE, the District and the Association agree as follows:

1. Recitals. The above recitals are true and correct and incorporated by reference herein.
2. Maintenance.
 - A. The parties acknowledge that it is in both parties' best interest for District Facilities to be kept in a condition reflecting the quality of the development within District and Association. Association shall be responsible for undertaking the maintenance of the District Facilities. Association shall ensure that evidence of insurance required by this Agreement shall be provided to District and Association at the time of execution of any landscape and/or irrigation maintenance contract and at any renewal.
 - B. At all times, Association shall provide for the maintenance of the District Facilities using, at a minimum, standard landscaping practices and procedures for the type of landscaping installed (e.g., turf grass management, ornamentals, trees, etc.). When necessary, Association shall seek the advice of qualified professionals relating to any unusual maintenance events (e.g., extreme weather or bug infestation, etc.).
 - C. The Association shall maintain the District Facilities at a minimum in compliance with all applicable statutes, ordinances, administrative rules and regulations, and permit requirements.
 - D. The Association shall be solely responsible for staffing, budgeting, financing, billing and collection of fees, service charges, etc. necessary to perform the maintenance responsibilities set forth in this Agreement.
 - E. All other operation and maintenance responsibilities for the District Facilities not otherwise addressed in this Agreement, such as the District's stormwater management system, shall remain the sole responsibility of the District.
3. Compensation. District shall pay Association the sum of \$10.00 per year for the performance of the operation and maintenance responsibilities set forth in this Agreement.
4. Term. The term of this Agreement is for a period of five years commencing on **January 17, 2006**, and shall be automatically renewed for additional one-year periods thereafter unless terminated in accordance with this Agreement.

5. Termination. The District and Association shall each have the right to terminate this Agreement upon thirty (30) days written notice with or without cause. Association shall ensure that all contracts with persons or entities performing work on the District Facilities contain a provision that such contract may be terminated, at least as to the work being performed on the District Facilities, upon thirty (30) days written notice without cause. Upon termination, the District and Association shall account to each other with respect to all matters outstanding as of the date of termination.

6. Inspection of Records. Upon request, Association shall make available to District for review at a reasonable time and place, its books and records with respect to the Expenses.

7. Insurance.

A. Association shall ensure that the following language is included in all contracts with persons or entities performing work on the District Facilities:

"Contractor shall, throughout the performance of its Services pursuant to this Agreement, maintain:

1) Occurrence basis comprehensive general liability insurance (including broad form contractual coverage) and automobile liability insurance, with minimum limits of \$1,000,000 and \$1,000,000, respectively, combined single limit per occurrence, protecting it, the Moody River Estates Community Development District and the Moody River Estates Community Association from claims for bodily injury (including death) and property damage which may arise from or in connection with the performance of Contractor's Services under this Agreement or from or out of any act or omission of Contractor, its officers, directors, agents, and employees; and

(2) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation).

(3) All such insurance required by this section shall be with companies and on forms acceptable to Moody River Estates Community Association and shall provide that the coverage thereunder may not be reduced or canceled unless thirty (30) days prior written notice thereof is furnished to Association; the insurance required under this section shall name as additional insureds the Moody River Estates Community Development District and the Moody River Estates Community Association and their officers, supervisors, employees, consultants, parents, and subsidiaries. Certificates of insurance (and copies of all policies, if required by the Moody River Estates Community Association) shall be furnished to the Moody River Estates Community Association. In the event of any cancellation or reduction of coverage, Contractor shall obtain substitute coverage as required under this Agreement, without any lapse of coverage

to the Moody River Estates Community Development District or the Moody River Estates Community Association whatsoever."

- B. The Association shall procure at its expense and at all times include the District as an additional named insured on comprehensive liability insurance policies to cover the operation and maintenance responsibilities set forth in this Agreement. Comprehensive liability insurance shall be in amounts determined by the District Manager.

8. Indemnification. Association shall ensure that the following language is included in all contracts with persons or entities performing work on the District Facilities: "*Contractor agrees to indemnify and hold harmless the Moody River Estates Community Development District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, any negligent act or omission, or willful misconduct, of the Contractor or its employees or agents.*" In the event Association enters into a contract for performance of work within the District Facilities which does not include such provision, or in the event the Association through its own employees performs work on the District Facilities, Association agrees, in consideration of Ten \$10.00 Dollars, the receipt and sufficiency of which is accepted, to indemnify and hold harmless District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, any negligent act or omission, or willful misconduct, of the Contractor, its employees or agents, or the Association, its employees or agents. This Section does not pertain to any incident arising from the sole negligence of the District.

9. Negotiation at Arm's Length. This Agreement has been negotiated fully between the parties as an arms length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

11. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

12. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the parties, as follows:

A. If to Association: Moody River Estates Community Association
c/o MERITAGE HOMES
12631 WESTLINKS DR. #7
FORT MYERS, FL 33913
Attn: DAN THRON

B. If to District: Moody River Estates Community
Development District
15730 RED FOX RUN
FORT MYERS, FL 33912
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, Florida 32314
Attn: Michael C. Eckert

13. Applicable Law; Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the court of appropriate jurisdiction in Lee County, Florida.

14. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

15. Attorneys' Fees. In the event either party is required to enforce this Agreement or any provision hereof through court proceedings or otherwise, the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution, and including fees incurred in appellate proceedings.

16. Assignment. This Agreement may not be assigned, in whole or in part, by either party without the prior written consent of the other. Any purported assignment without such approval shall be void.

17. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

18. Binding Effect; No Third Party Beneficiaries. The terms and provisions hereof shall be binding upon and shall inure to the benefit of District and Association. This Agreement

is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

19. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

20. Execution in Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

21. Effectiveness. This Agreement shall take effect upon the execution by the last signing party.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

By:

Its: Chairman/Vice Chairman

**MOODY RIVER ESTATES
COMMUNITY ASSOCIATION, INC.**

By:

Its:

Director of Community Associations.

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

12



PREPARED FOR

**MOODY RIVER
ESTATES
COMMUNITY
DEVELOPMENT
DISTRICT**

PROJECT DESCRIPTION

**MOODY RIVER
ESTATES**

LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
©COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME J:\22898_CDD_AREAS_11X17_MAINTEXH.DWG

LOCATION J:\22898\DWG\EXHIBITS\

PLOT DATE WED, 3-10-2021 4:17 PM

PLOT BY PEYTON GAUSE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT ONLY

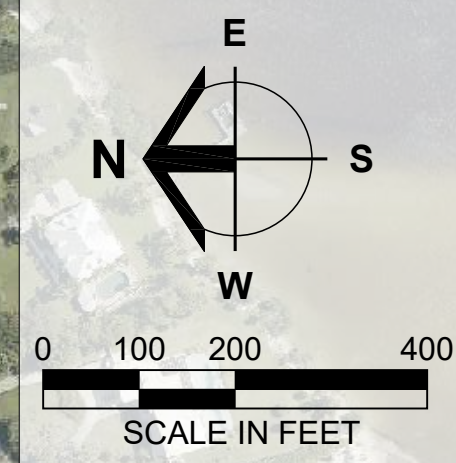
**CDD
MAINTENANCE
EXHIBIT**

PROJECT / FILE NO. SHEET NUMBER

22898 EX.

LEGEND

- PROJECT BOUNDARY / PERIMETER BERM
- DRAINAGE INTERCONNECT
- CONTROL STRUCTURE
- FOUNTAIN
- AERATOR
- FOUNTAIN / AERATOR METER
- PRESERVE AREA SIGN
- PRESERVE
- STORMWATER MANAGEMENT LAKE
- CE-# SFWMD CONSERVATION EASEMENT NUMBER



SFWMD EASEMENT ID	WETLAND / UPLAND ID	LAND BREAKDOWN WITHIN SFWMD EASEMENT
2	WL-1	Wetland 3.40 ac Upland 3.29 ac Total 6.69 ac
3	WL-1A	Wetland 0.84 ac Upland 0.26 ac Total 1.10 ac
11	WL-2	Wetland 3.20 ac Upland 2.39 ac Total 5.59 ac
6	WL-2A	Wetland 0.48 ac Upland 0.80 ac Total 1.28 ac
8	WL-3	Wetland 9.70 ac Upland 1.30 ac Total 11.00 ac
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9	WL-4	Wetland 3.90 ac Upland 0.42 ac Total 4.32 ac
10	WL-5	Wetland 3.09 ac Upland 0.55 ac Total 3.64 ac

SFWMD EASEMENT ID	WETLAND / UPLAND ID	LAND BREAKDOWN WITHIN SFWMD EASEMENT
1	U-1	Wetland 0.00 ac Upland 6.11 ac Total 6.11 ac
4	U-2	Wetland 0.00 ac Upland 0.87 ac Total 0.87 ac
N/A	U-3	Wetland 0.00 ac Upland 0.34 ac Total 0.34 ac
5	U-4	Wetland 0.00 ac Upland 3.04 ac Total 3.04 ac
9	U-5	Wetland 0.00 ac Upland 1.47 ac Total 1.47 ac
N/A	U-6	Wetland 0.00 ac Upland 0.78 ac Total 0.78 ac

STORMWATER MANAGEMENT LAKES	LAKE #	PERIMETER (L.F.)	AREA (AC.)
1	824	1.23	
2	2209	3.16	
3	985	1.48	
4	849	1.18	
5	905	1.25	
6	955	1.21	
7	1015	1.11	
8	1113	1.78	
9	4824	3.2	
10	1057	1.55	
11	696	0.76	
12	1178	1.2	
13	921	1.13	
14	1320	1.77	
15	835	1.05	
16	1139	2.06	
17	649	0.65	
18	1984	3.14	
19	726	0.63	
20	1266	2.06	
21	2619	2.78	

LATEST REVISION:
MAY 5, 2017
MAY 2, 2018
MAY 29, 2018
MARCH 10, 2021

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

15

Subject: FW: Record of Proceedings pursuant to F.S. 190.006(7)
Attachments: ROBERTGELTNER.vcf

From: ROBERT GELTNER <geltner@comcast.net>
Sent: Thursday, March 11, 2021 9:44 AM
To: Chuck Adams <adamsc@whhassociates.com>; Cleo Adams <crismond@whhassociates.com>
Subject: Record of Proceedings pursuant to F.S. 190.006(7)

Dear Mr. Adams:

Florida Statute 190.006(7) reads as follows:

"(7) The board shall keep a permanent record book entitled "**Record of Proceedings of (name of district) Community Development District**," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, bonds given by all employees, and any and all corporate acts. The record book shall at reasonable times be opened to inspection in the same manner as state, county, and municipal records pursuant to chapter 119. The record book shall be kept at the office or other regular place of business maintained by the board in the county or municipality in which the district is located or within the boundaries of a development of regional impact or Florida Quality Development, or combination of a development of regional impact and Florida Quality Development, which includes the district." [Emphasis added.]

I would like to arrange a time in the next several months to review this record as maintained by our CDD.

Please forward a copy of this to the other supervisors and add an item to the next Agenda to discuss the possibility of having this available at a future meeting for all supervisors to inspect to avoid lengthy travel.

Thank you.

Bob

Robert Geltner
Supervisor, Seat 3
Moody River Estates Community Development District
geltner@comcast.net
239-464-2643

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

17

From: Tammie Smith
Sent: Friday, March 12, 2021 4:05 PM
To: Debbie Tudor; Daphne Gillyard; jteckorius@comcast.net; Cleo Adams
Cc: Chuck Adams
Subject: FW: Vegetation around Lakes
Attachments: MRE Compliance Responce LTR.pdf; MRE Compliance Response LTR jt.pdf

Debbie,

Please see attachments for the next agenda and thank you!

Kind Regards,

Tammie L Smith
Operations Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite # 214
Bonita Springs, FL 34135
(M) 239.994.4258 (O) 239.498.9020

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Cleo Adams <crismond@whhassociates.com>
Sent: Friday, March 12, 2021 2:21 PM
To: John Teckorius <jteckorius@comcast.net>; Tammie Smith <smitht@whhassociates.com>
Cc: Chuck Adams <adamsc@whhassociates.com>
Subject: RE: Vegetation around Lakes

Tammie,
See attached.

Stay Safe, Healthy & Donate Plasma –

Cleo Adams
Assistant District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: John Teckorius <jteckorius@comcast.net>
Sent: Friday, March 12, 2021 2:07 PM
To: Tammie Smith <smitht@whhassociates.com>
Cc: Cleo Adams <crismond@whhassociates.com>; Chuck Adams <adamsc@whhassociates.com>
Subject: Vegetation around Lakes

Good afternoon Tammie

Please include the attached letter from the water department regarding One of our past inspections, (I do not have any photos perhaps you can ask Cleo for her Original copy of the letter and photos) on our next agenda.
please.
Thank you

Per the water department

“vegetation around the lakes should be maintained ”

Delivered Via Email

May 1, 2020

Ms. Cleo Adams
Moody River Estates CDD
6131 Lyons Rd Suite 200
Coconut Creek FL, 33073
Subject: Moody River Estates Notice of Inspection

Permit No. 36-04694-P, Application No. 060829-3 Lee County, S9,10,15/T44S/R24E

Dear Ms. Adams:

This letter is to provide notification that a April 21, 2020 inspection and a concurrent review of our files indicate that the above-referenced project is currently in compliance with the special conditions of Environmental Resource Permit Number 36-04694-P. During the Inspection District staff observed:

- Lake maintenance was being completed, however the original schedule from the attached response dated March 3, 2014 is outdated and does not reflect the same schedule as the attached lake maintenance spreadsheet updated July

2019. Please provide an updated lake maintenance/restoration plan. See photo exhibit of lake bank 7, which was restored some time last year and showing erosion. Please incorporate this into the lake maintenance plan and correct all erosion, as necessary per Special Condition No. 4 of your permit. See the overgrown vegetation around the lake banks in the attached photo exhibits. Please consider maintaining the lake banks so they can be properly evaluated to determine which lakes should take priority in the lake maintenance and restoration efforts.

The District appreciates your efforts to comply with the conditions of this permit.

The District now has the capability of receiving certifications, as-built plans and AGI inspection reports, conversion/transfer forms and other documents electronically via the District's ePermitting website at www.sfwmd.gov/ePermitting. For first-time users, an account will need to be created. Reports can be submitted through eCompliance/Environmental Resource.

Moody River Estates Permit Number 36-04694-P Page 2

If you have any questions or require additional assistance, please contact Derek Spoerl, E.I. at (239) 338-2929 ext. 7721, or via e-mail at dspoerl@sfwmd.gov.

Sincerely,

Derek Spoerl E.I., Engineering Specialist 3
Environmental Resource Bureau
Enclosure(s): Location Map
Photo Exhibits
Non-comp Response dated: March 3, 2014
Lake maintenance spreadsheet updated: July 2019

- Mr. John Teckorius Moody River Resident (via Email)

This document is filed in the ePermitting system under Application Number 060829-3 via the Application/Permit Section on the Records Search home page

Environmental Resource Compliance Bureau
Supporting Photo Exhibit

Prepared by: _____ Derek Spoerl E.I.

Date of this Exhibit: _____ Apr 29, 2020

Project Name: Moody River Estates

Permit Number: _____ Application Number: _____ 36-
04694-P 060829-3 Cost Code Number: _____ County: _____ Service Center:

Lee FTM Apr 21, 2020 Photo taken on: _____

Photographer: Derek Spoerl E.I.

Purpose: _____ Post Permit Compliance

Direction of View: North

Northeast East Southeast South Southwest

West

Northwest

Notes & Comments:

Approximately a 5" deep rill along lake bank seven (7), Erosion needs to be addressed before it gets worse.

Environmental Resource Compliance Bureau

Supporting Photo Exhibit

Notes & Comments:

Vegetation along lake bank should be maintained in order to evaluate any lake bank bull nosing and required maintenance .

Environmental Resource Compliance Bureau

Supporting Photo Exhibit

Prepared by: _____ Derek Spoerl E.I.

Date of this Exhibit: _____ Apr 29, 2020

Project Name: Moody River Estates

Permit Number: _____ Application Number: _____ 36-
04694-P 060829-3 Cost Code Number: County: _____ Service Center:

Lee FTM Apr 21, 2020 Photo taken on: Photographer: Derek
Spoerl E.I. Post Permit Compliance _____
Purpose: _____ Direction of View: North Northeast East Southeast South Southwest
West Northwest

Notes & Comments:

Vegetation and minor erosion along lake bank should be maintained.

MOODY RIVER ESTATES

Updated. 7.2019 LAKE BANK EROSION REPAIR

John

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
9220 Bonita Beach Road, Suite #214, Bonita Springs, FL 34135
(239) 498-9020 (239) 989-2939

May 5, 2020

South Florida Water Management District
2301 McGregor Boulevard
Fort Myers, FL 33901

RE: Surface Water Management Permit #36-04694-P

Dear Mr. Spoerl:

This letter is an update to provide additional details to our letter dated March 3, 2014 (attached) The Moody River Estates Community Development District intends on being the long-term owner, operator and maintenance entity for facilities related to the above referenced surface water management permit. We are aware of existing deficiencies with regards to lake bank erosion which has caused vertical drops in excess of the permitted 9" and are in progress of addressing these. As was previously discussed and agreed to orally, the MRECDD is proposing to address the non-complying lake banks over a number of years/budget cycles. Thus far, we have restored lake banks on lakes 1 thru 7; lakes 10 thru 12 and lake 14. We anticipate continuing to schedule 2 lakes a year and expect to have all lake banks brought into compliance by 2023.

We are hopeful that you will find this information acceptable and allow for the final transfer of the above referenced permit from construction to operational phase and into the name of the MRECDD.

Sincerely,

MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT



Cleo Adams
Assistant District Manager

Cc: Wes Kayne – Barraco and Associates; MRECDD Engineer

File

Enclosures Lake Bank Erosion Updated Repair List
March 3, 2014 Letter

LAKE BANK EROSION REPAIR
Updated. 5.2020

Lake	Linear ft	cost per	total	Phases			
7	700	\$26	\$18,200				
14	1060	\$26	\$27,560	\$45,760	\$44,000.00	actual including sod	
9	1205	\$28	\$33,740			confirmed footage	
13	800	\$28	\$22,400	\$56,140	\$51,125.00	actual including sod	
8	1180	\$28	\$33,040			confirmed footage	
18	565	\$28	\$15,820	\$48,860			
16	854	\$28	\$23,912				
17	135	\$28	\$3,780				
19	280	\$28	\$7,840				
15	200	\$28	\$5,600	\$41,132			
			\$191,892	\$89,992	\$95,125		
	2019						
	2020						
	2021						
	2022						



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Delivered Via Email

May 1, 2020

Ms. Cleo Adams
Moody River Estates CDD
6131 Lyons Rd Suite 200
Coconut Creek FL, 33073

**Subject: Moody River Estates
Notice of Inspection
Permit No. 36-04694-P, Application No. 060829-3
Lee County, S9,10,15/T44S/R24E**

Dear Ms. Adams:

This letter is to provide notification that a April 21, 2020 inspection and a concurrent review of our files indicate that the above-referenced project is currently in compliance with the special conditions of Environmental Resource Permit Number 36-04694-P. During the Inspection District staff observed:

1. Lake maintenance was being completed, however the original schedule from the attached response dated March 3, 2014 is outdated and does not reflect the same schedule as the attached lake maintenance spreadsheet updated July 2019. Please provide an updated lake maintenance/restoration plan.
2. See photo exhibit of lake bank 7, which was restored some time last year and showing erosion. Please incorporate this into the lake maintenance plan and correct all erosion, as necessary per Special Condition No. 4 of your permit.
3. See the overgrown vegetation around the lake banks in the attached photo exhibits. Please consider maintaining the lake banks so they can be properly evaluated to determine which lakes should take priority in the lake maintenance and restoration efforts.

The District appreciates your efforts to comply with the conditions of this permit.

The District now has the capability of receiving certifications, as-built plans and AGI inspection reports, conversion/transfer forms and other documents electronically via the District's ePermitting website at www.sfwmd.gov/ePermitting. For first-time users, an account will need to be created. Reports can be submitted through eCompliance/Environmental Resource.

If you have any questions or require additional assistance, please contact Derek Spoerl, E.I. at (239) 338-2929 ext. 7721, or via e-mail at dspoerl@sfwmd.gov.

Sincerely,








Derek Spoerl E.I., Engineering Specialist 3
Environmental Resource Bureau

Enclosure(s): Location Map
Photo Exhibits
Non-comp Response dated: March 3, 2014
Lake maintenance spreadsheet updated: July 2019

c: Mr. John Teckorius Moody River Resident (via Email)



Exhibit No: 1	Exhibit Created On: 2016-08-04	LEE COUNTY, FL	 Application	
<p>REGULATION DIVISION</p> <p>Project Name: MOODY RIVER ESTATES (FKA MOODY RANCH)</p> <div><div><div>0</div><div>0.125</div><div>0.25</div><div>Miles</div></div><div><div>N</div><div></div></div></div>				
			Application Number: 040831-14	
			 South Florida Water Management District	

South Florida Water Management District
Environmental Resource Compliance Bureau
Supporting Photo Exhibit



Prepared by: Derek Spoerl E.I. Date of this Exhibit: Apr 29, 2020
Project Name: Moody River Estates
Permit Number: 36-04694-P Application Number: 060829-3 Cost Code Number: _____
County: Lee Service Center: FTM Photo taken on: Apr 21, 2020
Photographer: Derek Spoerl E.I. Purpose: Post Permit Compliance
Direction of View: ☐North ☐Northeast ☐East ☐Southeast ☐South ☐Southwest ☐West ☐Northwest



Notes & Comments:
Approximately a 5" deep rill along lake bank seven (7), Erosion needs to be addressed before it gets worse.

South Florida Water Management District

Environmental Resource Compliance Bureau
Supporting Photo Exhibit



Prepared by: Derek Spoerl E.I. Date of this Exhibit: Apr 29, 2020
Project Name: Moody River Estates
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Photographer: Derek Spoerl E.I. Purpose: Post Permit Compliance
Direction of View: ☐North ☐Northeast ☐East ☐Southeast ☐South ☐Southwest ☐West ☐Northwest



Notes & Comments:
Vegetation along lake bank should be maintained in order to evaluate any lake bank bull nosing and required maintenance .

South Florida Water Management District
Environmental Resource Compliance Bureau
Supporting Photo Exhibit



Prepared by: Derek Spoerl E.I. Date of this Exhibit: Apr 29, 2020
Project Name: Moody River Estates
Permit Number: 36-04694-P Application Number: 060829-3 Cost Code Number: _____
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Direction of View: ☐North ☐Northeast ☐East ☐Southeast ☐South ☐Southwest ☐West ☐Northwest



Notes & Comments:
Vegetation and minor erosion along lake bank should be maintained.

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

6131 Lyons Road, Suite 100; Coconut Creek, FL 33073
(954)-426-2105 (954) 426-2147 (fax)

March 3, 2014

South Florida Water Management District
2301 McGregor Boulevard
Fort Myers, FL 33901

Re: Surface Water Management Permit #36-04694-P

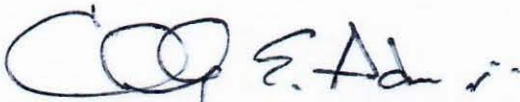
Dear Sir/Madam,

This letter is to supplement and provide additional details to our letter dated July 18, 2012. (attached) The Moody River Estates Community Development District intends on being the long term owner, operator and maintenance entity for facilities related to the above referenced surface water management permit. We are aware of existing deficiencies with regards to lake bank erosion which has caused vertical drops in excess of the permitted 9" and are in progress of addressing these. As was previously discussed and agreed to orally, the MRECDD is proposing to address the non complying lake banks over a number of years/budget cycles. Thus far, we have restored lake banks on lakes 1, 2 and 5. We anticipate continuing to schedule 1 to 3 lakes a year and expect to have all lake banks brought into compliance within 3 to 5 years.

We are hopeful that you will find this information acceptable and allow for the final transfer of the above referenced permit from construction to operational phase and into the name of the MRECDD.

Sincerely,

MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT



Chesley Adams Jr.
District Manager

cc. Carl Barraco- Barraco and Associates; MRECDD Engineer
File

Derek Spoerl E.I., Engineering Specialist 3

Environmental Resource Bureau

Enclosure(s): Location Map

Photo Exhibits

Non-comp Response dated: March 3, 2014

Lake maintenance spreadsheet updated: July 2019

- Mr. John Teckorius Moody River Resident (via Email)

This document is filed in the ePermitting system under Application Number 060829-3 via the Application/Permit Section on the Records Search home page

Environmental Resource Compliance Bureau

Supporting Photo Exhibit

Prepared by: _____ Derek Spoerl E.I.

Date of this Exhibit: _____ Apr 29, 2020

Project Name: Moody River Estates

____ Permit Number: _____ Application Number: _____ 36-
04694-P 060829-3 Cost Code Number: _____ County: _____ Service Center:
____ Lee FTM Apr 21, 2020 Photo taken on:

Photographer: Derek Spoerl E.I.

Purpose: _____ Post Permit Compliance

Direction of View: North

Northeast East Southeast South Southwest

West

Northwest

Notes & Comments:

Approximately a 5" deep rill along lake bank seven (7), Erosion needs to be addressed before it gets worse.

Environmental Resource Compliance Bureau

Supporting Photo Exhibit

Notes & Comments:

Vegetation along lake bank should be maintained in order to evaluate any lake bank bull nosing and required maintenance .

Environmental Resource Compliance Bureau

Supporting Photo Exhibit

Prepared by: _____ Derek Spoerl E.I.

Date of this Exhibit: _____ Apr 29, 2020

Project Name: Moody River Estates

____ Permit Number: _____ Application Number: _____ 36-
04694-P 060829-3 Cost Code Number: _____ County: _____ Service Center:
____ Lee FTM Apr 21, 2020 Photo taken on: Photographer: Derek
Spoerl E.I. Post Permit Compliance _____

Per the water department

"vegetation around the lakes should be maintained "

Delivered Via Email

May 1, 2020

Ms. Cleo Adams
Moody River Estates CDD
6131 Lyons Rd Suite 200
Coconut Creek FL, 33073

Subject: Moody River Estates Notice of Inspection

Permit No. 36-04694-P, Application No. 060829-3 Lee County, S9,10,15/T44S/R24E

Dear Ms. Adams:

This letter is to provide notification that a April 21, 2020 inspection and a concurrent review of our files indicate that the above-referenced project is currently in compliance with the special conditions of Environmental Resource Permit Number 36-04694-P. During the Inspection District staff observed:

- Lake maintenance was being completed, however the original schedule from the attached response dated March 3, 2014 is outdated and does not reflect the same schedule as the attached lake maintenance spreadsheet updated July 2019. Please provide an updated lake maintenance/restoration plan. See photo exhibit of lake bank 7, which was restored some time last year and showing erosion. Please incorporate this into the lake maintenance plan and correct all erosion, as necessary per Special Condition No. 4 of your permit. See the overgrown vegetation around the lake banks in the attached photo exhibits. Please consider maintaining the lake banks so they can be properly evaluated to determine which lakes should take priority in the lake maintenance and restoration efforts.

The District appreciates your efforts to comply with the conditions of this permit.

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Moody River Estates Permit Number 36-04694-P Page 2

If you have any questions or require additional assistance, please contact Derek Spoerl, E.I. at (239) 338-2929 ext. 7721, or via e-mail at dspoerl@sfwmd.gov.

Sincerely,

Purpose: _____ Direction of View: North Northeast East Southeast South Southwest
West Northwest

Notes & Comments:

Vegetation and minor erosion along lake bank should be maintained.

MOODY RIVER ESTATES

Updated. 7.2019 LAKE BANK EROSION REPAIR

John

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

22

Moody River Estates

Financial Highlights Report

(for Fiscal Year 2021)

As of 3/31/21

General Fund

Revenues

Special Assessment On-roll: At 92% Year to Date (YTD) with the majority received in December as a result of tax payers taking advantage of the early discount (4%).

Expenditures (through end of March is 34%, is 16% under straight proration of 50%)

Audit: At 34% the annual audit will be presented to the Board upon completion.

Assessment Roll Preparation: At 50% and billed on a monthly basis.

Arbitrage rebate calculations: At 0% is to ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Insurance: At 100% and is a once per year expense typically occurring in December.

Dissemination agent: At 50% Year to Date. The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. The District amended its contract with Wrathell, Hunt and Associates, LLC to include these services.

Trustee: At 100% is a once per year expense and typically occurring in December. Annual fees paid to U.S. Bank for the services they provide as trustee, paying agent and registrar.

Legal Advertising: At 69% Year to Date and includes the advertising requirement for the off-site meetings.

Water Management/Other Contractual: At 18% - This line item includes Lake & Wetland maintenance, Fountain repairs & Maintenance as well as annual bank restoration projects, yet to be completed.

Water Management/Utilities: At 49% Year to Date; This is the LCEC charges for the fountains and aeration electricity.

Annual District Filing Fee: At 100% is a once per year active status filing with the State of Florida and typically is occurring in October/November.

Tax Collector: At 99%, this expenditure is directly related to the cost of collecting the Districts special assessment on roll revenue.

Debit Service Fund:

Scheduled to be paid in full May 1, 2036.

Principal: At 0% is paid May 1st of each year.

Interest: At 50% annual interest expense is paid each November 1st, with the other 50% plus the annual Principal amount paid each May 1st.

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2021**

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
MARCH 31, 2021**

	Major Funds		
	General	Debt Service Series 2017 A1 & A2	Total Governmental Funds
ASSETS			
Cash - SunTrust	\$ 311,263	\$ -	\$ 311,263
Investments			
Revenue 2017A1 & A2	-	627,253	627,253
Reserve 2017A1*	-	271,934	271,934
Reserve 2017A2*	-	82,804	82,804
Reserve sub 2017A1 & A2*	-	103,732	103,732
COI	-	4,825	4,825
Prepayment 2017A2	-	676	676
Due from other funds			
General	-	41,243	41,243
Total assets	<u>\$ 311,263</u>	<u>\$ 1,132,467</u>	<u>\$ 1,443,730</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,000	\$ -	\$ 1,000
Due to other funds			
Debt service	41,243	-	41,243
Total liabilities	<u>42,243</u>	<u>-</u>	<u>42,243</u>
Fund Balances:			
Restricted for:			
Debt service	-	1,132,467	1,132,467
Unassigned	269,020	-	269,020
Total fund balances	<u>269,020</u>	<u>1,132,467</u>	<u>1,401,487</u>
Total liabilities and fund balances	<u>\$ 311,263</u>	<u>\$ 1,132,467</u>	<u>\$ 1,443,730</u>

*These Reserve Accounts are specifically for the noted Debt Service Funds and may not be used for any other purpose."

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 5,658	\$ 266,622	\$ 289,252	92%
Interest and miscellaneous	3	17	-	N/A
Total revenues	<u>5,661</u>	<u>266,639</u>	<u>289,252</u>	92%
EXPENDITURES				
Professional & admin				
Supervisor	-	-	6,459	0%
Management	3,733	22,401	44,802	50%
Accounting services	729	4,371	8,742	50%
Audit	500	2,000	5,800	34%
Assessment roll services	1,073	6,437	12,875	50%
Arbitrage rebate calculations	-	-	1,200	0%
Dissemination agent	83	500	1,000	50%
Trustee	-	3,709	3,709	100%
Legal - general counsel	921	1,407	12,000	12%
Engineering	146	146	4,000	4%
Postage	394	546	1,250	44%
Telephone	42	250	500	50%
Insurance	-	6,503	6,500	100%
Printing & binding	92	550	1,100	50%
Legal advertising	-	833	1,200	69%
Other current charges	186	455	750	61%
Website	-	-	750	0%
ADA website compliance	-	-	210	0%
Annual district filing fee	-	175	175	100%
Total professional & admin	<u>7,899</u>	<u>50,283</u>	<u>113,022</u>	44%
Water management				
Other contractual	2,775	19,421	110,000	18%
Utilities	4,185	19,225	39,500	49%
Aquascaping	-	-	5,000	0%
Total water management	<u>6,960</u>	<u>38,646</u>	<u>154,500</u>	25%
Other fees and charges				
Property appraiser	-	777	844	92%
Tax collector	-	1,127	1,266	89%
Total other fees and charges	<u>-</u>	<u>1,904</u>	<u>2,110</u>	90%
Total expenditures	<u>14,859</u>	<u>90,833</u>	<u>269,632</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	(9,198)	175,806	19,620	
Fund balance - beginning	278,218	93,214	86,355	
Fund balance - ending	<u>\$ 269,020</u>	<u>\$ 269,020</u>	<u>\$ 105,975</u>	

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017A-1 and 2017A-2
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 11,783	\$ 552,923	\$ 603,651	92%
Interest	3	21	-	N/A
Total revenues	<u>11,786</u>	<u>552,944</u>	<u>603,651</u>	92%
EXPENDITURES				
Principal	-	-	330,000	0%
Principal prepayment	-	5,000	-	N/A
Interest	-	139,150	278,300	50%
Total expenditures	<u>-</u>	<u>144,150</u>	<u>608,300</u>	24%
Other fees and charges				
Tax collector	-	-	-	N/A
Total other fees and charges	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>144,150</u>	<u>608,300</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	11,786	408,794	(4,649)	
Fund balance - beginning	<u>1,120,681</u>	<u>723,673</u>	<u>720,250</u>	
Fund balance - ending	<u>\$ 1,132,467</u>	<u>\$ 1,132,467</u>	<u>\$ 715,601</u>	

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

23

DRAFT
MINUTES OF MEETING
MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Moody River Estates Community Development District held a Regular Meeting on March 11, 2021 at 6:00 p.m., at The Best Western, 13021 N. Cleveland Avenue, North Fort Myers, Florida 33903.

Present were:

John Teckorius	Chair
Robert Geltner	Vice Chair
Chris Jenner	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Wes Kayne	District Engineer
Mike Eckert	District Counsel
Terri Silva	HOA President
William Krukowski	Resident
Edward Pike	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 6:00 p.m. Supervisors Jenner, Geltner and Teckorius were present, in person. Two seats were vacant.

SECOND ORDER OF BUSINESS

Public Comments (*agenda items*)

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

**Discussion/Consideration: Qualified
Elector Candidates to Fill Vacancies in
Seats 2 and 5**

- A. William Krukowski**
- B. Edward Pike**
- C. Carolyn Schreiber**

Mr. Teckorius stated that the terms of Seats 2 and 5 expire in 2024 and 2022, respectively. Mr. Geltner stated that Ms. Julie Canoura reconsidered her withdrawal and was informed she could not reapply for consideration, as the submittal deadline date expired. Although the Board agreed to the deadline specified in the prior minutes, since the Board has 90 days from the November election date to appoint candidates and Ms. Schreiber was not in attendance, the Board agreed to extend the final submittal date for consideration.

On MOTION by Mr. Geltner and seconded by Mr. Teckorius, with all in favor, extending the date for final consideration to appoint new Board Members from the four individuals who previously declared a willingness to serve on the Board, was approved.

This item was deferred to the next meeting. Mrs. Adams noted that candidates may attend via telephone but an outside Notary would need to administer the Oath of Office.

On MOTION by Mr. Geltner and seconded by Mr. Teckorius, with all in favor, delaying final consideration to appoint candidates and limiting the candidates under consideration to Mr. Krukowski, Mr. Pike, Ms. Schreiber and Ms. Canoura, and directing Staff to instruct the candidates to reaffirm their interest in applying for a Seat to Mr. Adams, in writing, by April 30, 2021, at 5:00 p.m., and to instruct the candidates to attend the May, 20, 2021 meeting in person or by phone, was approved.

FOURTH ORDER OF BUSINESS

Administration of Oath of Office for Newly Appointed Supervisors (*the following to be provided in a separate Package*)

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - I. Form I: Statement of Financial Interests**
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8D – Memorandum of Voting Conflict**

This item was deferred to the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the Moody River Estates Community Development District, and Providing for an Effective Date

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS

Discussion/Consideration: Proposed Amendment to Resolution 2020-05, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date (Supervisor Geltner)

Mr. Teckorius presented Resolution 2020-05. Mr. Geltner presented his proposed changes to the policy. Discussion ensued regarding certain verbiage in the document.

On MOTION by Mr. Geltner and seconded by Mr. Teckorius, with all in favor, Resolution 2020-05 and Exhibit A, as amended, Adopting an Internal Controls Policy Consistent with Section 218.33, Florida Statutes; Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Discussion: Board Member Responsibilities

A. Sample CEO Self-Evaluation

B. Management Evaluation

C. Evaluating the Executive Director – Your Role as a Board Member

This item was deferred to the workshop.

EIGHTH ORDER OF BUSINESS

Discussion: Adding Workshops to the Annual Meeting Schedule

Mr. Teckorius requested that workshops be held every other week at the Clubhouse beginning Wednesday March 24, 2021 at 11:00 a.m. Mr. Eckert explained advertising requirements and protocol for conducting workshops.

On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor, conducting workshops every other week at the Clubhouse, beginning Wednesday, March 24, 2021 at 11:00 a.m., and authorizing Staff to advertise the workshops accordingly, up to the May 20, 2021 meeting date, was approved.

NINTH ORDER OF BUSINESS**Continued Discussion: CDD Newsletter**

Mrs. Adams distributed Mr. Geltner's redline version of the CDD Newsletter.

The following changes would be made:

Page 1: Change "Dear Resident" to "Dear Property owner"

Page 2, Lake Bank Restoration Program, Paragraph 2: Insert "for Lakes 8 and 18" after "projects"

Page 3, Your CDD Staff/District Engineer: Change "Carl Barraco" to "Wes Kayne"

Page 4, Clubhouse At Moody River Estates: Delete "239 498 5455"

Mr. Kayne would revise the map to include references to Moody East.

On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor, the 2021 Moody River Estates Community Development District Newsletter, as amended, was approved.

Mr. Geltner presented materials from the Fort Myers Fire Department (FMFD) Chief.

TENTH ORDER OF BUSINESS**Consideration of Anchor Marine Environmental Services, Inc., Quotations for Installation of Geo-Filter Tube Erosion Barrier****A. Lake #8****B. Lake #18**

Mrs. Adams presented proposals as part of the annual Bank Stabilization Project for 2021 and stated that costs fell within the amount budgeted for Fiscal Year 2021. In response to deciphering the invoice Mr. Adams clarified that Mr. Eckert would incorporate the scope of work into the CDD's standard contract agreement and include the new requirement of January 1st. In response to questions posed, Mr. Adams noted that the proposals included a provision on sod, as 30 days, and Mr. Eckert noted, with regard to project completion insurance, there

would not be a payment performance bond unless the District requires one, which would increase the cost; a performance bond is not required by law for this dollar amount.

Mrs. Adams stated that the District would need to revisit Lake #7 for sod, under a different contractor, which was budgeted. Discussion ensued about requiring a standard 4:1 slope and immediate repair of any lake over a 9" bull nose, such as at Lake #5. Mrs. Adams noted that Lake #5 would be addressed last, as it was not out of compliance.

On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor, the Anchor Marine Environmental Services, Inc., Proposal #2120, for installation of geo-filter tube erosion barriers at Lakes #8 and #18, in a not-to-exceed amount of \$43,625, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of Preserve Management Plan

Mrs. Adams distributed a proposed Preserve Fire Management Plan from Johnson Engineering. Mr. Adams would email a sample report for review, as one must be submitted to various governmental entities for approval before fire load reduction work can commence. Discussion ensued regarding cost, limited effect of the preventative measures on homeowner insurance premiums, the FireWise USA volunteer program, informing the community and establishing a Committee. This item was deferred to the workshop. Inviting the Fort Myers Fire Department Chief to a future workshop would be included on the next meeting agenda.

TWELFTH ORDER OF BUSINESS

Consideration of EarthBalance Price Quote for Littoral Planting in Lakes 8, 9, 13 and 18

Staff recommended Option 1 for single row plantings, as they would multiply over time, the cost was within budget and they were within various governmental guidelines. Plantings would be clustered in the areas where the lake bank erosion repair project occurred.

On MOTION by Mr. Geltner and seconded by Mr. Teckorius, with all in favor, EarthBalance Price Quote, Option 1, for littoral planting in Lakes 8, 9, 13 and 18, in a not-to-exceed amount of \$3,591, subject to cluster and made to look aesthetically pleasing, was approved.

THIRTEENTH ORDER OF BUSINESS

**Discussion: Review of Community
Development District Facilities
Maintenance Agreement**

This item was deferred to the next workshop. Mr. Adams would email the version that included Exhibit A to the Board. Mr. Kayne and Staff were updating the map to include all CDD assets.

FOURTEENTH ORDER OF BUSINESS

**Discussion: Conservation Area and Wildlife
Signage**

Mrs. Adams distributed another option, which was to install posts similar to what was done in a prior year, in addition to what was included in the agenda package. This item was deferred for discussion at the workshop.

FIFTEENTH ORDER OF BUSINESS

Discussion: Obtaining Drone for CDD Usage

Mr. Geltner expressed concern about the cost versus benefit of using drones. Mr. Eckert noted the use of drones by governmental entities is limited. Proposals would be provided to the Board for aeriels of the lakes and perimeters, at certain times of the year, to obtain a baseline of the community, for maintenance purposes. This item was deferred to the workshop.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Hopping Green & Sams,
P.A. Rate Adjustment Effective October 1,
2021**

This item was deferred to the workshop.

SEVENTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of January 31, 2021**

Mr. Geltner presented the Unaudited Financial Statements as of January 31, 2021. The Fiscal Year would be added to the Statements.

**On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor,
the Unaudited Financial Statements as of January 31, 2021, were accepted.**

EIGHTEENTH ORDER OF BUSINESS

Approval of February 11, 2021 Regular Meeting Minutes

Mr. Teckorius presented the February 11, 2021 Regular Meeting Minutes.

The following change was made:

Line 29: Change "1:00 p.m." to "6:00 p.m."

Mr. Teckorius asked if Action Item 53 was completed. Mrs. Adams replied affirmatively, the request was submitted. She would notify the Board upon receipt of payment from the HOA.

On MOTION by Mr. Geltner and seconded by Mr. Teckorius, with all in favor, the February 11, 2021 Regular Meeting Minutes, as amended, were approved.

- Action Items**

Action Items 51, 52, 54, 55 and 56 were completed.

Action Items 1 and 53 were updated to include further direction to Staff.

A Board Member referred to Completed Action Item 43 in which Mr. Eckert clarified that the HOA withdrew its request for the District to join in the HOA lawsuit with the Developer, as any claims the CDD had would have been under the CDD Agreements with the Developer, which is a separate issue from the construction defect statute the HOA is pursuing. If the District wants to reconsider a lawsuit, whether the statute of limitations ran its course must be investigated and, if not, the next step would be to engage an Engineer to confirm that the ponds were not constructed properly and reporting that, mostly likely, there is a lake defect that was not visible. Mr. Eckert offered to discuss the matter with each Board Member individually outside of a meeting.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

Mr. Eckert was monitoring several legislative bills related to the following:

➤ Raising sovereign immunity limits, currently \$200,000 per person, to \$500,000, and \$300,000 per incident, to \$1 million, which would impact the District's insurance premium.

➤ Provide reform in dealing with COVID-19 cases that have a one-year statute of limitations with a retroactive application. There are no known claims against the District.

B. District Engineer: *Barraco & Associates, Inc.*

Mr. Kayne reported that the barbeque grills recently relocated behind the Amenity Center were not within the conservation easement.

C. District Manager: *Wrathell, Hunt & Associates, LLC*

- **NEXT MEETING DATE: May 20, 2021 at 1:00 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 20, 2021 meeting. Ms. Silva would notify Mrs. Adams about meeting room availability, as this item is on the March 23rd HOA agenda.

D. Operations Manager: *Wrathell, Hunt & Associates, LLC*

- **Monthly Status Report – Field Operations**

The Report was included for informational purposes.

I. Key Activity Dates

The March 2021 Key Activity Dates Report was included for informational purposes.

Mrs. Adams reported the following:

- Staff and key participants conducted the annual berm compliance inspection on February 26, 2021.
- Mr. Kayne would inspect an area of Turtle Cove Trail to confirm there is no berm breach, as trees were installed between the homes.
- A response was pending from the homeowner who was advised to remove the palm fronds they dumped in Wetland #3 or the CDD would bill the homeowner for the expense.
- A response was pending from the homeowners on Sandy Key Bend who were advised to remove the Crinum Lilly encroaching into the conservation easement or the CDD would bill the homeowners for this expense.

II. Draft Maintenance Spreadsheet

As requested, Mrs. Adams updated Mr. Geltner's spreadsheet listing the District's assets. She would transmit the latest version of her Operation's Report to him.

TWENTIETH ORDER OF BUSINESS

Public Comments (*non-agenda items*)

Resident and HOA Board President Terri Silva asked if the HOA should advise the landscapers to mow the barrier around the lake, during the lake renovations. Mrs. Adams

replied no. Ms. Smith would email the letters sent to homeowners on Sandy Key Bend to Mr. Garnet Dasher.

Resident William Krukowski stated that Board Members try to do everything appropriately, but felt that accepting Ms. Canoura back into consideration, after she dropped out, and not complying with the March 1st deadline to apply was a little backhanded.

TWENTY-FIRST ORDER OF BUSINESS**Supervisor's Requests**

- **Supervisor Geltner – Discussion: Email to Management on 05.20.20**

Mr. Geltner made the following statements, requests and suggestions:

➤ Residents should be aware that these meetings are the only opportunity Supervisors can discuss CDD business with each other.

➤ This meeting was the first opportunity to notify Board Members of Ms. Canoura withdrawing from consideration for a Seat on the Board. She was misinformed that she could not reapply because of the March 1st deadline, which he believed was not discussed at the last meeting; however, Mr. Adams noted the submittal deadline date was approved at the last meeting and was appropriate and as close to agenda preparations as possible.

➤ He suggested discussing reconfiguring Board Member seating; however, once the meetings are held in the HOA main room, this would no longer be an issue, as the tables are round. Mr. Adams noted this setup was standard practice in council and commission meetings.

➤ February 11, 2021 Meeting Minutes, Line 193: Asked for the status. Mr. Adams stated that the taxes on the 44 lots were unpaid.

➤ Requested for workshop agenda and the Board agreed to have Staff include discussion to evaluate options and perform a feasibility study, with involvement from certain entities, to weigh the pros and cons of purchasing property, instead of the easement to access the boat launch at Waterfront Park and then take affirmative action. A list of options was distributed during the meeting. A Board Member felt that the CDD should just proceed with purchasing the property.

TWENTY-SECOND ORDER OF BUSINESS**Adjournment**

There being no further business to discuss, the meeting adjourned.

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On MOTION by Mr. Teckorius and seconded by Mr. Geltner, with all in favor,
the meeting adjourned at 7:38 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

MOODY RIVER ESTATES CDD
March 11, 2021 Meeting for May 20, 2021 Meeting

ACTION ITEMS

DATE ADDED		
1.	01.18.18	Moving forward, any additional signs added to the conservation areas. It was requested to add the District's website address to those signs. 03.11.21 Mr. Kayne would send a CDD map in digital file indicating the total number of signs posted in the community to Mrs. Adams who in turn would send to the Board along with the total cost spent to date. STATUS: ONGOING
53.	2.11.21	Per Mr. Teckorius, Management to forward an invoice to the HOA for reimbursement of venue rental costs incurred by the CDD for its meetings. 03.11.21 Mrs. Adams would notify board once payment is received. STATUS: ONGOING
57.	03.11.21	Staff to email the four candidates requesting they reaffirm in writing their interest to hold a position on the Board and instruct them to attend the May meeting. STATUS: ONGOING
58.	03.11.21	Mr. Kayne to update the map in the CDD Newsletter to include references to Moody East. STATUS: ONGOING
59.	03.11.21	Mr. Adams to email a sample copy of the Preserve Fire Management Report to the Board. STATUS: ONGOING
60.	03.11.21	Staff to include as a discussion item on the next agenda, inviting the Fort Myers Fire Chief to a future Workshop. STATUS: ONGOING
61.	03.11.21	Mr. Adams to revise and email the Board the latest version of the Facilities Maintenance Agreement, including Exhibit A. Mr. Kayne and Staff working together to update the map to include all CDD assets. STATUS: ONGOING
62.	03.11.21	Mr. Kayne to obtain proposals for drone usage to provide aerials of the lakes to send to the Board. STATUS: ONGOING
63.	03.11.21	Mrs. Adams would coordinate Management adding the Fiscal Year Dates to the Unaudited Financial Statements. STATUS: ONGOING
64.	03.11.21	Mr. Eckert to research, with regard to potential lawsuit against The Developer, whether statute of limitations expired and discuss matter individually with Board Members outside of a meeting. STATUS: ONGOING

MOODY RIVER ESTATES CDD
March 11, 2021 Meeting for May 20, 2021 Meeting

ACTION ITEMS

DATE ADDED		
65.	03.11.21	Mr. Kayne to inspect area of Turtle Cove Trail to confirm there is not berm breach. STATUS: ONGOING
66.	03.11.21	Mrs. Adams waiting on response from homeowner to address removal of palm fronds from Wetland #3 before billing homeowner for expense. STATUS: ONGOING
67.	03.11.21	Mrs. Adams waiting on response from homeowners on Sandy Key Bend to address removal of crinum lily before billing homeowner for expense. STATUS: ONGOING
68.	03.11.21	Mrs. Adams to email Mr. Geltner the latest version of the Operations Report for him to review against his District Assets spreadsheet. STATUS: ONGOING
69.	03.11.21	Ms. Smith to email the encroachment letters sent to the homeowners on Sandy Key Bend to Mr. Garnet Dasher, HOA STATUS: ONGOING
70	03.11.21	Staff to include as discussion item on the Workshop agenda, the pros and cons of purchasing property for accessing the Boat Launch at Waterfront Park. STATUS: ONGOING

MOODY RIVER ESTATES CDD
March 11, 2021 Meeting for May 20, 2021 Meeting

ONGOING ACTION ITEMS

DATE ADDED

- | | | |
|------------|-----------------|--|
| 9. | 10.10.18 | Mrs. Adams tentatively scheduling littoral plantings at WL2-A for the end of November. TRANSFERRED TO ONGOING LIST 05.21.20 |
| | | |
| 49. | 08.20.20 | Mrs. Adams to coordinate SOLitude contacting Mr. Geltner regarding the dates when aeration and fountain technicians will be onsite to perform any type of repairs or inspections. TRANSFERRED TO ONGOING 02.11.21 |

MOODY RIVER ESTATES CDD
March 11, 2021 Meeting for May 20, 2021 Meeting

COMPLETED ITEMS
In Order of Date Moved to Completed

DATE ADDED		
2.	05.10.18	Per Mr. Geltner, District Counsel to research the feasibility of using solar energy to augment or replace electrical usage. As Of 01.10.19 District Counsel will continue to monitor/study. As Of 03.14.19 Now looking into including the use of batteries. STATUS: COMPLETED 02.11.21
45.	05.21.20	Management to include on the next in person agenda for discussion Mr. Geltner's proposed Resolution to add Staff Performance Review Policy to the Internal Controls Policy, STATUS: COMPLETED 02.11.21
48.	05.21.20	Management to include in the agenda at the next available in person meeting; discussing Mr. Geltner's Issues List e-mailed to Management and deferred at the last meeting. STATUS: COMPLETED 02.11.21
50.	08.20.20	Mrs. Adams to confirm the fountain lights at Lake #15 were repaired. STATUS: COMPLETED 02.11.21
51.	02.11.21	Mrs. Adams to forward eblast regarding the two CDD Board vacancies and include a submittal deadline to Ms. Silva. STATUS: COMPLETED 03.11.21
52.	02.11.21	Per Mr. Geltner, Staff to include adding workshops to the meeting schedule on the next agenda for Board consideration. STATUS: COMPLETED 03.11.21
54.	02.11.21	Mr. Adams to obtain a quote from an environmental Engineer for fuel load management in the conservation area and include fuel load debris as a discussion item on the next agenda. STATUS: COMPLETED 03.11.21
55.	02.11.21	Staff to include the need for new conservation area and wildlife signage on the next agenda. STATUS: COMPLETED 03.11.21
56.	02.11.21	Per Mr. Geltner, Staff to include the need to obtain a drone as a discussion item on the next agenda. STATUS: COMPLETED 03.11.21
5.	08.16.18	Board to monitor all project schedules provided by Mrs. Adams, such as the lake bank restoration 2019/2020 project schedule, fountain pumps and motor replacement schedule and aerator schedule. TRANSFERRED TO ONGOING LIST 05.09.19. STATUS: COMPLETED 03.11.21

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

24CI

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2021

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2021
Babcock Ranch	0
Bayside Improvement	2,956
Bay Creek	748
Beach Road Golf Estates	1,127
Bonita Landing	321
Brooks I of Bonita Springs	2,225
Brooks II of Bonita Springs	1,453
East Bonita Beach	163
Mediterra	454
Moody River Estates	1,137
Parklands Lee	525
Parklands West	570
River Hall	1,534
River Ridge	1,454
Stonewater	0
Stoneybrook	1,721
Verandah East	779
Verandah West	937
University Square	0
University Village	0
Waterford Landing	1,298
WildBlue	228

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

**MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

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MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE		
LOCATION		
<i>Clubhouse at Moody River Estates, 3050 Moody River Blvd., North Fort Myers, Florida 33903</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2020 CANCELED	Regular Meeting	1:00 PM
January 14, 2021 CANCELED	Regular Meeting	6:00 PM
February 11, 2021	Regular Meeting	6:00 PM
<i>The Best Western, 13021 N. Cleveland Avenue, Fort Myers, FL 33903</i>		
March 11, 2021	Regular Meeting	6:00 PM
<i>The Best Western, 13021 N. Cleveland Avenue, Fort Myers, FL 33903</i>		
March 24, 2021	Workshop	11:00 AM
April 7, 2021	Workshop	11:00 AM
April 21, 2021	Workshop	11:00 AM
May 5, 2021	Workshop	11:00 AM
May 19, 2021	Workshop	11:00 AM
May 20, 2021	Regular Meeting	1:00 PM
June 17, 2021	Regular Meeting	1:00 PM
August 19, 2021	Public Hearing & Regular Meeting	1:00 PM

MOODY RIVER ESTATES
COMMUNITY DEVELOPMENT DISTRICT

24D



Wrathell, Hunt and Associates, LLC

TO: Moody River Estates Board of Supervisors

FROM: Cleo Adams – Assistant District Manager

DATE: May 20, 2021

SUBJECT: Monthly Status Report – Field Operations

Lake Maintenance: Solitude Lake Management continues to treat on a monthly basis as necessary. Schedules are emailed to Supervisor Teckorius in advance along with the Technicians name/number so that they can observe Solitude's treatment program. May treatment dates – 10th and 24th.

Note: For budget purposes your Lake & Wetland contract expires August 31, 2022.

Bank Stabilization Program: Staff reviewed the lakes on Tuesday, July 2nd for the required Bank Restoration projects - which included Lakes 6, 8, 9, 13, 18, 16, 17 & 19.

Littoral Planting Projects: Lakes 9, 13, 8 & 18: As approved at the March Board meeting, littoral plantings will be schedule upon bank restoration completion. Total cost \$3,591.00 and each lake will be planted in "clusters" as requested at that meeting.

The 2020 bank restoration projects were completed for a cost of \$51,125.00 (Completed in September – delays due to Tropical Storm). These restoration projects were specific to Lakes 9 & 13. The littoral planting project was delayed due to budget constraints however will be scheduled when summer rains commence this year. Cost for littorals \$2250.00 to include Spike Rush, Pickerelweed and Arrowhead.

2021 Bank Restoration Projects: As approved at your March meeting; the contract for Lakes 8 & 18 has been executed for a NTE price of \$43,625.00. The contract was executed the 8th day of April; supplies have been ordered however there are delays in obtaining material due to job shortages, supply shortages, etc. These projects will be scheduled upon receipt of materials.

Lake 7: As approved at you March meeting; proposal secured in May 2020 to rework the lake banks due to heavy rains for a cost of \$6,338.00 is no longer valid. Updated quote received from GulfScapes - \$25,900.00 (\$19,562.00 increase). Staff has requested Anchor Marine to revisit and provide cost associated with required repairs.



Wrathell, Hunt and Associates, LLC

Specifications include removal of existing turf and install fill dirt, erosion fabric/barrier and floritam sod to required areas.

Budget: Bank restoration \$45K, leaving a positive balance of \$1,375.00. Lake & Wetlands line item of the budget is \$50K, with the current contract with Solitude \$33,300.00. providing for an additional \$16,700.00 in that line item that can be utilized for required repairs to Lake 7; however, will revisit upon receipt of the proposal.

Lake #5: Although this project is in compliance, Staff obtained cost associated to revisit this project to have the geo-tube cut and finish grade of 900 linear feet of existing, for aesthetic purposes. Cost \$5,700.00. This project will be scheduled when all other bank restorations have been resolved, as outlined on the attached spreadsheet.

SFWMD: As a reminder, the District was notified in May 2020 that SFWMD conducted a field review and noted that we are in compliance, as we continue to restore the lake banks throughout.

Wetland Maintenance: Simi-annual maintenance of the wetlands were completed during the month of September. Maintenance of U-4 will be scheduled during the month of May. Maintenance includes removal of Brazilian peppers, Australian pines, downy rose myrtle and all other exotic or invasive plant materials as identified on the latest Florida Exotic Pest Council's list of Category I and II invasive and exotic species, as maybe updated from time to time.

Berm Compliance: The annual inspection to review District owned perimeter berms was completed on Friday, February 26th. There were no berm breaches observed during that review.

- Sheltered Oak Place – LW-3: Required Palm frond vegetation required removal by the homeowner and has been resolved.
- Sandy Key Bend – WL-1: Crinum Lilly planed by adjacent residents will be sprayed/killed in place during the next treatment schedule by Solitude.

3231 Banyan Hollow Loop: On Monday, April 12th Staff met with Bill Krukowski (ARC) as well as the contractor on site to review and discuss the site/required berm restoration upon completion of pool install. Staff will review once the install has been completed to ensure the berm is reestablished as required.

MOODY RIVER ESTATES

LAKE BANK EROSION REPAIR

Updated: 5.2021

<u>Lake</u>	<u>Linear ft</u>	<u>cost per</u>	<u>total</u>	<u>Phases</u>		
7	700	\$26	\$18,200			
14	1060	\$26	\$27,560	\$45,760	\$44,000.00	actual including sod confirmed footage
9	1205	\$28	\$33,740			
13	800	\$28	\$22,400	\$56,140	\$51,125.00	actual including sod confirmed footage
8	1180	\$25	\$29,500			
						Additional required repair due to wash outs
7	700	\$9	\$6,388			
18	565	\$25	\$14,125	\$50,013		confirmed footage
16	854	\$28	\$23,912			
17	135	\$28	\$3,780			
19	280	\$28	\$7,840			
15	200	\$28	\$5,600	\$41,132		
5	900	\$6	\$5,679			
			\$5,679			
			\$198,724	\$91,145	\$95,125	
	2019					
	2020					
	2021					
	2022					
	2023					

MOODY RIVER ESTATES CDD

Key Activity Dates

May-21

Description	Reference	Submit To	Due Date	Date
Pond Maintenance	SOP	N/A	Conducted every other week, at minimum to the site to insure the success of the Aquatic Weed Control Program.	2 visits per month subject to change due to weather
Aeration & Fountain Inspection Review and Reporting	SOP	N/A	Bi-Annual Inspection completed in November, with next review to be scheduled during the month of May. (schedule not yet received)	May-21
Wetland Maintenance	SOP	N/A	Bi-Annual Inspection and treatment schedule March/September yearly - U-4 (treated in May) Avoided during nesting season of the Bald Eagle (October/November thru April/May; depending on nest activity).	March/May/September
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15th each year.	6/15/2021
Annual Financial Audit	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year	6/30/2021
Assessment Roll Certification	Local County requirement.	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th each year.	9/15/2021
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	9/15/2021
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective of October 1st thru September 30th	10/1/2021

Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services- Division of Treasury - Collateral Management.	By November 30 of each year, file annual report for the period ending September 30th.	11/30/2021
Fiscal Year Annual District Filing Fee and Update Form	190, 189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175 is paid to the Florida department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/3/2021