

# MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT

June 2026

## 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

**William F. Krukowski**

**Chair**

wkrukowski@moodyrivercdd.net  
Seat 5

**Clifford Kinnunen, Jr.**

**Vice Chair**

ckinnunen@moodyrivercdd.net  
Seat 2

**Assistant Secretaries**

**Robert Geltner**

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Seat 3

**Melody Van Horn**

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Seat 4

**Chris Jenner**

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Seat 1

## DEAR RESIDENT,

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

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

## WHAT IS A COMMUNITY DEVELOPMENT DISTRICT (CDD)?

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

There are currently approximately 1067 CCDs in Florida: CDDs are very common in this area. 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 were, 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 [http://www.leg.state.fl.us/statutes/index.cfm?App\\_mode=Display\\_Statute&URL=0100-0199/0190/0190.html](http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/0190.html)

## DID YOU KNOW?

The CDD encompasses approximately 320 acres.

The CDD owns and operates 21 storm water 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 lakes and wetlands and serves to receive, store, treat and convey storm water runoff during storm events. That is over 25,000 linear feet of pipe, or over 5 miles!

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

## WHAT IS THE STORM WATER MANAGEMENT SYSTEM?



The Moody River Estates CDD's storm water management system is comprised of 21 lakes, totaling 39.38 acres, and 25 wetland/preserves, totaling 47.48 acres, and nearly 25,000 linear feet of 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.

For the next six (6) years the District will be focusing on continued required restoration projects of all 21 lakes which may result in a change to the annual assessment.

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, and roadways during storm events. Additional benefits include providing habitat for fish and birds as well aesthetic benefits, particularly during the seasonal blooming periods.

## DISTRICT MANAGER

**Mandie Rainwater**  
Custodian of Public Records  
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Fort Myers, FL 33966  
mrainwater@cddmanagement.com  
Office: 239-690-7100 ext. 102  
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## DISTRICT COUNSEL

**Michael C. Eckert, Partner**  
Kutak Rock LLP

## DISTRICT ENGINEER

**Barraco & Associates, Inc.**  
2271 McGregor Boulevard  
Suite 100  
Fort Myers, Florida 33901  
Wes Kayne

## CLUBHOUSE AT MOODY RIVER ESTATES

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

## YOU CAN HELP KEEP OUR STORMWATER SYSTEM CLEAN

By ensuring that you or your landscaper:

- ❑ DON'T Fertilize between June 1<sup>st</sup> and September 30<sup>th</sup> (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 Best Management Practices provided by Lee County by visiting [www.fertilizesmart.com](http://www.fertilizesmart.com).

If you should observe anyone doing one of the aforementioned "do not's" or if you should have any questions regarding the CDD, please contact the District Manager's office at (239) 690-7100.

## 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.

Elections of Board Supervisors happens every two years on alternating schedules. The election is run by Lee County on behalf of the District. Below is a link to the Lee County Elections website page with candidate information and deadlines for the Special District Elections. Seats 1 and 5 expire in 2026. Seats 2, 3, and 4 expire in 2028.

<https://www.lee.vote/203/Special-District>

**YOUR HOMEOWNER'S  
ASSOCIATION IS A  
SEPARATE AND  
DISTINCT LEGAL ENTITY  
FROM YOUR CDD  
WITH ITS OWN  
BOARD**

Your Community Association  
Manager and Management  
Company are

Tara Cutcher  
KW PROPERTY MANAGEMENT  
& CONSULTING  
239-652-0101



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

**Fiscal Year 2026 Ending September 30, 2026 Scheduled Meetings**

May 21,2026 1:00PM	Clubhouse Moody River Estates 3050 Moody River Blvd
June 18, 2026 1:00PM	Clubhouse Moody River Estates 3050 Moody River Blvd
July 16, 2026 1:00PM	Clubhouse Moody River Estates 3050 Moody River Blvd
August 20, 2026 1:00PM	Clubhouse Moody River Estates 3050 Moody River Blvd
September 17, 2026 1:00PM	Clubhouse Moody River Estates 3050 Moody River Blvd

*Fiscal Year 2027 meeting dates will be determined at the meeting on September 17, 2026.*