

FIDDLER'S CREEK

COMMUNITY DEVELOPMENT

DISTRICT #1

April 28, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

Fiddler's Creek Community Development District #1

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

April 21, 2021

Board of Supervisors
Fiddler's Creek Community Development District #1

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

Dear Board Members:

The Board of Supervisors of the Fiddler's Creek Community Development District #1 will hold a Regular Meeting on April 28, 2021 at 8:00 a.m., at the Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
3. Presentation: Collier County Comprehensive Watershed Improvement Plan, by Amy Patterson
4. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by McDirmit Davis
5. Consideration of Resolution 2021-03, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2020
6. Quality Control Lake Report – April, 2021: *SOLitude Lake Management*
7. Consideration of Aqua-Matic Irrigation Systems, Inc., Proposal/Contract for Gate Valve Replacements
 - Blowoff Valve at End of Marsh Drive at Arboretum
8. Health, Safety and Environment Report
9. Developer's Report
10. Engineer's Report: *Hole Montes, Inc.*
 - A. Update: Paving Schedule

- B. Design Review Committee - Ashton Woods Dock Plan Revised Approvals
 - I. 3307 Ibiza Lane (Lot 10B)
 - II. 3299 Ibiza Lane (Lot 12B)
 - III. 3295 Ibiza Lane (Lot 13B)
 - IV. 3291 Ibiza Lane (Lot 14B)
 - V. 3288 Ibiza Lane (Lot 17B)
 - VI. 3261 Ibiza Lane (Lot 24B)
 - VII. 3257 Ibiza Lane (Lot 25B)

 - 11. Discussion: Status of Disaster, Strategies & Ideas Group, LLC (DSI) FEMA Appeal for Hurricane Irma Recovery
 - 12. Acceptance of Unaudited Financial Statements as of March 31, 2021
 - 13. Approval of March 24, 2021 Regular Meeting Minutes
 - 14. Action/Agenda or Completed Items
 - 15. Staff Reports
 - A. District Counsel: *Woodward, Pires and Lombardo, P.A.*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 1,397 Registered Voters in District as of April 15, 2021
 - II. NEXT MEETING DATE: May 26, 2021 at 8:00 A.M.
 - QUORUM CHECK
- | | | | | | | |
|--------------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| Joseph Badessa | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Torben Christensen | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Joseph Schmitt | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Robert Slater | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Phillip Brougham | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
- C. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - D. Director of Safety, Health and Environment: *Shane Willis*
16. Supervisors' Requests

17. Public Comments

18. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

<p><u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u> CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8593810#</p>
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FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

4

Financial Report

September 30, 2020

Fiddler's Creek Community Development District #1

	<u>Page</u>
I. Financial Section:	
Independent Auditor's Report	1
Management's Discussion and Analysis	3
Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet - Governmental Funds	9
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	12
Notes to Financial Statements	13
II. Compliance Section:	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	24
Management Letter	26
Independent Accountant's Report on Compliance with the Requirements of Section 218.415, Florida Statutes	28



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Fiddler's Creek Community Development District #1

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of *Fiddler's Creek Community Development District #1*, (the "District") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 7, 2021 on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
April 7, 2021

Our discussion and analysis of *Fiddler's Creek Community Development District #1*, Collier County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2020 by \$10,096,523, an increase in net position of \$3,224,701 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported fund balances of \$3,931,422, an increase of \$1,148,756 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Fiddler's Creek Community Development District #1's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, deferred outflows, and liabilities, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Fiddler's Creek Community Development District #1
Management's Discussion and Analysis

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$10,096,523 at September 30, 2020. The analysis that follows focuses on the net position of the District's governmental activities.

Statement of Net Position

	<u>2020</u>	<u>2019</u>
Assets, excluding capital assets	\$ 3,995,667	\$ 3,012,915
Capital Assets, net	<u>31,461,109</u>	<u>32,114,790</u>
Total assets	<u>35,456,776</u>	<u>35,127,705</u>
Deferred Outflows of Resources	<u>-</u>	<u>3,531</u>
Liabilities, excluding long-term liabilities	708,492	940,009
Long-term Liabilities	<u>24,651,761</u>	<u>27,319,405</u>
Total liabilities	<u>25,360,253</u>	<u>28,259,414</u>
Net Position:		
Net investment in capital assets	6,809,348	4,798,916
Restricted for debt service	1,592,828	1,020,821
Unrestricted	<u>1,694,347</u>	<u>1,052,085</u>
Total net position	<u><u>\$ 10,096,523</u></u>	<u><u>\$ 6,871,822</u></u>

Fiddler's Creek Community Development District #1
Management's Discussion and Analysis

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2020 and 2019.

Changes in Net Position

	<u>2020</u>	<u>2019</u>
Revenues:		
Program revenues	\$ 7,788,772	\$ 7,682,727
General revenues	9,538	184,765
Total revenues	<u>7,798,310</u>	<u>7,867,492</u>
Expenses:		
General government	431,250	576,946
Maintenance and operations	2,499,940	3,233,161
Interest on long-term debt	1,642,419	1,824,547
Total expenses	<u>4,573,609</u>	<u>5,634,654</u>
Change in net position	3,224,701	2,232,838
Net position, beginning	6,871,822	4,638,984
Net position, ending	<u>\$ 10,096,523</u>	<u>\$ 6,871,822</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$4,573,609. The majority of these costs are maintenance and operations.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$3,931,422. Of this total, \$5,125 is non-spendable, \$2,237,075 is restricted, and the remainder of \$1,689,222 is unassigned.

The fund balance of the general fund increased \$642,262, due to assessments in excess of expenditures. The debt service fund balance increased by \$506,494 due to assessments in excess of expenditures.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2020, the District had \$31,461,109 invested in capital assets.

Capital Debt

At September 30, 2020, the District had \$24,660,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Fiddler's Creek Community Development District #1's* Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

FINANCIAL STATEMENTS

Fiddler's Creek Community Development District #1
Statement of Net Position
September 30, 2020

	Governmental Activities
Assets:	
Cash	\$ 1,710,984
Assessments receivable	71,816
Other receivables	1,787
Due from other governments	21,471
Deposits	5,125
Restricted Assets:	
Temporarily restricted investments	2,184,484
Capital Assets:	
Capital assets not being depreciated	23,293,924
Capital assets being depreciated, net	8,167,185
Total assets	35,456,776
Liabilities:	
Accounts payable and accrued expenses	64,245
Accrued interest payable	644,247
Noncurrent Liabilities:	
Due within one year	1,740,000
Due in more than one year	22,911,761
Total liabilities	25,360,253
Net Position:	
Net investment in capital assets	6,809,348
Restricted for debt service	1,592,828
Unrestricted	1,694,347
Total net position	\$ 10,096,523

Fiddler's Creek Community Development District #1
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Governmental Activities:				
General government	\$ 431,250	\$ 410,041	\$ -	\$ (21,209)
Maintenance and operations	2,499,940	2,438,003	-	(61,937)
Interest on long-term debt	1,642,419	4,926,558	14,170	3,298,309
Total governmental activities	\$ 4,573,609	\$ 7,774,602	\$ 14,170	3,215,163
		General Revenues:		
				Investment income 2,759
				Miscellaneous 6,779
				Total general revenues 9,538
				Change in net position 3,224,701
				Net position, beginning 6,871,822
				Net position, ending \$ 10,096,523

Fiddler's Creek Community Development District #1
Balance Sheet - Governmental Funds
September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Assets:			
Cash	\$ 1,710,984	\$ -	\$ 1,710,984
Investments	-	2,184,484	2,184,484
Assessments receivable	18,913	52,903	71,816
Other receivables	1,787	-	1,787
Due from other governments	21,471	-	21,471
Due from other funds	312	-	312
Deposits	5,125	-	5,125
Total assets	<u>\$ 1,758,592</u>	<u>\$ 2,237,387</u>	<u>\$ 3,995,979</u>
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 64,245	\$ -	\$ 64,245
Due to other funds	-	312	312
Total liabilities	<u>64,245</u>	<u>312</u>	<u>64,557</u>
Fund Balances:			
Nonspendable	5,125	-	5,125
Restricted for:			
Debt service	-	2,237,075	2,237,075
Unassigned	1,689,222	-	1,689,222
Total fund balances	<u>1,694,347</u>	<u>2,237,075</u>	<u>3,931,422</u>
Total liabilities and fund balances	<u>\$ 1,758,592</u>	<u>\$ 2,237,387</u>	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.			31,461,109
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.			
	Accrued interest payable	(644,247)	
	Bonds payable	(24,651,761)	(25,296,008)
Net Position of Governmental Activities			<u>\$ 10,096,523</u>

Fiddler's Creek Community Development District #1
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:			
Assessment revenue	\$ 2,848,044	\$ 3,477,951	\$ 6,325,995
Special assessments - prepayments	-	1,448,607	1,448,607
Investment and miscellaneous income	9,538	14,170	23,708
Total revenues	<u>2,857,582</u>	<u>4,940,728</u>	<u>7,798,310</u>
Expenditures:			
Current:			
General government	369,061	62,189	431,250
Maintenance and operations	1,846,259	-	1,846,259
Debt Service:			
Interest	-	1,692,045	1,692,045
Principal	-	2,680,000	2,680,000
Total expenditures	<u>2,215,320</u>	<u>4,434,234</u>	<u>6,649,554</u>
Excess (Deficit) of Revenues Over Expenditures	642,262	506,494	1,148,756
Fund balances, beginning of year	<u>1,052,085</u>	<u>1,730,581</u>	<u>2,782,666</u>
Fund balances, end of year	<u>\$ 1,694,347</u>	<u>\$ 2,237,075</u>	<u>\$ 3,931,422</u>

Fiddler's Creek Community Development District #1
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
 Governmental Funds to the Statement of Activities**
 Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10)	\$ 1,148,756
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.	(633,324)
The net effect of various miscellaneous transactions involving capital assets (i.e. sales and disposals) is to decrease net position	(20,357)
Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	
Repayment of bonds payable	2,680,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Change in accrued interest	65,513
Amortization of deferred charge on refunding	(3,531)
Amortization of bond discount	(12,356)
	49,626
Change in Net Position of Governmental Activities (page 8)	\$ 3,224,701

Fiddler's Creek Community Development District #1
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - General Fund
Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Assessment revenue	\$ 2,791,427	\$ 2,791,427	\$ 2,848,044	\$ 56,617
Investment and miscellaneous revenue	17,200	17,200	9,538	(7,662)
Total revenues	2,808,627	2,808,627	2,857,582	48,955
Expenditures:				
Current:				
General government	337,436	337,436	369,061	(31,625)
Maintenance and operations	2,118,440	2,118,440	1,846,259	272,181
Capital outlay	152,751	152,751	-	152,751
Total expenditures	2,608,627	2,608,627	2,215,320	393,307
Excess (deficit) of revenues over expenditures	200,000	200,000	642,262	442,262
Fund balance, beginning	1,052,085	1,052,085	1,052,085	-
Fund balance, ending	\$ 1,252,085	\$ 1,252,085	\$ 1,694,347	\$ 442,262

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Fiddler's Creek Community Development District #1, (the "District") was established on August 13, 1996 under the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") and Rule 42X 1.001-1.003 adopted by Florida Land and Water Adjudicatory Commission and amended on September 16, 2003, as further amended by boundary adjustments in 2016 and 2017, designated as Fiddler's Creek Community Development District #1. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is in the Naples area of Collier County, Florida, within the Fiddler's Creek Development of Regional Impact ("DRI"), a master planned community that is comprised of the District and Fiddler's Creek Community Development District #2. The District consists of approximately 1,343 acres within the Fiddler's Creek DRI.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected by qualified electors within the District. The Board of Supervisors of the District exercises powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund-is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund-accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Costs

Prepaid costs are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Capital assets of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20 - 40
Buildings and Improvements	7 - 39
Equipment	5 - 10

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2020, the District implemented Government Accounting Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors. There were no budget amendments for the fiscal year ended September 30, 2020.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted prices for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2020:

- Federated Treasury Obligation Funds of \$2,184,484 are valued using Level 2 inputs.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2020 are summarized below. In accordance with GASB 72, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Federated Treasury Obligation Fund	\$ 2,184,484	AAAm	37 Days

Credit Risk:

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets Not Being Depreciated:				
Land and improvements	\$ 23,293,924	\$ -	\$ -	\$ 23,293,924
Total capital assets not being depreciated	23,293,924	-	-	23,293,924
Capital Assets Being Depreciated:				
Infrastructure	16,126,188	-	-	16,126,188
Buildings and improvements	9,285,014	-	-	9,285,014
Equipment	537,312	-	(64,408)	472,904
Total Capital Assets Being Depreciated	25,948,514	-	(64,408)	25,884,106
Less Accumulated Depreciation for:				
Infrastructure	(9,238,780)	(536,906)	-	(9,775,686)
Buildings and improvements	(7,689,389)	(65,080)	-	(7,754,469)
Equipment	(199,479)	(31,338)	44,051	(186,766)
Total Accumulated Depreciation	(17,127,648)	(633,324)	44,051	(17,716,921)
Total capital assets being depreciated, net	8,820,866	(633,324)	(20,357)	8,167,185
Governmental activities capital assets, net	<u>\$ 32,114,790</u>	<u>\$ (633,324)</u>	<u>\$ (20,357)</u>	<u>\$ 31,461,109</u>

Depreciation expense was charged to maintenance and operations.

NOTE 5 LONG-TERM LIABILITIES

Series 2013 Special Assessment Revenue Refunding Bonds - Public Offering

In May 2013, the District issued \$5,905,000 of Special Assessment Revenue Refunding Bonds, Series 2013 to refund the Special Assessment Revenue Bonds, Series 1999. The Series 2013 Bonds are due on May 1, 2021 with a fixed interest rate of 4.00%. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2014 through May 1, 2021.

The Series 2013 Bonds are not subject to redemption at the option of the District prior to maturity. The Bonds are subject to mandatory sinking fund and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2020.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2013 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2020, total principal and interest remaining on the Series 2013 Special Assessment Revenue Refunding Bonds was \$826,800. Interest and principal paid in the current year was \$837,600. Special assessment revenue pledged for the current year was \$881,522.

Series 2014 Special Assessment Revenue Refunding Bonds - Public Offering

In June 2014, the District issued \$6,060,000 of Special Assessment Revenue Bonds, Series 2014-1 to refund the Special Assessment Revenue Bonds, Series 2002B. The Series 2014-1 Bonds are due on May 1, 2033 with a fixed interest rate of 6.625%. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2014 through May 1, 2033.

The Series 2014-1 Bonds are not subject to redemption at the option of the District prior to maturity. The Bonds are subject to mandatory sinking fund and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2014-1 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2020, total principal and interest remaining on the Series 2014-1 Special Assessment Revenue Bonds was \$6,226,863. Interest and principal paid in the current year was \$794,119. Special assessment revenue pledged for the current year was \$974,983.

In June 2014, the District issued \$11,620,000 of Special Assessment Revenue Bonds, Series 2014-2 to refund the Special Assessment Revenue Bonds, Series 2002A. The Series 2014-2 Bonds are due on May 1, 2033 with a fixed interest rate of 6.875%. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2015 through May 1, 2033.

During 2017, the District bifurcated the Series 2014-2 Bonds into two separate Bond Series. As a result of the bifurcation, the outstanding Series 2014-2 Bonds with a principal balance of \$10,155,000 was exchanged for; \$3,475,000 in the principal amount of the District's Series 2014-2A and \$6,680,000 in the principal amount of the District's Series 2014-2B (collectively the "Series 2014-2 Bonds").

The Series 2014-2 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2020.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2014-2 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2020, total principal and interest remaining on the Series 2014-2 Special Assessment Revenue Bonds was \$10,068,500. Interest and principal paid in the current year was \$1,520,125. Special assessment revenue pledged for the current year was \$1,810,174.

In June 2014, the District issued \$7,460,000 of Special Assessment Revenue Bonds, Series 2014-3 to refund the Special Assessment Revenue Bonds, Series 2005. The Series 2014-3 Bonds are due on May 1, 2038 with a fixed interest rate of 6.00%. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2015 through May 1, 2038.

The Series 2014-3 Bonds are not subject to redemption at the option of the District prior to maturity. The Bonds are subject to mandatory sinking fund and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2014-3 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

As of September 30, 2020, total principal and interest remaining on the Series 2014-3 Special Assessment Revenue Bonds was \$10,748,300. Interest and principal paid in the current year was \$594,000. Special assessment revenue pledged for the current year was \$593,591.

In June 2014, the District issued \$7,875,000 of Special Assessment Revenue Bonds, Series 2014-4 to refund the Special Assessment Revenue Bonds, Series 2005. The Series 2014-4 Bonds are due on May 1, 2038 with a fixed interest rate of 6.00%. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2015 through May 1, 2038.

The Series 2014-4 Bonds are not subject to redemption at the option of the District prior to maturity. The Bonds are subject to mandatory sinking fund and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture. In the event of default, all principal and interest of the Bonds will become immediately due and payable.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2014-4 Bonds is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Bond Indenture.

Notes to Financial Statements

Year Ended September 30, 2020

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

As of September 30, 2020, total principal and interest remaining on the Series 2014-4 Special Assessment Revenue Bonds was \$11,347,400. Interest and principal paid in the current year was \$626,201. Special assessment revenue pledged for the current year was \$625,763.

Business Line-of-Credit

In October 2016, the District executed a Line-of-Credit ("LOC") for \$500,000 with Iberia Bank. The interest rate is 5.50%. There were no draws on the LOC during the fiscal year ended September 30, 2020 and there is no balance due at September 30, 2020. The LOC expires October 2021.

Long-term liability activity for the year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds Payable:					
Series 2013	\$ 1,570,000	\$ -	\$ (775,000)	\$ 795,000	\$ 795,000
Less: Discount	(20,595)	-	12,356	(8,239)	-
Series 2014-1	4,580,000	-	(495,000)	4,085,000	205,000
Series 2014-2	7,520,000	-	(1,010,000)	6,510,000	320,000
Series 2014-3	6,650,000	-	(195,000)	6,455,000	205,000
Series 2014-4	7,020,000	-	(205,000)	6,815,000	215,000
Governmental activity long-term liabilities	\$ 27,319,405	\$ -	\$ (2,667,644)	\$ 24,651,761	\$ 1,740,000

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30,</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2021	\$ 1,740,000	\$ 1,546,194
2022	1,010,000	1,453,613
2023	1,080,000	1,388,663
2024	1,150,000	1,319,156
2025	1,220,000	1,245,138
2026-2030	7,475,000	4,931,581
2031-2035	7,675,000	2,268,519
2036-2038	3,310,000	405,000
	<u>\$ 24,660,000</u>	<u>\$ 14,557,864</u>

NOTE 6 RELATED PARTY TRANSACTIONS

Developer

The Developer owns significant portions of land within the District, therefore, the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

Assessment revenue from the Developer in the current year totaled approximately \$1,990,000, 26% of total special assessment revenue.

Related Entity

The District shares the same Developer as Fiddler's Creek Community Development District #2. The District has a receivable in the amount of \$21,471 from Fiddler's Creek Community Development District #2 for shared costs as of September 30, 2020.

NOTE 7 MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial advisory and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

NOTE 9 CONTINGENCIES

The District has applied for federal grants from FEMA for emergency hurricane relief services for Hurricane Irma during a prior fiscal year for a total of \$583,790. In May 2019, the District received notice from FEMA denying the reimbursement requests. The District hired an appeals specialist in June 2019 to process and file an appeal. The District is unable to estimate the amount that may be received from FEMA, therefore, no receivable or revenues have been recorded.

COMPLIANCE SECTION

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Fiddler's Creek Community Development District #1

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of *Fiddler's Creek Community Development District #1* (the "District") as of and for the year ended September 30, 2020 and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated April 7, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Management Response

The District's response to this letter is described below. The District's response was not subjected to the auditing procedures applied in the audit of the financial statements and accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDiarmid Davis

Orlando, Florida
April 7, 2021

MANAGEMENT LETTER

Board of Supervisors
Fiddler's Creek Community Development District #1

Report on the Financial Statements

We have audited the financial statements of *Fiddler's Creek Community Development District #1*, (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated April 7, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 7, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
April 7, 2021



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407-843-5406
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**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Fiddler's Creek Community Development District #1

We have examined *Fiddler's Creek Community Development District #1's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the *Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the requirements for the year ended September 30, 2020.

McDermitt Davis

Orlando, Florida
April 7, 2021

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

5

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1 HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

WHEREAS, the District's Auditor, McDirmit, Davis & Company, LLC, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2020;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1;

1. The Audited Financial Report for Fiscal Year 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 28th day of April, 2021.

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

6

FIDDLER'S CREEK CDD #1 Quality Control Lake Report

#	Inspection Date	Action Items Observed	*Treatment Date	*Target
Group B				
15	4/5/2021			
16	4/5/2021			
17	4/5/2021			
18	4/5/2021			
21	4/5/2021	Spot treat littoral shelf for shoreline weeds	4/8/2021	Tg, Vi, and Pw
22	4/5/2021			
30	4/5/2021			
34	4/5/2021	Treat littorals for shoreline weeds	4/8/2021	Tg, and Vi
34A	4/5/2021	Treat perimeter for CFH, and littoral shelf for shoreline weeds	4/8/2021	CFH, Willows, Tg, Vi, Ct, Bul, Pr
34B	4/5/2021	Treat littoral shelf for shoreline weeds	4/8/2021	Vi, Tg, willows, Ct, and brush
35	4/5/2021	Spot treat littorals for shoreline weeds near cart path tunnel	4/8/2021	Tg, brush
FC-2 (A/B)	4/5/2021	Spot treat perimeter for CFH and SFA	4/15/2021	CFH, and SFA
FC-4	4/5/2021			
FC-5	4/5/2021	Pi observed, some damage from recent treatment was already noted, will monitor and re-treat as needed.	4/1/2021	Pi
65-A	4/5/2021			

* Treatment dates and targets are susceptible to change due to site conditions: wind, rain, flooding etc.

Abbreviation Key									
Alligator Weed	Aw	Chara	Ch	Illinois Pondweed	Pi	Southern Naiad	Ns	Water Hyacinth	Wh
Bottom Algae	Ba	Crested Floating Heart	CFH	Pennywort	Pw	Surface Algae	SFA	Water Lettuce	WL
Bulrush	Bul	Duckweed	Dw	Primrose	Pr	Torpedograss	Tg		
Cattails	Ct	Hydrilla	H	Planktonic Algae	Pa	Vines	Vi		

FIDDLER'S CREEK CDD #1 Quality Control Lake Report

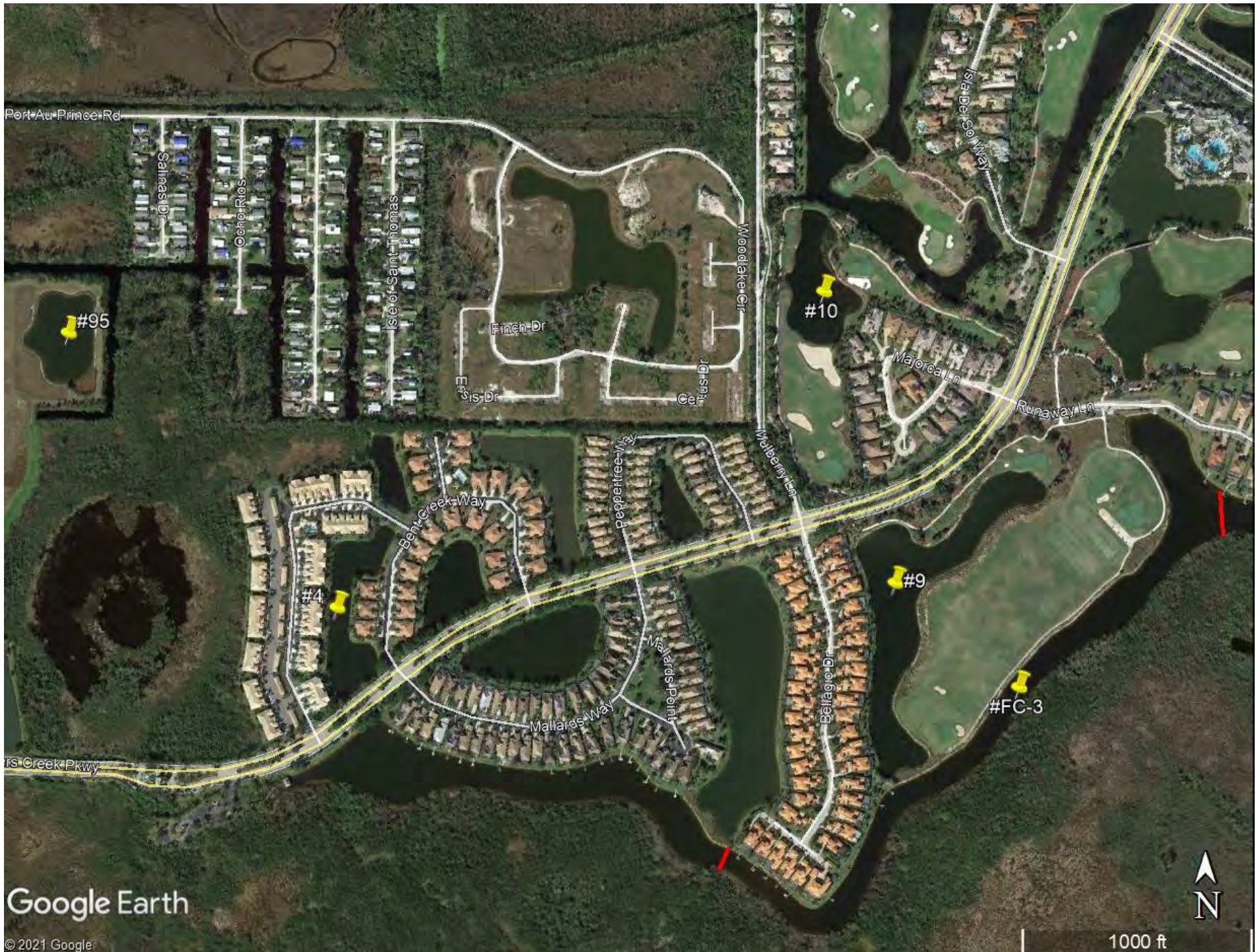


FIDDLER'S CREEK CDD #1
Quality Control Lake Report

#	Re-Evaluation	Action Items Observed	Completed
Group A			
4	April 2021	CFH and Tg	Tg yes, CFH re-treated 4/15/2021
9	April 2021	Narrow band of Sfa around the perimeter was more wind blown into coves.	Yes
10	April 2021	Treat Aw regrowth in littoral shelf, large sedge also noted and SFS in shallow areas and around perimeter.	Aw yes, on-going treatment of SFA with beneficial bacteria
95	April 2021	Three new melaleuca seedlings noted in the SE littoral shelf.	Yes
FC-3	April 2021	Pi in cove located across from the rest area on Runaways Ct.	Pi appeared damaged, will monitor and re-treat as needed

* This portion will be completed the month following the initial inspection when the action items were previously identified to ensure compliance*

FIDDLER'S CREEK CDD #1 Quality Control Lake Report



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

7

AQUA-MATIC IRRIGATION SYSTEMS, INC.

Consulting, Design and Installation
6188 Lee Ann Lane, Naples, FL 34109
(239) 597-8008 FAX (239)597-7433

PROPOSAL/CONTRACT

TO: FIDDLERS CREEK CDD 1	Page # 1 of 1
c/o Terry Cole DISTRICT ENGINEER	Date: 3/27//2021
	Job Name: GATE VALVE REPLACEMENTS

We hereby propose to furnish, in accordance with specifications below or on attached pages, all material and labor necessary to complete the following:

QUANT.	DESCRIPTION	UNIT PRICE	TOTAL
1	REPLACE 6" GATE VALVE AT CHAMPIONSHIP DR AND MULBERRY LANE		\$6,985.00
1	REPLACE 8" GATE VALVE AT F.C. PKWY. AND CHAMPIONSHIP DR.		\$8,880.00
6	INSTALL NEW 2" BRASS GATE VALVES ON CHAMPIONSHIP DR. LOST AFTER HURRICANE IRMA	895.00	\$5,370.00
1	LOCATE 4" GATE VALVE ON MARSH DRIVE FOR COLLOWEE H.O.A. REINSTALL VALVE BOX.	IRMA DAMAGE FOUNDATION	\$1,200.00
1	Replace 16" butterfly valve with 16" gate valve At Sandpiper and Cherry Oaks		\$11,200.00
1	Re-install gate valve box at 12" blow-off to lake 88	IRMA DAMAGE	450.00
	TOTAL		\$34,085.00

OWNER'S RESPONSIBILITY: The owner agrees to assume responsibility for job location being within his property lines and not in violation of set backs or other restrictions. The owner will provide adequate access to job site. Contractor assumes electric current will be supplied by owner from existing outlet. **MATERIALS:** The owners hereby covenant and agree that the title to the materials furnished which compromises a part of the subject matter of this contract shall remain in AQUA-MATIC IRRIGATION SYSTEMS, INC. until the contract price and any extras are paid in full. The owners further covenant and agree that said material shall be deemed to be considered personal property although the said material may in some manner be affixed or attached to the real property within which the herein said material may be freely severed from the premises as any other personal property by AQUA-MATIC IRRIGATION SYSTEMS, INC., their successors and assigns.

DEFAULT: In the event the owner should fail to make any payment when the same is due, or any part hereof, or fail to perform fully and promptly any covenant or agreement herein set forth, they will pay to AQUA-MATIC IRRIGATION SYSTEMS, INC., its successors and assigns, all costs and expense the said AQUA-MATIC IRRIGATION SYSTEMS, INC., or its successors or assigns may thereby put to, including a reasonable attorney fee. If the owners shall become bankrupt or be put into receivership, or fail to make any payment when due, or fail to perform any covenant herein contained, all sums then unpaid shall become due and payable upon written notice thereof by AQUA-MATIC IRRIGATION SYSTEMS, INC., its successors or assigns.

THIS AGREEMENT: shall be binding on the heirs, administrators, executors, successors and assign of the owners.

WARRANTY: AQUA-MATIC IRRIGATION SYSTEMS, INC., warrants that all materials used in completing installation, contracted for herein will be of high quality and new, and that all work will be done in a workmanlike manner. Any breach therein, causing any substantial defects, shall be remedied without charge, providing written notice is given AQUA-MATIC IRRIGATION SYSTEMS, INC., within one year of completion. It is agreed however, that no claim may be filed or this warranty shall be null and void unless accepted within thirty days following date submitted. It is agreed by the owner that any claim either under this contract or under the warranty herein above set forth, shall be brought only in the appropriate court in Collier County, Florida. Notice to Buyer: (a) Do not sign this before you read it or if it contains any blank spaces. (b) You are entitled to an exact copy which is delivered herewith and receipt of which is hereby acknowledged to buyer.

NOTE: This proposal may be withdrawn by us if not accepted

AQUA-MATIC IRRIGATION SYSTEMS, INC.

Consulting, Design and Installation
6188 Lee Ann Lane, Naples, FL 34109
(239) 597-8008 FAX (239)597-7433

PROPOSAL/CONTRACT

Authorized Signature: _____

within _____ days.

Acceptance of Proposal: The above or attached prices, conditions,
and specifications are satisfactory and are hereby accepted. You
are authorized to do the work as specified. Payment will be NET 30 DAYS

Signature: _____

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

10B

From: Ben Nelson <Ben@nelsonmarine.com>

Sent: Friday, April 16, 2021 9:45 AM

To: Cleo Adams <crismond@whhassociates.com>

Cc: Tanda Hogg <projectmgmt@nelsonmarine.com>; Sara Rieke <Permitting@nelsonmarine.com>;
Janice Williams <Accounting@nelsonmarine.com>

Subject: Dock letters of "no objection" for Ashton woods jobs in Marsh Cove

Cleo,

It was great talking with you today. As we had discussed, Collier County is now requiring that we not only provide them with a letter from the H.O.A. to build docks in communities in Collier County, they are also requiring us to provide them with a "Letter of permission/no Objection" from the CDD. (In this case Fiddlers Creek) They do not have a form for us to share with you, they have simply indicated that we need to provide them a signed letter for each dock application, on the CDD's letterhead that gives permission to build the dock in the lake/easement adjacent to the subject property address. The County attorney has stated (and I'm paraphrasing) that this is because the docks are being built in the lakes and or on or over easements that are the responsibility of or shared responsibility of the CDD.

We have built many docks in this community over the last decade for Ashton Woods in Marsh Cove/Fiddlers Creek and we currently have 7 in permitting and awaiting construction. Please see below a list of the address's that we need these letters for. I have only attach the P.O. with survey and a drawing for one of them as an example for now. (I don't want to flood you with too many attachments at once)

Lot 10 b - 3307 Ibiza Lane

Lot 12b - 3299 Ibiza Lane

Lot 13b – 3295 Ibiza Lane

Lot14b – 3291 Ibiza Lane

Lot 17b – 3288 Ibiza Lane

Lot 24b – 3261 Ibiza lane

Lot 25b – 3257 Ibiza Lane

Please let me know if you have any questions or if we can send the drawings and surveys for the other properties so we might accommodate the County's request.

Thanks for your help,

Ben

Ben Nelson

Nelson Marine Construction

Docks - Boatlifts - Seawalls - Dredging - Demolition

"Celebrating 30 years of service to our customers"

10923 Enterprise Avenue

Bonita Springs, FL 34135

239-992-4443

visit our website at nelsonmarine.com

This communication is the property of Nelson Marine Construction, Inc. and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender via e-mail and destroy all copies of the communication and any attachments.

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

10BI

**FIDDLER'S CREEK
DESIGN REVIEW COMMITTEE**

8156 FIDDLER'S CREEK PARKWAY
NAPLES, FLORIDA 34114
TELEPHONE (239) 732-9400
FACSIMILE (239) 732-9402

July 11, 2018

Via Email Only

Ashton Tampa Residential, LLC
c/o Susan O'Connor
14515 Topsail Drive
Naples, FL 34114

Re: DOCK PLAN APPROVAL; Architectural Plan Submission by Ashton Tampa Residential, LLC ("Ashton Tampa") for the Village of Marsh Cove ("Marsh Cove") creek side lot docks (a graphic depiction of the Dock Specifications and Materials is attached hereto).

Dear Susan:

This letter serves as the Fiddler's Creek Design Review Committee's (the "Committee") APPROVAL of the attached dock specifications and materials (the "Dock Specifications") to be installed at creek side Lot 10B within Marsh Cove (the "Lot"). In connection with this approval, I would point out the following comments and understandings.

This letter serves as an approval of the Dock Specifications to be installed at the Lot. With regard to any lots not included herein, please forward the appropriate site plan for each installation on a particular lot. We have forwarded the attached to the engineer for review and approval regarding each dock installation (as set forth on a site plan), including its relation to the swale at the rear of the Lot.

We have received an email from Terry Cole, P.E., of Hole Montes, Inc. dated July 6, 2018, with regard to his review and approval of the dock and its location on the referenced Lot. Consistent with Mr. Cole's review and approval, the Dock on this Lot is approved, subject to complying with the comments of Mr. Cole, if any (see attached Dock Site Plan with Mr. Cole's notations). We would ask that Mr. Cole prepare a legal description with regard to the Dock location (as it crosses over the creek side Fiddler's Creek Special Easement¹), so that we can prepare the appropriate easement consistent with the Declaration of Restrictions and Protective Covenants. Pursuant to such easement, among other obligations, the property owner will agree to be responsible for maintenance of the 8" pipe under the Dock walkway where it crosses the rear yard swale (see referenced notation).

¹ See Section 12, Declaration of Restrictions and Protective Covenants for Marsh Cove Village, Phase 1, recorded in Official Records Book 5074, Page 3510, et seq., of the Public Records of Collier County, Florida.

Letter to Ashton Tampa Residential, LLC
Docks ~ Marsh Cove Creek-side Lots
July 11, 2018
Page 2 of 2

As with prior approvals, Ashton Tampa acknowledges and understands that the approval of the referenced Dock Specifications is to assure satisfaction of the Committee's aesthetic design purposes and compliance with the Foundation Documents. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of any exterior modifications, alterations, repairs or reconstruction are submitted to the DRC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, finished grade elevation, and common architectural theme. Neither the Committee nor its respective successors or assigns nor its officers, members, directors, employees, agents, contractors, consultants or attorneys, shall be liable in damages to Ashton Tampa, or to any owner, for any reason arising out of or in connection with the approval or disapproval, or failure to approve any plans or other specifications or materials, or failure to enforce any requirements of the Design Review Criteria. Without limiting the generality of the foregoing, the Committee shall not be responsible for reviewing, nor shall its approval of any plans, specifications or materials be deemed approval of the structural safety, soundness, workmanship, materials, usefulness, conformance with building or other codes or industry standards, or compliance with any other governmental requirements.

Notwithstanding any of the provisions of the design review process, any change or modification to the submitted Dock Specifications must be re-submitted to the Committee for review and approval before construction or application to the County. Accordingly, the actual constructed residences and any modifications thereto must be in conformity with the plans and submittals, which have been approved by the Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,



Chad Peterson
On behalf of the Committee

cc: Ron Albeit
Tony DiNardo

Attachments: Typical view of floating dock
Site Plan – Lot 10B

OPTION NOT APPROVED

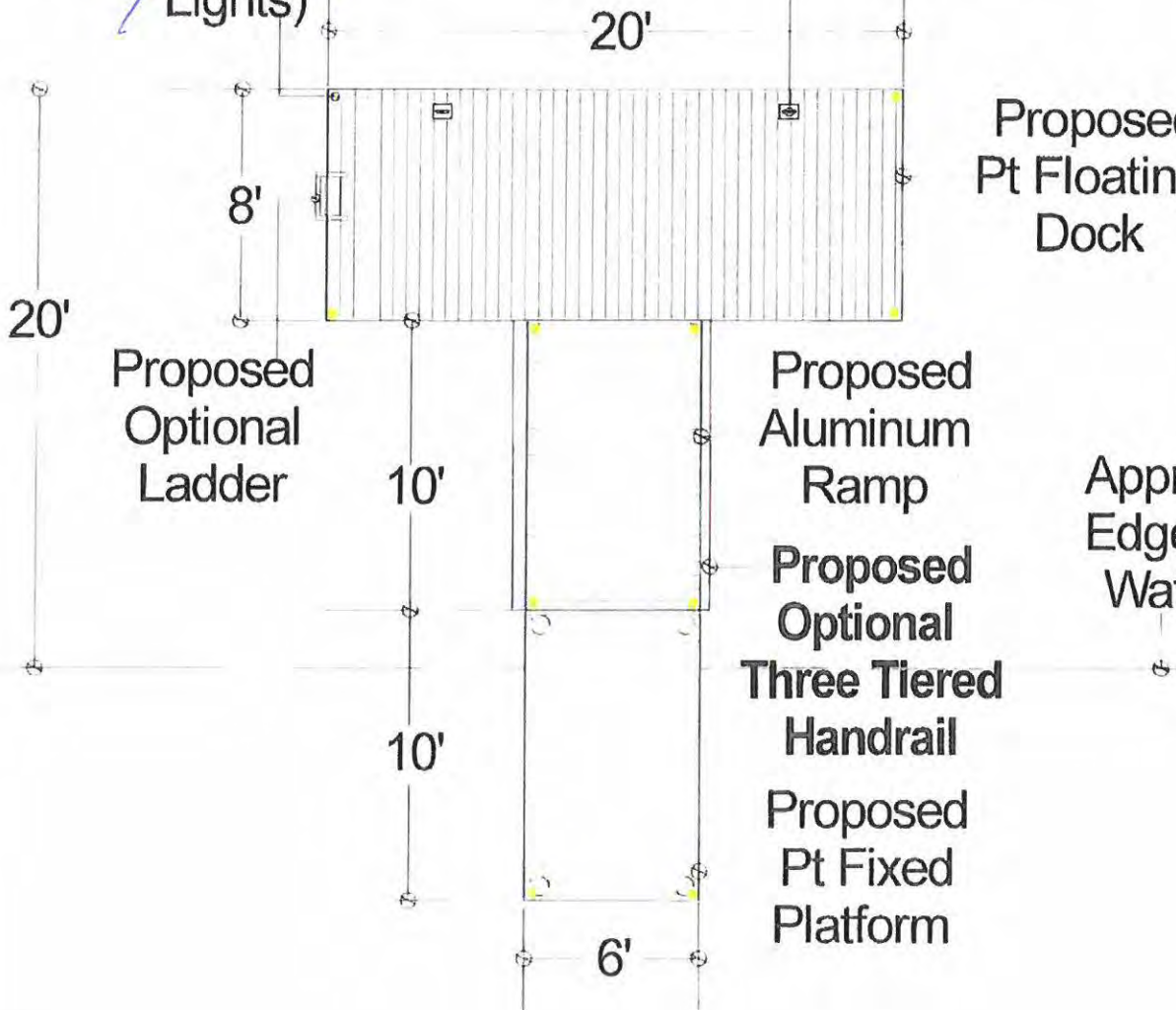
Manmade Canal

Standard Deck Pattern

~~Proposed
Optional
(10 -Deck Mounted
Lights)~~

(2) Cleats

Proposed
Pt Floating
Dock



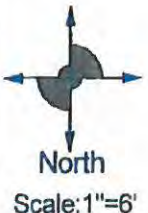
Proposed
Optional
Ladder

Proposed
Aluminum
Ramp

Approx.
Edge of
Water

Proposed
Optional
Three Tiered
Handrail

Proposed
Pt Fixed
Platform



Name Ashton Woods Homes		
Address		
Date 3/4/15	Approval	DWG NO.

Marsh Cove Boat Dock Specifications

8' x 20' Boat dock with (2) 6' x 10' ramp platforms

Includes: AZEK (Harvest Series) decking (Kona, Slate Gray or Brownstone),

AZEK Fascia on side of ramp platforms, Black rub rail,

(4) corner bumpers and (2) cleats

110 Outlet at boat dock

Water Hose bib at boat dock

Additional Dock Options

N/A

~~Upgrade AZEK decking from Harvest Series to Mahogany~~

~~Install AZEK decking in "picture frame" border~~

~~Install 20 LF of three-tiered AZEK (Harvest Series) railing with 4" x 4" pressure-treated post on ramp~~

~~Install 20 LF of three-tiered AZEK (Mahogany) railing with 4" x 4" pressure-treated post on ramp~~

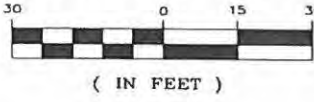
~~Install ten (10) deck mounted lights on structure~~

~~Add additional tie-off cleat~~

~~Install 5-step retractable aluminum ladder~~



GRAPHIC SCALE



- LEGEND**
- BOC BACK OF CURB
 - D.E. DRAINAGE EASEMENT
 - IR.R.E. IRRIGATION EASEMENT
 - SIR SET IRON ROD, 5/8" WITH CAP LB 1772
 - FMG FOUND MAGNETIC NAIL AND DSG, LB 1772
 - C.U.E. COUNTY UTILITY EASEMENT
 - F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.G.S.E. FIDDLER'S CREEK SPECIAL EASEMENT
 - (6.8) PROPOSED GRADE ELEVATION

ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATIONS AND/OR TO THE SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.

PROPERTY DESCRIPTION:

LOT 10, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPERTY AREA : 0.21 ACRE, MORE OR LESS.

SETBACKS PER DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR MARSH COVE VILLAGE, PHASE 1 AS RECORDED IN O.R. BOOK 5074, PG. 3510.

Digitally signed by John Hilton
 DN: cn=John Hilton,
 o=Hole Montes,
 ou=Survey Department,
 email=johnhilton@hmeng.com, c=US
 Date: 2018.05.23 13:30:33 -04'00'

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE NORTHERLY LINE OF LOT 10, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S54°00'32"E, NAD83 FLORIDA STATE PLANE EAST ZONE, US FEET.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO: ASHTON WOODS

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 5/15/2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.050-.052, F.A.C.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

[Signature]
 BY JOHN J. HILTON
 P.S.M. #6278
 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF/FIELD BOOK:	DATE: 5/18
	DRAWN BY: AMR	DATE: 5/18
	SHEET # 1	OF SHEET 1
	SEC-TWN-RGE	23-51-26

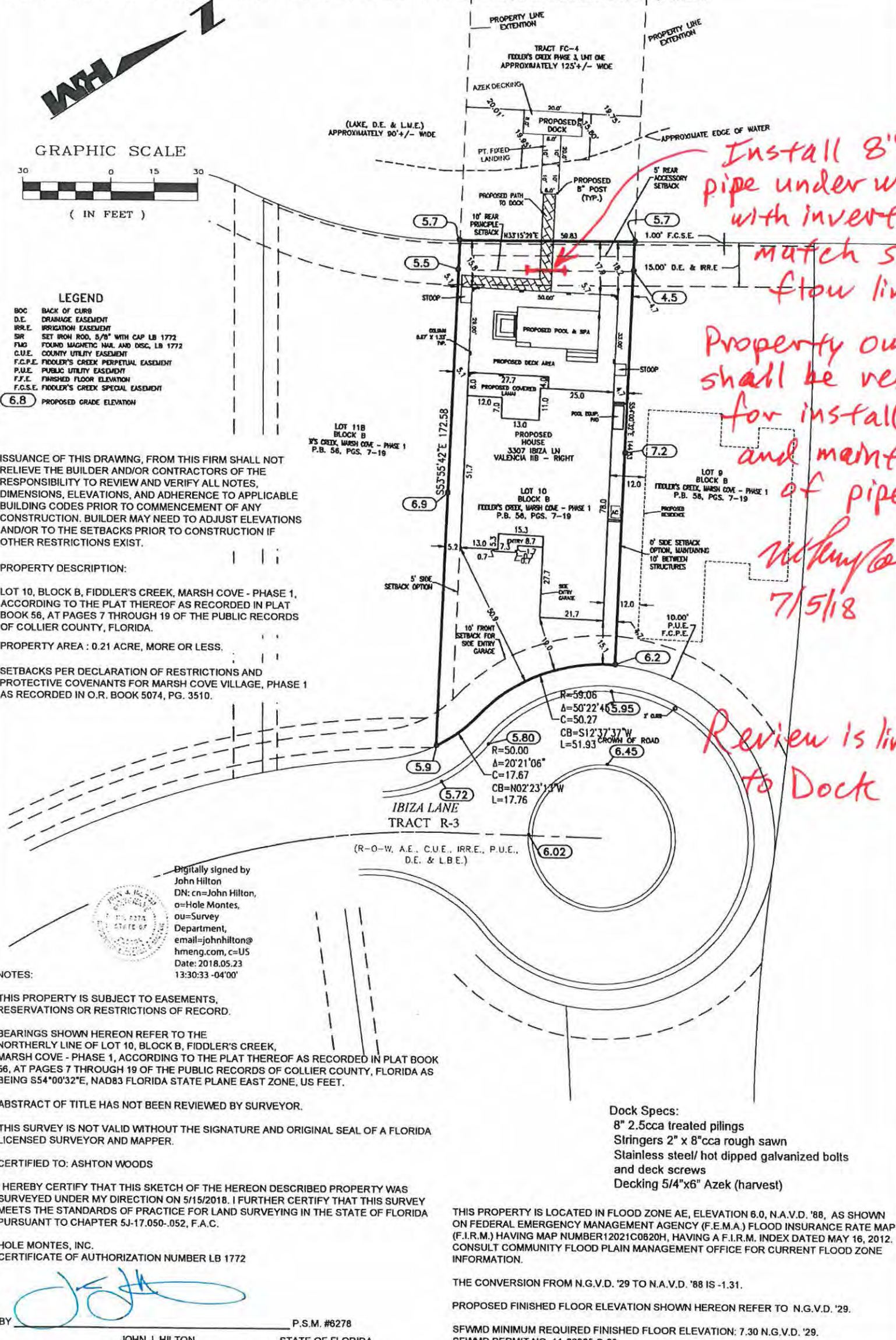


950 Encore Way
 Naples, FL. 34110
 Phone: (239) 254-2000
 Florida Certificate of Authorization No. 1772

DOCK SITE PLAN

DRAWING NO. H-702-1
PROJECT NO. 14.569
FILE NAME

M:\60 10B dock site plan.dwg



Install 8" PVC pipe under walkway with inverts to match swale flow line.

Property owner shall be responsible for installation and maintenance of pipe.

W/Supply 7/5/18

Review is limited to Dock only.

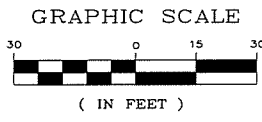
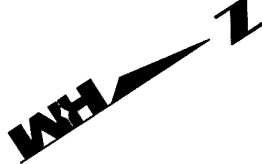
Dock Specs:
 8" 2.5cca treated pilings
 Stringers 2" x 8"cca rough sawn
 Stainless steel/ hot dipped galvanized bolts and deck screws
 Decking 5/4"x6" Azek (harvest)

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 6.0, N.A.V.D. '88, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NUMBER 12021C0620H, HAVING A F.I.R.M. INDEX DATED MAY 16, 2012. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION.

THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '88 IS -1.31.

PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '29.

SFWM MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30 N.G.V.D. '29.
 SFWM PERMIT NO. 11-00685-S-06



- LEGEND**
- BOC BACK OF CURB
 - D.E. DRAINAGE EASEMENT
 - IR.R.E. IRRIGATION EASEMENT
 - SIR SET IRON ROD, 5/8" WITH CAP LB 1772
 - FMG FOUND MAGNETIC NAIL AND DISC, LB 1772
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 - F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
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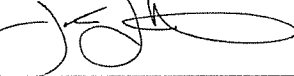
ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

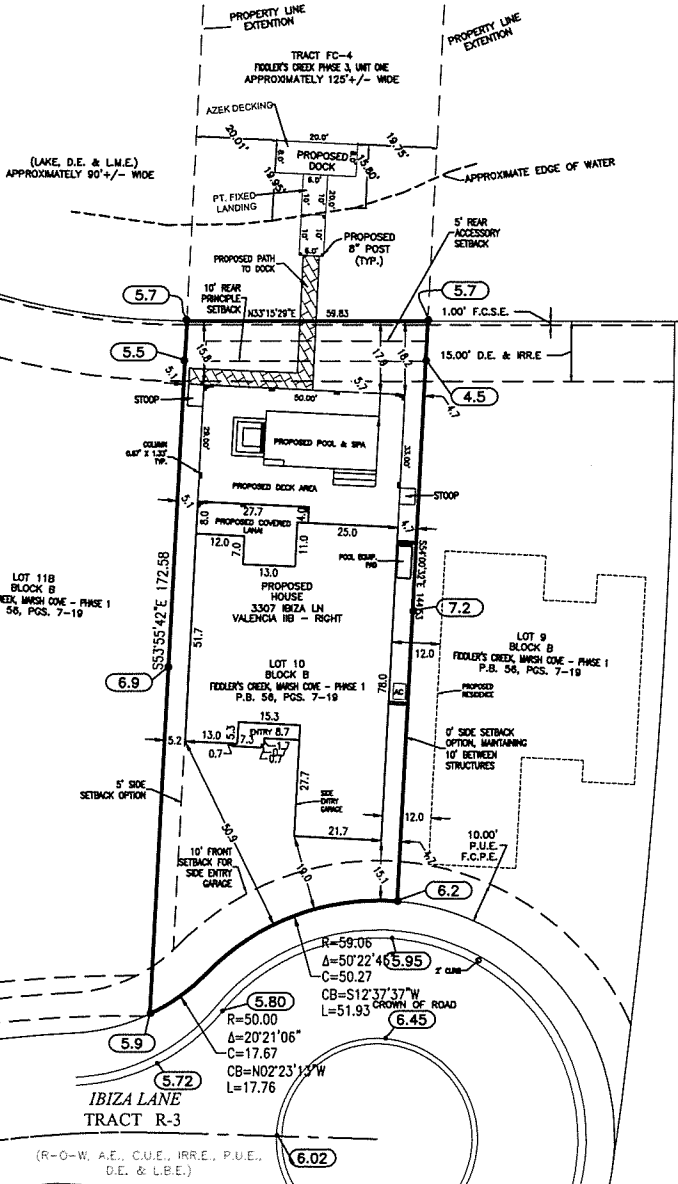
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CERTIFIED TO: ASHTON WOODS

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HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY  P.S.M. #6278
STATE OF FLORIDA



Dock Specs:
8" 2.5cca treated pilings
Stringers 2" x 8"cca rough sawn
Stainless steel/ hot dipped galvanized bolts and deck screws
Decking 5/4"x6" Azek (harvest)

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 6.0, N.A.V.D. '88, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NUMBER 12021C0620H, HAVING A F.I.R.M. INDEX DATED MAY 16, 2012. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION.

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PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '29.

SFWMD MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30 N.G.V.D. '29.
SFWMD PERMIT NO. 11-00685-S-08

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARTY CHG./FIELD BOOK	DATE
DRAWN BY: AMR	DATE: 5/18
SHEET # 1	OF SHEET 1
SEC-TWN-RSE 23-51-26	



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No. 1772

DOCK SITE PLAN

DRAWING NO. H-702-1
PROJECT NO. 14,569
FILE NAME W60 10B dock site plan.dwg



Marsh Cove at Fiddler's Creek Association

3264 Tavolara Lane, Naples FL 34115

Date: February 19, 2021

Zoning Review

Growth Management Division – Building Review and Inspections

RE: Marsh Cove **MC 60' Lots and MC80'** Lots Association, Inc.

Approval of Proposed Irrigation/Drainage Easement Encroachments

Dear Sir/Madam:

This letter should serve to confirm that the March Cove MC**60'** Lots Association, Inc. is the entity responsible for the maintenance and upkeep of certain irrigation/drainage/lake maintenance easements in the March Cove community. Furthermore, the HOA has reviewed and has no objection to the following proposed encroachments into the irrigation/drainage easements located on Lot: MC60-10B 3307 Ibiza Lane, Naples FL 34114

-
1. A home built on the above described lot which has a Dock and a Boat Pathway, the Boat Pathway may encroach on the easement from the lanai to the lake.

This encroachment is documented on the attached plans prepared by John Hilton, Hole Montes and dated 10/16/2020.

We hereby approve these encroachments.

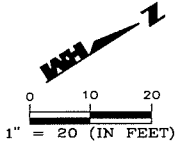
Very truly yours,

Bradley Coates
Division Manager - SWFL Division – Ashton Woods Homes
Board Member
Marsh Cove – **MC80'** Lots Association, Inc.
BC/CG

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

10B11

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	74.27'	45°43'42"	57.71'	N 36°39'35" E	59.27'
C2	168.60'	2°45'27"	8.11'	N 58°08'43" E	8.11'
C3	295.00'	13°16'14"	68.17'	S 15°56'50" W	68.33'



SETBACKS

- GARAGE-FRONT ENTRY: 20.00
- GARAGE-SIDE ENTRY: 10.00
- REAR: 10.00 PRINCIPAL
- REAR: 5.00 ACCESSORY
- SIDE: 5.00

LEGEND

- BOC BACK OF CURB
- EOP EDGE OF PAVEMENT
- D.E. DRAINAGE EASEMENT
- IR.R.E. IRRIGATION EASEMENT
- SIR SET IRON ROD, 5/8" WITH CAP LB 1772
- FMG FOUND MAGNETIC NAIL AND DISC, LB 1772
- C.U.E. COUNTY UTILITY EASEMENT
- F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- F.C.S.E. FIDDLER'S CREEK SPECIAL EASEMENT

Dock Specs:

- 8" 2.5cca treated pilings
- Stringers 2" x 8"cca rough sawn
- Stainless steel/ hot dipped galvanized bolts and deck screws
- Decking 5/4"x6" Azek (harvest)

PROPERTY DESCRIPTION:

LOT 12, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPERTY AREA : 13,839.28 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 6.0, N.A.V.D. '88, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NUMBER 12021C0620H, HAVING A F.I.R.M. INDEX DATED MAY 16, 2012. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION.

THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '88 IS -1.31.

PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '29.

SFWMMD MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30

N.G.V.D. '29.

SFWMMD PERMIT NO. 11-00685-S-06

ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATIONS AND/OR TO THE SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.

NOTES:

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ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

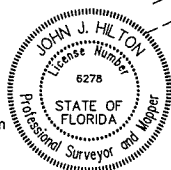
- ASHTON TAMPA RESIDENTIAL, LLC
- NELSON MARINE CONSTRUCTION INC.

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 1/28/2021.

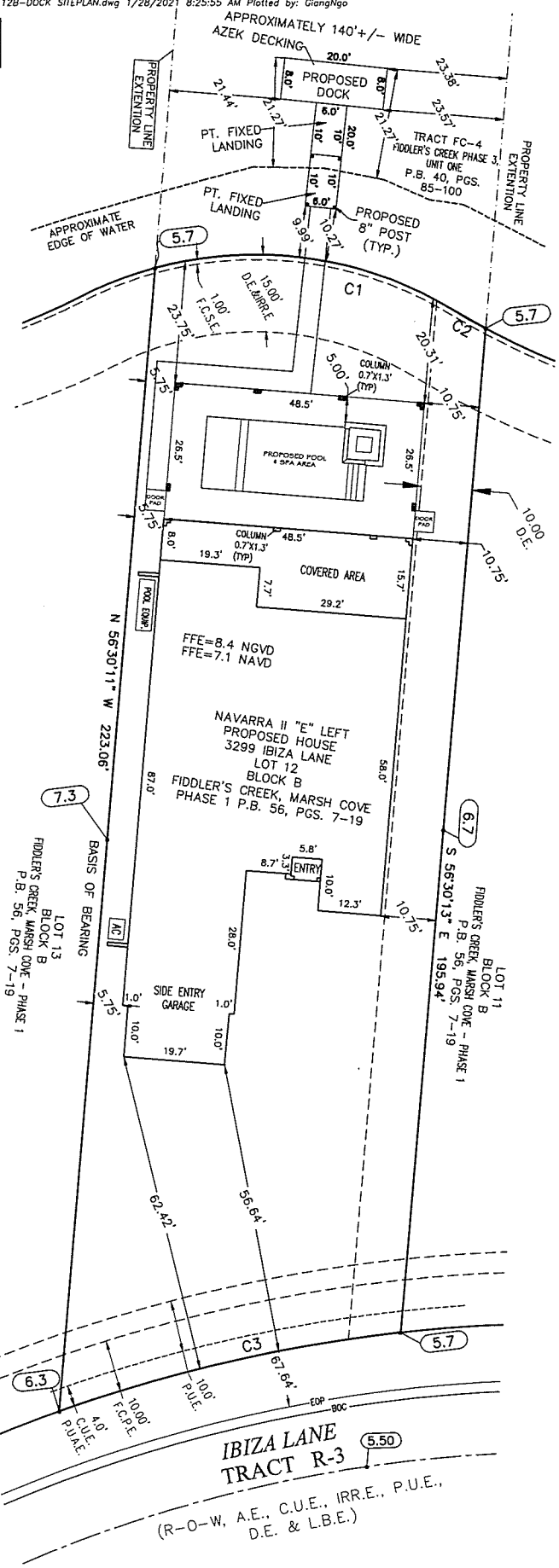
HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

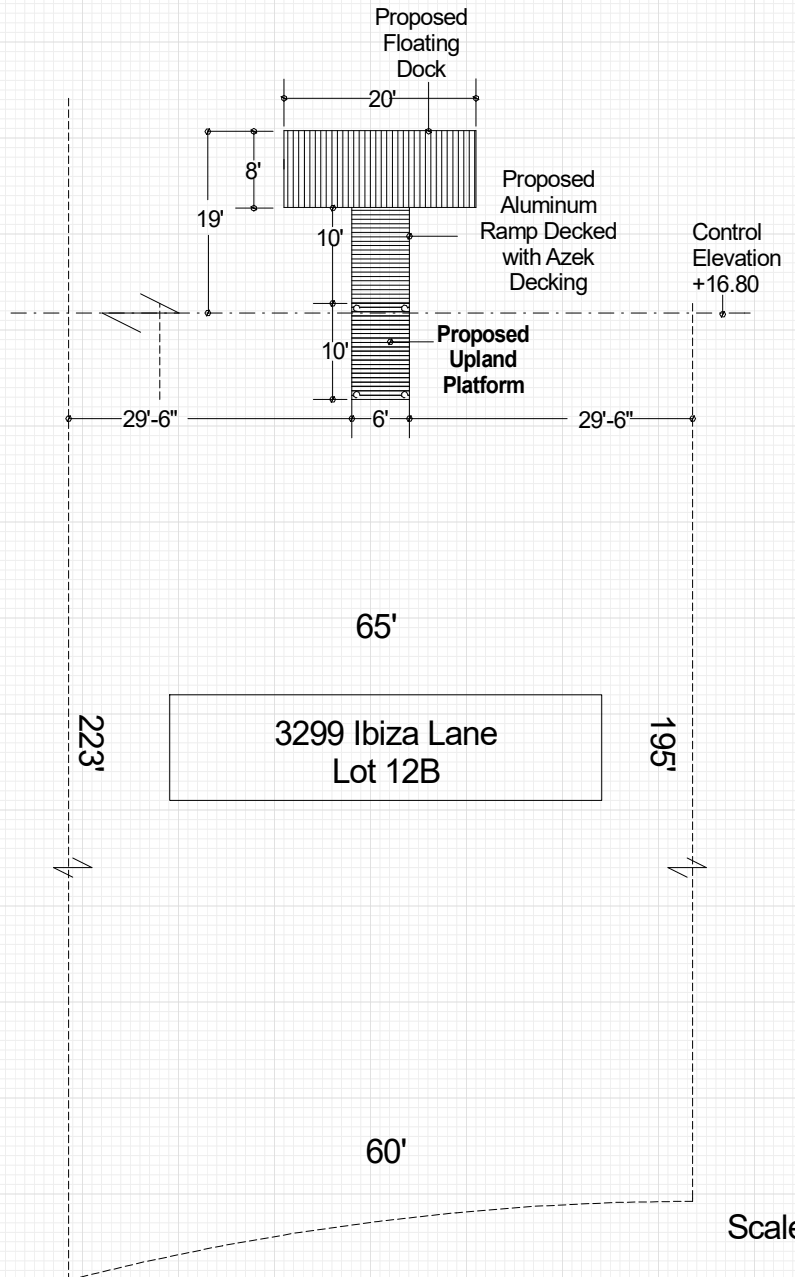
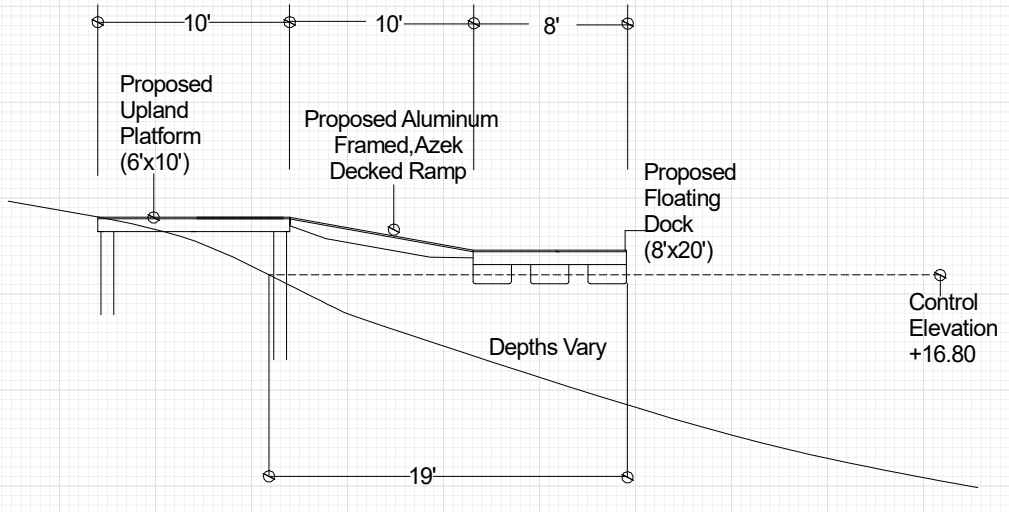
Digitally signed by
John Hilton
DN: cn=John Hilton,
o=Hole Montes,
ou=Survey
Department,
email=johnhilton@hm
eng.com, c=US
Date: 2021.02.08
11:04:46 -05'00'



BY JOHN J. HILTON P.S.M. #6278
STATE OF FLORIDA



Manmade Lake 140' Wide or More



Platform Specs:

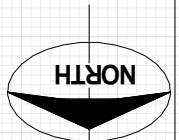
- 8" pilings
- Stainless steel bolts and deck screws
- 2"x8" cca rough sawn stringers
- AZEK (Original Harvest Collection) decking

Ramp Specs:

- Double Hinged Aluminum Ramp by Gator Aluminum
- Stainless Steel deck screws
- AZEK (Original Harvest Collection) decking


Floating Dock Specs:

- 2'x4' Floating Billets
- Stainless Steel deck screws
- HDG Hardware
- AZEK (Original Harvest Collection) decking
- 2"x8" cca rough sawn stringers
- Black Rubrail, (4) Corner Bumpers
- (2) 6" Heavy Duty Black Nylon Fold Down Cleats



Janice Williams

From: mike.lewis@starlighthomes.com
Sent: Wednesday, February 17, 2021 12:28 PM
To: Janice Williams
Subject: PO 6084501 CT(1750) Lot 97925 MC60/12B - Transmission Item 15996069
Attachments: 4c_17February2021_458971.pdf

 **ASHTON TAMPA RESIDENTIAL, L.L.C.**
1064 Greenwood Blvd, Suite 124, Lake Mary, FL 32746
Tel:(407)647-3700 Fax:(407)647-0700

Finalized on: Feb 17, 2021 12:23:25 PM
Distributed: Feb 17, 2021 12:23:51 PM

PURCHASE ORDER # 6084501

Vendor:
961166 (Nelson Marine Construction Inc.)
10923 Enterprise Ave., Bonita Springs, FL 34135
Phone: (239) 992-4443

Super details:
Name:
Phone:
Cell:

Supply to: Project: MC60 (Marsh Cove 60') Section: Block: Lot Number:12B
Address: 3299 Ibiza Lane, Naples FL 34114
Lot Driveway Swing: L Baseplan Drawing Swing: R Garage Position:
Floorplan: 2802 E (Navarra II) Lot ID: 97925

Option Notification:

The following options are being installed on this lot.

Qty Option

Notes

- 1: 1 BOATDOCK3PANEL (Floating Dock 8'x20' with (2) 6'x10' ramp platforms**
- Install 6'x10' pressure-treated fixed platform leading to 6'x10' aluminum platform decked with AZEK (Kona, Slate Gray, or Brownstone), stepping down to 8'x20' pressure treated floating dock. Includes installation of 50 lf of black rub rail with (4) corner bumpers and (2) 6" black plastic heavy duty fold down cleats. Install AZEK fascia material on (2) sides of aluminum ramp. Also includes 110V outlet and hose bib.)

Cost Code: 1750 (Boat Docks)

There is 1 item on this Purchase Order for Cost Code 1750 (Boat Docks).

Item Description	Net Quantity	Price & Unit	TaxExtended Price
1. BOATDOCK3PANEL (Floating Dock 8'x20' with (2) 6'x10' ramp platforms - Install 6'x10' pressure-treated fixed platform leading to 6'x10' aluminum platform decked with AZEK (Kona, Slate Gray, or Brownstone), stepping down to 8'x20' pressure treated floating dock. Includes installation of 50 lf of black rub rail with (4) corner bumpers and (2) 6" black plastic heavy duty fold down cleats. Install AZEK fascia material on (2) sides of aluminum ramp.)	(Each)	14089.00 Each	14089.00
Total:	1		
RULE Dock Color: Slate Gray			
- Option BOATDOCK3PANEL (Floating Dock 8'x20' with (2) 6'x10' ramp platforms - Install 6'x10' pressure-treated fixed platform leading to 6'x10' aluminum platform decked with AZEK (Kona, Slate Gray, or Brownstone), stepping down to 8'x20' pressure treated floating dock. Includes installation of 50 lf of black rub rail with (4) corner bumpers and (2) 6" black plastic heavy duty fold down cleats. Install AZEK fascia material on (2) sides of aluminum ramp. Also includes 110V outlet and hose bib.)	1		

Sub total 14089.00

Tax amount 0.00

PO Draw Breakdown: 50/50

Draw	Amount Type	(1) Base		(3) Opt-Struct		PO Number	Grand Total	
		Before Tax	After Tax	Before Tax	After Tax		Before Tax	After Tax
1	50.00%	0.00	0.00	7044.50	7044.50	6084501A	7044.50	7044.50
2	50.00%	0.00	0.00	7044.50	7044.50	6084501B	7044.50	7044.50
Grand Total		0.00	0.00	14089.00	14089.00		14089.00	14089.00

PO Item Rules Summary

Room Non-specific: Items not associated with a room

- Install 6'x10' pressure-treated fixed platform leading to 6'x10' aluminum platform decked with AZEK (Kona, Slate Gray, or Brownstone), stepping down to 8'x20' pressure treated floating dock.

OPTION BOATDOCK3PANEL Includes installation of 50 lf of black rub rail with (4) corner bumpers and (2) 6" black plastic heavy duty fold down cleats. Install AZEK fascia material on (2) sides of aluminum ramp. Also includes 110V outlet and hose bib. Quantity: 1

ITEM BOATDOCK3PANEL Dock Color Slate Gray

No Option Images found

Attaching below lot documents:

- 1) [Dock Site Plan\(4c_17February2021_458971.pdf\)](#) Download

Vendor 961166 has no other Finalized PO's for same lot.

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. Receipt of this Order is Binding on Subcontractor for Materials and/or Labor at Prices specified under the terms of the Construction Subcontractor Agreement 2. A signed Delivery Ticket Copy MUST accompany each invoice submitted for payment. 3. NO liability will be assumed for materials placed on job in excess of specified P.O. amount. 4. Purchase Orders apply ONLY to job indicated. 5. Place Purchase Order Numbers on ALL shipments, invoices and correspondence. | <ul style="list-style-type: none"> 6. Purchaser reserves the right to cancel if order not filled as specified. 7. Partial shipments WILL NOT be accepted. 8. Subcontractor agrees to comply with the Requirements of the Williams Steiger Occupational Safety and Health Act of 1970 and Hereby RELEASES the Purchaser of ALL Liability, of whatsoever nature because of the Subcontractor's Employees (or Agents) Injuries or Negligence while on Purchaser's jobsite. 9. Subcontractor Acknowledges that ALL Terms contained in the Construction Subcontract Agreement are in Full Force and Affect. |
|--|--|

Authorized Signature
Ashton Tampa Residential, LLC.

Vendor
961166 (Nelson Marine Construction Inc.)

Approved For Payment

By: _____

By: _____

By: _____

Date: _____

Date: _____

Date: _____

End of transmission: 15996069

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	74.27	45°43'43"	87.71	N 37°39'35" E	58.27
C2	188.80	2°45'27"	8.11	N 89°02'43" E	8.11
C3	285.00	1°51'14"	68.17	S 15°56'50" W	58.33



LEGEND

- BOC BACK OF CURB
- EOP EDGE OF PAVEMENT
- O.E. DRAINAGE EASEMENT
- IRR.E. IRRIGATION EASEMENT
- SHR SET IRON ROD, 5/8" WITH CAP LB 1772
- FMG FOUND MAGNETIC NAIL AND DISC, LB 1772
- C.U.E. COUNTY UTILITY EASEMENT
- F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- F.C.S.E. FIDDLER'S CREEK SPECIAL EASEMENT

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- Stringers 2" x 8"cca rough sawn
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THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '85 IS -1.31.

PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '28.

SFAMD MINIMUM REQUIRED FINISHED FLOOR ELEVATION 7.30 N.G.V.D. '28.

SFAMD PERMIT NO. 11-00685-6-08

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ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

- ASHTON TAMPA RESIDENTIAL, LLC
- NELSON MARINE CONSTRUCTION INC.

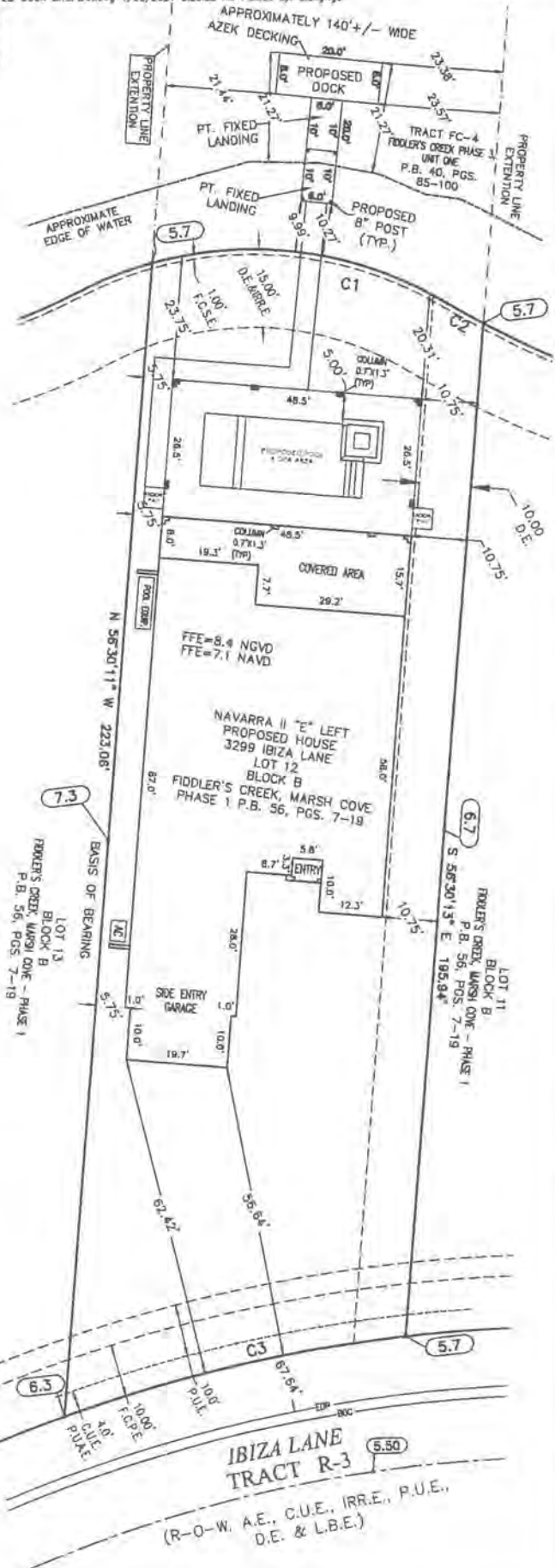
I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 1/28/2021.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Digitally signed by John Hilton
DN: cn=John Hilton, o=Hole Montes, ou=Survey Department, email=johnhilton@hmeng.com, c=US
Date: 2021.02.08 11:04:46 -05'00'



BY JOHN J. HILTON P.S.M. #6278
STATE OF FLORIDA



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY DESIGNED BOOK: _____ DATE: _____
DRAWN BY: G.N.	DATE: 1/28/2021
SHEET # 1	OF SHEET 1
SED-TM-RZ 13&24-51S-26E	



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No. 1772

FIDDLER'S CREEK
MARSH COVE-LOT 12, BLK B
DOCK SITE PLAN

DRAWING NO. H-1426-3
PROJECT NO. 14.569
FILE NAME 048.12B-DOCK SITEPLAN.dwg

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

10BIII

FIDDLER'S CREEK
DESIGN REVIEW COMMITTEE

8156 FIDDLER'S CREEK PARKWAY
NAPLES, FLORIDA 34114
TELEPHONE (239) 732-9400
FACSIMILE (239) 732-9402

January 11, 2021

Via Email Only: mike.lewis@starlighthomes.com

Ashton Tampa Residential, LLC
c/o Mike Lewis
9270 Princess Palm Ave Suite 130
Tampa, FL 33928

Re: DOCK PLAN APPROVAL; Architectural Plan Submission by Ashton Tampa Residential, LLC ("Ashton Tampa") for the Village of Marsh Cove ("Marsh Cove") creek side lot docks (a graphic depiction of the Dock Specifications and Materials is attached hereto).

Dear Mike:

This letter serves as the Fiddler's Creek Design Review Committee's (the "Committee") APPROVAL of the attached dock specifications and materials (the "Dock Specifications") to be installed at creek side Lot 13B within Marsh Cove Phase I (the "Lot"). In connection with this approval, I would point out the following comments and understandings.

This letter serves as an approval of the Dock Specifications to be installed at the Lot. With regard to any lots not included herein, please forward the appropriate site plan for each installation on a particular lot. We have forwarded the attached to the engineer for review and approval regarding each dock installation (as set forth on a site plan), including its relation to the swale at the rear of the Lot.

We have received an email from Terry Cole, P.E., of Hole Montes, Inc. dated January 11, 2021, with regard to his review and approval of the Dock and its location on the referenced Lot. Consistent with Mr. Cole's review and approval, the Dock on this Lot is approved (see attached Dock Site Plan with Mr. Cole's notations). We would ask that Mr. Cole prepare a legal description with regard to the Dock location (as it crosses over the creek side Fiddler's Creek Special Easement¹, so that we can prepare the appropriate easement consistent with the Declaration of Restrictions and Protective Covenants.

As with prior approvals, Ashton Tampa acknowledges and understands that the approval of the referenced Dock specifications and materials is to assure satisfaction of the Committee's aesthetic design purposes and compliance with the Foundation Documents. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of any exterior

¹ See Section 12, Declaration of Restrictions and Protective Covenants for Marsh Cove Village, Phase I, recorded in Official Records Book 5074, Page 3510, et seq., of the Public Records of Collier County, Florida.

Letter to Ashton Tampa Residential, LLC
Docks ~ Marsh Cove Creek-side Lots
January 11, 2021
Page 2 of 2

modifications, alterations, repairs or reconstruction are submitted to the DRC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, finished grade elevation, and common architectural theme. Neither the Committee nor its respective successors or assigns nor its officers, members, directors, employees, agents, contractors, consultants or attorneys, shall be liable in damages to Ashton Tampa, or to any owner, for any reason arising out of or in connection with the approval or disapproval, or failure to approve any plans or other specifications or materials, or failure to enforce any requirements of the Design Review Criteria. Without limiting the generality of the foregoing, the Committee shall not be responsible for reviewing, nor shall its approval of any plans, specifications or materials be deemed approval of the structural safety, soundness, workmanship, materials, usefulness, conformance with building or other codes or industry standards, or compliance with any other governmental requirements.

Notwithstanding any of the provisions of the design review process, any change or modification to the submitted Dock Specification and Materials must be re-submitted to the Committee for review and approval before construction or application to the County. Accordingly, the actual constructed residences and any modifications thereto must be in conformity with the plans and submittals, which have been approved by the Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,



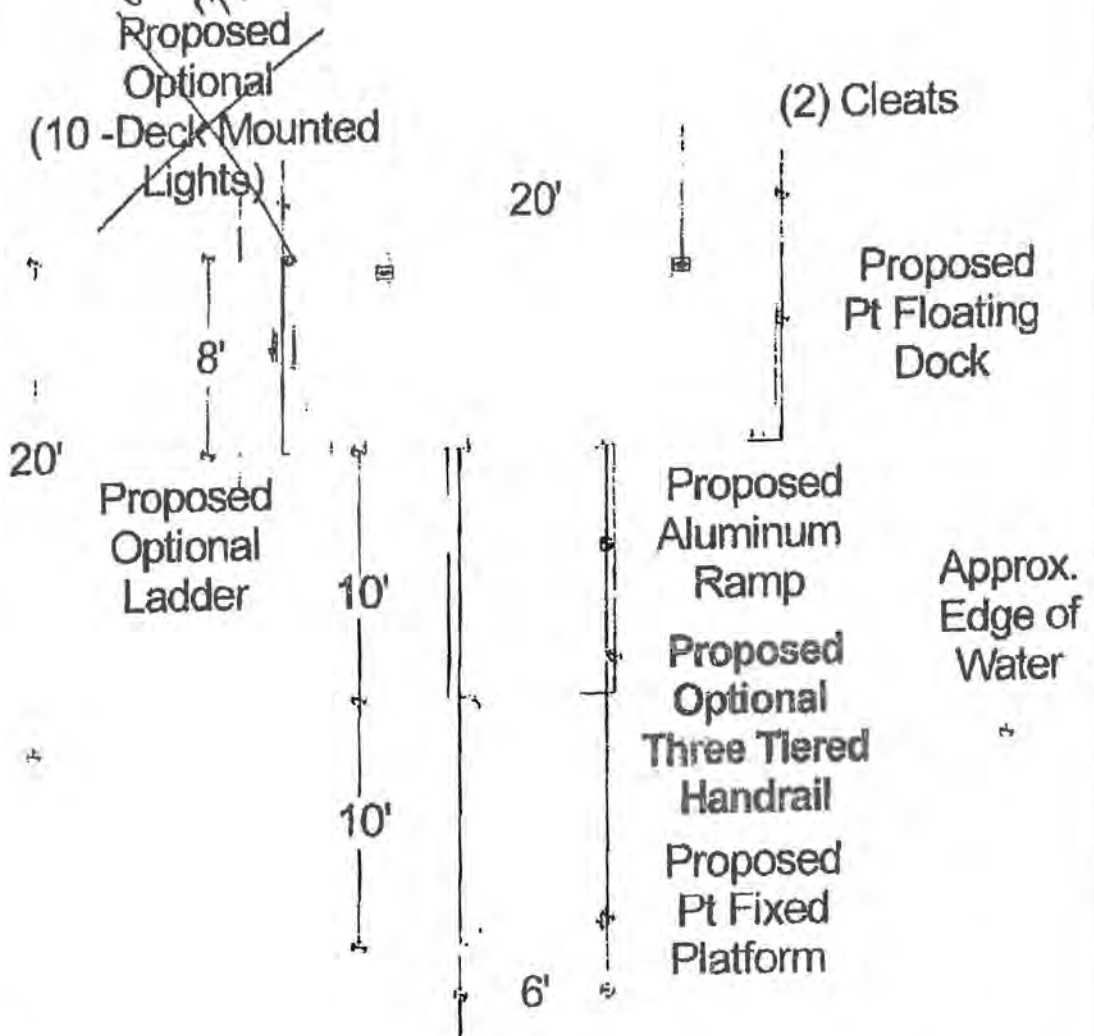
Stephen Reiter
On behalf of the Committee

cc: Ron Albeit
Joseph L. Parisi

Attachments: Typical view of floating dock
Site Plan – Lot 13B

Manmade Canal
Standard Deck Pattern

*Option
Not
Approved*



Name Ashton Woods Homes
Address _____
Date 3/4/15 Approval _____ DWG NO _____

Marsh Cove Boat Dock Specifications

8' x 20' Boat dock with (2) 6' x 10' ramp platforms

Includes: AZEK (Harvest Series) decking (Kona, Slate Gray or Brownstone),

AZEK Fascia on side of ramp platforms, Black rub rail,

(4) corner bumpers and (2) cleats

110 Outlet at boat dock

Water Hose bib at boat dock

Additional Dock Options

N/A
~~Upgrade AZEK decking from Harvest Series to Mahogany~~

~~Install AZEK decking in "picture frame" border~~

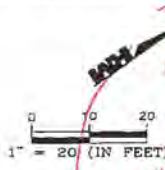
~~Install 20 LF of three-tiered AZEK (Harvest Series) railing with 4" x 4" pressure-treated post on ramp~~

~~Install 20 LF of three-tiered AZEK (Mahogany) railing with 4" x 4" pressure-treated post on ramp~~

~~Install ten (10) deck mounted lights on structure~~

~~Add additional tie-off cleat~~

~~Install 5-step retractable aluminum ladder~~



Handwritten notes:
 Install 8" PVC pipe under walkway with inverts to match subgrade flow line. Property owner shall be responsible for installation & maintenance of pipe.

LEGEND

- BDC BACK OF CURB
- EOP EDGE OF PAVEMENT
- D.C. DRAINAGE EASEMENT
- IRR.E. IRRIGATION EASEMENT
- S.R. SET IRON ROD, 5/8" WITH CAP LB 1772
- F.M.G. FOUND MAGNETIC NAIL AND DISC, LB 1772
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- F.C.P.E. FIDDLER'S CREEK RESIDENTIAL EASEMENT
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CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
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C2	74.27'	12.0453°	15.62'	N 0.74329° E	15.63'
C3	282.00'	5.0743°	16.11'	S 0.74452° W	16.11'
C4	50.00'	54.0714°	45.49'	N 33.1437° E	47.23'
C5	270.00'	25.3355°	119.46'	N 22.0341° E	120.47'

SETBACKS

- GARAGE-FRONT ENTRY: 20.00'
- GARAGE-SIDE ENTRY: 10.00'
- REAR: 10.00' PRINCIPAL
- REAR: 5.00' ACCESSORY
- SIDE: 5.00'

Dock Specs:

- 2" x 8" treated pilings
- Stringers 2" x 8" cca rough sawn
- Stainless steel/ hot dipped galvanized bolts and deck screws
- Decking 5/4"x6" Azek (harvest)

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THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '88 IS -1.31.

PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '29.

SFWM MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30 N.G.V.D. '29.

SFWM PERMIT NO. 11-00885-S-08

ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATIONS AND/OR TO THE SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE SOUTH-WEST LINE OF LOT 13, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING N.58°30'11"W.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

- ASHTON TAMPA RESIDENTIAL, LLC
- NELSON MARINE CONSTRUCTION INC.

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 12/07/2020.

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Handwritten signature of John J. Hilton

Digitally signed by John Hilton
 DN: cn=John Hilton, o=Hole Montes, ou=Survey Department, email=johnhilton@hmgeng.com, c=US
 Date: 2020.12.07 15:25:17 -05'00'



BY JOHN J. HILTON P.S.M. #6278 STATE OF FLORIDA

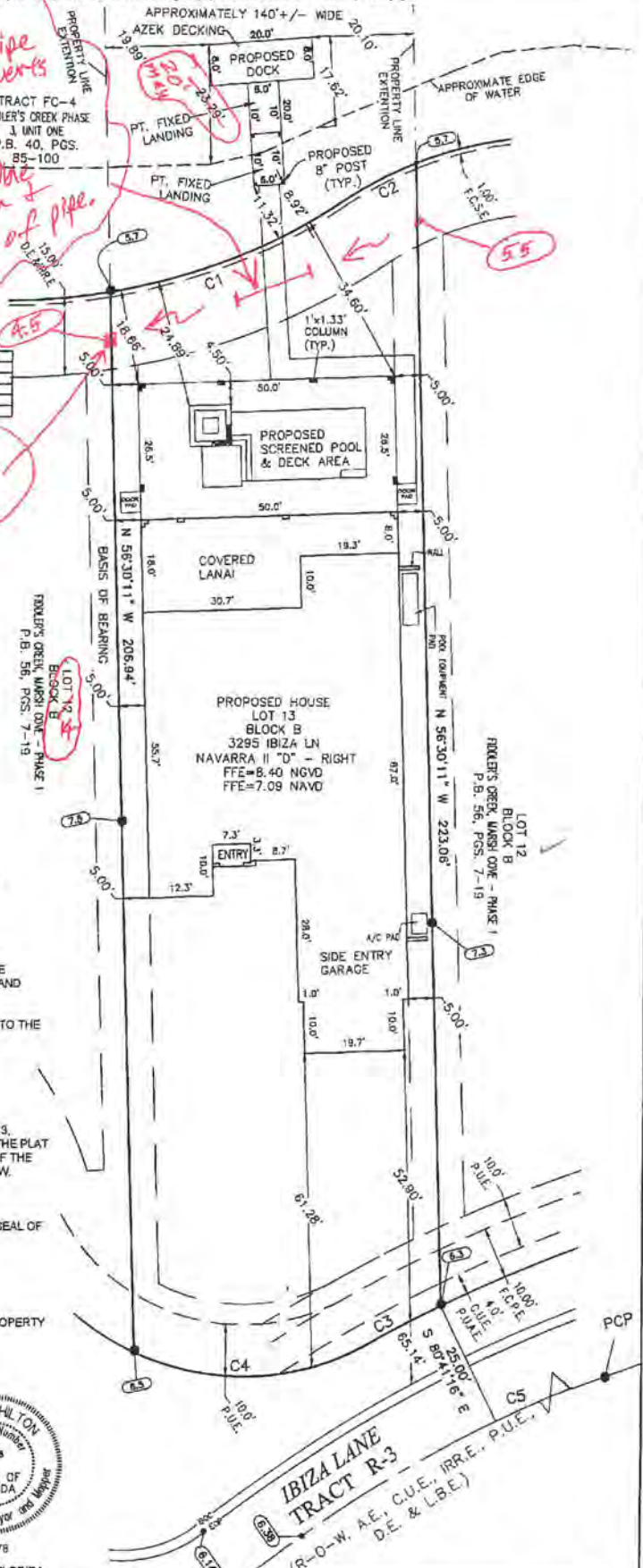
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RASSED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.	DRAWN BY: G.N.	DATE: 12/07/2020
	SHEET 1	OF SHEET 1
	SIC-FM-302 13824-515-26E	

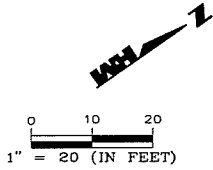


950 Encora Way
 Naples, FL 34110
 Phone: (239) 254-2000
 Florida Certificate of Authorization No. 1772

FIDDLER'S CREEK MARSH COVE-LOT 13, BLK B DOCK SITE PLAN

DRAWING NO. H-127B-2
PROJECT NO. 14.569
FILE NAME: 4050-13B-G00K-SF.dwg





- LEGEND**
- BOC BACK OF CURB
 - EOP EDGE OF PAVEMENT
 - D.E. DRAINAGE EASEMENT
 - IRR.E. IRRIGATION EASEMENT
 - SIR SET IRON ROD, 5/8" WITH CAP LB 1772
 - FMG FOUND MAGNETIC NAIL AND DISC, LB 1772
 - C.U.E. COUNTY UTILITY EASEMENT
 - F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.C.S.E. FIDDLER'S CREEK SPECIAL EASEMENT

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	117.50'	23°57'30"	48.81'	N 13°41'57" E	49.17'
C2	74.27'	12°04'32"	15.62'	N 07°45'28" E	15.65'
C3	285.00'	3°07'43"	18.11'	S 07°44'52" W	18.11'
C4	50.00'	54°07'14"	45.48'	N 33°14'37" E	47.23'
C5	270.00'	25°33'55"	119.48'	N 22°05'41" E	120.47'

SETBACKS

- GARAGE-FRONT ENTRY: 20.00
- GARAGE-SIDE ENTRY: 10.00
- REAR: 10.00 PRINCIPAL
- REAR: 5.00 ACCESSORY
- SIDE: 5.00

Dock Specs:

- 8" 2.5cca treated pilings
- Stringers 2" x 8" cca rough sawn
- Stainless steel/ hot dipped galvanized bolts and deck screws
- Decking 5/4"x6" Azek (harvest)

PROPERTY DESCRIPTION:

LOT 13, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPERTY AREA : 13,105.8 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 6.0, N.A.V.D. '88, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NUMBER 12021C0620H, HAVING A F.I.R.M. INDEX DATED MAY 16, 2012. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION.

THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '88 IS -1.31.

PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '29.

SFWM D MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30 N.G.V.D. '29.

SFWM PERMIT NO. 11-00685-S-06

ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATIONS AND/OR TO THE SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.

NOTES:

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE SOUTHWEST LINE OF LOT 13, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING N.56°30'11"W.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

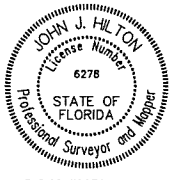
- ASHTON TAMPA RESIDENTIAL, LLC
- NELSON MARINE CONSTRUCTION INC.

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 12/07/2020.

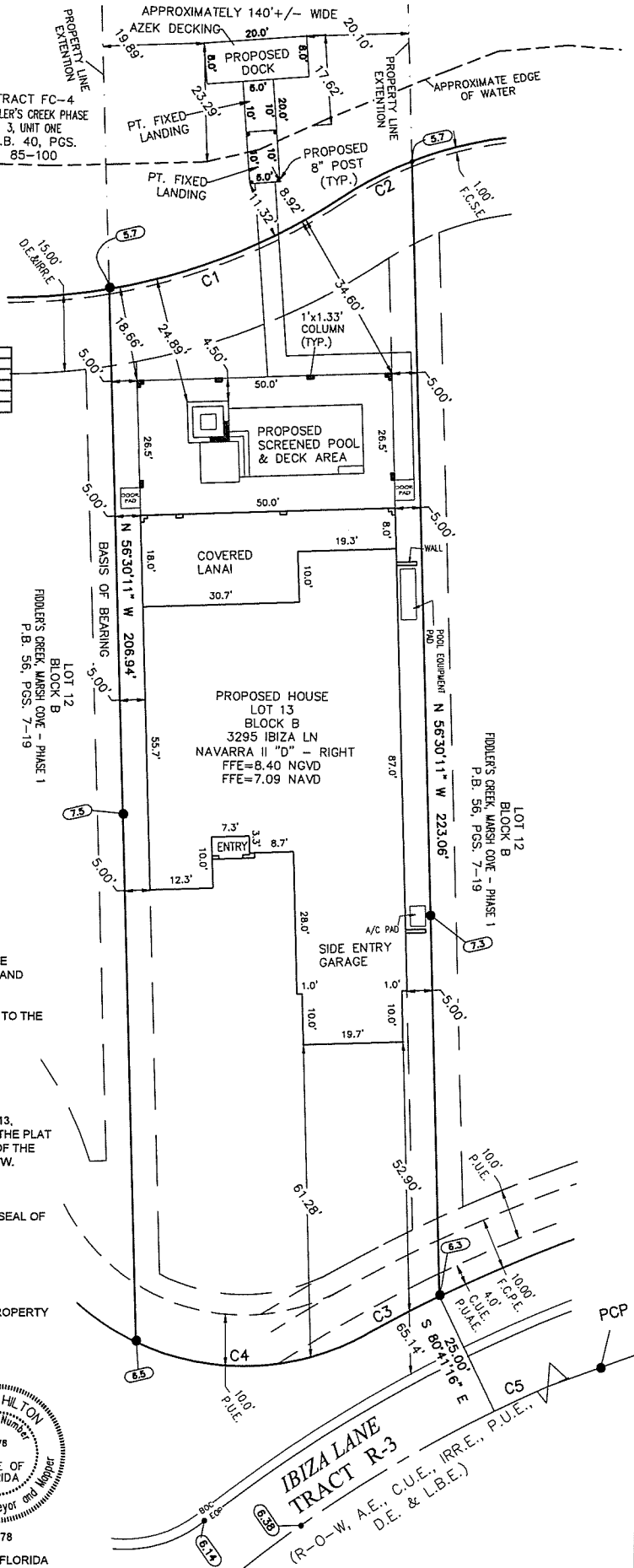
HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Digitally signed by John Hilton
 DN: cn=John Hilton, o=Hole Montes, ou=Survey Department, email=johnhilton@hmieng.com, c=US
 Date: 2020.12.07 15:25:17 -05'00'



BY JOHN J. HILTON P.S.M. #6278
 STATE OF FLORIDA



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF/FIELD BOOK: DATE: DRAWN BY: G.N DATE: 12/07/2020 SHEET # 1 OF SHEET 1 SEC-TWN-RGE 13&24-51S-26E	<p>HOLE MONTES ENGINEERS-PLANNERS-SURVEYORS</p>	950 Encore Way Naples, FL 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	<p>FIDDLER'S CREEK MARSH COVE-LOT 13, BLK B DOCK SITE PLAN</p>	DRAWING NO. H-1278-2 PROJECT NO. 14.569 FILE NAME: MC60-13B-DOCK-SP.dwg
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**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

10BIV

**FIDDLER'S CREEK
DESIGN REVIEW COMMITTEE**

8156 FIDDLER'S CREEK PARKWAY
NAPLES, FLORIDA 34114
TELEPHONE (239) 732-9400
FACSIMILE (239) 732-9402

January 13, 2021

Via Email Only: mike.lewis@starlighthomes.com

Ashton Tampa Residential, LLC
c/o Mike Lewis
9270 Princess Palm Ave Suite 130
Tampa, FL 33928

Re: DOCK PLAN APPROVAL; Architectural Plan Submission by Ashton Tampa Residential, LLC (“Ashton Tampa”) for the Village of Marsh Cove (“Marsh Cove”) creek side lot docks (a graphic depiction of the Dock Specifications and Materials is attached hereto).

Dear Mike:

This letter serves as the Fiddler's Creek Design Review Committee's (the “Committee”) APPROVAL of the attached dock specifications and materials (the “Dock Specifications”) to be installed at creek side Lot 14B within Marsh Cove Phase I (the “Lot”). In connection with this approval, I would point out the following comments and understandings.

This letter serves as an approval of the Dock Specifications to be installed at the Lot. With regard to any lots not included herein, please forward the appropriate site plan for each installation on a particular lot. We have forwarded the attached to the engineer for review and approval regarding each dock installation (as set forth on a site plan), including its relation to the swale at the rear of the Lot.

We have received an email from Terry Cole, P.E., of Hole Montes, Inc. dated January 13, 2021, with regard to his review and approval of the Dock and its location on the referenced Lot. Consistent with Mr. Cole's review and approval, the Dock on this Lot is approved (see attached Dock Site Plan with Mr. Cole's notations). We would ask that Mr. Cole prepare a legal description with regard to the Dock location (as it crosses over the creek side Fiddler's Creek Special Easement¹, so that we can prepare the appropriate easement consistent with the Declaration of Restrictions and Protective Covenants.

As with prior approvals, Ashton Tampa acknowledges and understands that the approval of the referenced Dock specifications and materials is to assure satisfaction of the Committee's aesthetic design purposes and compliance with the Foundation Documents. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of any exterior

¹ See Section 12, Declaration of Restrictions and Protective Covenants for Marsh Cove Village, Phase 1, recorded in Official Records Book 5074, Page 3510, et seq., of the Public Records of Collier County, Florida.


Letter to Ashton Tampa Residential, LLC
Docks ~ Marsh Cove Creek-side Lots
January 13, 2021
Page 2 of 2

modifications, alterations, repairs or reconstruction are submitted to the DRC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, finished grade elevation, and common architectural theme. Neither the Committee nor its respective successors or assigns nor its officers, members, directors, employees, agents, contractors, consultants or attorneys, shall be liable in damages to Ashton Tampa, or to any owner, for any reason arising out of or in connection with the approval or disapproval, or failure to approve any plans or other specifications or materials, or failure to enforce any requirements of the Design Review Criteria. Without limiting the generality of the foregoing, the Committee shall not be responsible for reviewing, nor shall its approval of any plans, specifications or materials be deemed approval of the structural safety, soundness, workmanship, materials, usefulness, conformance with building or other codes or industry standards, or compliance with any other governmental requirements.

Notwithstanding any of the provisions of the design review process, any change or modification to the submitted Dock Specification and Materials must be re-submitted to the Committee for review and approval before construction or application to the County. Accordingly, the actual constructed residences and any modifications thereto must be in conformity with the plans and submittals, which have been approved by the Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,


Stephen Reiter
On behalf of the Committee

cc: Ron Albeit
Joseph L. Parisi

Attachments: Typical view of floating dock
Site Plan – Lot 14B

Manmade Canal
Standard Deck Pattern

Option Not Approved

~~Proposed
Optional
(10 -Deck Mounted
Lights)~~

20'

(2) Cleats

Proposed
Pt Floating
Dock

20'

Proposed
Optional
Ladder

8'

10'

Proposed
Aluminum
Ramp

Approx.
Edge of
Water

Proposed
Optional
Three Tiered
Handrail

10'

Proposed
Pt Fixed
Platform

6'



North
Scale: 1"=6'



Name Ashton Woods Homes

Address

Date
3/4/15

Approval

DWG NO

Marsh Cove Boat Dock Specifications

8' x 20' Boat dock with (2) 6' x 10' ramp platforms

Includes: AZEK (Harvest Series) decking (Kona, Slate Gray or Brownstone).

AZEK Fascia on side of ramp platforms, Black rub rail,

(4) corner bumpers and (2) cleats

110 Outlet at boat dock

Water Hose bib at boat dock

Additional Dock Options

N/A
Upgrade AZEK decking from Harvest Series to Mahogany

~~Install AZEK decking in "picture frame" border~~

~~Install 20 LF of three-tiered AZEK (Harvest Series) railing with 4" x 4" pressure-treated post on ramp~~

~~Install 20 LF of three-tiered AZEK (Mahogany) railing with 4" x 4" pressure-treated post on ramp~~

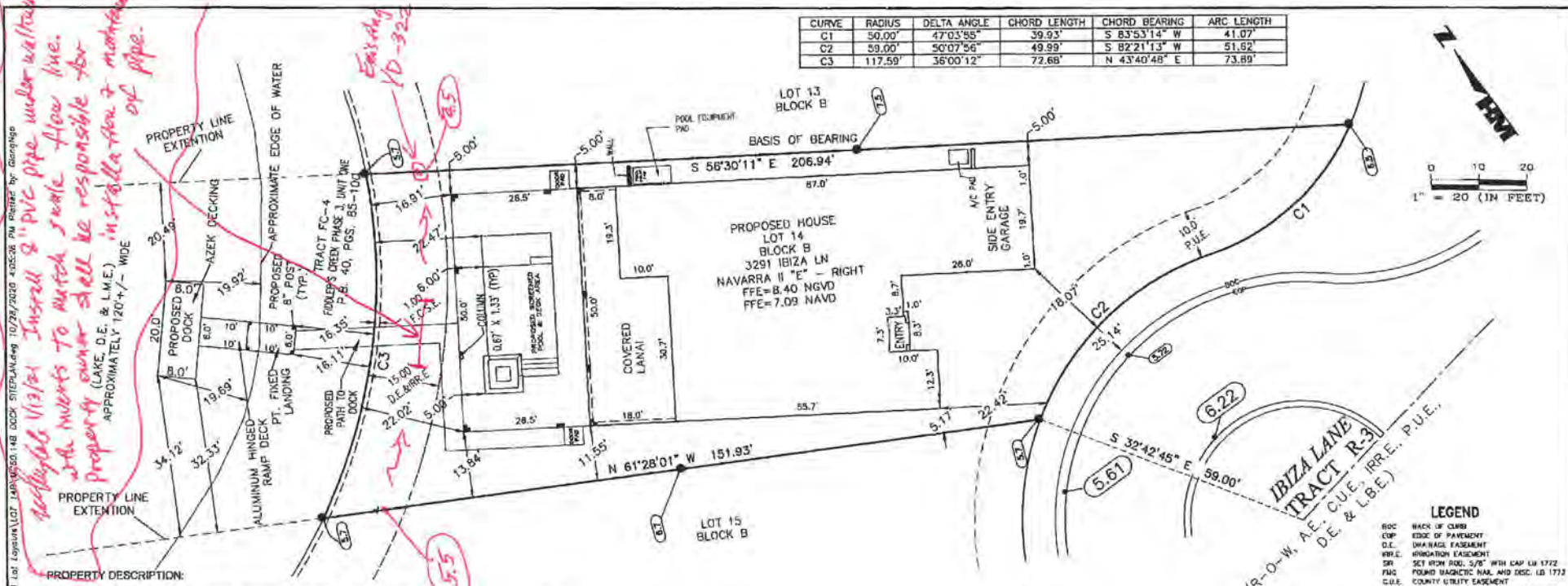
~~Install ten (10) deck mounted lights on structure~~

~~Add additional tie-off cleat~~

~~Install 5-step retractable aluminum ladder~~

Handwritten notes:
 8" PVC pipe under walkway
 install 8" PVC pipe under walkway
 2nd wants to match grade flow line.
 Property owner shall be responsible for
 installation & maintenance
 of pipe.

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	50.00'	47°03'55"	39.93'	S 83°53'14" W	41.07'
C2	59.00'	50°07'56"	49.99'	S 82°21'13" W	51.52'
C3	117.59'	36°00'12"	72.68'	N 43°40'48" E	73.89'



PROPERTY DESCRIPTION:

LOT 14, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
 PROPERTY AREA : 10989.0 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 6.0, N.A.V.D. '88, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NUMBER 12021C0620H, HAVING A F.I.R.M. INDEX DATED MAY 18, 2012. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION.

THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '88 IS -1.31.

PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '29.

SFWMD MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30 N.G.V.D. '29.
 SFWMD PERMIT NO. 11-00685-S-06

ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATIONS AND/OR TO THE SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.

NOTES:
 THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF LOT 14, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S.65°30'11"E.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
 • ASHTON TAMPA RESIDENTIAL, LLC
 • NELSON MARINE CONSTRUCTION INC.

I HEREBY CERTIFY THAT THIS SKETCH OF A DOCK SITE PLAN WAS SURVEYED UNDER MY DIRECTION ON 10/28/2020.
 HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Dock Specs:
 8" 2.5cca treated pilings
 Stringers 2" x 8" cca rough sawn
 Stainless steel/hot dipped galvanized bolts and deck screws
 Decking 5/4"x6" Azek (harvest)

- LEGEND**
- ROC BACK OF CURB
 - EDC EDGE OF PAVEMENT
 - D.E. DRAINAGE EASEMENT
 - IRRE. IRRIGATION EASEMENT
 - SR SET BACK REG. 5/8" WITH CAP LB 1772
 - FRG FOUND MAGNETIC NAIL AND DEC. LB 1772
 - C.U.E. COUNTY UTILITY EASEMENT
 - F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.C.S.E. FIDDLER'S CREEK SPECIAL EASEMENT

- SETBACKS**
- * GARAGE-FRONT ENTRY: 20.00
 - * GARAGE-SIDE ENTRY: 10.00
 - * REAR: 10.00 PRINCIPAL
 - * REAR: 5.00 ACCESSORY
 - * SIDE: 5.00

Digitally signed by John Hilton
 DN: cn=John Hilton, o=Hole Montes, ou=Survey Department, email=johnhilton@hmeng.com, c=US
 Date: 2020.10.30 11:53:04 -0400



BY JOHN J. HILTON P.S.M. #6278
 STATE OF FLORIDA

DOCK SITE PLAN	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL WAIVED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHECK/FIELD BOOK: DATE:
	DRAWN BY: G.N.	DATE: 10/28/2020
	SHEET 1 OF SHEET 1	



950 Encore Way
 Naples, FL 34110
 Phone: (239) 254-2000
 Florida Certificate of Authorization No.1772

FIDDLER'S CREEK
 MARSH COVE - LOT 14, BLK B

DRAWING NO. H-1279-2
PROJECT NO. 14.569
FILE NAME: 08.148 DOCK SITE PLAN.dwg

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

10BV

**FIDDLER'S CREEK
DESIGN REVIEW COMMITTEE**

8156 FIDDLER'S CREEK PARKWAY
NAPLES, FLORIDA 34114
TELEPHONE (239) 732-9400
FACSIMILE (239) 732-9402

February 15, 2021

Via Email Only: mike.lewis@starlighthomes.com

Ashton Tampa Residential, LLC
c/o Mike Lewis
9270 Princess Palm Ave Suite 130
Tampa, FL 33928

Re: DOCK PLAN APPROVAL; Architectural Plan Submission by Ashton Tampa Residential, LLC ("Ashton Tampa") for the Village of Marsh Cove ("Marsh Cove") creek side lot docks (a graphic depiction of the Dock Specifications and Materials is attached hereto).

Dear Mike:

This letter serves as the Fiddler's Creek Design Review Committee's (the "Committee") APPROVAL of the attached dock specifications and materials (the "Dock Specifications") to be installed at creek side Lot 17B within Marsh Cove Phase I (the "Lot"). In connection with this approval, I would point out the following comments and understandings.

This letter serves as an approval of the Dock Specifications to be installed at the Lot. With regard to any lots not included herein, please forward the appropriate site plan for each installation on a particular lot. We have forwarded the attached to the engineer for review and approval regarding each dock installation (as set forth on a site plan), including its relation to the swale at the rear of the Lot.

We have received an email from Terry Cole, P.E., of Hole Montes, Inc. dated February 10, 2021, with regard to his review and approval of the Dock and its location on the referenced Lot. Consistent with Mr. Cole's review and approval, the Dock on this Lot is approved (see attached Dock Site Plan with Mr. Cole's notations). We would ask that Mr. Cole prepare a legal description with regard to the Dock location (as it crosses over the creek side Fiddler's Creek Special Easement¹, so that we can prepare the appropriate easement consistent with the Declaration of Restrictions and Protective Covenants.

As with prior approvals, Ashton Tampa acknowledges and understands that the approval of the referenced Dock specifications and materials is to assure satisfaction of the Committee's aesthetic design purposes and compliance with the Foundation Documents. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of any exterior

¹ See Section 12, Declaration of Restrictions and Protective Covenants for Marsh Cove Village, Phase I, recorded in Official Records Book 5074, Page 3510, et seq., of the Public Records of Collier County, Florida.


Letter to Ashton Tampa Residential, LLC
Docks ~ Marsh Cove Creek-side Lots
February 15, 2021
Page 2 of 2

modifications, alterations, repairs or reconstruction are submitted to the DRC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, finished grade elevation, and common architectural theme. Neither the Committee nor its respective successors or assigns nor its officers, members, directors, employees, agents, contractors, consultants or attorneys, shall be liable in damages to Ashton Tampa, or to any owner, for any reason arising out of or in connection with the approval or disapproval, or failure to approve any plans or other specifications or materials, or failure to enforce any requirements of the Design Review Criteria. Without limiting the generality of the foregoing, the Committee shall not be responsible for reviewing, nor shall its approval of any plans, specifications or materials be deemed approval of the structural safety, soundness, workmanship, materials, usefulness, conformance with building or other codes or industry standards, or compliance with any other governmental requirements.

Notwithstanding any of the provisions of the design review process, any change or modification to the submitted Dock Specification and Materials must be re-submitted to the Committee for review and approval before construction or application to the County. Accordingly, the actual constructed residences and any modifications thereto must be in conformity with the plans and submittals, which have been approved by the Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,


Stephen Reiter
On behalf of the Committee

cc: Ron Albeit
Joseph L. Parisi

Attachments: Typical view of floating dock
Site Plan – Lot 17B

Option not approved

Manmade Canal

Standard Deck Pattern

~~Proposed
Optional
(10 -Deck Mounted
Lights)~~

(2) Cleats

20'

Proposed
Pt Floating
Dock

20'

8'

Proposed
Optional
Ladder

10'

Proposed
Aluminum
Ramp

Approx.
Edge of
Water

Proposed
Optional
Three Tiered
Handrail

10'

Proposed
Pt Fixed
Platform

6'



North
Scale: 1"=6'



Name Ashton Woods Homes

Address

Date
3/4/15

Approval

DWG NO.

Marsh Cove Boat Dock Specifications

8' x 20' Boat dock with (2) 6' x 10' ramp platforms

Includes: AZEK (Harvest Series) decking (Kona, Slate Gray or Brownstone),
AZEK Fascia on side of ramp platforms, Black rub rail,

(4) corner bumpers and (2) cleats

110 Outlet at boat dock

Water Hose bib at boat dock

~~Additional Dock Options~~

N/A

~~Upgrade AZEK decking from Harvest Series to Mahogany~~

~~Install AZEK decking in "picture frame" border~~

~~Install 20 LF of three-tiered AZEK (Harvest Series) railing with 4" x 4"
pressure-treated post on ramp~~

~~Install 20 LF of three-tiered AZEK (Mahogany) railing with 4" x 4" pressure-
treated post on ramp~~

~~Install ten (10) deck mounted lights on structure~~

~~Add additional tie-off cleat~~

~~Install 5-step retractable aluminum ladder~~

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

10BVI

**FIDDLER'S CREEK
DESIGN REVIEW COMMITTEE**

8156 FIDDLER'S CREEK PARKWAY
NAPLES, FLORIDA 34114
TELEPHONE (239) 732-9400
FACSIMILE (239) 732-9402

January 29, 2021

Via Email Only: mike.lewis@starlighthomes.com

Ashton Tampa Residential, LLC
c/o Mike Lewis
9270 Princess Palm Ave Suite 130
Tampa, FL 33928

Re: DOCK PLAN APPROVAL; Architectural Plan Submission by Ashton Tampa Residential, LLC ("Ashton Tampa") for the Village of Marsh Cove ("Marsh Cove") creek side lot docks (a graphic depiction of the Dock Specifications and Materials is attached hereto).

Dear Mike:

This letter serves as the Fiddler's Creek Design Review Committee's (the "Committee") APPROVAL of the attached dock specifications and materials (the "Dock Specifications") to be installed at creek side Lot 24B within Marsh Cove Phase I (the "Lot"). In connection with this approval, I would point out the following comments and understandings.

This letter serves as an approval of the Dock Specifications to be installed at the Lot. With regard to any lots not included herein, please forward the appropriate site plan for each installation on a particular lot. We have forwarded the attached to the engineer for review and approval regarding each dock installation (as set forth on a site plan), including its relation to the swale at the rear of the Lot.

We have received an email from Terry Cole, P.E., of Hole Montes, Inc. dated January 13, 2021, with regard to his review and approval of the Dock and its location on the referenced Lot. Consistent with Mr. Cole's review and approval, the Dock on this Lot is approved (see attached Dock Site Plan with Mr. Cole's notations). We would ask that Mr. Cole prepare a legal description with regard to the Dock location (as it crosses over the creek side Fiddler's Creek Special Easement¹, so that we can prepare the appropriate easement consistent with the Declaration of Restrictions and Protective Covenants.

As with prior approvals, Ashton Tampa acknowledges and understands that the approval of the referenced Dock specifications and materials is to assure satisfaction of the Committee's aesthetic design purposes and compliance with the Foundation Documents. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of any exterior

¹ See Section 12, Declaration of Restrictions and Protective Covenants for Marsh Cove Village, Phase 1, recorded in Official Records Book 5074, Page 3510, et seq., of the Public Records of Collier County, Florida.

Letter to Ashton Tampa Residential, LLC
Docks ~ Marsh Cove Creek-side Lots
January 29, 2021
Page 2 of 2

modifications, alterations, repairs or reconstruction are submitted to the DRC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, finished grade elevation, and common architectural theme. Neither the Committee nor its respective successors or assigns nor its officers, members, directors, employees, agents, contractors, consultants or attorneys, shall be liable in damages to Ashton Tampa, or to any owner, for any reason arising out of or in connection with the approval or disapproval, or failure to approve any plans or other specifications or materials, or failure to enforce any requirements of the Design Review Criteria. Without limiting the generality of the foregoing, the Committee shall not be responsible for reviewing, nor shall its approval of any plans, specifications or materials be deemed approval of the structural safety, soundness, workmanship, materials, usefulness, conformance with building or other codes or industry standards, or compliance with any other governmental requirements.

Notwithstanding any of the provisions of the design review process, any change or modification to the submitted Dock Specification and Materials must be re-submitted to the Committee for review and approval before construction or application to the County. Accordingly, the actual constructed residences and any modifications thereto must be in conformity with the plans and submittals, which have been approved by the Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,



Stephen Reiter
On behalf of the Committee

cc: Ron Albeit
Joseph L. Parisi

Attachments: Typical view of floating dock
Site Plan – Lot 24B

Marsh Cove Boat Dock Specifications

8' x 20' Boat dock with (2) 6' x 10' ramp platforms

Includes: AZEK (Harvest Series) decking (Kona, Slate Gray or Brownstone),

AZEK Fascia on side of ramp platforms, Black rub rail,

(4) corner bumpers and (2) cleats

110 Outlet at boat dock

Water Hose bib at boat dock

~~Additional Dock Options~~

N/A

~~Upgrade AZEK decking from Harvest Series to Mahogany~~

~~Install AZEK decking in "picture frame" border~~

~~Install 20 LF of three-tiered AZEK (Harvest Series) railing with 4" x 4" pressure-treated post on ramp~~

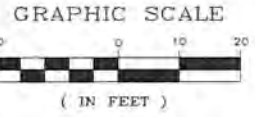
~~Install 20 LF of three-tiered AZEK (Mahogany) railing with 4" x 4" pressure-treated post on ramp~~

~~Install ten (10) deck mounted lights on structure~~

~~Add additional tie-off cleat~~

~~Install 5-step retractable aluminum ladder~~

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	590.00'	5°40'39"	58.44'	S 86°04'46" E	58.46'
C2	780.00'	5°56'05"	80.76'	N 64°27'30" W	80.79'



- LEGEND**
- BDC BACK OF CURB
 - D.E. DRAINAGE EASEMENT
 - I.R.R.E. IRRIGATION EASEMENT
 - SR SET HIGH RIDG. 5/2" WITH SAP LB 1772
 - F.M.G. FOUND MAGNETIC NAIL AND DISC LB 1772
 - C.U.E. COUNTY UTILITY EASEMENT
 - F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.C.S.E. FIDDLER'S CREEK SPECIAL EASEMENT

Dock Specs:
 8" 2.5cca treated pilings
 Stringers 2" x 8"cca rough sawn
 Stainless steel/ hot dipped galvanized bolts
 and deck screws
 Decking 5/4"x6" Azek (harvest)

PROPERTY DESCRIPTION:
 LOT 24, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
 BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF
 COLLIER COUNTY, FLORIDA.
 PROPERTY AREA : 13,229.8 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 8.0, N.A.V.D.
 '88, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY
 (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP
 NUMBER 12021C0620H, HAVING A F.I.R.M. INDEX DATED MAY 16, 2012,
 CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR
 CURRENT FLOOD ZONE INFORMATION.

THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '88 IS -1.31.
 PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO
 N.G.V.D. '29.
 SFWMD MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30 N.G.V.D.
 '29.
 SFWMD PERMIT NO. 11-00685-5-05
 NOTES:

ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE
 BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW
 AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO
 APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY
 CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATIONS AND/OR TO
 THE SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS
 EXIST.

SETBACKS PER DECLARATION OF RESTRICTIONS AND PROTECTIVE
 COVENANTS FOR MARSH COVE VILLAGE, PHASE 1 AS RECORDED IN O.R.
 BOOK 5074, PG. 3510.

THIS PROPERTY IS SUBJECT TO EASEMENTS,
 RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF LOT 24, BLOCK
 B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT
 THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF
 THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING
 N.27°11'38"E.

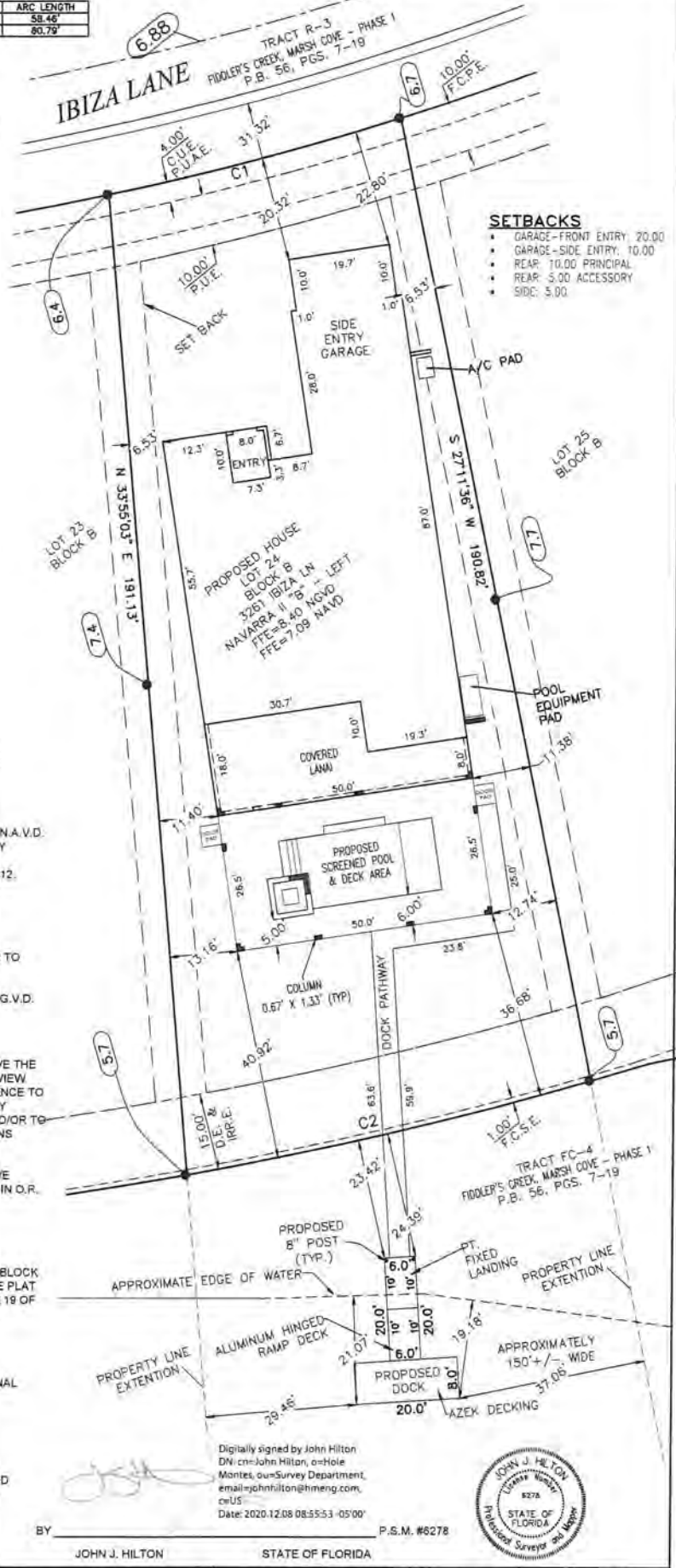
ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO
 • ASHTON TAMPA RESIDENTIAL, LLC
 • NELSON MARINE CONSTRUCTION INC.

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED
 PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 12/07/2020.

HOLE MONTES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1772



- SETBACKS**
- GARAGE-FRONT ENTRY: 20.00
 - GARAGE-SIDE ENTRY: 10.00
 - REAR: 10.00 PRINCIPAL
 - REAR: 5.00 ACCESSORY
 - SIDE: 3.00

Digitally signed by John Hilton
 DN: cn=John Hilton, o=Hole
 Montes, ou=Survey Department,
 email=johnhilton@himg.com,
 c=US
 Date: 2020.12.08 08:55:53 -05'00'
 P.S.M. #6278



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF/FIELD BOOK	DATE
DRAWN BY: G.N.	DATE: 12/07/2020	
SHEET # 1	OF SHEET 1	
SEC-TW-ROE 13824-515-26E		



950 Encore Way
 Naples, FL 34110
 Phone: (239) 254-2000
 Florida Certificate of
 Authorization No. 1772

FIDDLER'S CREEK
 MARSH COVE, PH1, LOT 24, BLK B
 DOCK SITE PLAN

DRAWING NO:	H-1287-3
PROJECT NO:	14.569
FILE NAME:	MEM30-DOCK SP.dwg

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

10B VII

**FIDDLER'S CREEK
DESIGN REVIEW COMMITTEE**

8156 FIDDLER'S CREEK PARKWAY
NAPLES, FLORIDA 34114
TELEPHONE (239) 732-9400
FACSIMILE (239) 732-9402

January 15, 2021 REVISED

Via Email Only: mike.lewis@starlighthomes.com

Ashton Tampa Residential, LLC
c/o Mike Lewis
9270 Princess Palm Ave Suite 130
Tampa, FL 33928

Re: DOCK PLAN APPROVAL; Architectural Plan Submission by Ashton Tampa Residential, LLC ("Ashton Tampa") for the Village of Marsh Cove ("Marsh Cove") creek side lot docks (a graphic depiction of the Dock Specifications and Materials is attached hereto).

Dear Mike:

This letter serves as the Fiddler's Creek Design Review Committee's (the "Committee") APPROVAL of the attached dock specifications and materials (the "Dock Specifications") to be installed at creek side Lot 25B within Marsh Cove Phase I (the "Lot"). In connection with this approval, I would point out the following comments and understandings.

This letter serves as an approval of the Dock Specifications to be installed at the Lot. With regard to any lots not included herein, please forward the appropriate site plan for each installation on a particular lot. We have forwarded the attached to the engineer for review and approval regarding each dock installation (as set forth on a site plan), including its relation to the swale at the rear of the Lot.

We have received an email from Terry Cole, P.E., of Hole Montes, Inc. dated October 30, 2020, with regard to his review and approval of the Dock and its location on the referenced Lot. Consistent with Mr. Cole's review and approval, the Dock on this Lot is approved (see attached Dock Site Plan with Mr. Cole's notations). We would ask that Mr. Cole prepare a legal description with regard to the Dock location (as it crosses over the creek side Fiddler's Creek Special Easement¹, so that we can prepare the appropriate easement consistent with the Declaration of Restrictions and Protective Covenants.

As with prior approvals, Ashton Tampa acknowledges and understands that the approval of the referenced Dock specifications and materials is to assure satisfaction of the Committee's aesthetic design purposes and compliance with the Foundation Documents. Plans and specifications showing the nature, kind, shape, color, size, materials, and location of any exterior

¹ See Section 12, Declaration of Restrictions and Protective Covenants for Marsh Cove Village, Phase 1, recorded in Official Records Book 5074, Page 3510, et seq., of the Public Records of Collier County, Florida.

Letter to Ashton Tampa Residential, LLC
Docks ~ Marsh Cove Creek-side Lots
January 15, 2021
Page 2 of 2

modifications, alterations, repairs or reconstruction are submitted to the DRC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography, finished grade elevation, and common architectural theme. Neither the Committee nor its respective successors or assigns nor its officers, members, directors, employees, agents, contractors, consultants or attorneys, shall be liable in damages to Ashton Tampa, or to any owner, for any reason arising out of or in connection with the approval or disapproval, or failure to approve any plans or other specifications or materials, or failure to enforce any requirements of the Design Review Criteria. Without limiting the generality of the foregoing, the Committee shall not be responsible for reviewing, nor shall its approval of any plans, specifications or materials be deemed approval of the structural safety, soundness, workmanship, materials, usefulness, conformance with building or other codes or industry standards, or compliance with any other governmental requirements.

Notwithstanding any of the provisions of the design review process, any change or modification to the submitted Dock Specification and Materials must be re-submitted to the Committee for review and approval before construction or application to the County. Accordingly, the actual constructed residences and any modifications thereto must be in conformity with the plans and submittals, which have been approved by the Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Regards,



Stephen Reiter
On behalf of the Committee

cc: Ron Albeit
Joseph L. Parisi

Attachments: Typical view of floating dock
Site Plan – Lot 25B
Exhibit C Dated 12.21.20 for Dock Specs
Revised Color Sheet to Include Dock Colors

Manmade Canal
Standard Deck Pattern

*Optional
Net
Approach*

~~Proposed
Optional
(10 -Deck Mounted
Lights)~~

20'

(2) Cleats

Proposed
Pt Floating
Dock

20'

Proposed
Optional
Ladder

8'

10'

10'

Proposed
Aluminum
Ramp

Approx.
Edge of
Water

Proposed
Optional
Three Tiered
Handrail

Proposed
Pt Fixed
Platform

6'



North
Scale: 1"=8'



Name: Ashton Woods Homes

Address

Date
3/4/15

Approval

DWG NO

EXHIBIT C

**SPECIFICATION AND MATERIAL SUBMITAL FORM
for Fiddler's Creek Design Review Committee (DRC)**

Please note: this form must be completed and included with the Preliminary Plans and Final Plans submitted for Committee review. The Committee will not review submitted plans without inclusion of this completed form. Upon completion of Design Review, one set of Preliminary Plans and Final Plans shall be returned to the owner and/or build by the Committee.

Any revisions must be resubmitted for Committee approval.

Date: 12/21/2020

Contact Person: Colbie Gude
Phone: 813-436-7127

Lot Information:	
Village and Lot #:	Marsh Cove - MCC0A-24B- REVISION
Address:	3257 Ibiza Lane
Plan Name and #:	Tavernelle # 2995 - Elev "B"
Color Scheme:	Mediterranean - Custom
Owner Name:	Hinsberg
Builder Name:	Ashton Woods Homes
Phone:	248-709-1245
Phone:	813-436-7127
Attn:	Attn: Colbie Gude
	Address: 14167 Nautica Ct - PO Box 148
	Naples, FL 34114
	email: colbie.gude@ashtonwhomes.com

Building Description:	
Number of Bedrooms:	4
Number of Bathrooms:	4 - Full / 1 - Half
Bonus Room/Study:	yes / no
Set-Backs:	
Front (from curb):	56.66'
Rear (from structure):	50.00'
Rear (from Foot):	21.17'
Rear (from deck):	15.0'
Sides - left and right:	5.0' / 5.0'
Building Height:	25' - 6 15/32"
Plans include a Pool?	yes / no

Square Footage:	
Ground Floor:	3906
Additional Floors:	0
Porch, lanai:	737
Garage Size:	761
Total Area:	5504
Total A/C area:	3006

Plan specifications, including materials, color:
 Granite pool with Spa, Gas Heater, Blue Splash Interior Finish, Marble Pavers on Deck -
 Color: Shell Beige French Pattern, (2) LED lights, sun shelf, swim bench and bubbler

Design Review Criteria - Marsh Cove Property
 Page 28 of 50

Plans include a screen enclosure:	yes	no
-----------------------------------	-----	----

Enclosure specifications, including materials and color of screen enclosure:
 Screen enclosure ILO colonnade - color: bronze (screen structure and screening material)

Specify material and design style of structure: (highlight the correct Architectural design)

Spanish Colonial:	Architecture, masonry construction with textured stucco finish
Cape Dutch:	Architecture, masonry construction with textured stucco finish
Mediterranean:	Architecture, masonry construction with textured stucco finish
West Indies:	Architecture, masonry construction with textured stucco finish

Please include color paint chips and samples of exterior materials, if available.

* Material Specifications:	
Driveway:	Material: Concrete Pavers
	Finish: Belgard Apian Stone- Apian rombo 6x6 & 6x9 pavers
	Color: Slate
Decks/Patio:	Material: Rear Lanai/Pool Deck: Marble
	Color: Shell Beige-French Pattern
Roof:	Material: Eagle Concrete Roof Tile - Flat
	Color: Bel Air - Mount Doré Bleu
Fascia & Soffit:	Material: Hardi Fascia/Stucco Soffit
	Color: Pure White SW 7005
Exterior Walls:	Material: Masonry / Stucco
	Finish: Textured
	Color: Agreeable Gray SW 7029
Exterior Trim:	Material: Masonry / Stucco
	Finish: Smooth Sanded
	Color: Pure White SW 7005
Chimney:	Material: n/a
	Color: n/a
Window Trim:	Color: White / White
Exterior Front Door:	Color: Front Door: Oil Rubbed Bronze - Dark Bronze
Stone or Rock:	Photo: n/a
	Mortar Color: n/a
Exterior Lighting:	Cut Sheets: Savoy - Chiminea 5-775-15 (English Bronze)

Fences or walls:	please give full specifications of materials, etc.:
------------------	---

All plans submitted and approved are subject to further approval by any applicable regulatory agencies.

* Only required with Final Plan submission

Other Options:

Garage Door (highlight door):	Clonay-Gallery Long Panel - Color: Domino SW6089 Clonay - Grand Harbor Series - Design 13 - short panel
-------------------------------	--

Front Door (highlight door):	MC60A - FL Iron Doors: Marco Island with Clear Glass MC80 -FL Iron Doors: Key Largo with clear glass
------------------------------	---

Awning:	n/a
Shutter:	n/a
Wrought Iron Balconies:	n/a
Cable and Rod Trellis System:	n/a
Floating Boat Dock - Standard Dock Pattern: color: choose Kona, Slate Gray or Brownstone	Floating Dock 8'x20' with (2) 6'x10' ramp platforms, AZEK with standard dock pattern Color: Slate Gray
Others:	Decorative Louvers -Color: RAL Black Gray 7021

Marsh Cove Boat Dock Specifications

8' x 20' Boat dock with (2) 6' x 10' ramp platforms

Includes: AZEK (Harvest Series) decking (Kona, Slate Gray or Brownstone),

AZEK Fascia on side of ramp platforms, Black rub rail,

(4) corner bumpers and (2) cleats

110 Outlet at boat dock

Water Hose bib at boat dock

Additional Dock Options

N/A
Upgrade AZEK decking from Harvest Series to Mahogany

~~Install AZEK decking in "picture frame" border~~

~~Install 20 LF of three-tiered AZEK (Harvest Series) railing with 4" x 4" pressure-treated post on ramp~~

~~Install 20 LF of three-tiered AZEK (Mahogany) railing with 4" x 4" pressure-treated post on ramp~~

~~Install ten (10) deck mounted lights on structure~~

~~Add additional tie-off cleat~~

~~Install 5-step retractable aluminum ladder~~

Marsh Cove – MC60A-25B Mediterranean- Revision

Main Body/Stucco

SW 7029
Agreeable Gray
 Interior / Exterior
 Location Number: 243-C1

Banding/Brackets,
 Fascia, Soffits

SW 7005
Pure White
 Interior / Exterior
 Location Number: 255-C1

Decorative
 Louvers:



Roof Tile – Bel Air–



Paver Color –
 Slate



Gutters/Down-spouts:
 White

Eaves:
 White

Windows/Patio
 Door/Frames: White

Dock: Floating Dock; AZEK
 Color: Slate Gray

Coach Lights



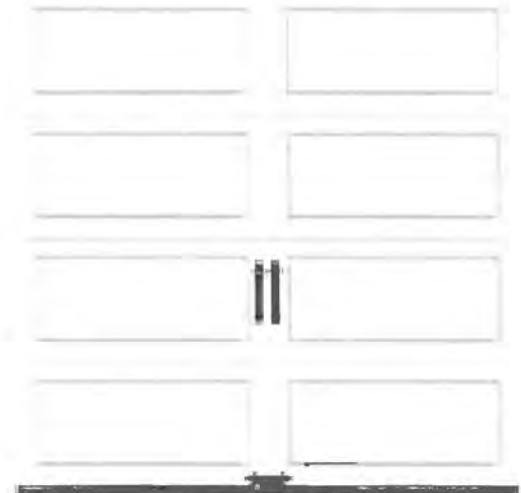
Front Door



Garage Door:



Garage Door



LONG PANEL

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	580.00'	7°36'12"	78.24'	S 72°43'12" E	78.30'
C2	345.00'	24°42'10"	147.80'	S 27°25'36" W	148.74'
C3	780.00'	0°40'18"	9.15'	N 67°45'42" W	9.15'



SETBACKS

- GARAGE-FRONT ENTRY: 20.00
- GARAGE-SIDE ENTRY: 10.00
- REAR: 10.00 PRINCIPAL
- REAR: 5.00 ACCESSORY
- SIDE: 5.00

LEGEND

- BOC BACK OF CURB
- D.E. DRAINAGE EASEMENT
- W.R.E. WRIGHT EASEMENT
- S.R. SET IRON ROD, 5/8" WITH CAP LB 1772
- F.M.G. FOUND MAGNETIC NAIL AND DISC, LB 1772
- C.U.E. COUNTY UTILITY EASEMENT
- F.C.P.E. FIDDLER'S CREEK PERPETUAL EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- F.F.E. FINISHED FLOOR ELEVATION
- F.C.S.E. FIDDLER'S CREEK SPECIAL EASEMENT

DOCK SPECS:

- 8" 2.5cca treated pilings
- Stringers 2" x 8" cca rough sawn
- Stainless steel/ hot dipped galvanized bolts and deck screws
- Decking 5/4"x8" Azek (harvest)

PROPERTY DESCRIPTION:

LOT 25, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PROPERTY AREA : 15,280.1 SQUARE FEET, MORE OR LESS.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, ELEVATION 8.0, N.A.V.D. '88, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NUMBER 12021C0620H, HAVING A F.I.R.M. INDEX DATED MAY 16, 2012. CONSULT COMMUNITY FLOOD PLAIN MANAGEMENT OFFICE FOR CURRENT FLOOD ZONE INFORMATION.

THE CONVERSION FROM N.G.V.D. '29 TO N.A.V.D. '88 IS -1.31.

PROPOSED FINISHED FLOOR ELEVATION SHOWN HEREON REFER TO N.G.V.D. '29.

SFWM D MINIMUM REQUIRED FINISHED FLOOR ELEVATION: 7.30 N.G.V.D. '29.

SFWM D PERMIT NO. 11-00885-5-06

NOTES:

ISSUANCE OF THIS DRAWING, FROM THIS FIRM SHALL NOT RELIEVE THE BUILDER AND/OR CONTRACTORS OF THE RESPONSIBILITY TO REVIEW AND VERIFY ALL NOTES, DIMENSIONS, ELEVATIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. BUILDER MAY NEED TO ADJUST ELEVATIONS AND/OR TO THE SETBACKS PRIOR TO CONSTRUCTION IF OTHER RESTRICTIONS EXIST.

SETBACKS PER DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR MARSH COVE VILLAGE, PHASE 1 AS RECORDED IN O.R. BOOK 5074, PG. 3510.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF LOT 25, BLOCK B, FIDDLER'S CREEK, MARSH COVE - PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, AT PAGES 7 THROUGH 19 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING N.27°11'38"E.

ABSTRACT OF TITLE HAS NOT BEEN REVIEWED BY SURVEYOR.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

- ASHTON TAMPA RESIDENTIAL, LLC

I HEREBY CERTIFY THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION ON 09/25/2020.

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

Digitally signed by John Hilton
DN: cn=John Hilton, o=Hole Montes, ou=Survey Department, email=johnhilton@hmeng.com, c=US
Date: 2020.09.29 15:38:20 -0400



BY JOHN J. HILTON STATE OF FLORIDA P.S.M. #6278

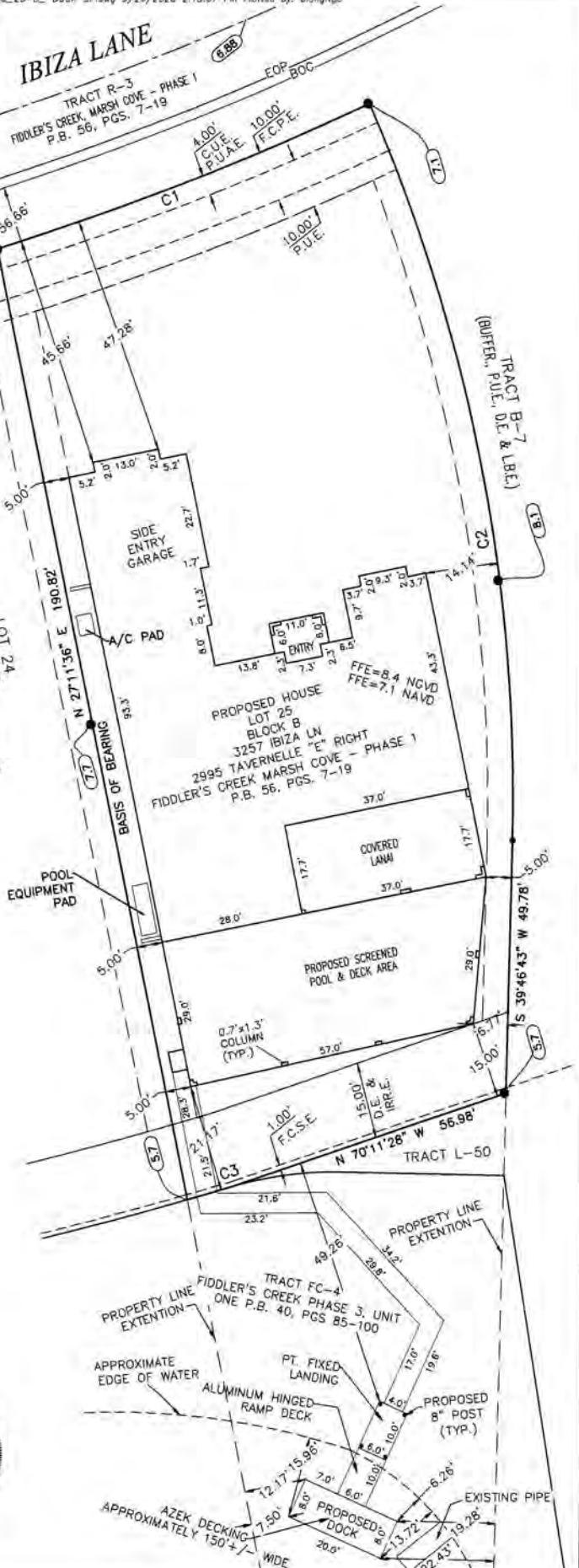
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	PARTY CHIEF / FIELD BOOK: DATE: G.W. 09/25/2020
	DRAWN BY: DATE: G.W. 09/25/2020
	SHEET # 1 OF SHEET 1
	SEC-TWO-RGE 13&24-515-26E



950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of Authorization No. 1772

FIDDLER'S CREEK
MARSH COVE, PH1, LOT 25, BLK B
DOCK SITE PLAN

DRAWING NO. H-1281-1
PROJECT NO. 14.569
F.I.E. NAME: MC_25-B_2020.SP.dwg



FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

12

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2021**

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2021**

	General 001	Debt Service Series 2013 Refunded 1999	Debt Service Series 2014-1 Refunded 2002B	Debt Service Series 2014-2A Refunded 2002A	Debt Service Series 2014-2B Refunded 2002A	Debt Service Series 2014-3 Refunded 2005	Debt Service Series 2014-4 Refunded 2005	Total Governmental Funds
ASSETS								
Operating accounts								
SunTrust	\$ 1,311,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,311,713
Assessment account-Iberia	300,807	-	-	-	-	-	-	300,807
Centennial Bank - MMA	77,658	-	-	-	-	-	-	77,658
Finemark - MMA	249,015	-	-	-	-	-	-	249,015
Finemark - ICS	724,913	-	-	-	-	-	-	724,913
Investments								
Revenue	-	445,862	525,632	-	468,863	-	-	1,440,357
Reserve - series A	-	451,264	-	-	-	-	-	451,264
Reserve - series B	-	-	-	-	103,997	-	-	103,997
Prepayment	-	6,460	-	978	339,972	-	-	347,410
Prepayment - 2002B exchange	-	-	314,109	-	-	-	-	314,109
Undeposited funds	-	-	-	-	37,529	-	-	37,529
Due from other funds								
Debt service 2014-2A	312	-	-	-	-	-	-	312
Due from Fiddler's Creek CDD #2	56,905	-	-	-	-	-	-	56,905
Due from FC foundation	1,788	-	-	-	-	-	-	1,788
Due from general fund	-	9,157	23,098	-	18,830	-	-	51,085
Prepaid expense	568	-	-	-	-	-	-	568
Deposits	5,125	-	-	-	-	-	-	5,125
Total Assets	<u>\$ 2,728,804</u>	<u>\$ 912,743</u>	<u>\$ 862,839</u>	<u>\$ 978</u>	<u>\$ 969,191</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,474,555</u>
LIABILITIES & FUND BALANCES								
Liabilities:								
Accounts payable	\$ 7,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,650
Due to other funds								
General fund 001	-	-	-	-	312	-	-	312
Debt service 2013 - refunded 1999	9,157	-	-	-	-	-	-	9,157
Debt service 2014-1	23,098	-	-	-	-	-	-	23,098
Debt service 2014-2B	18,830	-	-	-	-	-	-	18,830
Landshore Enterprises retainage	14,064	-	-	-	-	-	-	14,064
Total liabilities	<u>72,799</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>312</u>	<u>-</u>	<u>-</u>	<u>73,111</u>
Fund balances:								
Restricted for								
Debt service	-	912,743	862,839	978	968,879	-	-	2,745,439
Unassigned	2,656,005	-	-	-	-	-	-	2,656,005
Total fund balances	<u>2,656,005</u>	<u>912,743</u>	<u>862,839</u>	<u>978</u>	<u>968,879</u>	<u>-</u>	<u>-</u>	<u>5,401,444</u>
Total liabilities and fund balance	<u>\$ 2,728,804</u>	<u>\$ 912,743</u>	<u>\$ 862,839</u>	<u>\$ 978</u>	<u>\$ 969,191</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,474,555</u>

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 30,850	\$ 1,902,042	\$ 2,106,777	90%
Assessment levy: off-roll	27,013	162,077	324,154	50%
Interest	66	420	2,200	19%
Miscellaneous	-	-	15,000	0%
Total revenues	<u>57,929</u>	<u>2,064,539</u>	<u>2,448,131</u>	84%
EXPENDITURES				
Administrative				
Supervisors	1,076	6,459	12,918	50%
Management	5,044	30,263	60,525	50%
Assessment roll preparation	-	23,990	25,490	94%
Accounting services	1,647	9,882	19,764	50%
Audit	7,650	7,650	15,400	50%
Legal	-	731	25,000	3%
Engineering	8,446	26,886	30,000	90%
Telephone	66	392	783	50%
Postage	161	928	2,300	40%
Insurance	-	29,073	22,147	131%
Printing and binding	55	330	659	50%
Legal advertising	-	1,155	2,000	58%
Office supplies	-	-	750	0%
Annual district filing fee	-	175	175	100%
Trustee	-	-	15,500	0%
Arbitrage rebate calculation	-	-	4,000	0%
Contingencies	57	1,827	4,000	46%
ADA website comppliance	-	210	840	25%
Dissemination agent	985	5,914	11,828	50%
Total administrative	<u>25,187</u>	<u>145,865</u>	<u>254,079</u>	57%
Field management				
Field management services	2,187	13,118	26,237	50%
Total field management	<u>2,187</u>	<u>13,118</u>	<u>26,237</u>	50%
Water management maintenance				
Other contractual	20,587	208,068	407,506	51%
Fountains	9,785	35,328	60,000	59%
Total water management maintenance	<u>30,372</u>	<u>243,396</u>	<u>467,506</u>	52%
Street lighting				
Contractual services	1,744	2,652	15,000	18%
Electricity	2,130	10,611	38,000	28%
Holiday lighting program	-	14,900	15,000	99%
Miscellaneous	-	-	1,500	0%
Total street lighting	<u>3,874</u>	<u>28,163</u>	<u>69,500</u>	41%

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
Landscaping				
Other contractual - landscape maintenance	163,252	361,666	895,000	40%
Other contractual - flowers	-	32,813	52,000	63%
Other contractual - mosquito control	-	10,719	24,000	45%
Improvements and renovations	-	11,568	125,000	9%
Contingencies	-	-	15,000	0%
Total landscaping	<u>163,252</u>	<u>416,766</u>	<u>1,111,000</u>	38%
Roadway				
Roadway maintenance	975	43,450	75,000	58%
Capital outlay	-	83,227	150,000	55%
Total roadway	<u>975</u>	<u>126,677</u>	<u>225,000</u>	56%
Irrigation supply				
Electricity	42	208	750	28%
Repairs and maintenance	12,500	17,548	5,000	351%
Other contractual - water manager	-	-	50,000	0%
Supply system	5,574	81,067	162,250	50%
Total irrigation supply	<u>18,116</u>	<u>98,823</u>	<u>218,000</u>	45%
Other fees & charges				
Property appraiser	-	-	32,918	0%
Tax collector	617	30,073	43,891	69%
Total other fees & charges	<u>617</u>	<u>30,073</u>	<u>76,809</u>	39%
Total expenditures	<u>244,580</u>	<u>1,102,881</u>	<u>2,448,131</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	(186,651)	961,658	-	
Fund balances - beginning	<u>2,842,656</u>	<u>1,694,347</u>	<u>1,349,974</u>	
Fund balances - ending	<u>\$ 2,656,005</u>	<u>\$ 2,656,005</u>	<u>\$ 1,349,974</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2013 (REFUNDED SERIES 1999)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 2,615	\$ 161,221	\$ 179,515	90%
Assessment prepayments	1,197	2,395	-	N/A
Interest	6	37	-	N/A
Total revenues	<u>3,818</u>	<u>163,653</u>	<u>179,515</u>	91%
EXPENDITURES				
Debt service				
Principal	-	-	795,000	0%
Interest	-	15,900	31,800	50%
Total debt service	<u>-</u>	<u>15,900</u>	<u>826,800</u>	2%
Other fees & charges				
Property appraiser	-	-	2,805	0%
Tax collector	53	2,549	3,740	68%
Total other fees & charges	<u>53</u>	<u>2,549</u>	<u>6,545</u>	39%
Total expenditures	<u>53</u>	<u>18,449</u>	<u>833,345</u>	2%
Excess/(deficiency) of revenues over/(under) expenditures	3,765	145,204	(653,830)	
Fund balances - beginning	908,978	767,539	746,983	
Fund balances - ending	<u>\$ 912,743</u>	<u>\$ 912,743</u>	<u>\$ 93,153</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-1 (REFUNDED SERIES 2002B)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 6,596	\$ 406,659	\$ 494,496	82%
Assessment prepayments	-	234,715	-	N/A
Interest	4	23	-	N/A
Total revenues	<u>6,600</u>	<u>641,397</u>	<u>494,496</u>	130%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Principal prepayment	-	245,000	-	N/A
Interest	-	135,316	270,631	50%
Total debt service	<u>-</u>	<u>380,316</u>	<u>475,631</u>	80%
Other fees & charges				
Property appraiser	-	-	7,727	0%
Tax collector	132	6,430	10,302	62%
Total other fees & charges	<u>132</u>	<u>6,430</u>	<u>18,029</u>	36%
Total expenditures	<u>132</u>	<u>386,746</u>	<u>493,660</u>	78%
Excess/(deficiency) of revenues over/(under) expenditures	6,468	254,651	836	
Fund balances - beginning	<u>856,371</u>	<u>608,188</u>	<u>281,472</u>	
Fund balances - ending	<u><u>\$ 862,839</u></u>	<u><u>\$ 862,839</u></u>	<u><u>\$ 282,308</u></u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2A (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 105,702	\$ 361,031	29%
Assessment prepayments	(37,529)	-	-	N/A
Interest	1	2	-	N/A
Total revenues	<u>(37,528)</u>	<u>105,704</u>	<u>361,031</u>	29%
EXPENDITURES				
Debt service				
Principal	-	-	150,000	0%
Interest	-	105,703	211,406	50%
Total debt service	<u>-</u>	<u>105,703</u>	<u>361,406</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	(37,528)	1	(375)	
Fund balances - beginning	38,506	977	1,375	
Fund balances - ending	<u>\$ 978</u>	<u>\$ 978</u>	<u>\$ 1,000</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-2B (REFUNDED SERIES 2002A)
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 5,377	\$ 331,515	\$ 421,056	79%
Assessment prepayments	112,587	375,288	-	N/A
Interest	4	27	-	N/A
Total revenues	<u>117,968</u>	<u>706,830</u>	<u>421,056</u>	168%
EXPENDITURES				
Debt service				
Principal	-	-	170,000	0%
Principal prepayment	-	475,000	-	N/A
Interest	-	118,078	236,156	50%
Total debt service	<u>-</u>	<u>593,078</u>	<u>406,156</u>	146%
Other fees & charges				
Property appraiser	-	-	6,579	0%
Tax collector	108	5,242	8,772	60%
Total other fees & charges	<u>108</u>	<u>5,242</u>	<u>15,351</u>	34%
Total expenditures	<u>108</u>	<u>598,320</u>	<u>421,507</u>	142%
Excess/(deficiency) of revenues over/(under) expenditures	117,860	108,510	(451)	
Fund balances - beginning	851,019	860,369	398,906	
Fund balances - ending	<u>\$ 968,879</u>	<u>\$ 968,879</u>	<u>\$ 398,455</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-3 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 193,649	\$ 592,300	33%
Total revenues	<u>-</u>	<u>193,649</u>	<u>592,300</u>	33%
EXPENDITURES				
Debt service				
Principal	-	-	205,000	0%
Interest	-	193,650	387,300	50%
Total debt service	<u>-</u>	<u>193,650</u>	<u>592,300</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	-	(1)	-	
Fund balances - beginning	-	1	465	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 465</u>	

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014-4 (REFUNDED SERIES 2005)
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: off-roll	\$ -	\$ 204,449	\$ 623,900	33%
Total revenues	<u>-</u>	<u>204,449</u>	<u>623,900</u>	33%
EXPENDITURES				
Debt service				
Principal	-	-	215,000	0%
Interest	-	204,450	408,900	50%
Total debt service	<u>-</u>	<u>204,450</u>	<u>623,900</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	-	(1)	-	
Fund balances - beginning	-	1	2,672	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,672</u>	

FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1

13

DRAFT

**MINUTES OF MEETING
FIDDLER’S CREEK COMMUNITY DEVELOPMENT DISTRICT #1**

The Board of Supervisors of the Fiddler’s Creek Community Development District #1 held a Regular Meeting on March 24, 2021 at 8:00 a.m., at the Fiddler’s Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114.

Present at the meeting were:

Phil Brougham	Chair
Robert Slater	Vice Chair
Joseph Badessa	Assistant Secretary
Torben Christensen	Assistant Secretary
Joseph Schmitt	Assistant Secretary

Also present were:

Chuck Adams (via telephone)	District Manager
Cleo Adams	Assistant District Manager
Tony Pires	District Counsel
Terry Cole	District Engineer
Joe Parisi	Developer’s Counsel
Shane Willis	Director of Safety, Health and Environment
Christina Kennedy (via telephone)	SOLitude Lake Management (SOLitude)
Linda Berry	Disaster, Strategies & Ideas Group, LLC (DSIG)
Shannon Benedetti	Resident/Landscape Committee
Tony Marek	President, Runaway Bay Village Association
Frank Weinberg	Resident
Jesse Fritz	Resident
Other Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Brougham called the meeting to order at 8:00 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 minutes per speaker)

No members of the public spoke.

42 **THIRD ORDER OF BUSINESS****Quality Control Lake Report – February,
2021: SOLitude Lake Management**

43

44

45 Ms. Kennedy presented the March Quality Control Lake Report. She stated that all
46 issues identified in the previous month's report were addressed. She responded to questions.

47

48 **FOURTH ORDER OF BUSINESS****Developer's Report**

49

50 Mr. Parisi stated that the Sandpiper Gate should be open by mid-April and the main gate
51 was fully functional. Mr. Willis stated traffic was exiting via the main gate and the exit gate
52 would remain open until the exit scanner is operational. Creative Lane would be closed to
53 construction traffic when the Sandpiper Gate is fully functional. The alternate construction
54 entrance to Oyster Harbor and Aviamar Circle was still planned for future use.

55

56 **FIFTH ORDER OF BUSINESS****Engineer's Report: *Hole Montes, Inc.***

57

58 Mr. Cole reported the following:

59 ➤ Fiddler's Creek Parkway Repaving: Milling and cleanup were scheduled for April 15th
60 through April 22nd; paving and restriping should be complete by mid-May.

61 Mr. Cole stated he would follow up regarding repaving and striping on Runaway Lane,
62 which was an add on, and would require an additional proposal. Mr. Brougham asked Mr. Cole
63 to follow up regarding the concrete mix used for the curb repairs. Mr. Cole stated he would
64 keep Staff apprised of the paving schedule.

65 Mr. Cole distributed and presented two proposals to repave Club Center Boulevard,
66 from the Fiddlers Creek Parkway to The Rookery entrance. The first proposal was \$93,275 if
67 done in conjunction with repaving Fiddler's Creek Parkway. The second proposal was
68 approximately \$98,800, if done independently. He suggested deferring this project. He
69 discussed the upcoming budgeted costs and balances for projects and repairs, including lake
70 bank erosion repairs, roadway, valley gutter repairs, restriping and miscellaneous repairs.
71 Approximately \$125,000 in budgeted funds remained, not including potential irrigation repairs.

72 The need for a blow off valve at the end of Marsh Drive, at Arboretum, was discussed.

73 Mr. Cole stated he would research whether the valve should have been installed during the

74 original construction. He discussed other miscellaneous expenses, including catch basins that
75 need to be cleaned. He noted an irrigation main break along Fiddler's Creek Parkway and
76 recommended delaying repaving Club Center Drive to accommodate additional expenses.

77 Discussion ensued regarding which catch basins were checked. Mr. Christensen noted
78 the existence of severe problems Runaway Bay. Mr. Cole stated the catch basins would be
79 checked. Previous repaving delays, adequacy of budgeted funds and availability of a line of
80 credit, if needed, were discussed. The consensus was to complete the Club Center Drive milling
81 and repaving project.

82 Regarding rebuilding the pump houses, Mr. Cole stated they would be rebuilt in two,
83 four and ten years and funding would be planned for via reserves.

84 Mr. Cole stated he would follow up with the contractor regarding staining the white
85 concrete and ensure that a test was completed.

86

87 **SIXTH ORDER OF BUSINESS**

**Update: Disaster, Strategies & Ideas
Group, LLC (DSI) FEMA Appeal for
Hurricane Irma Recovery**

88

89

90

91 Ms. Berry discussed her firm's handling of the Federal Emergency Management Agency
92 (FEMA) appeal for Hurricane Irma recovery and responded to questions. Due to the need for
93 additional documents, she estimated that the final report would be prepared and submitted for
94 the Board's review by April 1, 2021, in advance of the April 19, 2021 deadline. Discussion
95 ensued regarding expediting the submission to FEMA. Mr. Brougham stated an emergency
96 meeting would be called if necessary.

97

98

99

100

**On MOTION by Mr. Schmitt and seconded by Mr. Christensen, with all in favor,
authorizing the Chair and Staff to review and approve the FEMA appeal and
authorizing the Chair to execute, was approved.**

101

102

103

SEVENTH ORDER OF BUSINESS

Discussion: Pump House Repair Schedules

104

105

This item was discussed in conjunction with the Fifth Order of Business.

106

107 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
108 **Statements as of February 28, 2021**

109
110 Mr. Brougham presented the Unaudited Financial Statements as of February 28, 2021.
111 He stated that the \$1,788 "Due from FC foundation" line item, on Page 1, would be removed
112 from the Balance Sheet.

113 Mrs. Adams reviewed the additional costs arising from the insurance audit. Mr.
114 Brougham asked for the asset list to be reviewed to check the addition of a gatehouse on
115 Championship Drive.

116 Mr. Cole stated that "Engineering" was at 61% of budget primarily due to inspection
117 fees and timing related to invoices.

118

119 **NINTH ORDER OF BUSINESS** **Approval of February 24, 2021 Regular**
120 **Meeting Minutes**

121

122 Mr. Brougham presented the February 24, 2021 Regular Meeting Minutes.

123 The following changes were made:

124 Line 246: Change "Pires" to "Parisi"

125 Line 275: Change "floritain" to "Floratam"

126 Line 300: Delete "the"

127

128 **MOTION by Mr. Brougham and seconded by Mr. Badessa, with all in favor, the**
129 **February 24, 2021 Regular Meeting Minutes, as amended, were approved.**

130

131

132 **TENTH ORDER OF BUSINESS** **Action/Agenda or Completed Items**

133

134 Item 2: Mr. Parisi stated a new County Project Manager was assigned to the project.
135 Mr. Pires stated additional information was requested from the County and the new Project
136 Manager might attend the April meeting.

137 Item 4: Mr. Cole stated he would provide the Collier Paving proposal to Mrs. Adams.

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On MOTION by Mr. Schmitt and seconded by Mr. Christensen, with all in favor, authorizing the Collier Paving proposal for milling and striping on Runaway Lane, in a not-to-exceed amount of \$30,000, was approved.

Discussion ensued regarding protecting pavers by having construction traffic access on Creative Lane. Mr. Cole noted that paving would extend all the way to the gatehouses.

Items 11 and 12 were completed.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Woodward, Pires and Lombardo, P.A.*

Mr. Pires stated no further information was received the County regarding the damage claim; it seemed to be a dead issue and would not be paid out. Audit opinion letters were received. Mr. Adams stated the Fiscal Year 2020 Audit would be presented at the next meeting.

B. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: April 28, 2021 at 8:00 A.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 28, 2021 meeting.

C. Operations Manager: *Wrathell, Hunt and Associates, LLC*

The Field Operations Report was provided for informational purposes.

D. Director of Safety, Health and Environment: *Shane Willis*

Mr. Willis reported the following:

➤ The County project with Hawks Nest was complete and the Championship Drive entry was open.

Mr. Cole stated the force main project was scheduled to begin in April and any road closures would be coordinated with Mr. Willis.

➤ Scam Alert: As reported in the news, the company "District Water Management" was sending out fraudulent invoices for water testing on letterhead similar to the County.

168 ➤ Gate Access: The main gate was just opened. Daily audits identify the people on
169 property via the Radio Frequency Identification (RFID) sticker program. The old clickers would
170 be collected and recycled.

171 ➤ Incident Reports/Parking: Two villages instituted No Parking/Tow Zones.

172 A Board Member asked if there was any evidence of who hit the sign at the corner of
173 Sandpiper Drive and Fiddler's Creek Parkway. Mr. Willis stated the incident report was
174 completed at 2:30 a.m., and no responsible party was identified. Discussion ensued regarding a
175 three vehicle accident on Fiddler's Creek Parkway to which The Sheriff's Department
176 responded. Three vehicles were involved and a southbound vehicle ran a stop sign and caused
177 a head-on collision. Mr. Willis stated he spoke with The Sheriff's Department regarding traffic
178 control devices. Discussion ensued regarding a Traffic Enforcement Agreement, a letter to the
179 Sheriff's Department requesting additional patrols on public roadways, ways to increase
180 citations and enforcement and the importance of calling the non-emergency number to request
181 additional enforcement.

182 ➤ Irrigation Program: March usage was approximately 2.3 million gallons less than
183 February, most likely due to rain "holds" generated by the irrigation system.

184 ➤ Pressure Washing: The machine was down for a little over a week and significant repairs
185 were completed. Pressure washing would be completed in Veneta soon and, upon completion,
186 work in Aviamar would commence. Negotiations were underway for a second machine.

187 Mrs. Adams stated that utility boxes are not power washed and the District does not
188 paint utility boxes.

189

190 **TWELFTH ORDER OF BUSINESS**

Supervisors' Requests

191

192 There were no Supervisors' requests.

193

194 **THIRTEENTH ORDER OF BUSINESS**

Public Comments

195

196 Resident Tony Marek wanted the CDD to review the 6' high shrubbery exiting from
197 Runaway Lane onto Fiddler's Creek Parkway. He discussed visibility issues at the exit and the
198 median. Mr. Brougham recalled previous discussions regarding the line of sight and asked Staff

199 to ensure that LandCare examines all shrubbery and cuts back or cuts down shrubbery blocking
200 visibility at that location, replacing with 6' high plantings, where necessary.

201 Ms. Benedetti asked for the shrubbery at the Cascada entrance to be examined for the
202 same issue and stated that Mr. Willis asked members of the Landscape Advisory Team to drive
203 the community and inspect for possible line of sight issues and report any issues.

204

205 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

206

207 There being nothing further to discuss, the meeting adjourned at 9:07 a.m.

208

209

210

211

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

212
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218

Secretary/Assistant Secretary

Chair/Vice Chair

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

14

FIDDLER'S CREEK CDD #1

#	MTG DATE ADDED TO LIST	ACTION	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.27.18	ACTION	Per Mr. Brougham, Ms. Lord to request that the District receive a status report on its boundary legal bills. As of 10.24.18 , Mr. Pires working with Ms. Lord to resolve a few items. As of 12.09.20 , Mr. Pires to speak with Mr. Parisi regarding reimbursement of District legal costs.	X			
2	06.24.20	ACTION	Mr. Pires to send a letter requesting the County provide information showing there would be no adverse impacts to Fiddler's Creek in regard to water quality or staging of flood levels. As of 03.24.21 : New County Project Manager/consultant assigned and might attend the April 2021 meeting.	X			
3	08.26.20	ACTION	Mr. Adams to draft FEMA request and send to Congressmen/ women, Senators and Representatives as appropriate.	X	X		
4	08.26.20	ACTION	Mr. Cole to request an estimate for milling and repaving of the striping on Runaway Lane. As of 09.23.20 , Mr. Cole waiting for quote. May be scheduled for spring 2021. As of 03.21.21 : Mr. Cole to follow up and provide an additional proposal to Mrs. Adams.	X			
5	09.23.20	ACTION	Mr. Cole to prepare a memo memorializing the rainfall events related to Hurricane Sally.	X			
6	09.23.20	ACTION	Mr. Cole to ensure catch basins in drainage easements were checked and cleared. As of 12.09.20 : Mr. Cole to spot check in the villages.	X	X		
7	12.09.20	ACTION	Mrs. Adams to follow up with Mr. Parisi regarding the Unaudited Financials line item "Due from FC Foundation" in the amount of \$1,788	X	X		
8	1.27.21	ACTION	Mr. Cole to survey Lake 41-B for erosion along the shore.	X			
9	1.27.21	ACTION	Sandpiper/US41 traffic signal costs to be included in Draft Fiscal Year 2022 budget.	X			
10	1.27.21	ACTION	Mr. Willis to assist Ms. Smith with contacting a Contractor for pumphouse doorjamb repairs. As of 2.24.21: This item is placed on hold until pump house repairs are addressed in 2022.	X			
11	2.24.21	ACTION	Mr. Cole to discuss the issue of white concrete mix with the contractor. As of 03.21.21 : Mr. Cole to follow up and ensure a test is done prior to staining.	X			
12	2.24.21	ACTION	Ms. Smith to ensure the concrete stump from the unnecessary pedestrian crossing sign on Fiddler's Creek Parkway is removed.	X			
13	2.24.21	ACTION	Mr. Cole to provide a pump house repair schedule with an associated timeline with related expenses for planning purposes.	X			

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

15BI



Jennifer J. Edwards Supervisor of Elections

April 20, 2021

Ms Daphne Gillyard
Fiddlers Creek CDD
2300 Glades Rd Suite 410W
Boca Raton FL 30431

Dear Ms Gillyard,

In compliance with 190.06 of the Florida Statutes this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 1397 active registered voters residing in the Fiddlers Creek CDD as of April 15, 2021.

Should you have any questions regarding election services for this district, please free to contact our office,

Sincerely,

David B. Carpenter
Qualifying Officer
Collier County Supervisor of Elections
(239) 252-8501
Dave.Carpenter@CollierVotes.gov



**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

15B11

FIDDLER'S CREEK COMMUNITY DEVELOPMENT DISTRICT #1

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

Fiddler's Creek Club and Spa, 3470 Club Center Boulevard, Naples, Florida 34114

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 28, 2020	Public Hearing & Regular Meeting	8:00 AM
Join Zoom Meeting: https://us02web.zoom.us/j/81841398733 ; Meeting ID: 818 4139 8733 Dial by Location: 1-929-205-6099, Meeting ID: 818 4139 8733		
November 11, 2020*	Regular Meeting	8:00 AM
December 9, 2020*	Regular Meeting	8:00 AM
January 27, 2021	Regular Meeting	8:00 AM
February 24, 2021	Regular Meeting	8:00 AM
March 24, 2021	Regular Meeting	8:00 AM
April 28, 2021	Regular Meeting	8:00 AM
May 26, 2021	Regular Meeting	8:00 AM
June 23, 2021	Regular Meeting	8:00 AM
July 28, 2021	Regular Meeting	8:00 AM
August 25, 2021	Public Hearing & Regular Meeting	8:00 AM
September 22, 2021	Regular Meeting	8:00 AM

*Exceptions

November meeting date is two weeks earlier to accommodate Thanksgiving Holiday

December meeting date is two weeks earlier to accommodate Christmas Holiday

**FIDDLER'S CREEK
COMMUNITY DEVELOPMENT DISTRICT
#1**

15C



Wrathell, Hunt and Associates, LLC

TO: Fiddlers Creek CDD #1 Board of Supervisors

FROM: Tammie Smith - Operations Manager

DATE: April 28, 2021

SUBJECT: Monthly Status Report – Field Operations

Landscape Review: The last property tour was held on Tuesday, April 13th. Staff observed the following: a second debris clean-up required in Marsh Cove at Runaway Lane bridge; Melaleuca Tree Branch removal required at Cherry Oaks Trail/Club Center Blvd; Arboricola shrub, at Club Center Blvd/Fiddler’s Creek Pkwy, has been cut-back for “line of sight” compliance. Mexican Petunia, Firebush, Trinette and Jasmine shrubs fill-in along Mulberry have also been completed. Next Landscape Tour has been scheduled for May 4th.

Cut Back Schedule:

Mexican Petunias & Ornamental Grasses – Started April 5th

Firebush & Copperleaf – Started April 26th

Seagrape & Viburnum – Starts May 10th

Bougainvillea Trellis: Plant replacement of Bougainvillea on guard rail at Main Entry was completed last month. However, one area requires additional bougainvillea replacements which have been scheduled by LandCare to be completed this week.

Lake Review: Next lake review is scheduled for Monday, May 3rd.

Fiddler’s Creek Parkway: Security reported a three-car accident at Fiddler’s Creek Pkwy/Championship Dr. with witnesses on March 9th. Staff obtained the crash report from Florida Department of Highway Safety and Motor Vehicles on March 23rd. The submittal of claims to the parties involved in order to collect reimbursement for property damages is Pending. Total Due \$600.00

Lake Review: Next lake review is scheduled for Monday, May 3rd.

Championship Drive Pedestrian signs: Staff has submitted the District Engineer’s PDF of maps and directions of moving a PEDESTRIAN sign, and adding a small sign under it with:

CROSSINGS

NEXT ¾ MILE

Lykins is waiting on proof of small sign to come back from their proof department, Estimate is \$435.00.

Street Signage: At last month's meeting it was brought to Staff's attention of the faded 35 mph sign, located at Main Entry, requires insert replaced. However, it is a completely faded Divided Highway sign on the exit side. Staff provided this information with photo to Lykins for an estimate to replace insert. Install has been scheduled by Lykins. Cost \$200.00
Damages to the three way stop sign (RRR) on Fiddler's Creek Pkwy required reset and repairs, which has been completed. Cost \$1,200.00 Staff is looking for more detail information to provide to the Board.

Street Lamps

Security reported Lamp Post FC-897 on Fiddler's Creek Parkway was leaning and fell over onto the grass in. This report was submitted to Bentley Electric for an estimate on January 30th. However, Bentley needs to manufacture, and install a new foundation with new anchor bolts. Staff will continue to update as information is received.

As requested, staff contacted Bentley Electric for quote to replace irreparable bent arms of three lamp heads located on Fiddler's Creek Parkway and Club Center Blvd. Staff has received quote from Bentley Electric for \$1,050.00, for each lamp. Total Cost \$3,150 This project has been put on hold for now.