

**MINUTES OF MEETING  
WATERFORD LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Waterford Landing Community Development District held a Special Meeting on March 26, 2025 at 1:00 p.m., at the Linsford Amenity Center, 4101 Dutchess Park Road, Fort Myers, Florida 33916.

**Present:**

Charles Cox  
Edward Fitzgerald III  
Bill Smith  
Ronald J. Bozinovich

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Daniel Rom  
Whitney Sousa (via telephone)  
Frank Savage (via telephone)  
Carl Barraco (via telephone)  
Nicole Baker (via telephone)  
Kathy Oie  
C. Whidden  
Dan Kabyliniski  
Robert McHenry  
Robert Perry  
Steven Matthes  
David Femesh  
Will Bramlett  
Howard Cohen

District Manager  
District Counsel  
District Engineer  
Barraco & Associates  
Seabreeze Erosion Solutions  
Resident  
Resident  
Resident  
Resident  
Resident  
Resident  
Resident  
Resident  
Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Rom called the meeting to order at 1:04 p.m.

Supervisors Cox, Fitzgerald, Bozinovich and Smith were present. Supervisor Strang was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

Mr. Rom presented an email thread between Management and Ms. Nicole Baker, of Seabreeze Restoration Solutions, who is the vendor that was previously approved for the lake bank erosion restoration for the majority of the lakes. He recapped that the email contains Ms. Baker's initial response to the recommendation, along with attached photographs and details of the project. Ms. Baker was invited to the meeting to address the CDD's littoral options, especially since Lake 5 is completed but the littorals are pending.

Ms. Baker distributed renderings of two options and voiced her recommendation to install grass and four rows of littorals, which will appear as five because the top two rows are staggered. The top two rows need to be grass, the middle two rows will be canna lilies and the bottom row can either be bulltongue or pickerelweed; either one will do well in that zone. Essentially, if the Board is open to the canna lilies, all it has to decide is if the preference is saltmeadow cordgrass or sand cordgrass in the top row or one of each and then either bulltongue or pickerelweed in the bottom row.

Ms. Baker responded to questions regarding the plant installation schedule, whether the grasses will appear individually or clumped, filtering capacity, how tall the littorals will grow, the allergenic properties of the cordgrasses, the zones for the water levels and watering frequency.

Per Mr. Rom, Ms. Baker listed the following littorals that will be installed:

1. Saltmeadow cordgrass (top row)
2. Sand cordgrass (top row)
3. Golden canna lilies (yellow flowers)
4. Bulltongue or pickerelweed (bottom row); the Board preferred pickerelweed.

**FOURTH ORDER OF BUSINESS**

**Update: Lake Bank Remediation Project**

Mr. Rom presented the first Weekly Update Memorandum from Barraco & Associates for the Linsford Lake Bank Remediation Project, including several photographs of the ongoing work.

Mr. Savage stated the updates are intended to be provided weekly and they seem to be working well, Staff would like to continue the process. The next update will be submitted in two days. The reports are forwarded to Management and Management circulates them.

Mr. Rom noted the following:

- Lake 5 is complete, with the exception of the littorals.

- Crews have moved on to Lake 10, which is still being graded.
- Currently, there are no resident complaints; although, easements affect three properties.
- This is not a beautification project, is a necessity.

Mr. Rom and Ms. Baker responded to questions regarding Lake 10 drainage issues, at what point crews will repair the sod damage and the next phase of the project.

Asked for an update on the overall cost of the project, Mr. Savage stated he reviewed all the invoices and, altogether, they total approximately \$6,000; thus far, the project is well under the anticipated budget amount. Asked how many on-site hours that represents, Mr. Savage stated Barraco's Inspectors bill \$120 per hour; further details are provided in the addendum that includes the rate schedule. Asked if all the hours worked will be reflected on the invoices, Mr. Barraco stated the majority of the Inspector's time will be on site and all the time will be outlined on each invoice.

Discussion ensued regarding how bad the focal erosion was on the east bank of Lake Cannon, the satisfactory job that crews are doing, the goodwill of the homeowners and where to place the porty-potty.

Referencing a March 17, 2025 email from Barraco & Associates, Mr. Rom stated this is a good opportunity to review impending expenditures related to the lake bank remediation project, given that the April meeting will focus on presentation and approval of the Fiscal Year 2026 budget, which runs October 1, 2025 through September 30, 2026. He discussed identifying the worst erosion cases of the 19 lakes, and stated that Lakes 4, 19, 18 and 11 all have at least 30% or more feet of linear erosion, which could be the next logical step of Phase 2 pertaining to dollars.

In response to a question, Mr. Barraco stated an estimate of the unit pricing for Lakes 4, 19, 18 and 11 is \$89 per linear foot, which is the accrued amount for the existing contract with Seabreeze. Mr. Savage recalled that, regarding the initial phase, the Board discussed whether to restore the entire bank or just the damaged areas and the decision was made to restore the entire bank, which is sensible, understanding the appearance, esthetics and functionality of the lakes. Staff is assuming that, going forward, the Board's direction will be the same for the second phase of the project. Mr. Cox asked if all 16 lakes can be completed in one season. Ms. Baker replied affirmatively.

Discussion ensued regarding how the total project costs of \$2.1 million was calculated, the total length of the lake banks, prioritizing the lakes with the most erosion, financing options,

a bond refinance, levying a \$216 assessment increase, the current interest rates and what it would cost for Seabreeze to install littorals in the remaining lakes.

Ms. Baker will prepare and present a proposal for littoral installation in the Phase 2 lakes by the next meeting. Mr. Rom will look into obtaining a Synovus Bank loan to fund the remaining 16 lakes.

Regarding a previous question about how allergenic the grasses are, Ms. Baker stated she checked with a horticulturist and, in his professional opinion, the spartina and sandcord grass are not known allergy pollen producers; he has seen them on species list for allergies previously but even if the pollen is carried by wind, it would not be significant compared to hardwood, palm trees and other pollen producers.

**On MOTION by Mr. Bozinovich and seconded by Mr. Smith, with all in favor, the Seabreeze plan to install saltmeadow, sand cordgrass, golden canna lilies and pickerelweed in the lakes, was approved.**

**FIFTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of February 28, 2025**

**On MOTION by Mr. Bozinovich and seconded by Mr. Fitzgerald, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.**

**SIXTH ORDER OF BUSINESS****Approval of January 23, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Cox and seconded by Mr. Bozinovich, with all in favor, the January 23, 2025 Regular Meeting Minutes, as presented, were approved.**

**SEVENTH ORDER OF BUSINESS****Staff Reports**

- A. District Counsel: Straley Robin Vericker**
- B. District Engineer: Barraco and Associates, Inc.**

There were no further reports from District Counsel or the District Engineer.

- C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: April 24, 2025 at 11:00 AM [Presentation of FY2026 Budget]**

○ **QUORUM CHECK****EIGHTH ORDER OF BUSINESS****Supervisors' Requests**

A Board Member asked if the CDD should or could do anything about the lake levels. Mr. Cox stated his requests to run the recharge wells 24/7 were denied.

Discussion ensued regarding the dry season ground water elevation, the irrigation permit, the South Florida Water Management District (SFWMD), the seals in the fountain pumps, the Master Association, lake aeration, water levels in the lakes in neighboring communities and the irrigation source for the Serena Park Development.

Asked for the status of the Interlocal Agreement, Mr. Rom stated he continues to inquire and has yet to receive a response. Mr. Barraco will contact the City and try to obtain an answer.

**NINTH ORDER OF BUSINESS****Public Comments**


Resident Robert McHenry asked if all the fountain pumps are submersible and if the Board will consider replacing the pumps in the fountain to eliminate odors.

Asked if water pumped into the air will emit a foul odor, Mr. Barraco stated he does not have any expertise in that area.

Resident Steven Matthes asked if the remediation will be handled differently in the surrounding areas that border the conservation area and if there are any considerations for wildlife conservation. Mr. Savage stated the plantings will be consistent throughout and all impacted areas are outside the boundaries of the conservation area. Asked if the erosion affected any of the lot sizes, Mr. Cox stated the erosion would not change the boundaries of the property but it will impact it somewhat.

**TENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Fitzgerald and seconded by Mr. Smith, with all in favor, the meeting adjourned at 2:16 p.m.**

  
Secretary/Assistant Secretary

*Charles P. Cox*  
Chair/Vice Chair