



Cedar Hammock Community Development District

**July 14, 2026
Agenda Package**

TEAMS MEETING INFORMATION

MEETING ID: 238 445 457 396 007 PASSCODE: zH6pL2EC
<https://teams.microsoft.com/join/238445457396007?p=Hwqa2vZcyVTcqtENn>

CALL-IN #

CALL-IN #: 646-838-1601 ID: 352 926 111#

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



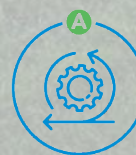
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Cedar Hammock Community Development District

Board of Supervisors

Quentin Greeley, Chairperson
Fred Bally, Vice Chairperson
Don Eliasek, Assistant Secretary
John Martino, Assistant Secretary
Domiano Passalacqua, Assistant Secretary

District Staff

Liz Brito, District Manager
Dan Cox, District Counsel
Jamie Rivera, District Engineer
Christian Haller, District Accountant
Janice Swade, District Administrative Assistant

Regular Meeting Agenda

Tuesday, July 14, 2026, at 2:00 p.m.

The Regular Meeting of the **Cedar Hammock Community Development District** will be held on **Tuesday, July 14, 2026 at 2:00 p.m. at the Cedar Hammock Clubhouse, located at 8660 Cedar Hammock Boulevard, Naples, Florida.** Following is the Agenda for the Meeting:

1. CALL TO ORDER AND ROLL CALL

2. MOTION TO APPROVE THE AGENDA

3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. BUSINESS ITEMS

A. Discussion of Golf Course Superintendent Report

5. STAFF REPORTS

A. District Counsel

B. District Engineer

i. Discussion of Erosion Report

C. District Manager

i. Discussion of Upcoming 2026 General Election

ii. Discussion of Use of Strongroom to Pay Invoices

iii. Follow-Up Items

6. CONSENT AGENDA

A. Consideration of Minutes from Meeting Held June 9, 2026

B. Consideration of May 2026 Financial Statements and Check Registers

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. AUDIENCE COMMENTS

9. ADJOURNMENT

Engineers, Planners & Development Consultants

4301 Veronica Shoemaker Boulevard, Fort Myers, FL 33912
239.936.5222 | QAINC.NET | f 239.936.7228

CEDAR HAMMOCK CDD

LAKE BANK EROSION AND STABILIZATION ANALYSIS

June 2026

PREPARED FOR:

Cedar Hammock CDD
8660 Cedar Hammock Blvd.
Naples, FL 34112

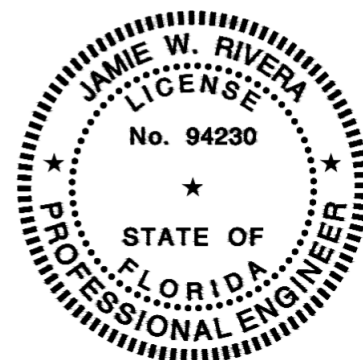
PREPARED BY:

Jamie W. Rivera, P.E.

ENGINEER OF RECORD:

This item has been digitally signed by Jamie W. Rivera on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electric copies.

QAI PROJECT #260310



Jamie W. Rivera, P.E.
FL. P.E. #94320





**Cedar Hammock CDD
Lake Bank Erosion Report
June 2026**

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Appendix C – Site Images

Appendix D – Banks Engineering Erosion Inspection (2023)



Cedar Hammock CDD Lake Bank Erosion Report June 2026

I. INTRODUCTION

This Lake Bank Erosion Report provides an updated assessment following the Erosion Inspection performed by Banks Engineering on April 17, 2023. It presents the latest inspection findings, recommendations, and estimated remediation costs for stormwater wet detention pond banks throughout the Cedar Hammock development, which are owned and maintained by the Cedar Hammock Community Development District (CDD). The inspection referenced in this report is a comprehensive inspection of all lakes on April 9, 2026.

Lake bank erosion is a common maintenance issue in residential developments in Southwest Florida, primarily caused by stormwater runoff from impervious surfaces such as rooftops, gutters, roads, and parking lots. Intense runoff along lake banks often leads to the formation of washouts and rills, which can worsen over time if not properly stabilized. The steeper slopes of these lake banks make them particularly susceptible to erosion, more so than other vegetated open spaces. Typical lake bank slopes in the area range from 6:1 (horizontal to vertical) to 3:1.

For the purposes of this report, observed erosion has been classified into three categories based on severity: minor, moderate, and major. Minor erosion involves small rills and limited slope changes with minimal impact on bank integrity. Moderate erosion denotes more significant slope deterioration and washouts that have the potential to compromise the bank if left unaddressed. Major erosion includes severe washouts and slope failures that require immediate remediation to ensure safety and regulatory compliance.

Consistent with findings from the previous Banks Engineering inspection, this report notes that most severe erosion occurs in areas where past repairs, such as rip-rap installations lacking proper filter fabric, were not properly implemented.

Refer to Appendix A for the Inspection Site Plan and associated imagery.

II. LANK BANK STABILIZATION ALTERNATIVES

Re-Graded Lank Bank

A mechanically regraded lake bank involves importing and placing additional fill material along the lake's edge to restore the original, permitted slope profile. This approach offers immediate remediation of current issues such as washouts, rills, and abrupt elevation changes between the vegetated area and the exposed bank. Despite its effectiveness in quickly addressing these concerns, the solution is inherently temporary; frequent maintenance is required, especially during periods of heavy rainfall or where runoff and outfall sources are not properly redirected below the lake's low-water line. The longevity and stability of the reconstructed slope can be significantly improved by establishing vegetation, as plant root systems help reinforce the soil. However, ongoing upkeep of these plantings is necessary to ensure their effectiveness in bank stabilization.



**Cedar Hammock CDD
Lake Bank Erosion Report
June 2026**



Figure 1. Vegetated Regraded Lake Bank. (Seabreeze Erosion Solutions, 2025)

Erosion Control Mats

Erosion Control Mats or Blankets are flexible, open-weaved mat-like structures that are rolled or placed along a lake bank and physically secured to the existing grade. The mats are commonly made of synthetic, biodegradable, or organic materials to encourage vegetation to grow through the mat and stabilize the bank through a natural root and vegetation layer. A variation of an erosion control mat can comprise concrete and steel with vegetation impregnated between the concrete cells. This option may require the removal of existing vegetation, regrading of the embankment, and imported fill to achieve the slope warranted. Depending on the material, the Erosion Control Mat typically provides more protection than Regraded Lake Banks.





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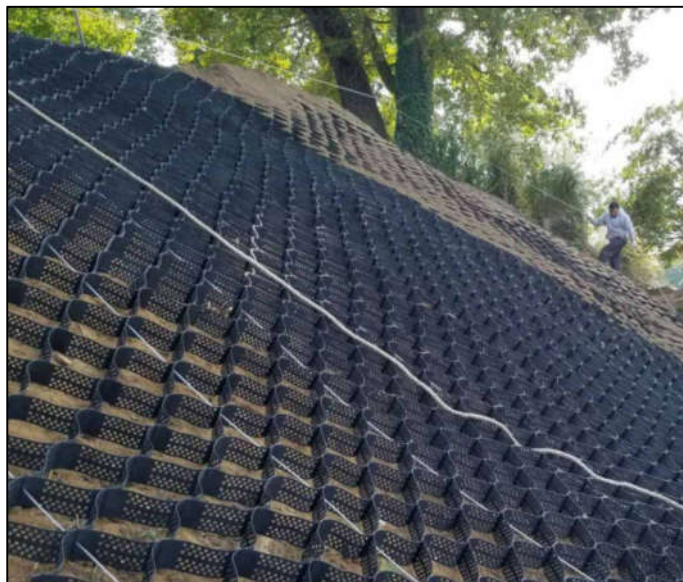
Figure 2. Biodegradable Erosion Control Mat. (Erosion Control Products, n.d.)



Figure 3. Vegetated Concrete Mat, Flexamat. (Seabreeze Erosion Solutions, n.d.)

Geocell Systems

Geocell systems are advanced erosion control solutions that offer flexibility and lightweight construction, similar to erosion control mats. They enable vegetation to establish through the interconnected cells and can be infilled with aggregate to further stabilize lake banks and resist erosion. Manufactured from High-Density Polyethylene (HDPE), geocells provide excellent chemical and corrosion resistance. Installation may require excavation and regrading to ensure optimal performance. Geocell systems provide a higher level of protection than traditional regraded lake banks.





Cedar Hammock CDD Lake Bank Erosion Report June 2026

Figure 4. Geocell System. (Paramount Materials, n.d.)

Erosion Control Wraps

Erosion Control Wraps are a common stabilization method for wet detention lake bank erosion in southwest Florida. The polyethylene mesh sock is anchored near the top of the bank and extended past the water line, and then folded over to be anchored again at the top of the bank. Sediment is filled within the mesh made “pockets.” After installation, the Erosion Control Sock is seeded, sodded, or planted with vegetation to mimic a natural shoreline. The sediment can be dredged from eroded soil within the lake to reduce the import of fill. This option provides a higher level of erosion protection than regraded lake banks and similar protection as Erosion Control Mats and Geocell Systems.



Figure 5. Erosion Control Wraps During and After. (RDA Consulting Engineers, 2026).

Other Alternative Options

Some options not considered in this report include Revetment, Retaining Walls, Modular Block Walls, and Geotubes. Revetment involves larger stones with smaller stone bedding resting on a filter fabric and is typically designed for shorelines with severe erosion potential from wave run-up, such as coastal shorelines or mining lakes. Retaining Walls and Modular Block Walls are used throughout the development and may be maximized to meet the South Florida Water Management District’s maximum requirements of 40% lake perimeter. Geotubes are tubes made of organic or synthetic materials used similarly to Erosion Control Wraps under the foundation of a lake bank, backfilled, and sodded/planted to restabilize the bank. This option has been found to be costly in maintenance over its short lifespan in southwest Florida.



Cedar Hammock CDD Lake Bank Erosion Report June 2026

III. RECOMMENDATIONS

The following recommendations provide a comprehensive approach to addressing lake bank erosion, with an emphasis on mitigation, restoration, and ongoing maintenance. Erosion is predominantly observed adjacent to concentrated runoff areas, such as buildings and golf course perimeters. As such, remediation efforts and associated cost analyses are focused on the sections of shoreline bordering these high-risk zones. Strategies are categorized by erosion severity and are designed to promote immediate stabilization as well as long-term resilience of the lake banks.

Minor or No Erosion: Vegetative Stabilization

For shorelines exhibiting minimal or no active erosion, prioritize vegetative stabilization. Implement dense plantings of native, flood-tolerant species, selected in consultation with landscape and environmental professionals. These species should be adapted to Florida littoral zones and capable of establishing deep root systems for effective shoreline anchoring, particularly on steeper slopes and in areas prone to water table fluctuations. Prepare a tailored planting plan to ensure compliance with local buffer regulations. Limit and phase out chemical vegetation control within lake margins to encourage robust, beneficial plant communities. Where structural stabilization is necessary, such as riprap installation, always employ filter fabric underneath to prevent soil migration. To reduce localized washouts, reroute and control point-source discharges, including roof gutters, pool drains, HVAC condensate, and laundry effluent, away from vulnerable bank areas.

Moderate to Severe Erosion: Structural and Bioengineering Solutions

For areas with moderate to severe erosion, implement more extensive interventions. Slope regrading with suitable infill materials, followed by the installation of erosion control products such as mats or Geocell systems, is recommended. These systems should be securely staked and vegetated with appropriate native species to reinforce long-term stability. Where riprap is used, ensure it is placed over filter fabric and adheres to regulatory limits on hardened shoreline as specified by the South Florida Water Management District Environmental Resource Permit (SFWMD ERP). Alternative methods may include slope reconstruction using Erosion Control Wraps filled with dredged lake sediment. Selection of remediation techniques should be based on site-specific conditions and all applicable regulatory requirements.

Ongoing Maintenance and Monitoring

Sustained bank stability requires ongoing maintenance and regular monitoring. Maintain vegetative buffer lines at or above the Normal Water Level Elevation and conduct routine inspections to verify compliance with the ERP's control elevation conditions. For detailed cost estimates related to these recommendations, refer to Appendix B.

IV. SUMMARY OF RESULTS

Lakes 3, 5, 12, and 15 exhibit significant erosion and should be given immediate priority in the remediation schedule to ensure safety and preserve aesthetics. Lakes 2, 4, 6, 8, and 9 display moderate erosion and are recommended for inclusion in the remediation budget. Lakes 1, 7, 10, 13, 14, and 16 have only minor erosion and should be maintained on an annual basis to slow further degradation.

The preliminary cost estimate assumes remediation of the entire perimeter of each lake adjacent to the golf course and the residents, providing a conservative figure. Actual costs may vary depending on the



**Cedar Hammock CDD
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extent of remediation required, the severity of erosion, construction expenses, and site accessibility. This report is intended for conceptual planning and should be reviewed and updated annually.

References

1. Erosion Control Products. (n.d.). *Do Erosion Control Blankets Biodegrade?* Retrieved from Erosion Control Products: <https://www.erosioncontrol-products.com/doerosioncontrolblanketsbiodegrade.html>
2. Paramount Materials. (n.d.) *Slope Grid & Accessories*. Retrieved from Paramount Materials: <https://www.paramountmaterials.com/collections/slopegrid-cellular-confinement-system?srsltid=AfmBOoqLVOblI5iCc73dWs38wUNsy75VfU0epTv5iY5hNwt6EdXwKyAl>
3. Seabreeze Erosion Solutions. (n.d.). *Flexamat*. Retrieved from Seabreeze Erosion Solutions: <https://www.seabreezeerosionsolutions.com/flexamat>
4. Seabreeze Erosion Solutions. (2025). *Waterford Landing at Lindsford Fort Myers Erosion Repair*. Retrieved from Seabreeze Erosion Solutions: <https://www.seabreezeerosionsolutions.com/featured-projects/waterford-landing-at-lindsford-fort-myers-erosion-repair>
5. Solitude Lake Management Estimate. (May 29, 2026).

Cedar Hammock CDD		DATE: June 1, 2026	
Cedar Hammock CDD Lake Bank Status Analysis		PERSONNEL: Jamie W. Rivera, PE, CFM	
ENGINEER'S PROJECT NUMBER: 260310			
Asset Lake Number	Record Drawing Lake Number	CONDITION	NOTES
Lake 11	Lake L-7	NO EROSION	Photos: 141-148, 717 147: New rip-rap with filter fabric appears to be installed at north side of the lake. 148: ADS pipes below the newly installed rip-rap appear to be damaged and/or clogged.
Lake 1	Lake L-17	MINOR EROSION	Photos: 80-95 80: Slight signs of erosion on the bank causing increased slopes. Small rills are causing vegetation patches. 81: Increased slopes. Limestone rock exposure. 88: Increased slopes along west bank. Southwestern corner consists of rip rap erosion. 91: Noticeable erosion in the Northeastern corner exposing filter/landscaping fabric. 92: Northwestern bank consists of limestone rock exposure. Minor sod erosion. 93: Slightly moderate erosion around pipe. Minor lake bank drop-off.
Lake 7	Lake L-2	MINOR EROSION	Photos: 114-125 115: Slight slope variation between sod and High Water Line (HWL). 124: Tree/shrubs root system removal appears to have caused some minor erosion.
Lake 10	Lake L-9	MINOR EROSION	No photos were taken along this lake. Minor lake bank erosion was present.
Lake 13	Lake L-8	MINOR EROSION	Photos: 149-157 150: It appears slope restoration was conducted along the southwestern bank adjacent to the houses. 156: A PVC pipe along the southwestern bank is discharging at the vegetation line and creating a small washout that may cause major deterioration if not rerouted or installed below the Low Water Elevation Line.
Lake 14	Lake L-4	MINOR EROSION	No photos were taken along this lake. Minor lake bank erosion was present.
Lake 16	Lake L-6	MINOR EROSION	Photos: 133-140 135: Minor drop-off of the bank at the edge of vegetation near southeastern pipe.
Lake 2	Lake L-15	MODERATE EROSION	Photos: 71-79 71: Rip rap along the southwestern bulkhead appears to be installed without filter fabric, and moderate degradation is present. 73: Southeastern/Eastern bank has moderate slope degradation and drop-offs at vegetation line. 77-78: Eastern lake bank has moderate erosion and drop-offs along vegetation. 79: Rip-rap appears to be installed without filter fabric along eastern lake bank adjacent to the pickleball courts. Erosion can occur rapidly without properly installed rip-rap.
Lake 4	Lake L-14	MODERATE EROSION	Photos: 96-103 97: Slope degradation and drop-offs at vegetation line of the southwestern bank is present. It appears rip rap has been placed along portions of the southwestern bank. If rip rap was placed without filter fabric, degradation will continue rapidly.
Lake 6	Lake L-12	MODERATE EROSION	Photos: 104-113 106: Rip-rap appears to be installed without filter fabric 107: Lake bank has moderate erosion and drop-offs along vegetation. 109-112: Rip-rap appears to be installed without filter fabric and moderate degradation is present.
Lake 8	Lake L-16	MODERATE EROSION	Photos: 166-173 166: Minor rills and drop-offs along vegetation near rip-rap. 168: Rip-rap appears to be installed without filter fabric, minor slope degradation.
Lake 9	Lake L-10	MODERATE EROSION	Photos: 158-161 158: Rip-rap appears to be installed without filter fabric. 161: Moderate washouts along eastern bank.
Lake 3	Lake L-13	MAJOR EROSION	Photos: 0-21 5: Noticeable erosion and drop-offs along the vegetation. Rip-rap appears to be installed without filter fabric. 9: Moderate erosion along the bank can lead to further degradation of the bank and the formation of drop-offs. Irrigation pipes are exposed 10: Drop-offs along vegetation and moderate erosion 13: ADS drainage pipe appears to be clogged with sediment and erosion along the bank below the vegetation. 16: Outfall at the northwest corner appears to have an obstruction. 19: Erosion around rip-rap, rip-rap appears to be installed without filter fabric, small drop-off forming on South end of bank along vegetation
Lake 5	Lake L-1	MAJOR EROSION	Photos: 22-70 27: Rip-rap appears to be installed without filter fabric and slope degradation and drop-off from vegetation along the bank. 34: Erosion and slope degradation. 39: Large drop-off from vegetation to bank on the southwest side, Limestone rock exposure. PVC pipe exposure along the northeastern lake bank. 41: Limestone rock exposure. 44: Vegetation removal appears to have caused some erosion. 48: Minor drop-off from vegetation. 49: Lake bank appears to have a severe washout with PVC pipe exposure. Rip Rap appears to be installed without filter-fabric material. 53: Major slope degradation and drop-off from vegetation 59: Major slope degradation, Limerock exposure 60: Rip-rap appears to be installed without filter fabric; some erosion has occurred 61: Major slope degradation. 65: Moderate drop-off between vegetation and rip-rap. 68: Major slope degradation. 70: Multiple pipes installed at High Water Line creating erosion and washouts. One outfall pipe appears to be obstructed. Rip-Rap does not appear to be placed with filter-fabric.
Lake 12	Lake L-11	MAJOR EROSION	Photos: 162-165 163: Large rills and washouts between rip-rap are beginning to cause drop-off formation between the vegetation and the bank. Rip-Rap appears to be placed without filter-fabric.
Lake 15	Lake L-5	MAJOR EROSION	Photos: 126-132 126: Minor erosion along the west bank. 127: Moderate drop-off between vegetation and bank from moderate washouts. 129: Moderate rills along the eastern bank between rip-rap that appears to have been placed without filter fabric. 130-131: Rip-rap appears to be installed without filter fabric. 132: Major washout.

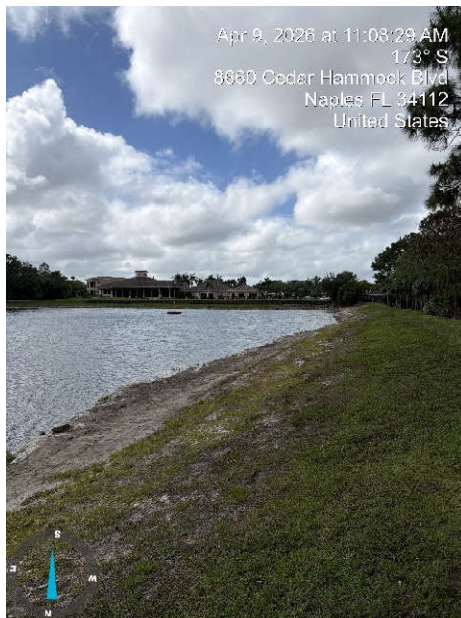
APPENDIX B



CLIENT: Cedar Hammock CDD		May 2026			
PROJECT: Cedar Hammock Community-Wide Lake Bank Erosion		PERSONNEL: JWR			
ENGINEER'S PROJECT NUMBER: 260310					
Lake Number	UNIT	QTY	UNIT PRICE	TOTAL	
Lake 3	LF	2,852	\$ 135.00	\$ 385,020.00	
Lake 5	LF	12,087	\$ 135.00	\$ 1,631,745.00	
Lake 12	LF	919	\$ 135.00	\$ 124,065.00	
Lake 15	LF	3,170	\$ 135.00	\$ 427,950.00	
Lake 2	LF	929	\$ 135.00	\$ 125,415.00	
Lake 4	LF	1,616	\$ 135.00	\$ 218,160.00	
Lake 6	LF	1,243	\$ 135.00	\$ 167,805.00	
Lake 8	LF	662	\$ 135.00	\$ 89,370.00	
Lake 9	LF	3,376	\$ 135.00	\$ 455,760.00	
Lake 1	LF	2,638	\$ 70.00	\$ 184,660.00	
Lake 7	LF	1,929	\$ 70.00	\$ 135,030.00	
Lake 10	LF	1,672	\$ 70.00	\$ 117,040.00	
Lake 13	LF	1,199	\$ 70.00	\$ 83,930.00	
Lake 14	LF	3,008	\$ 70.00	\$ 210,560.00	
Lake 16	LF	1,210	\$ 70.00	\$ 84,700.00	
20% CONTINGENCY				\$ 812,404	
15% PROFESSIONAL FEES				\$ 730,289	
TOTAL ESTIMATED COST				\$ 5,604,713	

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Lake 1

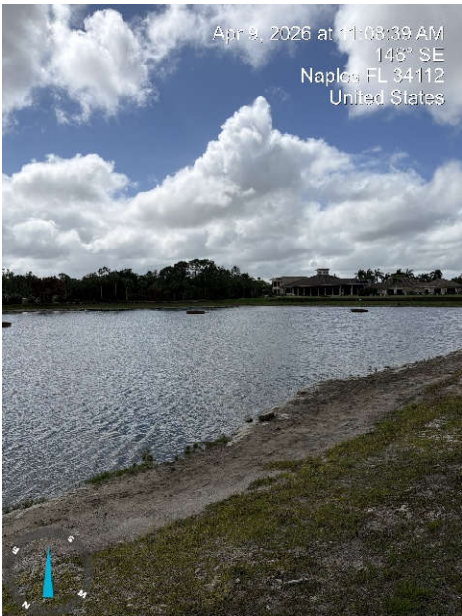


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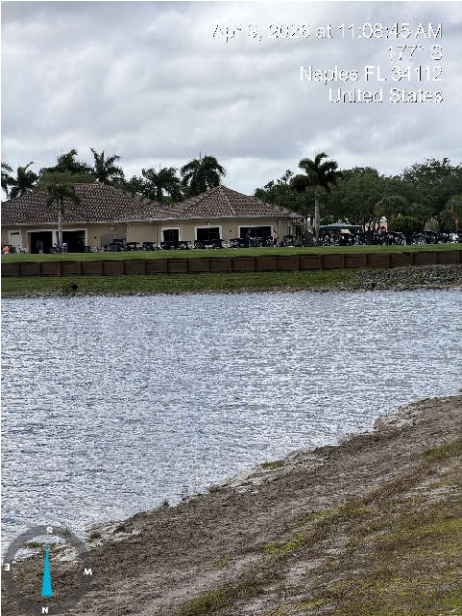
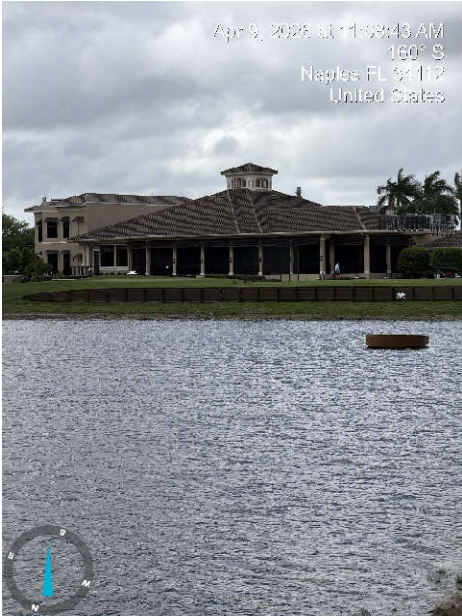


Images 82 & 83

Cont. Lake 1

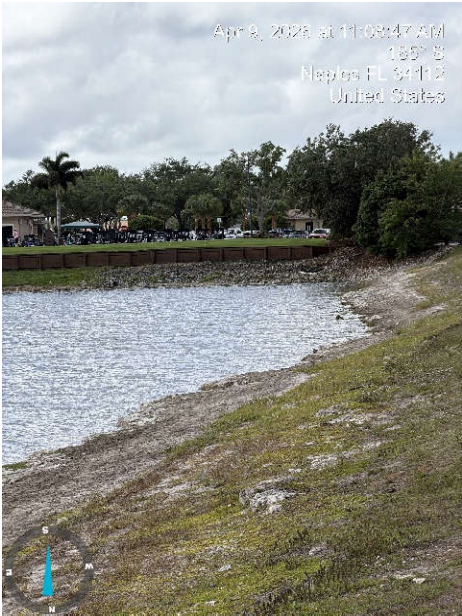


Images 84 & 85

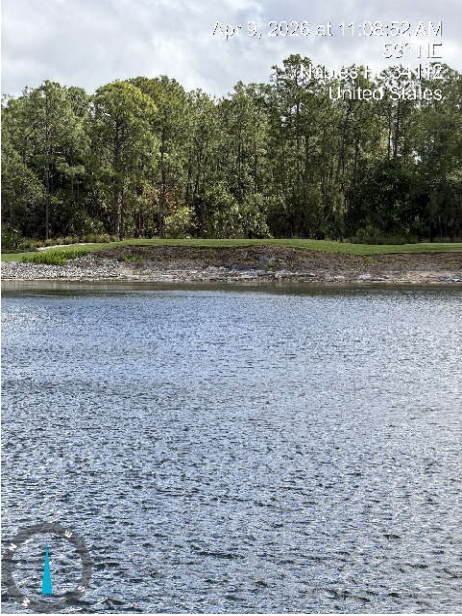


Images 86 & 87

Cont. Lake 1

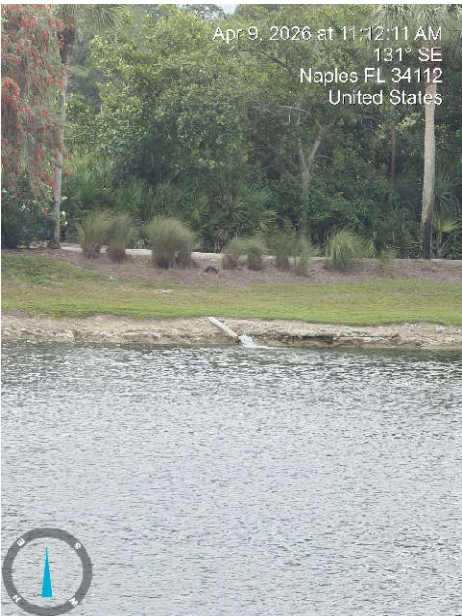
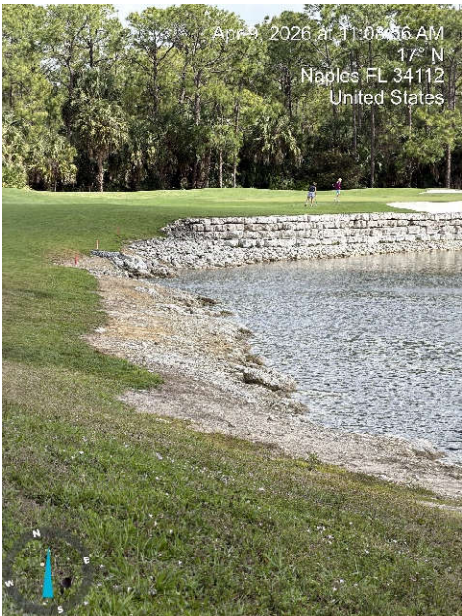


Images 88 & 89

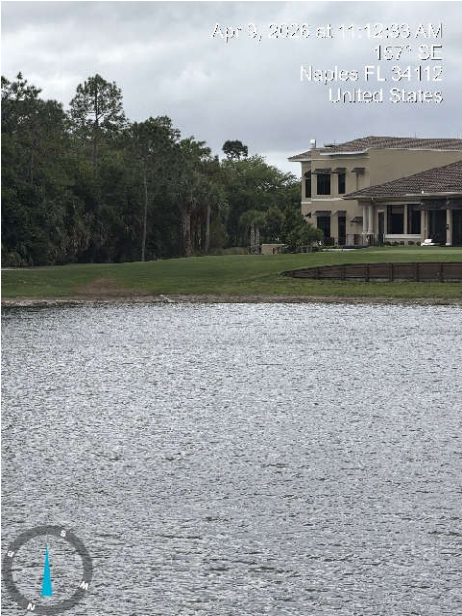
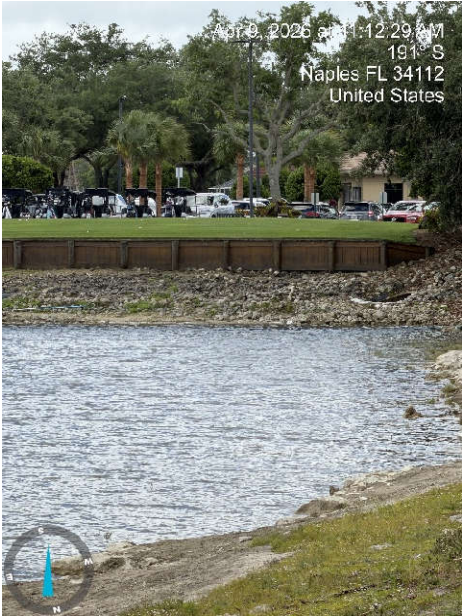


Images 90 & 91

Cont. Lake 1



Images 92 & 93



Images 94 & 95

Lake 2

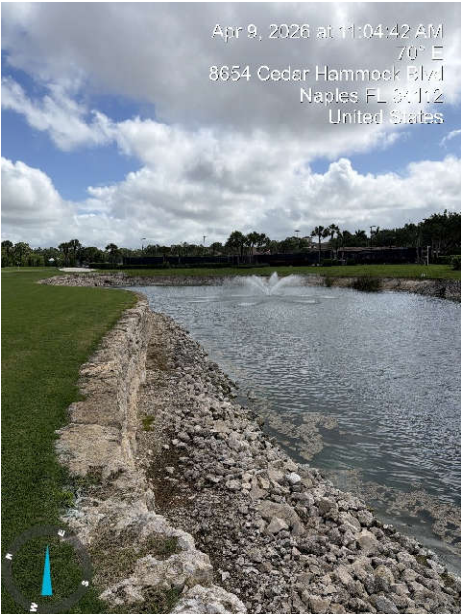


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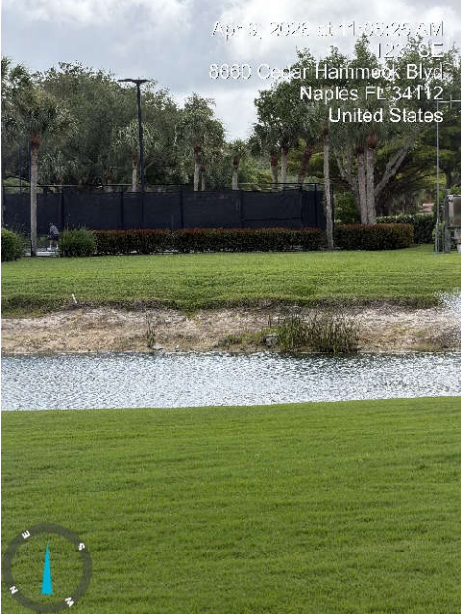


Images 73 & 74

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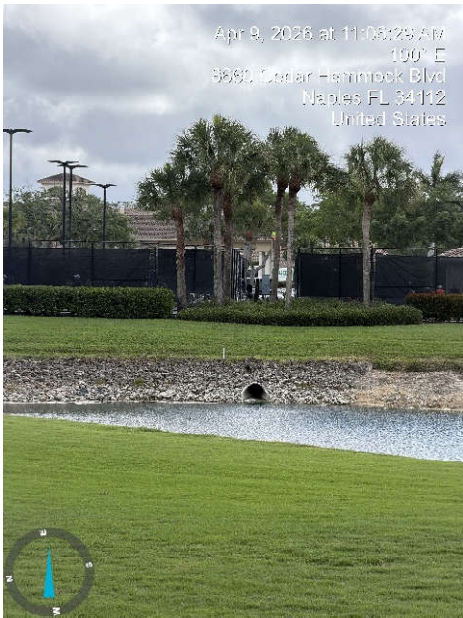


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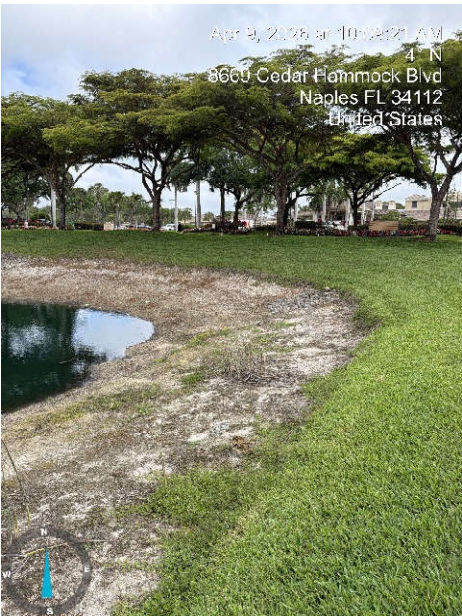
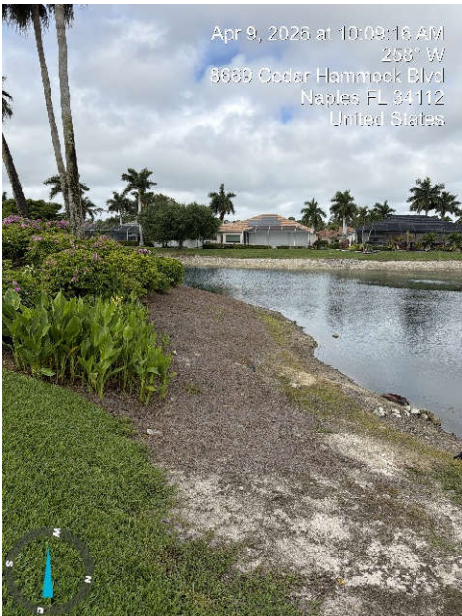
Images 77 & 78

Cont. Lake 2



Images 79

Lake 3



Images 0 & 1



Images 2 & 3

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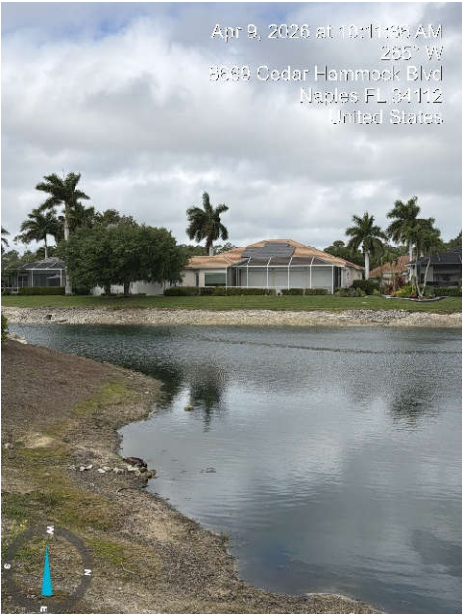
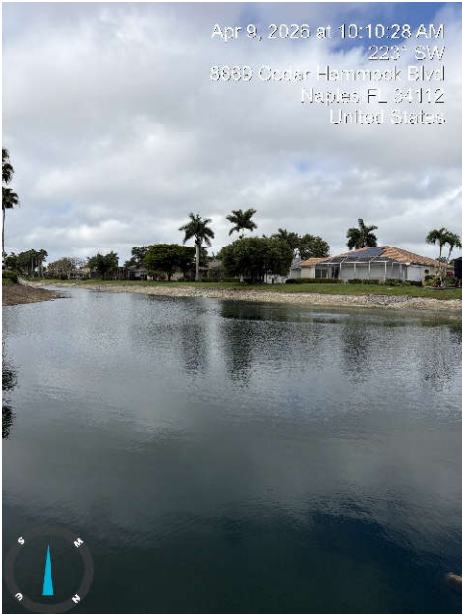


Images 4 & 5

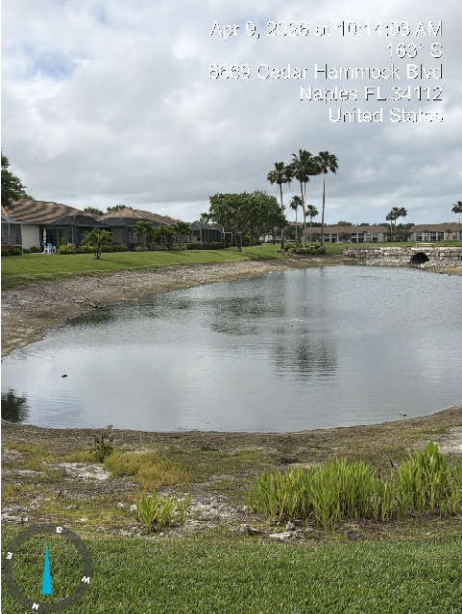
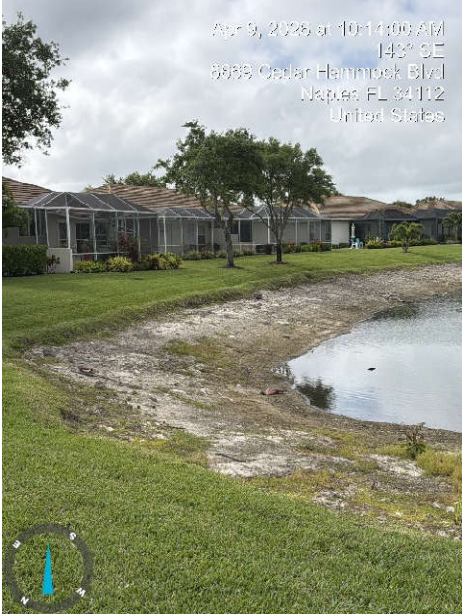


Images 6 & 7

Cont. Lake 3



Images 8 & 9

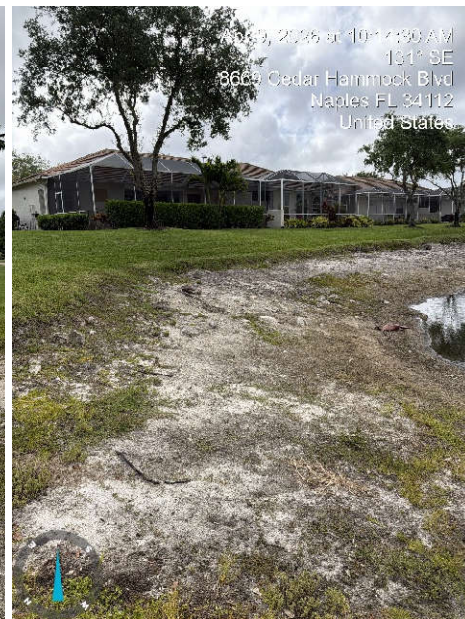


Images 10 & 11

Cont. Lake 3

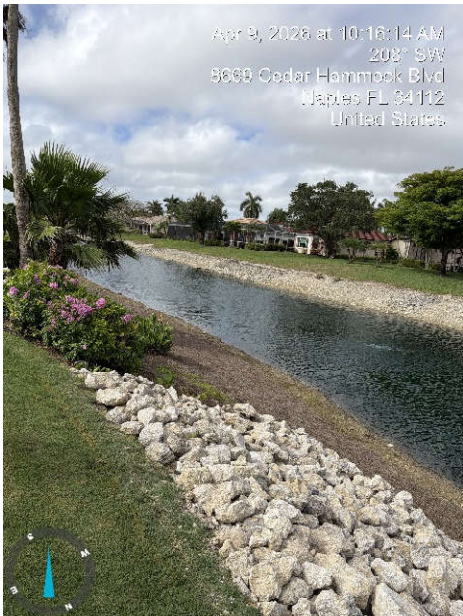


Images 12 & 13

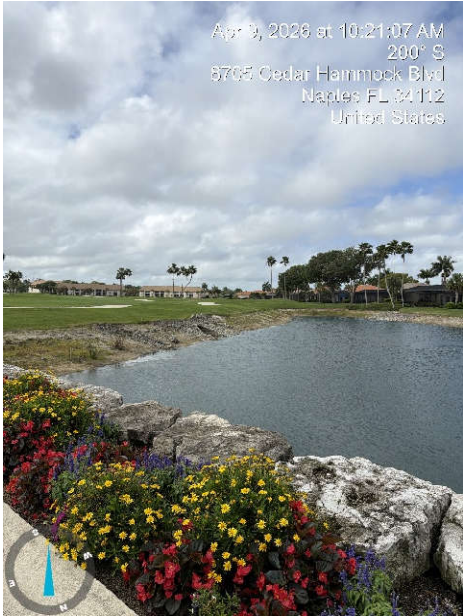
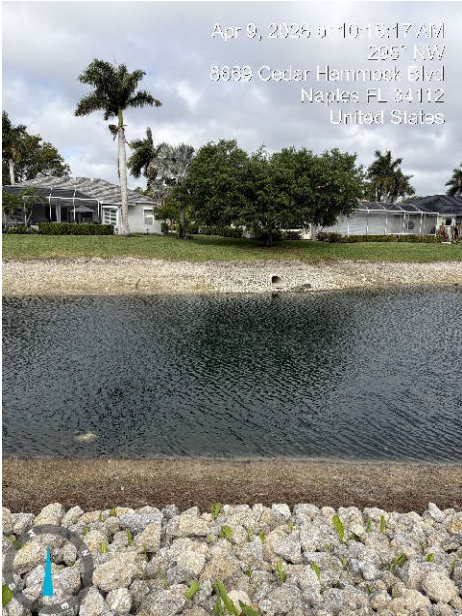


Images 14 & 15

Cont. Lake 3

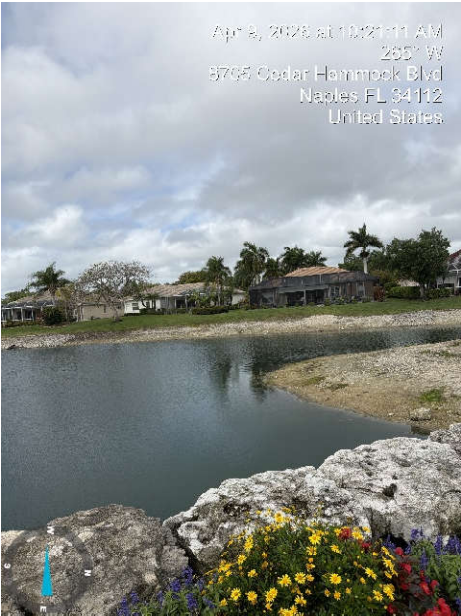
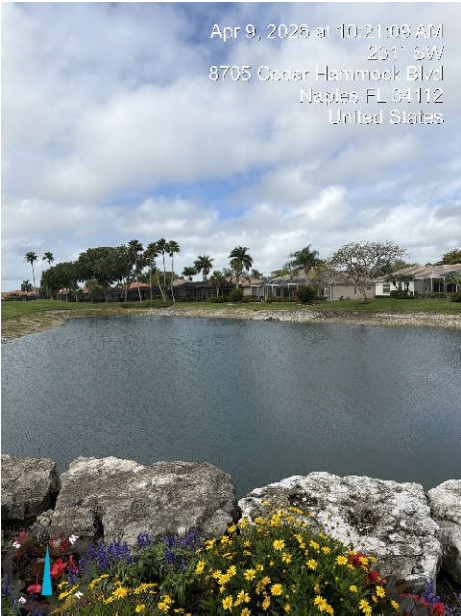


Images 16 & 17



Images 18 & 19

Cont. Lake 3



Images 20 & 21

Lake 4

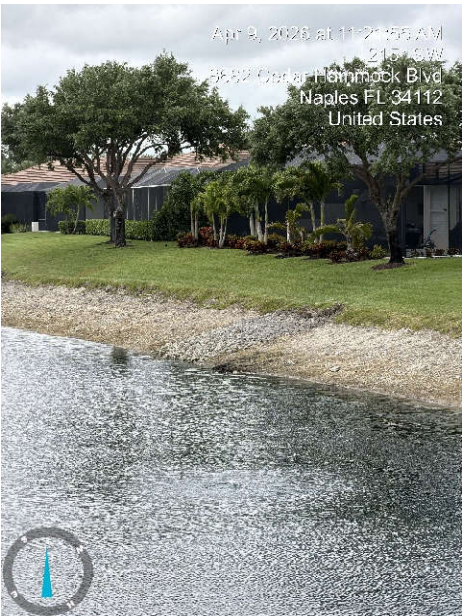


Images 96 & 97



Images 98 & 99

Cont. Lake 4

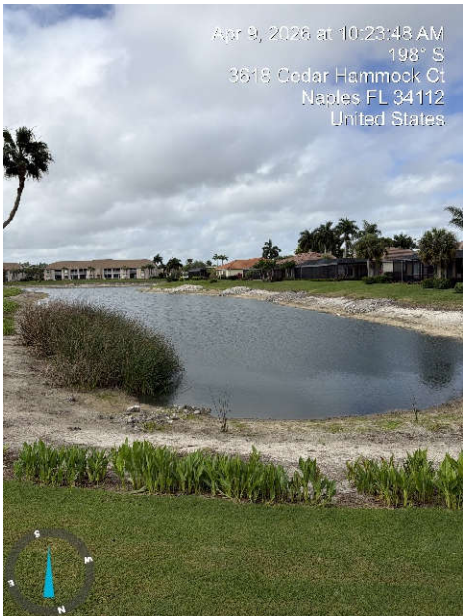


Images 100 & 101

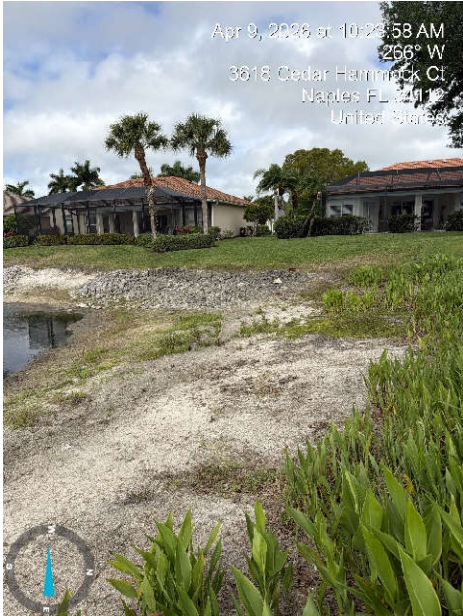
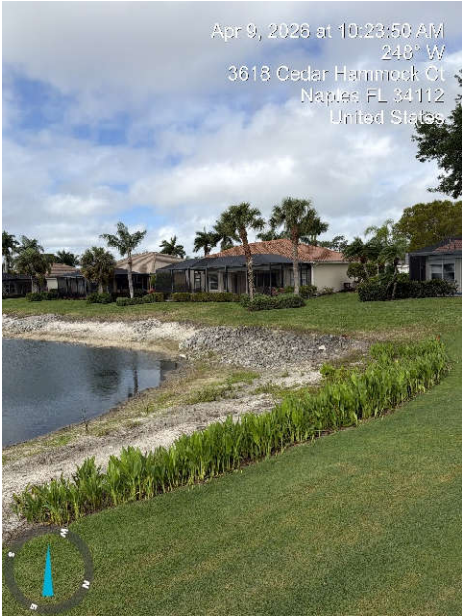


Images 102 & 103

Lake 5



Images 22 & 23

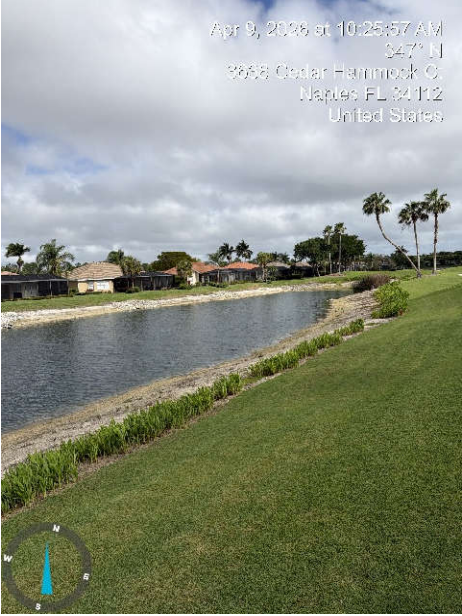
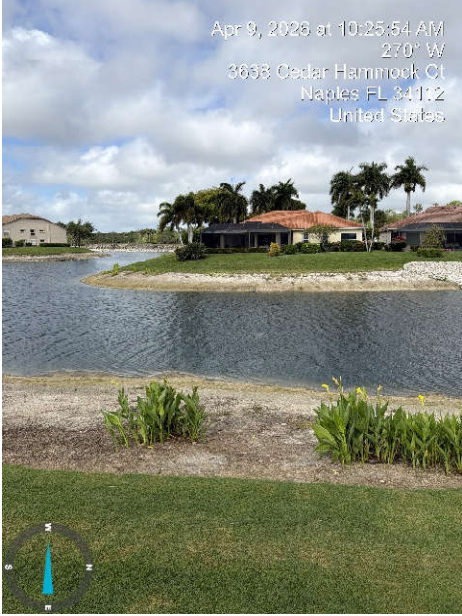


Images 24 & 25

Cont. Lake 5

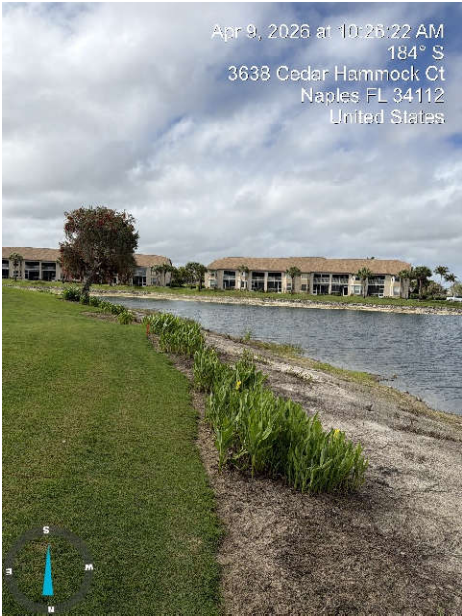


Images 26 & 27

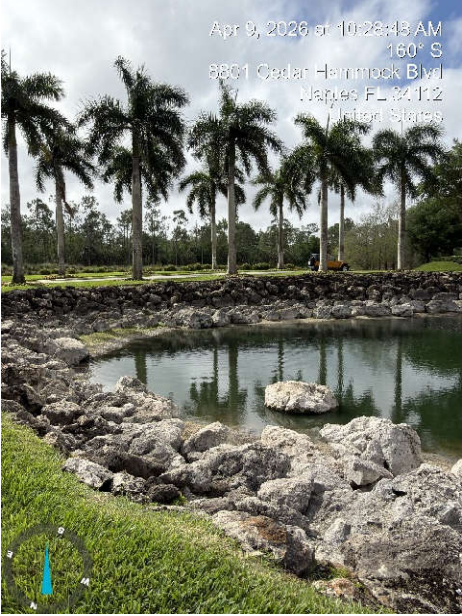
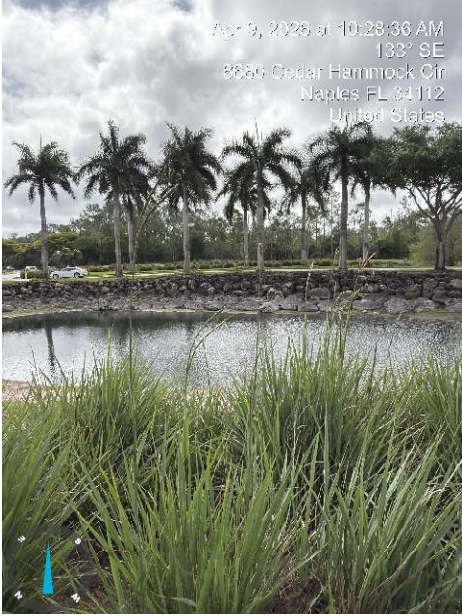


Images 28 & 29

Cont. Lake 5

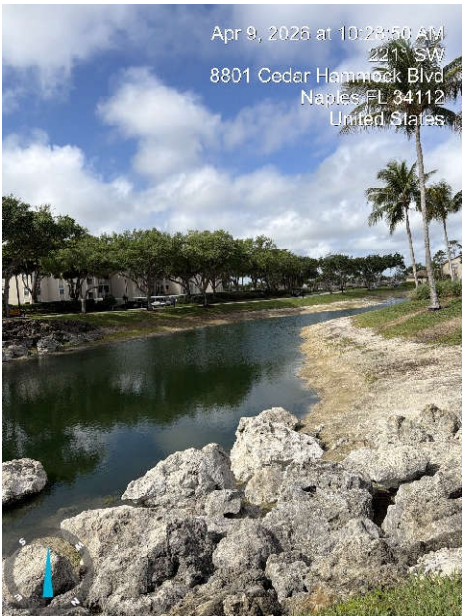


Images 30 & 31

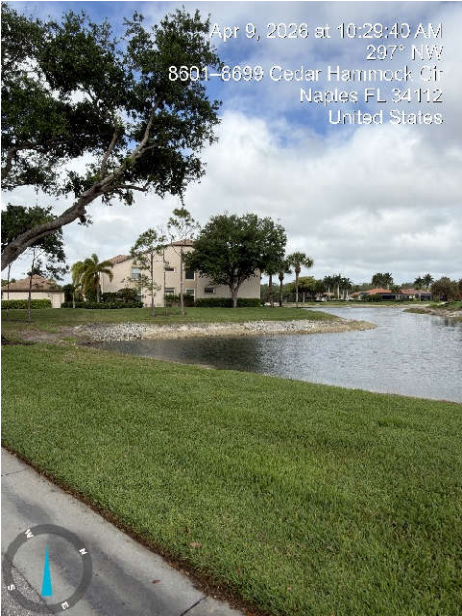


Images 32 & 33

Cont. Lake 5



Images 34 & 35

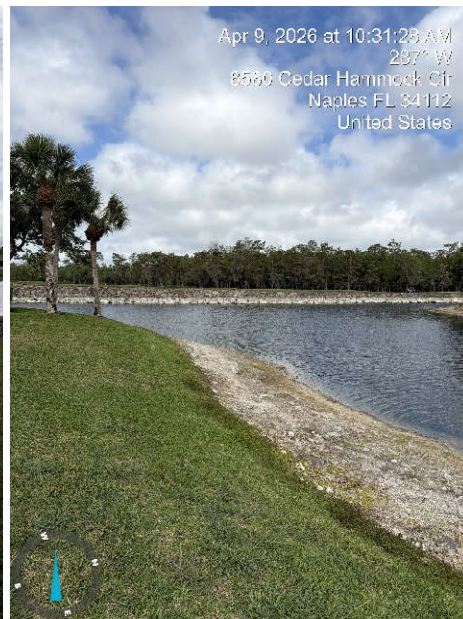


Images 36 & 37

Cont. Lake 5



Images 38 & 39

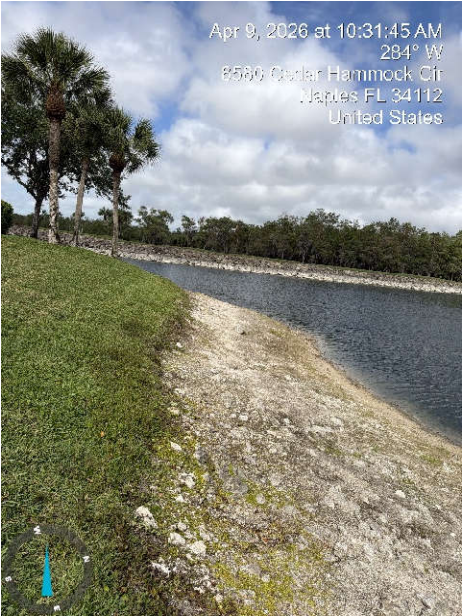


Images 40 & 41

Cont. Lake 5

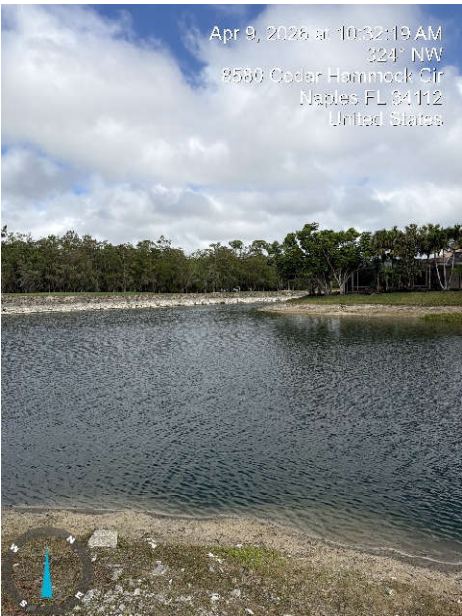


Images 42 & 43

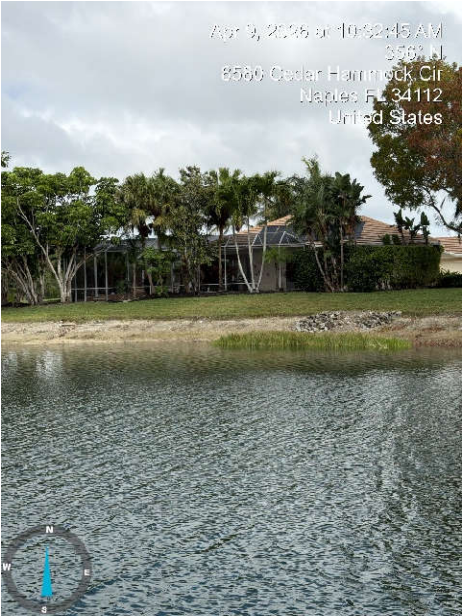


Images 44 & 45

Cont. Lake 5



Images 46 & 47

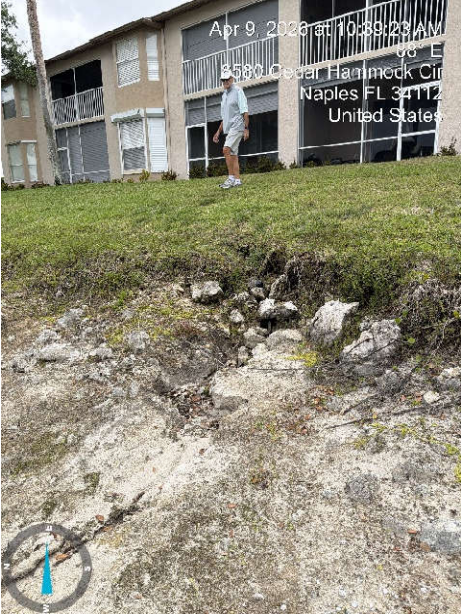


Images 48 & 49

Cont. Lake 5

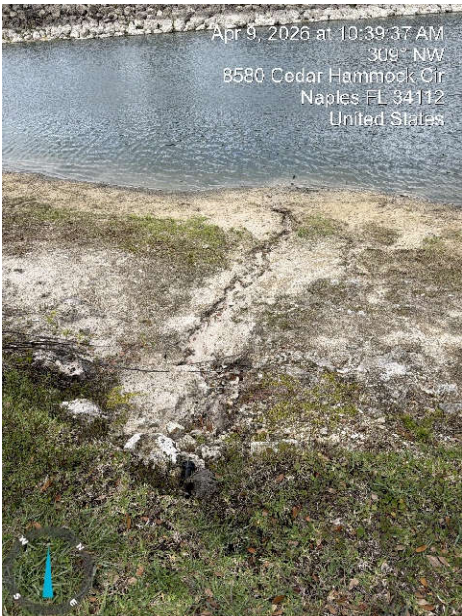


Images 50 & 51

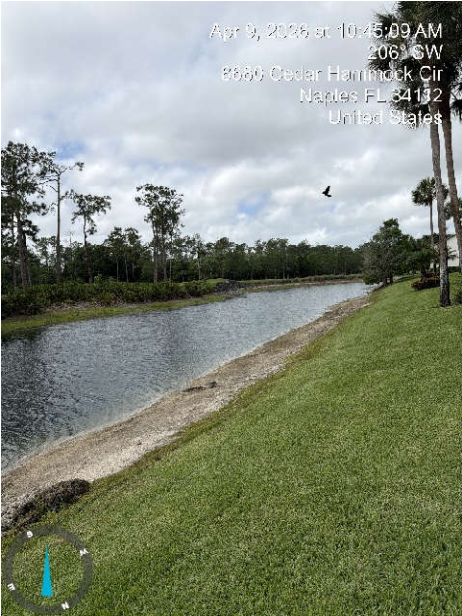
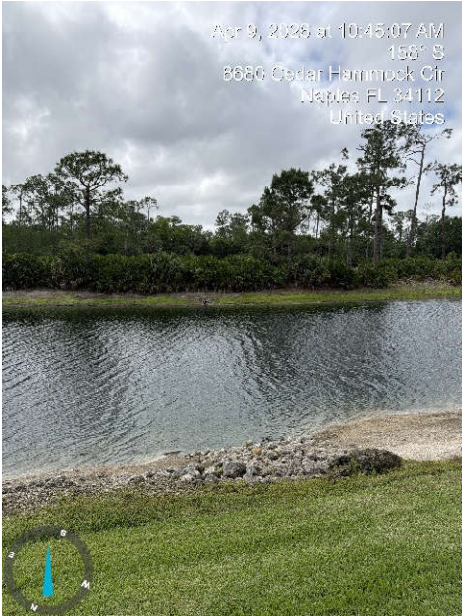


Images 52 & 53

Cont. Lake 5

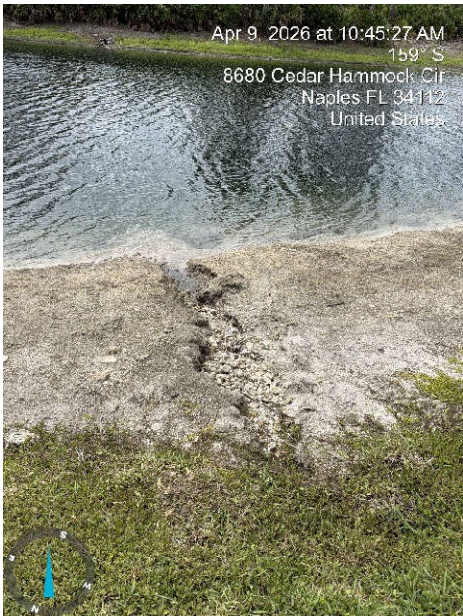
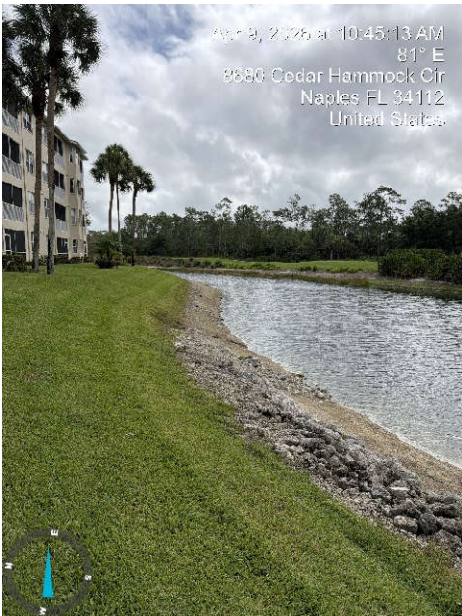


Images 54 & 55

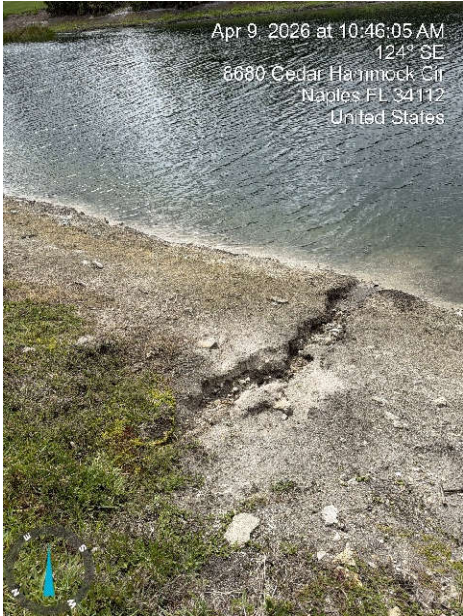


Images 56 & 57

Cont. Lake 5

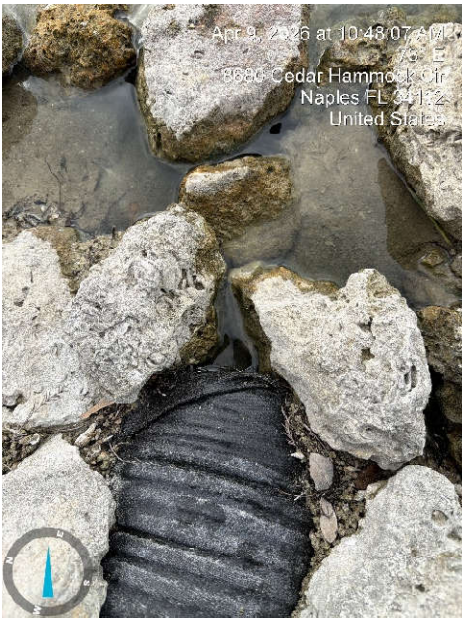


Images 58 & 59



Images 60 & 61

Cont. Lake 5

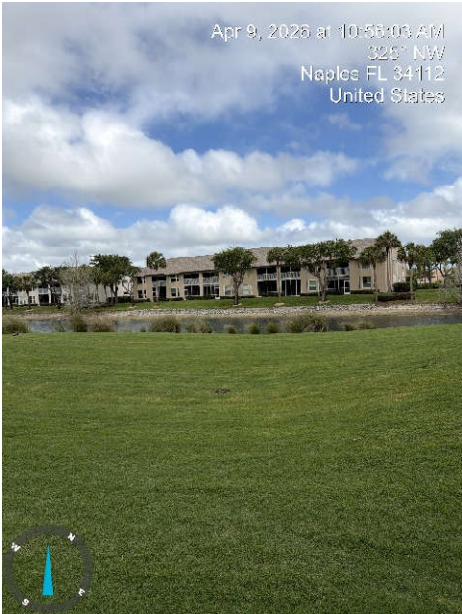


Images 62 & 63



Images 64 & 65

Cont. Lake 5



Images 66 & 67



Images 68 & 69

Cont. Lake 5

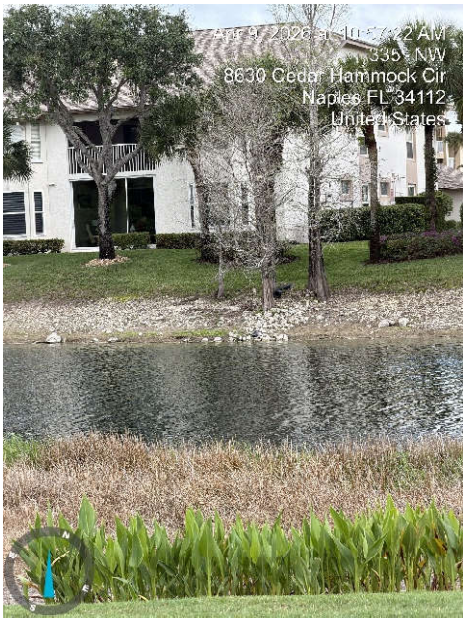
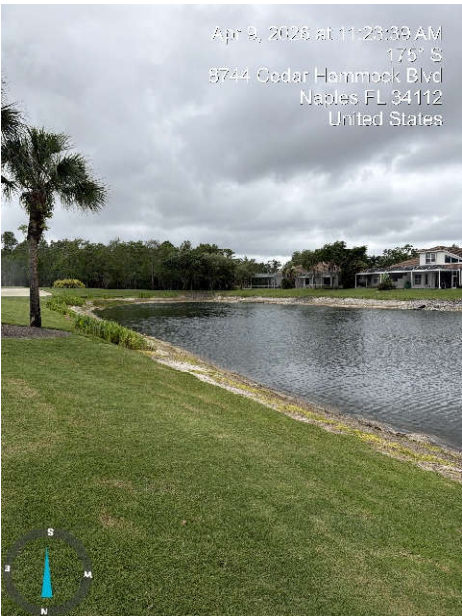
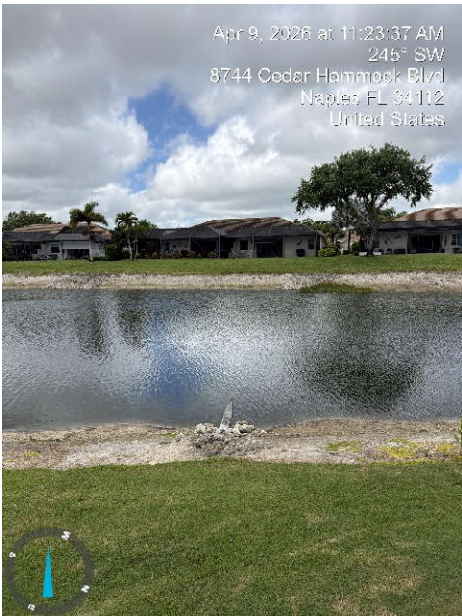
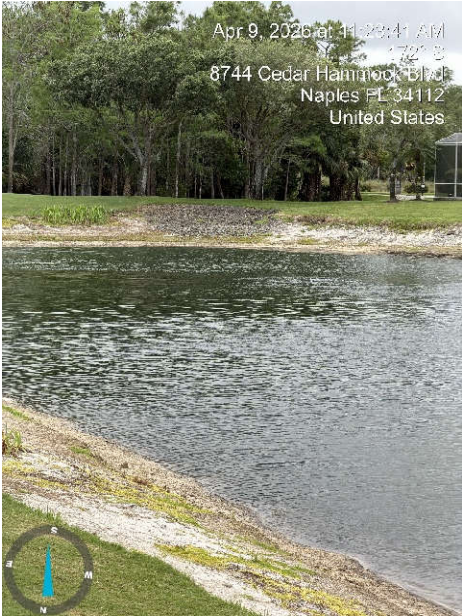


Image 70

Lake 6

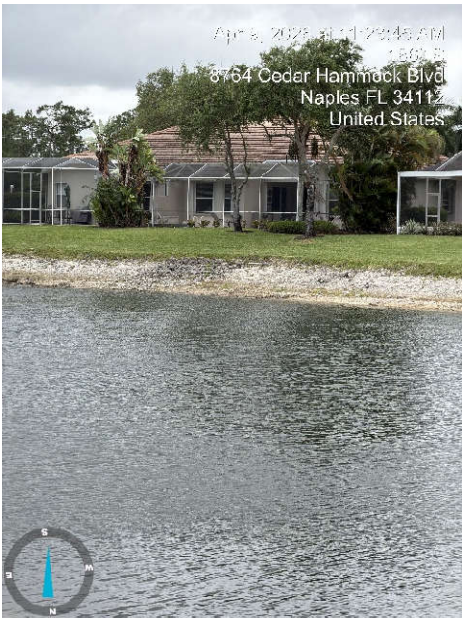


Images 104 & 105



Images 106 & 107

Cont. Lake 6

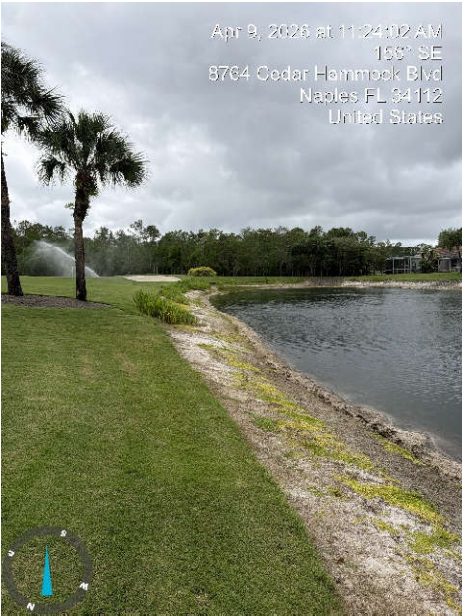


Images 108 & 109



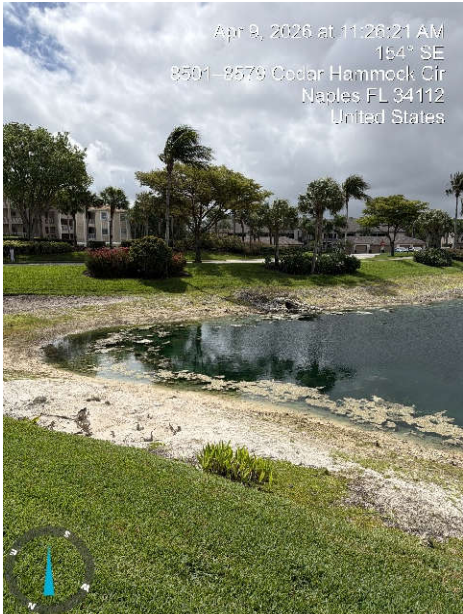
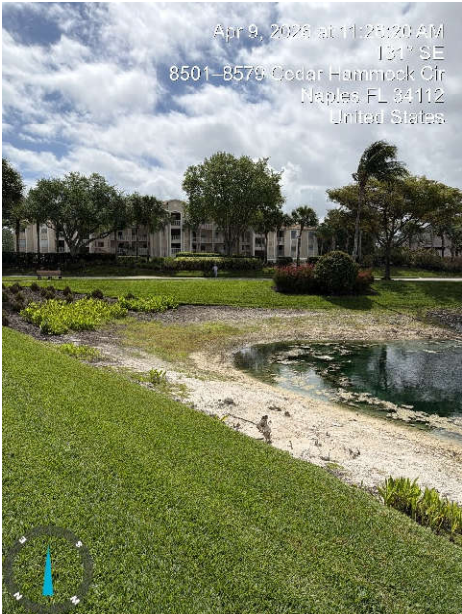
Images 110 & 111

Cont. Lake 6

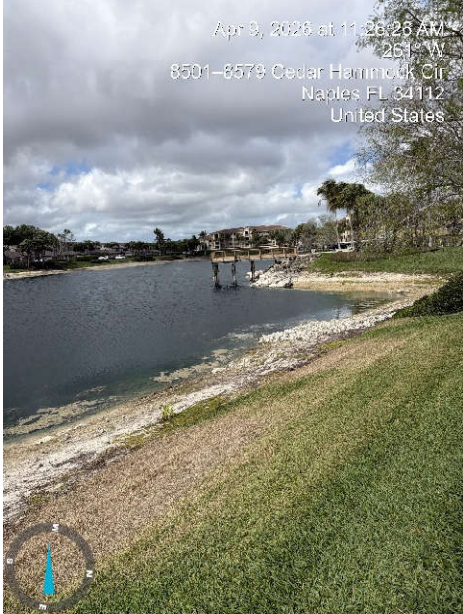
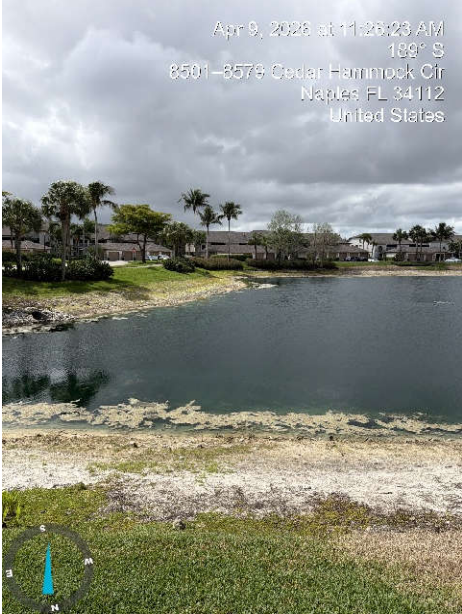


Images 112 & 113

Lake 7

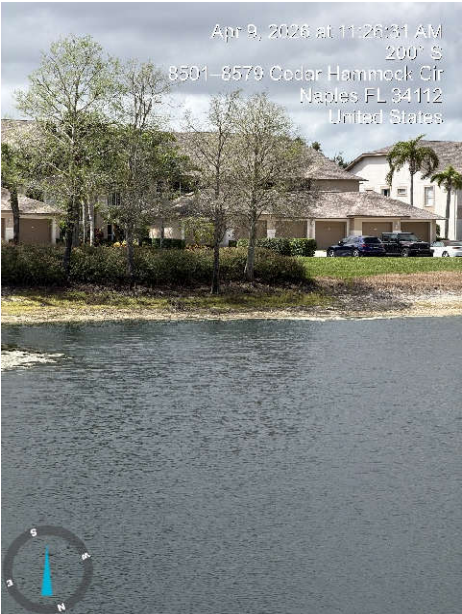
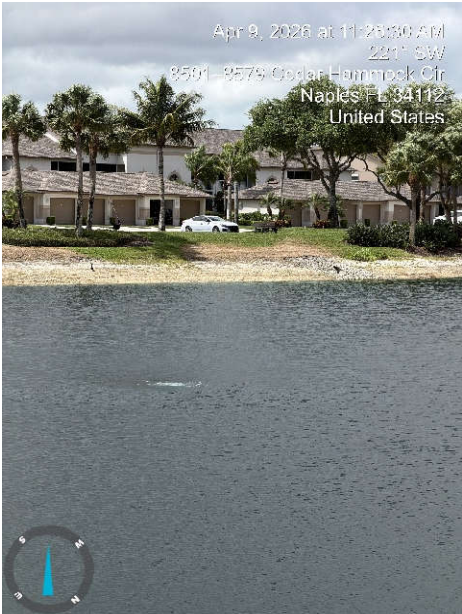


Images 114 & 115

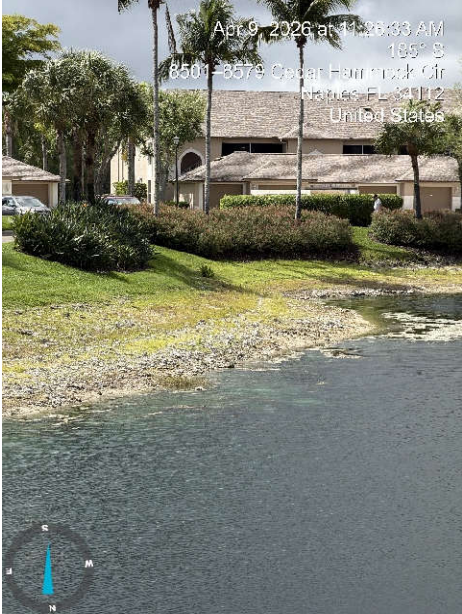


Images 116 & 117

Cont. Lake 7

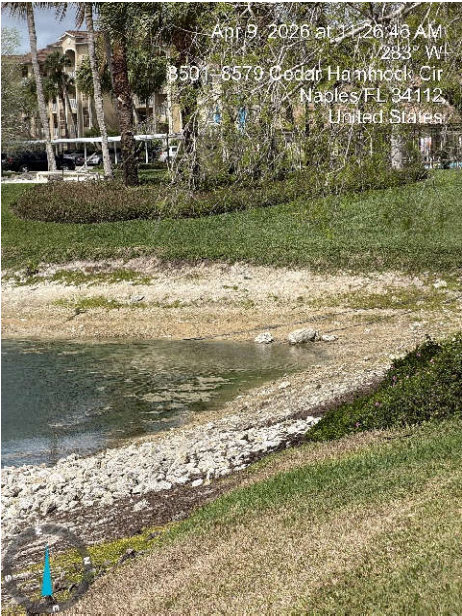


Images 118 & 119

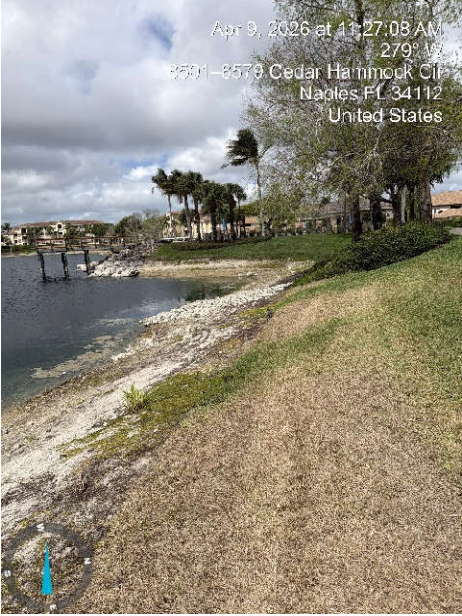


Images 120 & 121

Cont. Lake 7

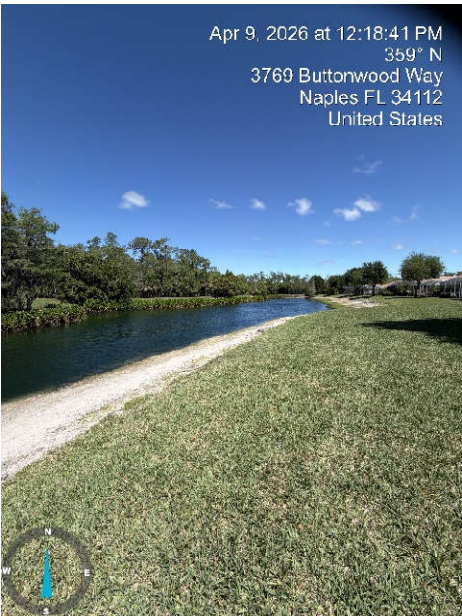
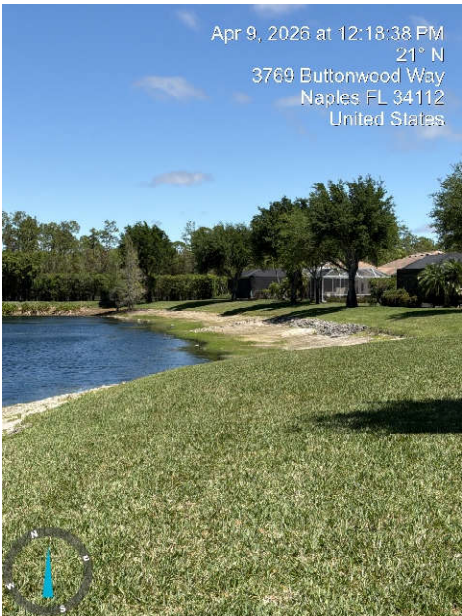


Images 122 & 123

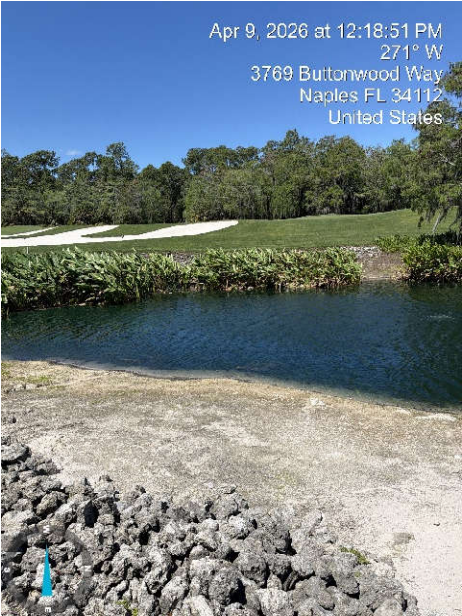
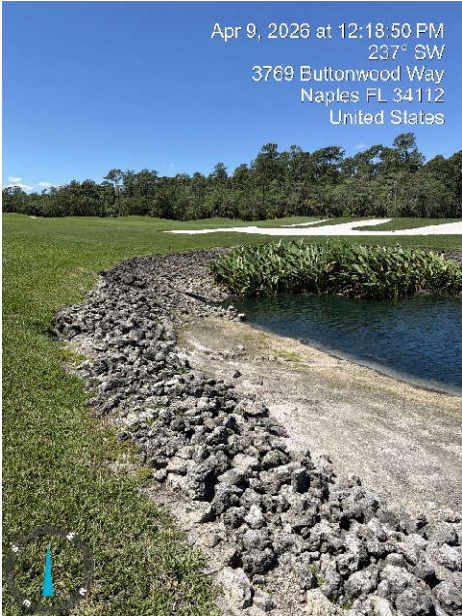


Images 124 & 125

Lake 8

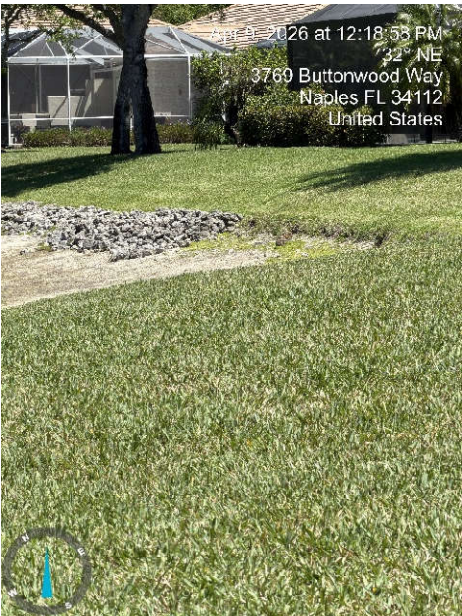
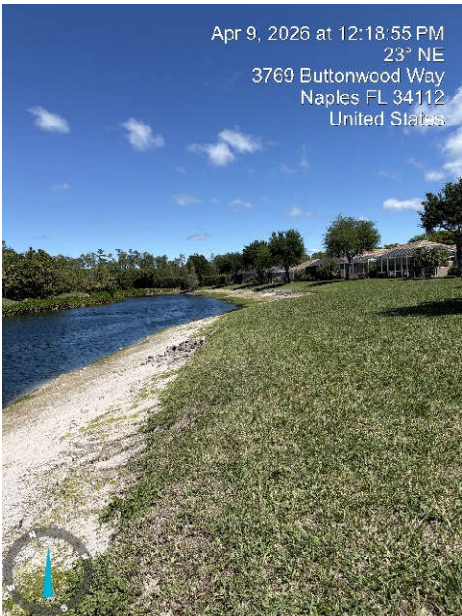


Images 166 & 167

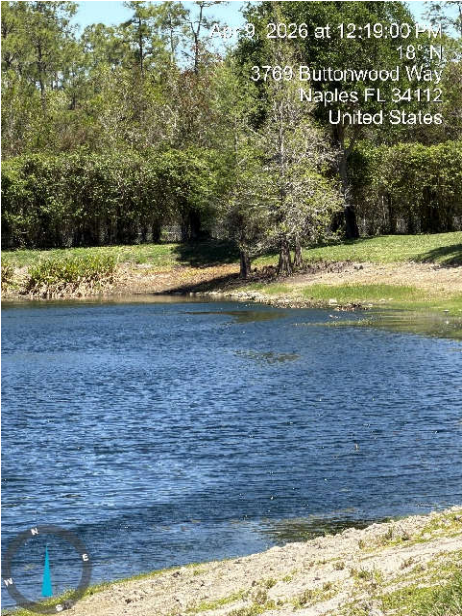
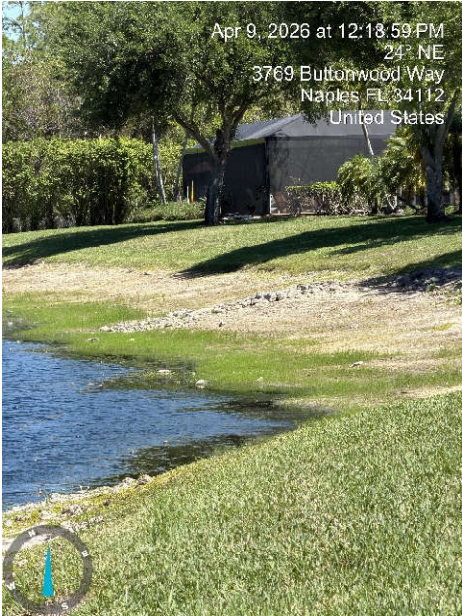


Images 168 & 169

Cont. Lake 8

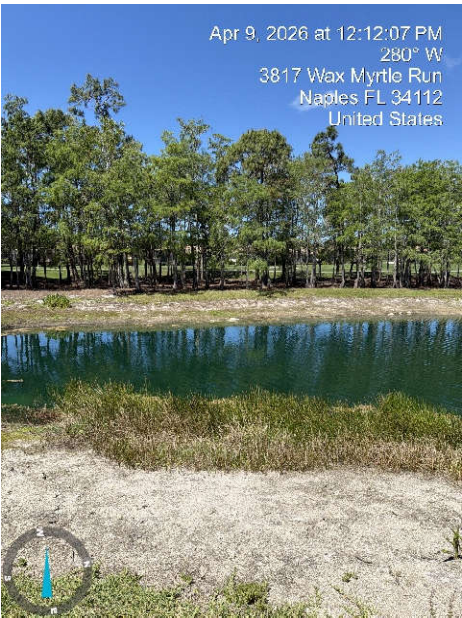
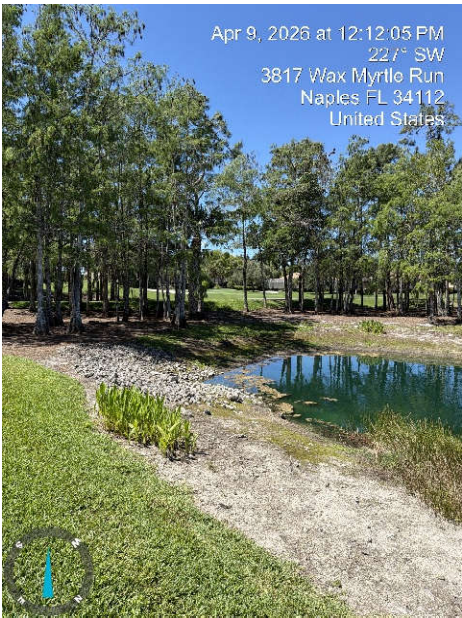


Images 170 & 171

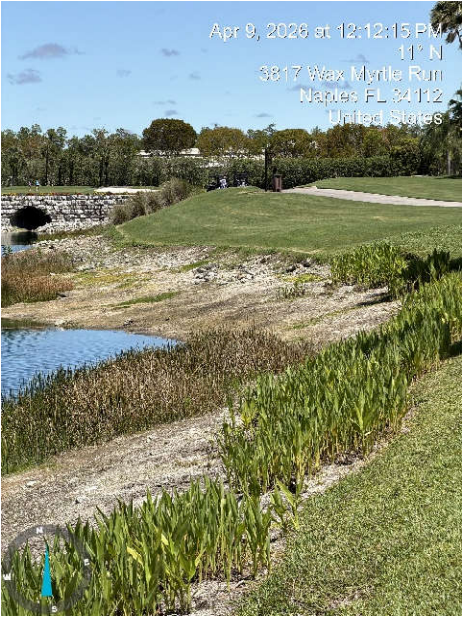
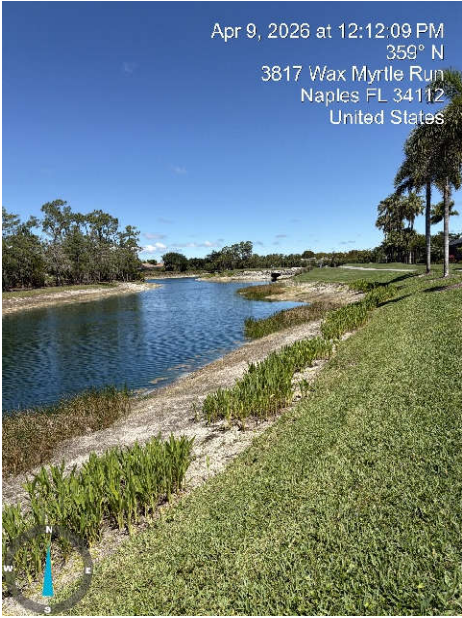


Images 172 & 173

Lake 9

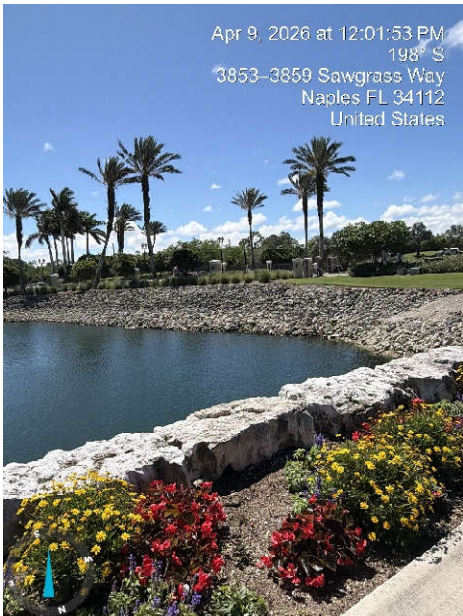


Images 158 & 159

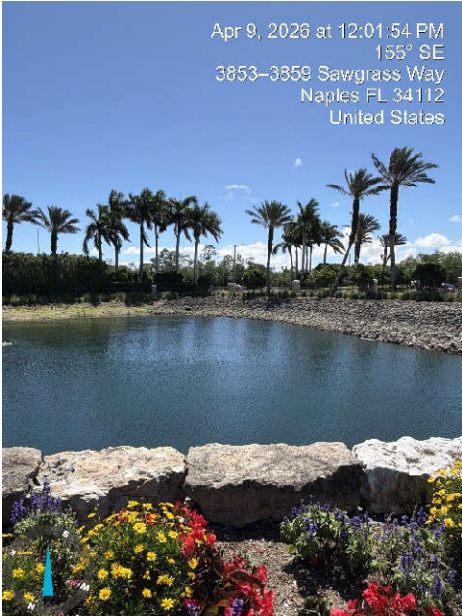


Images 160 & 161

Lake 11

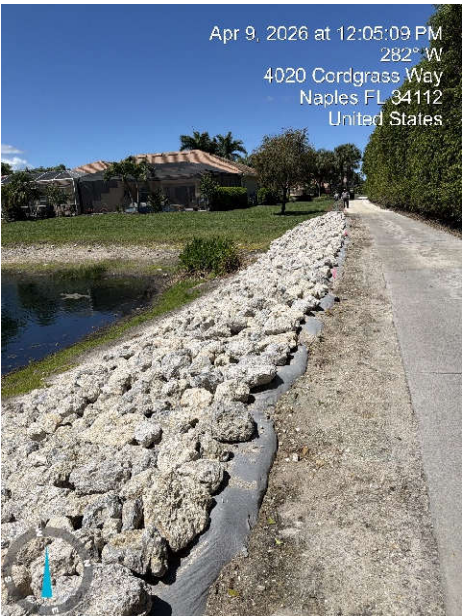
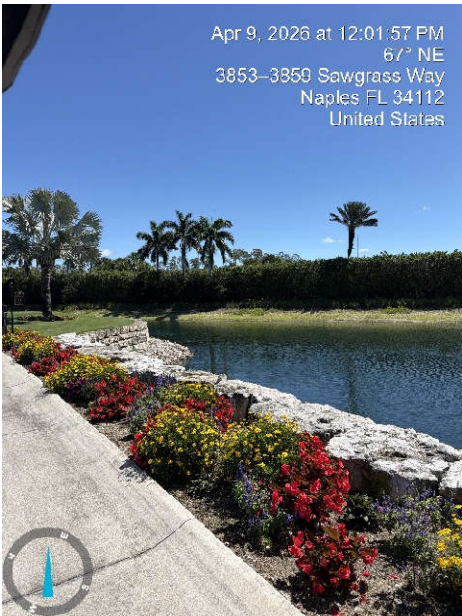


Images 717 & 141

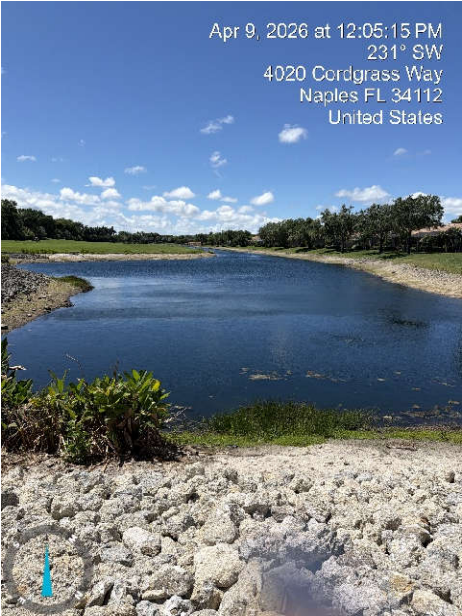


Images 142 & 143

Cont. Lake 11

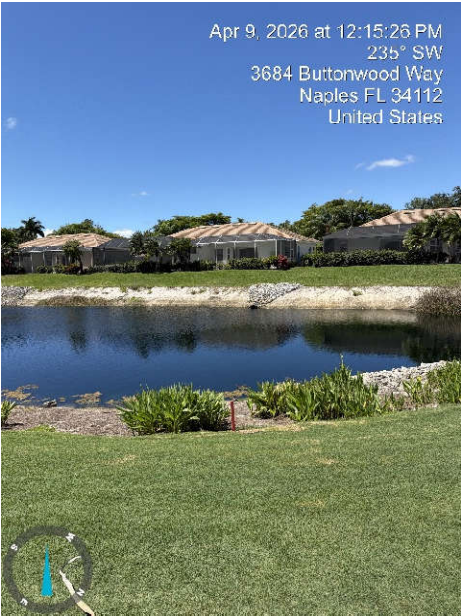
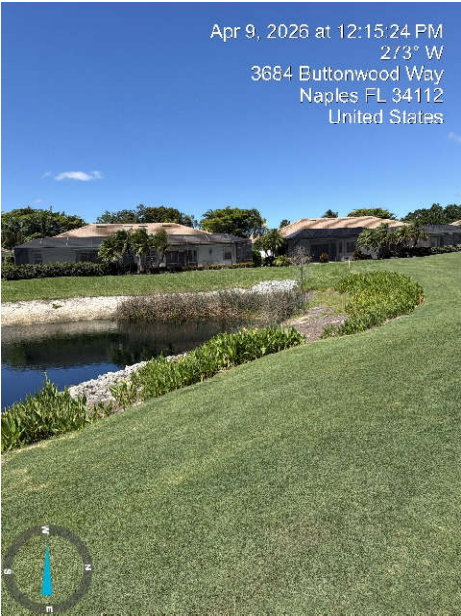


Images 144 & 145

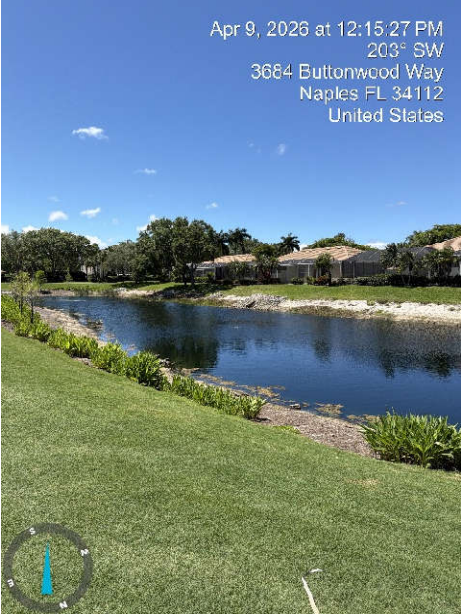


Images 146 & 148

Lake 12



Images 162 & 163

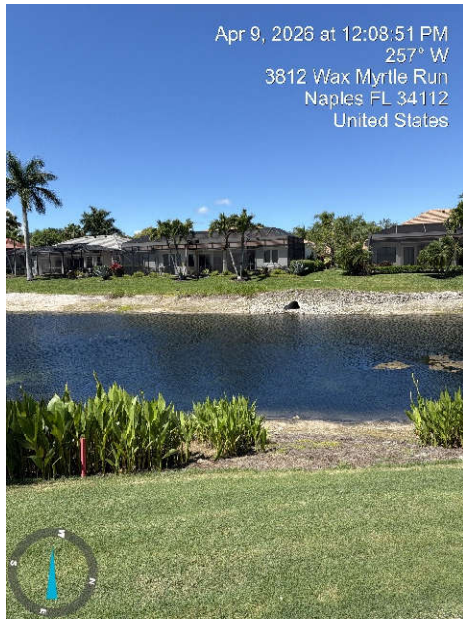


Images 164 & 165

Lake 13

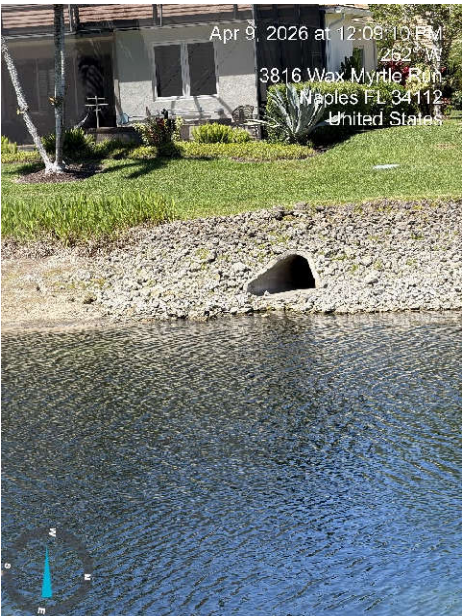
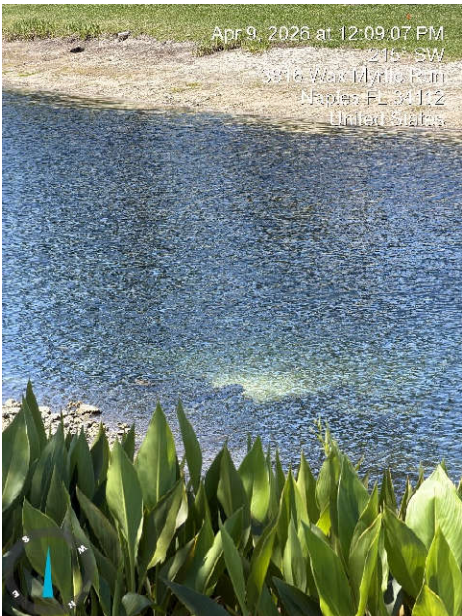


Images 149 & 150

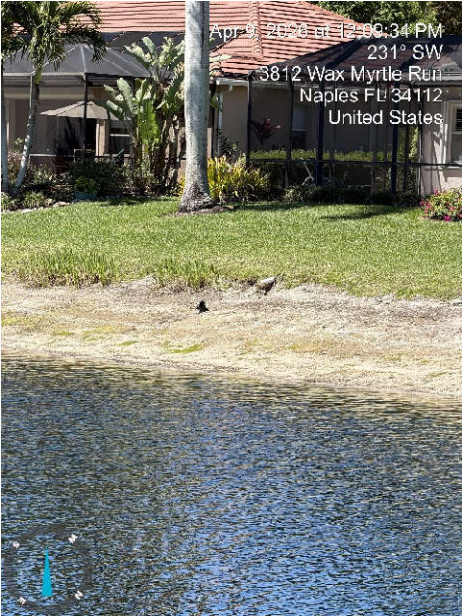
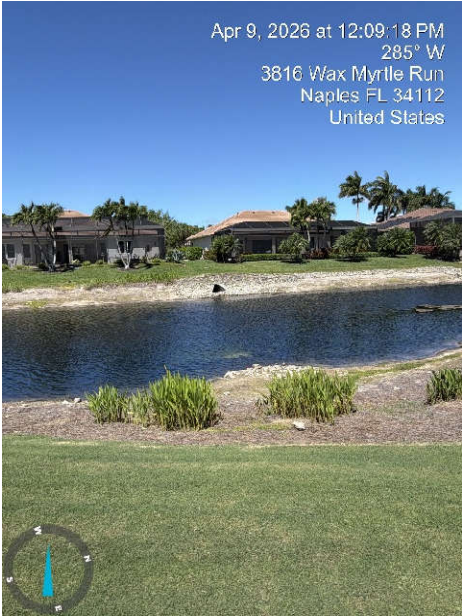


Images 151 & 152

Cont. Lake 13



Images 153 & 154



Images 155 & 156

Cont. Lake 13

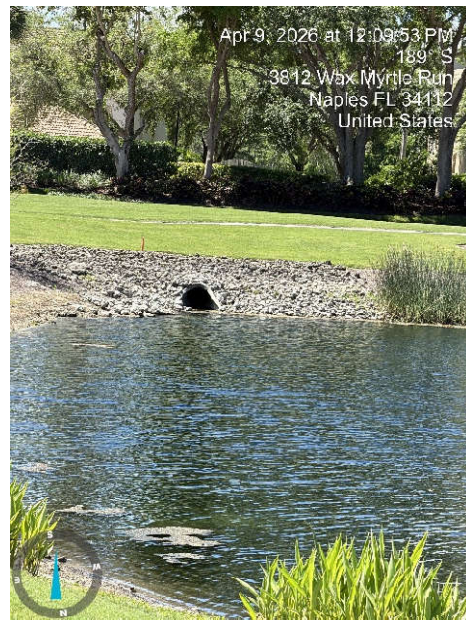
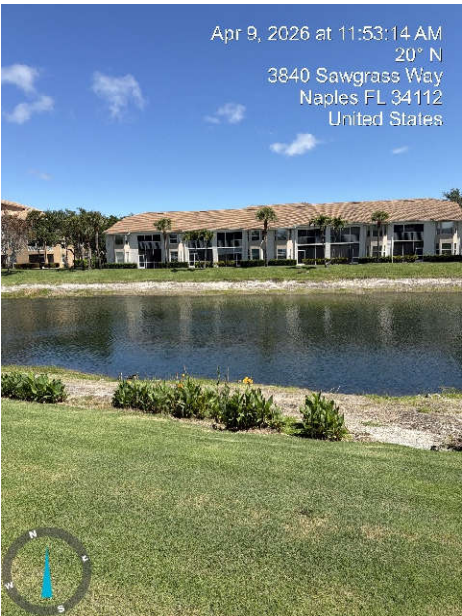
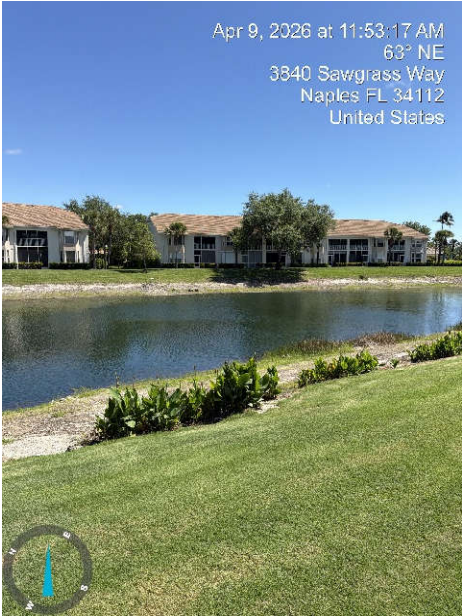


Image 157

Lake 15



Images 126 & 127



Images 128 & 129

Cont. Lake 15



Images 130 & 131

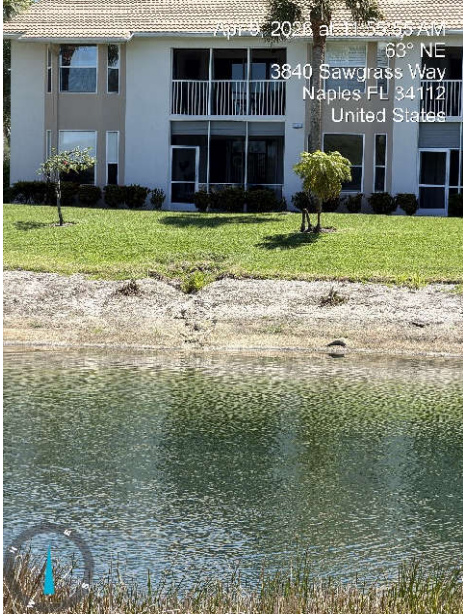
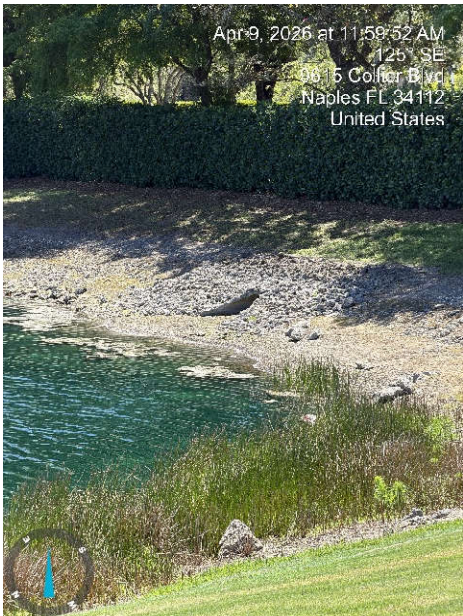
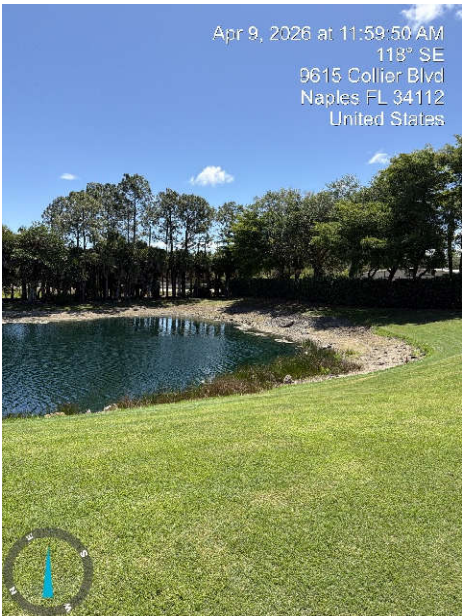
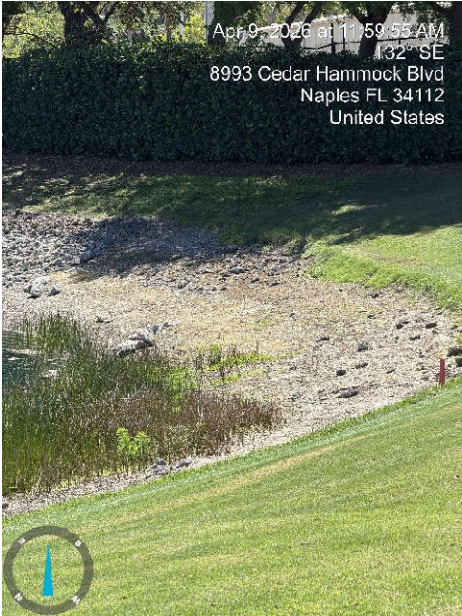


Image 132

Lake 16

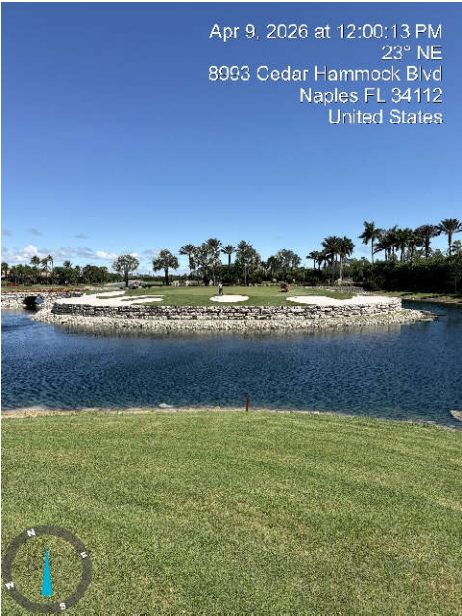
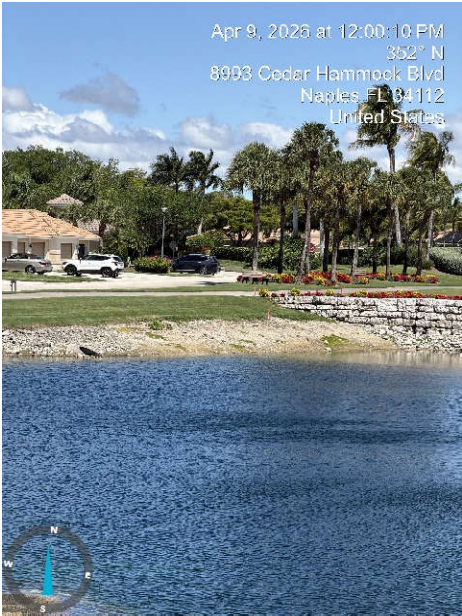


Images 133 & 134

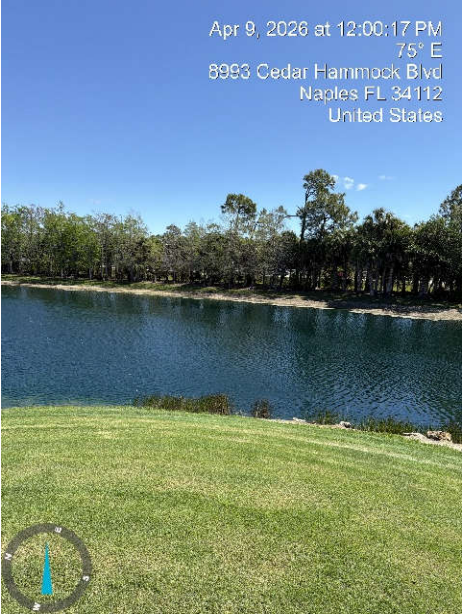


Images 135 & 136

Cont. Lake 16



Images 137 & 138



Images 139 & 140



Professional Engineers, Planners & Land Surveyors

Cedar Hammock Erosion Inspection

On April 17, 2023, an inspection of the lakes at Cedar Hammock took place in order to identify areas of erosion on the lake banks. Over time, stormwater runoff drains from impervious areas and saturated pervious areas into the lakes at Cedar Hammock. This causes erosion such as rills and washouts to form on the lake banks which can get worse with time. The purpose of this report is to show areas within the community that have problematic erosion that is likely to worsen if no action is taken.

Areas of erosion on the lake banks were separated into three categories based on severity of the erosion: Minor, moderate, and major. Minor erosion is considered any area that shows signs of erosion such as small rills and washouts. Moderate erosion is washouts that show signs of rapid deterioration to the lake banks. Areas classified as major erosion show strong signs of deterioration to the lake Banks and should maintained as soon as possible. In most cases, moderate and major erosion took place in areas where improvements had already been made in the past to combat erosion. Most notably, these occurred in areas where rip rap was installed.

Please see attached site map marking the locations of erosion and the corresponding spreadsheet classifying and describing the erosion.

• **SERVING THE STATE OF FLORIDA** •

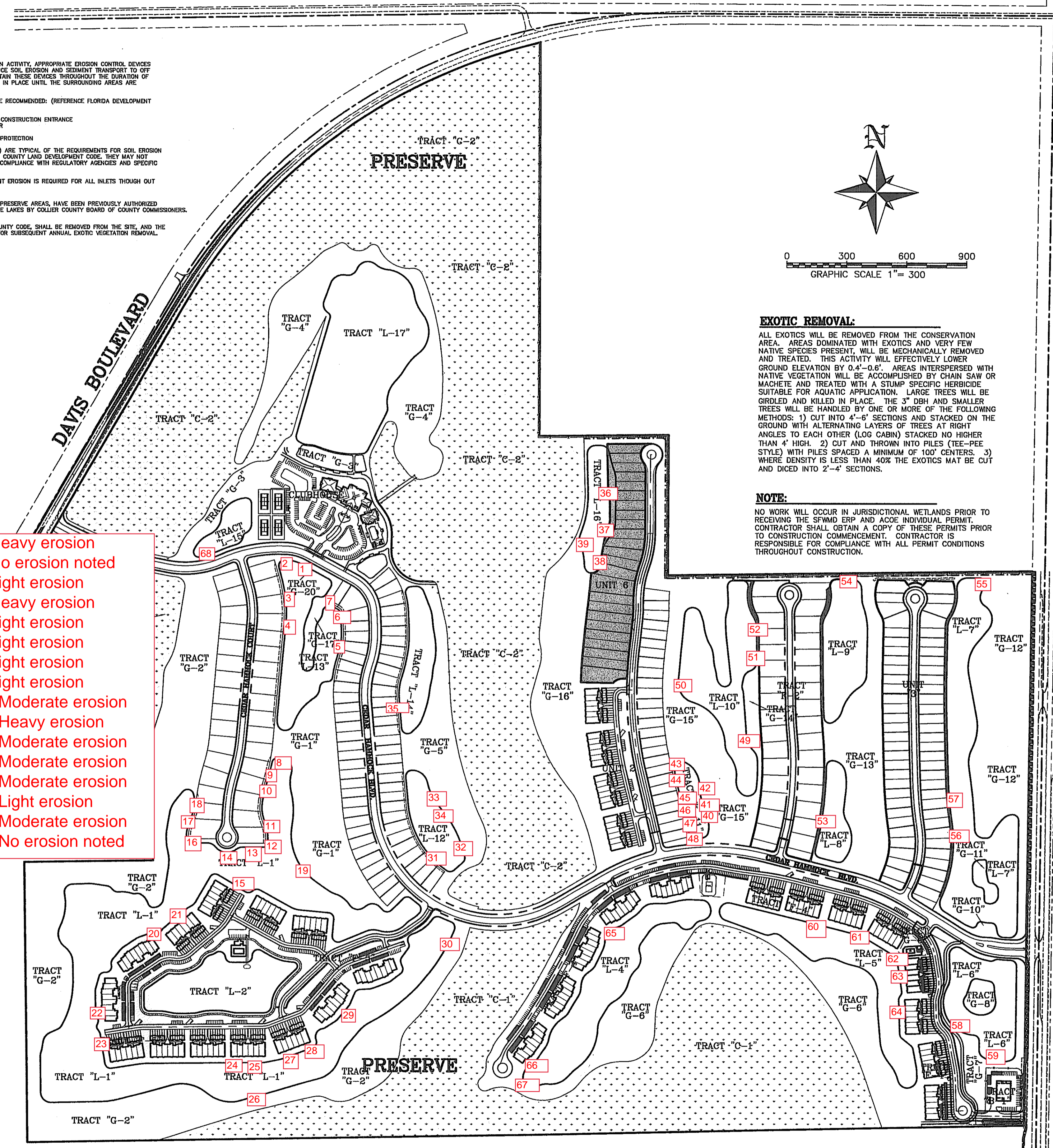
DEVELOPMENT STANDARDS

Table with 6 columns: PRINCIPAL STRUCTURES, SINGLE LOT DETACHED, SINGLE FAMILY ATTACHED, ZERO LOT LINE, MULTI FAMILY, COMMONS / RECREATION USES. Rows include MINIMUM LOT AREA, LOT WIDTH, MIN. FLOOR AREA, FRONT YARD, SIDE YARD, REAR YARD, MIN. DISTANCE BETWEEN STRUCTURES, MAX. BLDG. HEIGHT, ACCESSORY STRUCTURES, and FRONT YARD/SIDE YARD/REAR YARD (ATTACHED/DETACHED) and MAX. BLDG. HEIGHT.

- S.P.S. - SAME AS PRINCIPAL STRUCTURE.
- APPLICABLE TO SINGLE STORY DWELLING UNITS.
- APPLICABLE TO TWO STORY DWELLING UNITS.
(1) - APPLICABLE ONLY TO THE GOLF COURSE CLUBHOUSE, AND ONLY APPLICABLE FROM RESIDENTIAL PARCELS, OTHERWISE NONE (Ø').
(2) - APPLICABLE TO ALL OTHER RECREATIONAL BUILDINGS NOT ASSOCIATED WITH THE GOLF COURSE CLUBHOUSE. WHERE SUCH RECREATIONAL BUILDINGS ARE ADJACENT TO GOLF COURSE - NONE (Ø') MEASURED FROM THE TOP OF BANK.
(3) - WHERE ADJACENT TO A GOLF COURSE - NONE (Ø'), OR LAKE - NONE (Ø') MEASURED FROM TOP OF BANK.
(4) - 15 FEET, OR ONE-HALF THE SUM OF THE HEIGHTS OF THE ADJACENT BUILDINGS, MEASURED FROM EXTERIOR WALLS, WHICHEVER IS GREATER.
(5) - BUILDING HEIGHT SHALL BE MEASURED FROM MINIMUM FINISHED FLOOR ELEVATION.
(6) - 35 FEET, OR 2 STORIES, WHICHEVER IS GREATER, ABOVE THE MINIMUM FINISHED FLOOR ELEVATION, EXCEPT FOR ATTACHED SCREEN ENCLOSURES, WHICH MAY BE THE HEIGHT OF THE PRINCIPAL STRUCTURE.
(7) - ALL ZERO LOT LINE UNITS IN A SERIES SHALL HAVE THE Ø FOOT SIDE SETBACK ON THE SAME SIDE OF THE LOT. THE ZERO SETBACK SIDE MAY CHANGE ONLY IF A MINIMUM 18 FOOT WIDE SPACE IS PROVIDED IN THE FORM OF AN EASEMENT, GOLF COURSE CROSSING, OR THE LIKE, WHICH SEPARATE THE LOTS.
(8)
(9)

GENERAL CONSTRUCTION NOTES:

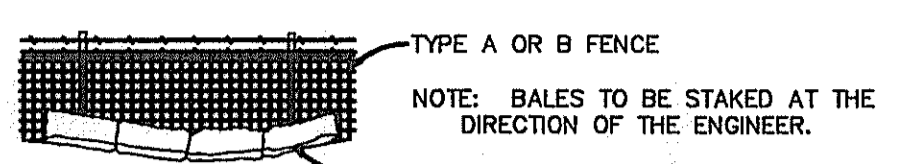
- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL EROSION CONTROL MEASURES NECESSARY TO ASSURE THAT TURBID DISCHARGES ARE NOT LEAVING THE SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE INSTALLATION OF HAY BALES, SILT BARRIERS, GRAVEL CONSTRUCTION ENTRANCE, DEWATERING IMPOUNDMENTS, AND SLOPE STABILIZATION AS NECESSARY TO CONTROL TURBIDITY & EROSION.
2. CONTRACTOR TO DETERMINE AND VERIFY LOCATION AND ELEVATION OF ANY BURIED UTILITY LINES OR CABLES PRIOR TO CONSTRUCTION
3. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS AND INDEXES AND THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART VI.
4. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPT. OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
5. VERTICAL SAW CUTS THROUGH LIMEROCK ARE REQUIRED WHERE NEW PAVEMENT MATCHES TO EXISTING PAVEMENT.
6. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBBASE AND LIMEROCK AREAS TO THE ENGINEER PRIOR TO PAYMENT AND/OR FINAL ACCEPTANCE (1 TEST PER 350 SY).
7. IF A REQUIRED DIMENSION IS NOT SHOWN, CONTACT THE ENGINEER.
8. REINFORCED CONCRETE PIPE (RCP) CULVERTS SHALL CONFORM TO CLASS III (ASTM C76) FOR ROUND PIPE.
9. ALL DISTURBED AREAS SHALL BE SODED OR SEEDED AND MULCHED.
10. CONTRACTOR TO SECURE ALL PERMITS NECESSARY TO WORK IN STATE OR COUNTY RIGHTS-OF-WAY.
11. CONTRACTOR SHALL CLEAR AND GRUB SURFACE MATERIAL FOR ENTIRE FILL AREA PRIOR TO PLACING FILL.
12. PIPE LENGTHS SHOWN DO NOT INCLUDE THE MITERED END SECTION.
13. ALL EXISTING DRIVEWAYS, LANDSCAPING, SIGNS, GRASS, ETC. SHALL BE RESTORED TO A CONDITION EQUIVALENT TO PRE CONSTRUCTION CONDITION UNLESS OTHERWISE APPROVED BY THE ENGINEER AND COUNTY.
14. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD).
15. THE CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FROM THE ENGINEER FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
16. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY REQUIRED PLAN DEVIATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AS REQUIRED.
18. THE CONTRACTOR SHALL PROVIDE 48 HOURS WRITTEN NOTICE TO THE ENGINEER AND COUNTY PRIOR TO THE FOLLOWING ACTIVITIES:
- COMMENCEMENT OF CONSTRUCTION
- CHANGES TO APPROVED SCHEDULES
- CONNECTION TO EXISTING UTILITY SYSTEMS
- THRUST BLOCK INSPECTION
- UTILITY MAIN PRESSURE TESTING
- TRENCH AND BACK FILL COMPACTION AND DENSITY TESTING
- CURB INSTALLATION
- SUBBASE, BASE AND PAVING OPERATIONS
- WATER MAIN FLUSHING, CHLORINATION AND BACTERIOLOGICAL TESTING
- FINAL INSPECTIONS
19. ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC.
20. ALL DIMENSIONS ARE IN FEET.
21. NO LANDSCAPING WITHIN COUNTY UTILITY EASEMENT (C.U.E.)
22. CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF WATER MANAGEMENT SYSTEM.
23. ALL ONSITE ROADWAYS SHALL BE PRIVATELY OWNED AND MAINTAINED BY U.S. HOME CORP.



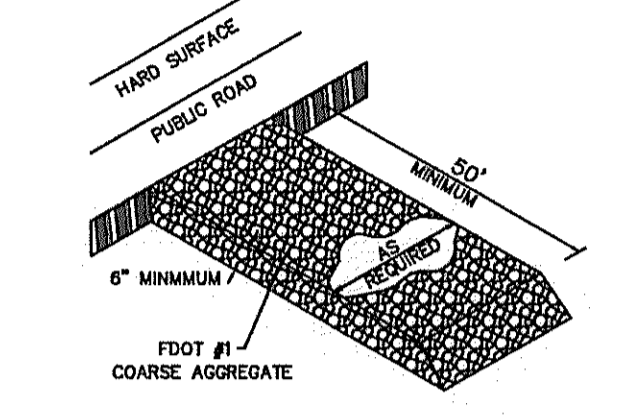
Lake L-1: Heavy erosion
Lake L-2: No erosion noted
Lake L-4: Light erosion
Lake L-5: Heavy erosion
Lake L-6: Light erosion
Lake L-7: Light erosion
Lake L-8: Light erosion
Lake L-9: Light erosion
Lake L-10: Moderate erosion
Lake L-11: Heavy erosion
Lake L-12: Moderate erosion
Lake L-12: Moderate erosion
Lake L-13: Moderate erosion
Lake L-15: Light erosion
Lake L-16: Moderate erosion
Lake L-17: No erosion noted

GENERAL NOTES:

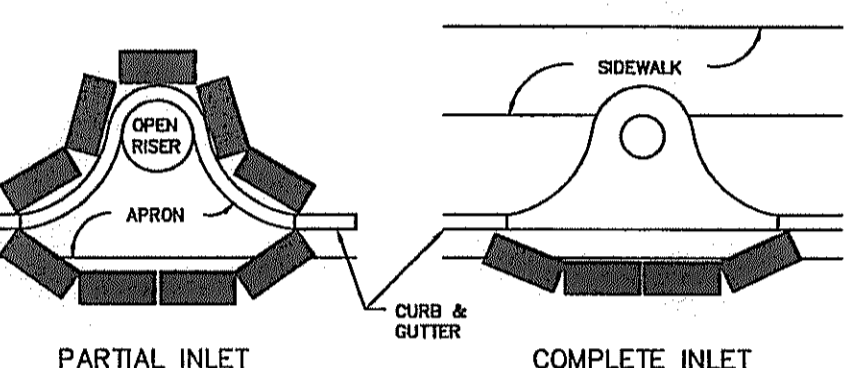
- 1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED: (REFERENCE FLORIDA DEVELOPMENT MANUAL, TDR, PPS 6-301 TO 6-500).
A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
B) BMP 1.02 - STRAW BALE BARRIER
C) BMP 1.03 - SILT FENCE
D) BMP 1.04 - STORM INLET DRAIN PROTECTION
3. THESE BEST MANAGEMENT PRACTICES (BMP) ARE TYPICAL OF THE REQUIREMENTS FOR SOIL EROSION CONTROL PER DIVISION 3.7 OF THE COLLIER COUNTY LAND DEVELOPMENT CODE. THEY MAY NOT CONSTITUTE COMPLETE REQUIREMENTS FOR COMPLIANCE WITH REGULATORY AGENCIES AND SPECIFIC PERMIT CONDITIONS.
4. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGH OUT SITE CONSTRUCTION.
5. THE ENTIRE PROJECT SITE, EXCLUDING THE PRESERVE AREAS, HAVE BEEN PREVIOUSLY AUTHORIZED TO BE CLEARED DURING EXCAVATION OF THE LAKES BY COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS.
6. ALL EXOTIC VEGETATION, AS DEFINED BY COUNTY CODE, SHALL BE REMOVED FROM THE SITE, AND THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUBSEQUENT ANNUAL EXOTIC VEGETATION REMOVAL.



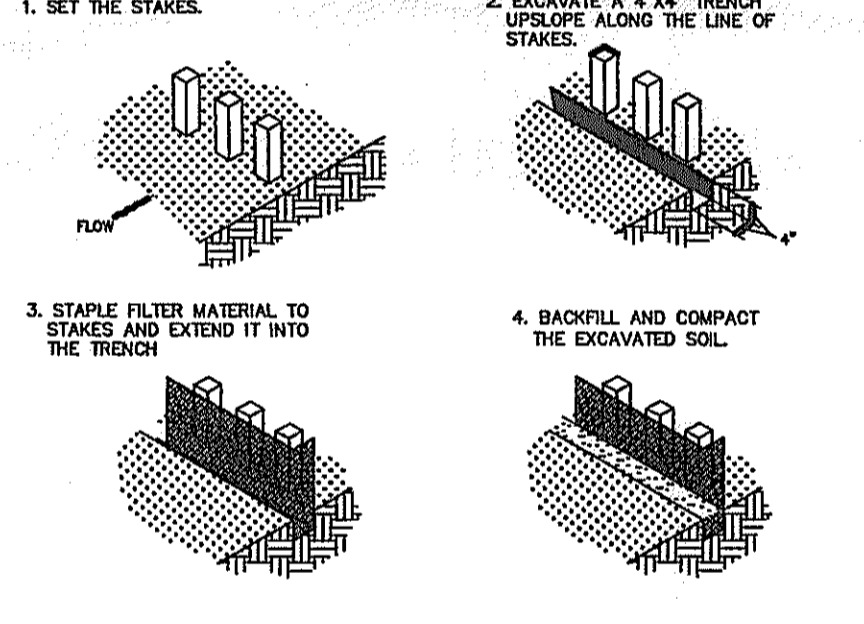
BALES BACKED BY FENCE



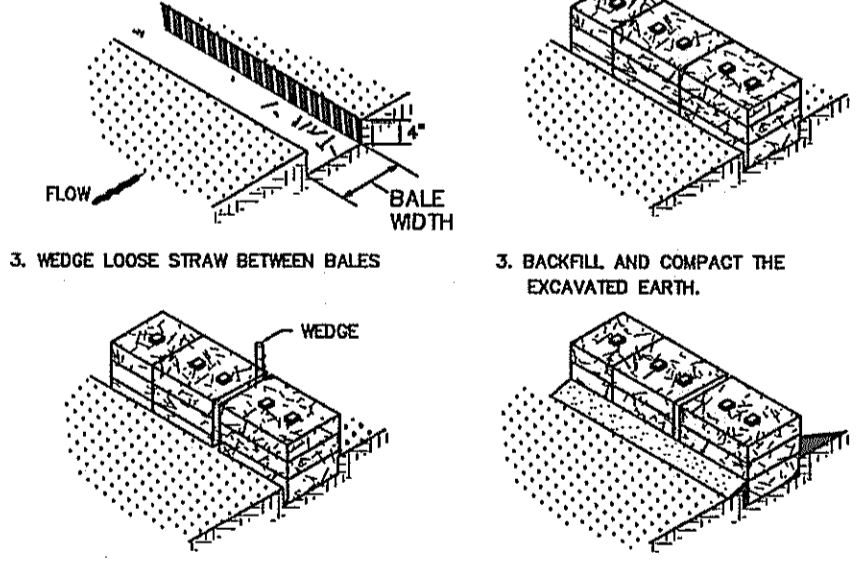
GRAVEL CONSTRUCTION ENTRANCE BMP 1.01



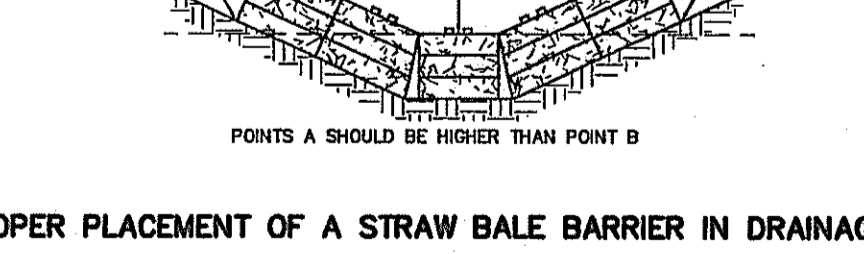
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES BMP 1.08



CONSTRUCTION OF A FILTER BARRIER



CONSTRUCTION OF A STRAW BALE BARRIER



PROPER PLACEMENT OF A STRAW BALE BARRIER IN DRAINAGE WAY BMP 1.05 BMP DETAILS N.T.S.

RECORD DRAWING

DATE:
DAVID R. UNDERHILL JR., P.E. #47029

THESE RECORD DRAWINGS ARE INTENDED TO DISPLAY THE COMPLETED WORK SUBSTANTIALLY AS CONSTRUCTED. THE INFORMATION CONTAINED HEREIN IS BASED ON THE ENGINEER'S RECORDS' VERIFICATION OBSERVATIONS AS WELL AS INFORMATION PROVIDED BY THE PROJECT SURVEYOR. FIELD VERIFICATION OF CONDITIONS SHOULD BE UNDERTAKEN PRIOR TO ALTERATIONS OF CONSTRUCTION IN THE PROJECT AREA.

PREPARED FOR:
US HOME CORPORATION
10491 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33912
(941) 278-1177

Table with columns: NO., DATE, REVISION DESCRIPTION, BY.

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS • NAPLES • SARASOTA
8640 WILLOW PARK DRIVE, SUITE B
NAPLES, FLORIDA 34109
PHONE: (239) 597-2061 FAX: (239) 597-3082
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

Table with columns: DATE, PROJECT, DRAWING, DESIGN, DRAWN, CHECKED, SCALE, SHEET, OF, FILE NO. (S-T-R). Values: 09-05-2001, 1263U6, REC_MSP, GAM, GAM, DRU, 1"= 300', 1, 5, 03-50S-26E.

MASTER SITE PLAN
CEDAR HAMMOCK - UNIT 6
COLLIER COUNTY, FLORIDA

Photo Location	Lake	Level of severity	Description
1	13	Minor	Slight signs of erosion on the bank leading up to Cedar Hammock Blvd.
2	13	Moderate	Uneven bank and multiple large depressions around existing rip rap
3	13	Moderate	Washout after existing rip rap improvements behind single family lots
4	13	Minor	Slight signs of erosion after existing rip rap improvements behind single family
5	13	Minor	Slight signs of erosion behind single
6	13	Minor	Slight signs of erosion from stormwater coming out of drainage pipe behind
7	13	Moderate	Slight erosion on bank and steep drop off from edge of lots to lake bank
8	1	Minor	Slight erosion and uneven grading of
9	1	Major	Large washout after existing rip rap improvements behind single family lots
10	1	Moderate	Washout behind single family lots
11	1	Major	Multiple large washouts after existing rip rap improvements behind single family
12	1	Moderate	Washout after drainage pipe behind single family lot
13	1	Moderate	Washout after drainage pipe behind single family lot
14	1	Moderate	Rills on bank behind single family lot
15	1	Major	Washout behind multi family lots
16	1	Minor	Rills on bank behind single family lot
17	1	Moderate	Washout behind single family lots
18	1	Minor	Rills on bank behind single family lot
19	1	Minor	Minor erosion on bank leading up to golf course (Tract G-1)
20	1	Minor	Minor erosion behind multifamily lot
21	1	Moderate	Washouts and rills behind multifamily
22	1	Minor	Rill after drainage pipe behind
23	1	Moderate	Washout behind multifamily lot
24	1	Moderate	Washouts behind multifamily lot
25	1	Minor	Washout on bank leading to Tract G-2
26	1	Minor	Washout behind multifamily lot
27	1	Minor	Washout behind multifamily lot
28	1	Moderate	Washout behind multifamily lot
29	1	Moderate	Washouts after existing rip rap improvement behind multifamily lot
30	1	Minor	Minor washouts on bank leading up to
31	12	Minor	Minor washouts behind single family
32	12	Minor	Minor washouts leading up to Tract G-5
33	12	Moderate	Rills leading up to Tract G-5

34	12	Moderate	Rills leading up to Tract G-5
35	14	Minor	Washout behind single family lots
36	16	Moderate	Rills behind single family lots
37	16	Moderate	Rills behind single family lots
38	16	Minor	Small washout after existing rip rap
39	16	Minor	Minor washout after existing rip rap improvement leading up to Tract G-16
40	11	Minor	Small rills in between plantings leading up to Tract G-15
41	11	Minor	Small rills in between plantings leading up to Tract G-15
42	11	Minor	Small rills in between plantings leading up to Tract G-15
43	11	Moderate	Areas around existing rip rap improvement beginning to washout
44	11	Minor	Small rills behind single family lots
45	11	Moderate	Washout and hole forming behind single
46	11	Minor	Small rills behind single family lots
47	11	Moderate	Rill on the side of existing rip rap improvement behind single family lots
48	11	Minor	Small rill after existing rip rap improvement behind single family lots
49	10	Major	Large washout on bank leading up to
50	10	Moderate	Rills on bank leading to Tract G-15
51	10	Moderate	Rills and washouts behind single family
52	10	Moderate	Rills and washouts behind single family
53	8	Moderate	Steep dropoff on the sides of existing rip rap improvement behind single family
54	9	Minor	Small rills and dropoffs
55	7	Moderate	Rills and washouts near existing rip rap improvements
56	7	Moderate	Washouts behind single family lots
57	7	Moderate	Washouts behind single family lots
58	6	Moderate	Washouts on bank leading to Tract G-7
59	6	Minor	Washouts on bank leading to Tract G-7
60	5	Minor	Rills behind multifamily lot
61	5	Minor	Rill behind multifamily lot
62	5	Moderate	Rill behind multifamily lot
63	5	Major	Rills on the side of existing rip rap improvements behind multifamily lot
64	5	Major	Large washout behind multifamily lots
65	4	Moderate	Washouts behind multifamily lots
66	4	Moderate	Washouts behind multifamily lots
67	4	Minor	Rills behind multifamily lots
68	15	Minor	Small rill on the side of existing rip rap improvements

Cedar Hammock CDD General Election Seats

Seat 1	John Martino	Expires: 11/2026
Seat 2	Don Eliasek	Expires: 11/2026
Seat 3	Domiano Passalacqua	Expires: 11/2026
Seat 4	Fred Bally	Expires: 11/2028
Seat 5	Quentin Greeley	Expires: 11/2028

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Cedar Hammock Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Collier County Supervisor of Elections located at Rev. Dr. Martin Luther King, Jr. Building, 3750 Enterprise Avenue, Naples, Florida 34104; Ph: (239) 252-8683, <https://www.colliervotes.gov>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

**MINUTES OF MEETING
CEDAR HAMMOCK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Cedar Hammock Community Development District was held Tuesday, June 9, 2026 at 2:00 p.m. at the Cedar Hammock Clubhouse, located at 8660 Cedar Hammock Boulevard, Naples, Florida 34112.

Present and constituting a quorum were:

Quentin Greeley	Chairperson
Fred Bally	Vice Chairperson
John Martino	Assistant Secretary
Don Eliasek	Assistant Secretary
Domiano Passalacqua	Assistant Secretary

Also present either in person or via electronic communications were:

Liz Brito	District Manager
Dan Cox	District Counsel
Jamie Rivera	District Engineer
Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

The meeting was called to order, and the roll was called. A quorum was established.

SECOND ORDER OF BUSINESS **Motion to Approve Agenda**

- District Engineer Report (Ms. Jamie Rivera) should be moved to immediately after Business Item 4A (Paver Agreement).
- Item 4B should be expanded to include not only the sliding glass door at the gatehouse, but also the proposed interior rehabilitation.

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On MOTION by Mr. Eliasek, seconded by Mr. Passalacqua, with all in favor, the Agenda for the meeting was approved, as amended. (5-0)

THIRD ORDER OF BUSINESS **Public Comments on Agenda Items**

Mr. Nick D. Moore (President, Villas I at Cedar Hammock HOA, Inc.) presented details on the proposed driveway paver replacement project affecting 64 units along the main Boulevard.

The key points were:

- Contractor: Naples Hardscapes (experienced paver contractor in Collier/Lee Counties).
- Scope: Remove concrete driveways, sidewalks, and aprons; install paver systems. Includes chase pipe under driveways for future utilities.
- Timeline: Contract signed; documentation being rushed. Expected start is the first week of July (target cutting ground by July 4, 2026). Duration 8–12 weeks. One driveway side per day; prep crew followed by finish crew.
- Vehicles on site: Dump truck (concrete removal), rock/sand truck, paver truck. Irrigation workers and Project Manager will be on site daily.
- Garage Access: 64 garage floors must be opened (lifted ~2 ft max) for etching/prep at driveway end. HOA management sending emails to residents for garage codes; Mr. Moore will coordinate access and be on site throughout.
- Insurance & Protection: HOA and contractor have acquired the required liability insurance covering CDD sidewalk crossover. Certificates were provided to Chairperson Greeley. Contractor will photo-document pre-existing conditions (especially street drains) and repair any damage caused. HOA oversees drain system protection.
- CDD Jurisdiction Focus: Sidewalks and Aprons (pavers now cover both). HOA assumes perpetual maintenance responsibility per Agreement.
- Aesthetic Benefit: Modern pavers look consistent with surrounding communities; community will no longer “look 26 years old.”

FOURTH ORDER OF BUSINESS **Business Items**

71 **A. Consideration of Maintenance and Indemnification Agreement with the HOA**
72 **for Paving**

73 The Board reviewed the Maintenance and Indemnification Agreement (prepared for
74 execution) between the CDD and Villas I at Cedar Hammock HOA, Inc. The Agreement was
75 previously reviewed by District Counsel. The HOA has signed off and provided Certificates of
76 Insurance for both the HOA and contractor.

77 Key agreement terms were discussed:

78

79 • The HOA is solely responsible (at its cost) for perpetual maintenance, repair, and
80 replacement of all improvements (pavers, base, edge restraints, jointing,
81 settlement/heaving, cleaning/sealing).

82 • Item 13 – Reserve Funding: HOA must maintain a fully funded reserve account
83 sufficient for complete replacement of the Improvements. CDD may require annual
84 certification and updates to Reserve Studies. Failure to maintain adequate reserves
85 = material default.

86 • Insurance: HOA and contractors to maintain \$1 Million/\$2 Million commercial
87 general liability (occurrence), workers' compensation, and other required coverage.
88 CDD named additional insured. 30-day notice of cancellation. Carrier must be A-
89 VII rated or better.

90 • CDD Rights: Superior right to access/remove/replace improvements for
91 infrastructure work; utilities authorized to do the same. HOA is responsible for
92 paver restoration. CDD may be inspected anytime (HOA reimburses costs within
93 30 days; nonpayment = default).

94 • Default & Remedies: CDD may perform work, remove improvements, restore to
95 prior condition, and recover costs from the HOA. Agreement runs with the land,
96 perpetual, recordable in Collier County public records (at HOA expense). Engineer
97 certification of installation required (compaction, base, drainage, materials).

98 • Other Streets / Crossovers: Board noted this is a large-scale request (64 units, ~½
99 mile each side of Boulevard). No prior similar requests of this magnitude; therefore,
100 enhanced protections applied. Same rules would apply if other HOAs requests
101 similar improvements.

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On MOTION by Mr. Martino, seconded by Mr. Passalacqua, with all in favor, the Maintenance and Indemnification Agreement with Villas I HOA for Paving was approved, as presented, including all terms discussed.

The Board was in consensus on protections and readiness to proceed.

- HOA (Mr. Nick D. Moore) to finalize resident garage code collection and confirm access for contractors; target project starts early July 2026.
- Contractor to photo-document pre-existing drain/street conditions prior to demolition; repair any damage caused during project.
- HOA to provide annual certification of fully funded reserves and current insurance certificates to CDD (ongoing obligation).
- Agreement to be executed by both parties and recorded in Collier County Public Records (HOA expense).
- Ms. Brito/Ms. Rivera to monitor project commencement and compliance; and coordinate any CDD inspections as needed.

B. Consideration of Quote for Sliding Glass Door & Interior Rehabilitation (Gatehouse)

Quote reviewed for replacement of sliding glass door(s) at the gatehouse/clubhouse (PO:

Cedar Hammock Clubhouse). Two pricing options presented:

- Option 1 (Single / Primary): SGD770NS Sliding Glass Door – Net Amount \$6,661.68 (includes \$4,658.85 unit + tax + \$1,700.00 labor).
- Option 2 (Two Sliders to replace French doors): Net Amount \$13,323.35 (includes higher unit cost + tax + \$3,400.00 labor).

The item also encompasses proposed interior rehabilitation work at the gatehouse. Per agenda modification, both elements were combined under 4B.

On MOTION by Mr. Eliasek, seconded by Mr. Bally, with all in favor, Option 1 Quote for sliding glass door and rehabilitation of interior (gatehouse) was approved. (5-0)

Ms. Brito to process approved quote, coordinate vendor scheduling, and track completion.

135 **C. Acceptance of Fiscal Year 2025 Audit**

136 The Board considered the Cedar Hammock CDD Annual Financial Report for the Fiscal
137 Year ended September 30, 2025 (prepared in accordance with GASB and Florida requirements).

138 The package includes:

- 139 • Independent Auditors’ Report (Pages 1-3).
- 140 • Management’s Discussion and Analysis (Pages 4-8).
- 141 • Basic Financial Statements: Government-wide (Statement of Net Position,
142 Statement of Activities); Fund Financials (General Fund Balance Sheet,
143 Reconciliation, Revenues/Expenditures/Changes, Budget vs. Actual); Notes to
144 Financial Statements (Pages 9-24).
- 145 • Independent Auditors’ Report on Internal Control & Compliance (Pages 25-26)
- 146 • Management Letter (Pages 27-29)
- 147 • Independent Accountants’ Report on Compliance with Section 218.415, F.S.
148 (Page 30).

149
150 On MOTION by Mr. Martino, seconded by Mr. Passalacqua, with
151 all in favor the Fiscal Year 2025 Audit was accepted, as presented.
152 (5-0)
153

154 No significant findings or Management Letter comments noted in summary review.
155 Christian Haller / Liz Brito to file accepted Report with appropriate State repositories, and it shall
156 be retained in District records.

157 **FIFTH ORDER OF BUSINESS** **Staff Reports**

158 **A. District Counsel**

159 Mr. Cox reviewed and confirmed the Maintenance and Indemnification Agreement terms
160 provide strong protection for the CDD (insurance, reserves, indemnification, superior rights,
161 default remedies, recording). No legal concerns were raised; agreement is ready for execution.
162 There will be assistance with any post-execution questions or recording coordination if needed.
163

164 **B. District ‘Engineer**

165 Lake Bank Erosion & Stabilization Analysis – status and recommendations were
166 presented.

- 167 • Shoreline Restoration Repair – project update and next steps.

- 168 • Engineering cross-section drawing of paver installation circulated and discussed
- 169 during 4A (compaction, base, drainage details).

170 Ms. Rivera is to provide any additional analysis or cost estimates for lake bank/shoreline
171 work as directed by the Board. She will coordinate with field operations on any immediate
172 stabilization needs.

173 **C. District Manager**

174 **i. Field Inspection Report**

175 Field inspection activities and findings were presented (specific violations, maintenance
176 items, or action items per full report in meeting package). Staff shall continue coordination with
177 Field Inspectors (Tim Hall, John Fowler, etc.) and vendors on open items; the Board will be
178 updated on status at next meeting.

179 **ii. Reminder of Form 1 Submission Deadline**

180 Supervisors were reminded of the Annual Financial Disclosure Form 1 filing requirement
181 (due date typically July 1 for most public officers in Florida). Forms are available via Florida
182 Commission on Ethics website. Follow-Up: Ms. Brito to re-send reminder email with links and
183 instructions; track submissions for compliance.

184 **iii. Follow-Up from Irrigation Water Management**

185 Status update on prior irrigation water management discussions or projects. Follow-Up:
186 Continue monitoring and coordination with relevant vendors or St. Johns River Water
187 Management District / South Florida Water Management District as applicable; report progress at
188 next meeting.

189 **iv. Follow-Up Items**

190 General updates on open projects, vendor coordination, invoice processing, website
191 updates reflecting new District Manager, and continuity items from prior manager transition.
192 Specific action items are tracked in separate follow-up tracker or prior sheets.

193
194 **SIXTH ORDER OF BUSINESS**

Consent Agenda

195 **A. Consideration of Minutes from Meeting Held May 12, 2026**

196 There being no additions, corrections or deletions,

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198 On MOTION by Mr. Martino, seconded by Mr. Passalacqua, with
199 all in favor, the Minutes of the Meeting held May 12, 2026, were
200 approved. (5-0)

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202 **B. Consideration of April 2026 Financial Statements and Check Registers**

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205 On MOTION by Mr. Bally, seconded by Mr. Eliasek, with all in
206 favor, the April 2026 Financial Statements and Check Registers
207 were approved. (5-0)

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210 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
211 **Comments**

212 There being no requests or comments, the next order of business followed.

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214 **EIGHTH ORDER OF BUSINESS** **Adjournment**

215 There being no further business,

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217 On MOTION by Mr. Greeley, seconded by Mr. Martino, with all in
218 favor, the meeting was adjourned at 3:31 p.m. (5-0)

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Quentin Greeley
Chairperson



*Cedar Hammock
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

<u>FINANCIAL STATEMENTS</u>		<u>Pages</u>
Balance Sheet	.....	1
General Fund	.....	2 - 3
 <u>SUPPORTING SCHEDULES</u>		
Non-Ad Valorem Special Assessment	.....	4
Cash and Investment Report	.....	5
Bank Reconciliation	.....	6
Check Register	.....	7

CEDAR HAMMOCK
Community Development District

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Checking Account	\$ 1,423,841
Investments:	
Money Market Account	463,811
Deposits	1,359
TOTAL ASSETS	\$ 1,889,011
<u>LIABILITIES</u>	
Accounts Payable	\$ 32,439
TOTAL LIABILITIES	32,439
<u>FUND BALANCES</u>	
Nonspendable:	
Deposits	1,359
Assigned to:	
Operating Reserves	63,010
Reserves - Bridges	29,950
Reserves - Bulkheads	55,950
Reserves - Irrigation System	459,404
Reserves - Lakes	127,456
Reserves - Roadways	143,284
Unassigned:	976,159
TOTAL FUND BALANCES	\$ 1,856,572
TOTAL LIABILITIES & FUND BALANCES	\$ 1,889,011

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 20,000	\$ 13,333	\$ 42,278	\$ 28,945
Interest - Tax Collector	-	-	289	289
Special Assmnts- Tax Collector	526,632	526,632	518,664	(7,968)
Special Assmnts- Discounts	(21,065)	(21,065)	(18,902)	2,163
TOTAL REVENUES	525,567	518,900	542,329	23,429

EXPENDITURES

Administration

ProfServ-Engineering	5,000	3,333	-	3,333
ProfServ-Legal Services	2,500	1,667	1,610	57
ProfServ-Mgmt Consulting	47,232	31,488	31,488	-
ProfServ-Property Appraiser	6,103	4,392	4,392	-
ProfServ-Special Assessment	3,618	3,618	3,618	-
ProfServ-Web Site Maintenance	808	539	538	1
Auditing Services	5,000	-	-	-
Postage and Freight	927	618	51	567
Insurance - General Liability	8,452	8,452	9,032	(580)
Printing and Binding	618	412	25	387
Legal Advertising	2,575	2,575	4,115	(1,540)
Misc-Bank Charges	100	100	-	100
Misc-Assessment Collection Cost	10,533	10,533	7,357	3,176
Misc-Web Hosting	2,000	1,333	1,164	169
Office Supplies	100	67	-	67
Annual District Filing Fee	175	175	175	-
Total Administration	95,741	69,302	63,565	5,737

Field

ProfServ-Field Management	1,894	1,263	1,263	-
Management Services	2,575	1,717	-	1,717
Contracts-Water Mgmt Services	7,200	4,800	5,000	(200)
Utility - Cameras	1,000	667	-	667
Electricity - Wells	5,000	3,333	2,749	584
Electricity - Aerator	4,000	2,667	4,356	(1,689)
R&M-Lake	3,000	3,000	10,350	(7,350)
R&M-Plant Replacement	500	-	-	-
R&M-Roads	20,000	-	3,525	(3,525)
R&M Bulkheads	5,000	3,333	395	2,938
R&M - Bridges & Cart Paths	5,000	-	-	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Contingency	38,743	25,829	17,488	8,341
Capital Outlay	31,809	31,809	6,998	24,811
Reserve - Bulkheads	26,000	-	-	-
Reserves - Irrigation System	152,271	-	25,100	(25,100)
Reserve - Lakes	77,917	46,262	-	46,262
Reserve - Roadways	47,917	-	-	-
Total Field	<u>429,826</u>	<u>124,680</u>	<u>77,224</u>	<u>47,456</u>
TOTAL EXPENDITURES	525,567	193,982	140,789	53,193
Excess (deficiency) of revenues Over (under) expenditures	-	324,918	401,540	76,622
Net change in fund balance	\$ -	\$ 324,918	\$ 401,540	\$ 76,622
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,455,032	1,455,032	1,455,032	
FUND BALANCE, ENDING	<u>\$ 1,455,032</u>	<u>\$ 1,779,950</u>	<u>\$ 1,856,572</u>	

CEDAR HAMMOCK
Community Development District

Supporting Schedules

May 31, 2026

**Non-Ad Valorem Special Assessments
(Collier County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2026**

					ALLOCATION	
Date Received	Net Amount Received	(Discount) Amount	Commission Amount	Amount Received	General Fund Assessments	
Assessments Levied For FY 2026				\$ 526,632	\$	526,632
Allocation %				100%		100%
11/03/25	\$ 2,945	\$ 167	\$ 60	\$ 3,172	\$	3,172
11/06/25	\$ 1,240	\$ 53	\$ 25	\$ 1,318	\$	1,318
11/13/25	\$ 57,049	\$ 2,425	\$ 1,164	\$ 60,638	\$	60,638
11/21/25	\$ 105,416	\$ 4,482	\$ 2,151	\$ 112,049	\$	112,049
11/26/25	\$ 61,389	\$ 2,610	\$ 1,253	\$ 65,252	\$	65,252
12/03/25	\$ 137,661	\$ 5,852	\$ 117	\$ 143,630	\$	143,630
12/12/25	\$ 33,675	\$ 1,402	\$ 687	\$ 35,765	\$	35,765
12/19/25	\$ 12,025	\$ 427	\$ 245	\$ 12,698	\$	12,698
01/08/26	\$ 27,440	\$ 873	\$ 560	\$ 28,873	\$	28,873
02/06/26	\$ 22,280	\$ 506	\$ 455	\$ 23,241	\$	23,241
03/06/26	\$ 12,776	\$ 145	\$ 261	\$ 13,182	\$	13,182
04/07/26	\$ 15,886	\$ -	\$ 324	\$ 16,210	\$	16,210
05/06/26	\$ 2,622	\$ (40)	\$ 54	\$ 2,636	\$	2,636
TOTAL	\$ 492,405	\$ 18,902	\$ 7,357	\$ 518,664	\$	518,664
% COLLECTED				98%		98%
TOTAL OUTSTANDING				\$ 7,968	\$	7,968

Cash and Investment Report
May 31, 2026

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Gov't Interest Checking	n/a	3.56%	1,423,841
Money Market Account	BankUnited	Public Funds MMA	n/a	3.40%	463,811
				Total	<u>\$ 1,887,652</u>

Bank Account Statement

Cedar Hammock CDD

Bank Account No. 2555

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101003 Balance	1,423,841.33	Statement Balance	1,425,091.02
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,423,841.33	Subtotal	1,425,091.02
Negative Adjustments	0.00	Outstanding Checks	-1,249.69
Ending G/L Balance	1,423,841.33	Ending Balance	1,423,841.33

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
01/26/2026	Payment	2787	FPL - ACH	Payment of Invoice 003315			-21.56
04/23/2026	Payment	300077	FPL - ACH	Inv: 040226-0306-ACH			-228.67
04/23/2026	Payment	300078	FPL - ACH	Inv: 040226-0308-ACH			-336.98
05/21/2026	Payment	100101	DANIEL H. COX, P.A.	Inv: 050126-			-140.00
05/21/2026	Payment	100104	INNERSYNC STUDIO LTD	Inv: INV-SN-1407			-388.13
05/19/2026	Payment	300084	FPL - ACH	Inv: 050426-0308-ACH			-81.75
05/26/2026	Payment	300085	FPL - ACH	Inv: 050426-0305-ACH			-52.60
Total Outstanding Checks							-1,249.69

Outstanding Deposits

Total Outstanding Deposits

CEDAR HAMMOCK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 5/01/2026 to 5/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100100	05/04/26	SUPERIOR WATERWAY SERVICES	1012038	May 2026 Aeration Maintenance (Quarterly)	Aeration maintenance May 2026	549900-53901	\$1,148.00
001	100101	05/21/26	DANIEL H. COX, P.A.	050126-	Legal services May 2026	ProfServ-Legal Services	531023-51401	\$140.00
001	100102	05/21/26	GANNETT MEDIA CORP	0007690624	Legal Notice Apr 1- Apr 31, 2026	Legal Advertising	548002-51301	\$536.96
001	100103	05/21/26	RMA GEOLOGIC CONSULTANTS, INC	23-526-36	MAY 2026 DATA COLLECTION & REPORTING	Contracts-Water Mgmt Services	534047-53901	\$625.00
001	100104	05/21/26	INNERSYNC STUDIO LTD	INV-SN-1407	Web site maintenance Quarterly 5/1/26	Misc-Web Hosting	549915-51301	\$388.13
001	100105	05/21/26	INFRAMARK LLC	178401	MAY 26 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,936.00
001	100105	05/21/26	INFRAMARK LLC	178401	MAY 26 MGMT FEES	MAY 26 WEBSITE SERVICES	531094-51301	\$67.33
001	100105	05/21/26	INFRAMARK LLC	178401	MAY 26 MGMT FEES	MAY 26 FIELD SERVICES	531016-53901	\$157.83
001	300084	05/19/26	FPL - ACH	050426-0308-ACH	SVC PRD 04/02/26-05/04/26	Electricity - Aerator	543051-53901	\$81.75
001	300085	05/26/26	FPL - ACH	050426-0305-ACH	SVC PRD 04/02-26-05/04/26	Electricity - Aerator	543051-53901	\$52.60
001	300086	05/26/26	FPL - ACH	051125-0561-ACH	SVC PRD 04/02-26-05/04/26	Electricity - Aerator	543051-53901	\$229.97
001	300087	05/26/26	FPL - ACH	050426-9427-ACH	SVC PRD 04/02-26-05/04/26	Electricity - Aerator	543051-53901	\$88.92
001	300088	05/26/26	FPL - ACH	050426-2538-ACH	SVC PRD 04/02-26-05/04/26	Electricity - Wells	543050-53901	\$88.79
001	300089	05/26/26	FPL - ACH	050426-5561-ACH	SVC PRD 04/02/26-05/04/26	Electricity - Aerator	543051-53901	\$67.88
001	300090	05/26/26	FPL - ACH	050426-2379-ACH	SVC PRD 04/02/26-05/04/26	Electricity - Aerator	543051-53901	\$57.08
001	300091	05/26/26	FPL - ACH	050426-2574-ACH	SVC PRD 04/02-26-05/04/26	Electricity - Aerator	543051-53901	\$45.76
001	300092	05/26/26	FPL - ACH	051126-0495-ACH	SVC PRD 04/02-26-05/04/26	Electricity - Wells	543050-53901	\$109.46
Fund Total								\$7,821.46

Total Checks Paid	\$7,821.46
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