

FOREST LAKES

**ROADWAY AND DRAINAGE M.S.T.U.
ADVISORY COMMITTEE**
8300 Radio Road
Naples, FL 34104

AGENDA

May 6, 2025

I. CALL TO ORDER

II. ATTENDANCE

Advisory Committee:

Greg Pollock – Chair (4/21/2026)

Marianne Fanning (4/21/2026)

Kathy Thomson – Vice Chair (4/21/2027)

Jerry Norsic (4/21/2028)

Patrick Bernal (4/21/2027)

County Staff:

Brian Wells – Director, PTNE

Dan Schumacher – MSTU Project Manager

Contractor(s):

Aaron Gross – Ground Zero Landscaping

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES – APRIL 1, 2025

V. CONTRACTOR REPORTS

A. Ground Zero Landscaping – Aaron Gross

VI. PROJECT MANAGERS REPORT – Dan Schumacher

A. BUDGET REPORT

- **FY-26 Millage**

B. Lakes Maintenance – Aquatic Vegetation Control

VII. ONGOING BUSINESS

A. Shopping Center Screening – Hedge & Fence

B. Lake 15 Wall Replacement

VIII. NEW BUSINESS

A. Quail Run Lakes – Rip-Rap Replenishment

B. Lamp Pole Outages & #33 Down

IX. COMMITTEE MEMBER COMMENTS

X. PUBLIC COMMENTS

XI. ADJOURNMENT

NEXT MEETING

JUNE 3RD, 2025 - 10:00 AM

FOREST LAKES CONDO ASSOCIATION CLUBHOUSE

1058 FOREST LAKES DRIVE, NAPLES, FL 34112

(239) 261-5497

FOREST LAKES

ROADWAY AND DRAINAGE M.S.T.U. ADVISORY COMMITTEE 8300 Radio Road - Naples, FL 34104

MINUTES

APRIL 1, 2025

I. CALL TO ORDER

Chair Pollock called the meeting to order at 10:00 A.M. Roll call was taken, and a quorum of five (5) was present.

II. ATTENDANCE

Advisory Committee

Greg Pollock – Chair
Kathy Thomson – Vice Chair
Patrick Bernal
Marianne Fanning
Jerry Norsic

Staff

Brian Wells – Director, PTNE (Excused)
Dan Schumacher – Project Manager, PTNE
Rosio Garcia – Operations Coordinator PTNE (Excused)

Contractors

Aaron Gross – Ground Zero Landscaping
Wendy Warren – Premier Staffing (Transcription)

Public Attendance

Doug Burnham – General Manager, QRG
Paul Carletta
John Guido
Russell Peter
Jack Hedenstrom
Deborah Hestrup
Rick Korb
Stacie Young

III. APPROVAL OF AGENDA

Vice Chair Thomson moved to approve the April 1, 2025, Agenda of the Forest Lakes Roadway and Drainage Advisory Committee MSTU. Second by Mr. Bernal. Carried unanimously 5 - 0.

IV. APPROVAL OF MINUTES – March 4, 2025

Mr. Bernal moved to approve the minutes of the March 4, 2025, Forest Lakes MSTU Advisory Committee meeting, as presented.

Second by Vice Chair Thomson. Carried unanimously 5 – 0.

V. CONTRACTOR REPORTS

A. Ground Zero Landscaping

Mr. Schumacher and Mr. Gross reported:

- Landscaping is well trimmed and in good condition.
- Numerous trees along the sidewalk perimeter were trimmed to remove overhanging, plus limbs encroaching on lamp poles pruned back.

- Soil and mud on the Woodshire Ln sidewalk were removed, having washed down from an irrigation leak above the pedestrian “cow path” cut through to The Crossings shopping center.

Code Complaint – Hurricane Debris

Mr. Schumacher reported:

A code complaint has been filed to address the multi-month hurricane debris pile in the ROW on Forest Lakes Blvd in the southwest corner of the community.

Light Pole Outages

Mr. Schumacher reported:

- LED bulb replacements for the existing High Pressure Sodium (HPS) bulbs have not been determined, so HPS bulbs will be ordered for the next lighting repairs.
- Approximately 20% of the lamp poles need replacements.

VI. PROJECT MANAGERS REPORT – Dan Schumacher

A. Budget Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Forest Lakes MSTU Fund 1626 Budget for March 4, 2025, prepared February 26, 2025.

Mr. Schumacher provided an overview of the budget highlighting:

- Purchase Orders
 1. City of Naples – reclaimed irrigation water.
 2. FPL – electricity.
 3. Ground Zero Landscaping – grounds maintenance
 4. Incidentals – landscape materials and refurbishment.
 5. Maintenance – regular landscape, swales & irrigation maintenance.
 6. Lake Doctors – lake fountain(s).
 7. Mettauer Environmental – lake weed control and aerator maintenance.
 8. Pavement Maintenance – concrete sidewalk curbs.
 9. Premier Staffing – transcription services.
 10. Simmonds Electrical – lighting & general electrical services.
 11. SiteOne Landscape Supply – irrigation parts and pumps.
- Budget Summary
 1. Line 1, Revenue – of the \$1,268,800 Millage budgeted, \$1,180,612 has been collected, leaving an outstanding balance of \$88,187.
 2. Line 2, Carry Forward – unexpended Prior Year (2024) Funds 2,504,100.
 3. Line 3, Revenue Total – a total of \$3,772,900.
 4. Line 23, Operating Expense – of the \$311,200 budgeted, \$80,244 remains committed to existing Purchase Orders and \$79,538 has been expended, leaving \$151,416 available within budget for additional operating expenses as needed.
 5. Line 27, County Overhead – of the \$108,500 budgeted, \$101,905 has been transferred and a balance of \$79,906 remains for transfer. (PTNE Staff & support, Property Appraiser, & Tax Collector).

6. Line 30, Capital Reserves total budget is \$3,353,200.
 - i. Reserves for Capital (27) – a balance of \$2,953,200 remains for improvement projects.
 - ii. Reserves for Roadway Paving (28) – a \$400,000 earmark.
 7. Line 31, All Expenses – of the \$3,772,900 budgeted, \$187,247 remains committed to existing Purchase Orders and \$181,444 has been expended, leaving \$3,404,208 available within budget for additional expenses as needed.
 8. Line 32, FY-25 Budget Grand Total – budgeted Revenues (Line 3) & All Expenses (Line 31) are equal and cancel-out, \$187,247 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by \$999,168, and \$811,921 are Unexpended.
 - ❖ Unexpended funds at fiscal year-end will carry forward to the FY-26 budget.
- General
 1. MSTU Tax Rate: 4.0 Mills (0.4%) to maintain MSTU Roadways and Stormwater Drainage within the taxing district.
 2. The Ad Valorem property tax value increased 7.65% for fiscal year 2025 over 2024 generating additional revenue of \$87,975.
 3. Funds collected by the Forest Lakes MSTU cannot be utilized outside of the MSTU.

Mr. Schumacher noted:

- The planned award of Lakes Maintenance/Aquatic Weed Control to Mettauier Environmental, Line 9, was rejected by Procurement Division and the Vendor currently on contract with the county, DeAngelo, is to be utilized for this service on the lakes in Quail Run Golf Club.

B. FY-26 MSTU Millage – 2025 Tax Bill

Mr. Schumacher informed the committee that Ms. Thomson had inquired about considering a reduction in the MSTU millage in FY-26 from the current 4.0000 millage maximum.

He also approximated the cost of repaving all outstanding MSTU roadways at \$1.3M and the remaining lake retaining wall replacements at \$1.2M, for a total known Capital expenditure requirement of \$2.5M, or \$3.0M allowing for undetermined price increases.

- Millage options are: (for reference)
 1. Revenue Neutral: Adjust the current millage rate to maintain the FY-25 MSTU revenue level.
 2. Millage Neutral: Maintain the current millage rate of 4.0000 mills, with the MSTU revenue level fluctuating each fiscal year, higher or lower, in tandem with Ad Valorem property values determined by the Property Appraiser.
 3. Decrease the millage to a rate below the MSTU 4.0000 maxim, upon a motion passed by the Advisory Committee.
 4. The Fiscal Year 2026 budget is effective October 1, 2025.
 - * 4.0000 mills equates to \$4.00 assessed per \$1,000 of Ad Valorem taxable value.

Committee & Public Discussion

- MSTU millage is a small percentage of a property owner's total annual tax bill.
- Reducing the millage may limit the ability of the budget to keep up with inflation.

- The cost basis for new property purchases in the community is much higher than long-time owners and a millage reduction impacts them favorably.
- Many identified capital expenditures will be made over several coming years, while additional revenues continue to accumulate.

Mr. Schumacher requested the committee members consider their millage recommendations in preparation for a motion at the May 6th MSTU public meeting, to be communicated to the county Budget Office for FY-26.

C. Lakes Maintenance (Aquatic Vegetation Control)

Mr. Schumacher reported:

- As noted in the Budget Report section, above, the Vendor currently on contract with the county, DeAngelo, is to be utilized for this service on the lakes in Quail Run Golf Club.
- A drive-thru review of the lakes is schedule for Wednesday, 4/2, with DeAngelo in preparation for a quote and subsequent issuance of a Purchase Order.
- Service is expected to commence later this month, in April 2025.

VII. ONGOING BUSINESS

A. Lake 9 Fountain - Replacement

Mr. Schumacher reported the Lake #9 replacement has been successfully installed by Lake Doctors, with the invoice to be paid upon receipt of the user manual and warranty documentation.

B. Paving - Woodshire Lane & Forest Lakes Drive

Mr. Schumacher reported that re-paving on both roadway segments has been successfully completed, including:

- Milling
- Resurfacing
- Application of thermoplastic striping

C. Shopping Center Screening

Mr. Schumacher reported:

Fence Installation Woodshire Lane / Pine Ridge Crossing Shopping Center

- FPL has no setback requirements with respect to the fence location.
- LJA Engineering is revising their quote to Survey the property line in the vicinity of the fence.
- Upon receipt of the survey, a black vinyl fence extending from the fence running south of this area to The Crossings parking lot entrance off Woodshire Lane at the north end will be purchased the Carter Fence Company.
- Upon installation of the fence extension, Ground Zero Landscaping will install a low block paver wall (approximately 15-foot length) along the base of the fence and ravine, then sod to address erosion.

D. Lake 15 Wall Replacement

Mr. Burnham reported:

- Quail Run GC has worked with attorneys to offer a cost-sharing proposal to the County for this lake wall replacement project.
- A proposal has been obtained and will be provided for MSTU review.

- Mr. Schumacher will present the proposal to the County Attorney's Office for an opinion on the feasibility of a cost-sharing arrangement.

VIII. NEW BUSINESS

A. Quail Run Lakes – Rip-Rap Replenishment

Mr. Schumacher reported that rip-rap specifications have been received and will be shared with Mr. Burnham for stone selection.

IX. COMMITTEE MEMBER COMMENTS

Mr. Pollock reported fragmented asphalt in the vicinity of the westbound curve at the north end of Forest Lakes Dr. – to be reviewed.

X. PUBLIC COMMENTS

None

XI. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned by the Chair at 11:10 A.M.

FOREST LAKES ROADWAY AND DRAINAGE MSTU ADVISORY COMMITTEE

Greg Pollock, Chair

The Minutes were approved by the Committee on _____, 2025 as presented _____, or as amended _____.

<https://www.collierptne.com/forest-lakes-roadway-drainage-advisory-committee/>

NEXT MEETING:

May 6, 2025 - 10:00 A.M.
FOREST LAKES CONDO ASSOCIATION CLUBHOUSE
NAPLES, FL 34105
(239) 261-5497

Forest Lakes M.S.T.U.

Fund 1626

May 6, 2025

	FY-25	Vendor	Item	PO#	Budget	Commitments	Expenditures	Available
1	MILLAGE COLLECTED & INTEREST		MSTU Revenues		\$ (1,268,800.00)	\$ -	\$ (1,242,418.32)	\$ (26,381.68)
2	CARRY FORWARD		Unexpended Prior Year Funds		\$ (2,504,100.00)	\$ -	\$ -	\$ (2,504,100.00)
3	ALL REVENUES				\$ (3,772,900.00)	\$ -	\$ (1,242,418.32)	\$ (2,530,481.68)
4	ENG. FEES & OTHERS (631400)				\$ 25,000.00	\$ -	\$ -	\$ 25,000.00
5	INDIRECT COST REIMBURSE	Collier County	Indirect Cost	Direct Pay	\$ 3,900.00	\$ -	\$ 3,900.00	\$ -
6	INTERDEPARTMENT PAYMENT	IGC#100474	30x30 Stop Sign @51 Forest Lakes Blvd				\$ 50.75	\$ (50.75)
		Ground Zero Landscaping	Non-Bid Schedule Items	4500233638		\$ 2,280.00	\$ 720.00	
		Ground Zero Landscaping	Landscape Incidentals	4500233638		\$ 5,197.98	\$ 9,802.02	
7	LANDSCAPE INCIDENTALS (634990)				\$ 10,000.00	\$ 7,477.98	\$ 10,522.02	\$ (8,000.00)
		Ground Zero Landscaping	Grounds Maintenance	4500233638		\$ 34,133.00	\$ 31,867.00	
		Preferred Materials	Woodshire Ln Repaving	4500237693		\$ 92,362.60	\$ -	
		Preferred Materials	Forests Lakes Dr	4500237734		\$ 14,640.20	\$ -	
8	OTHER CONTRACTUAL (634999)				\$ 100,000.00	\$ 141,135.80	\$ 31,867.00	\$ (73,002.80)
		Mettauer Environmental	Lakes - Aquatic Vegetation Control	4500233643		\$ 100.00	\$ 2,875.00	
		Pavement Maintenance	Concrete Sidewalks, Curbs	4500233648		\$ 3,980.00	\$ 21,020.00	
		Lake Doctors	Lake #9 Fountain Replacement	4500237453		\$ 10,130.10		
		DeAngelo Contracting	Lakes - Aquatic Vegetation Control	4500238403		\$ 10,000.00		
9	OTHER CONTRACTUAL (639990)				\$ 140,600.00	\$ 24,210.10	\$ 23,895.00	\$ 92,494.90
10	ELECTRICITY	FPL	Electricity	4700005161	\$ 13,500.00	\$ 6,750.42	\$ 6,749.58	\$ -
11	WATER & SEWER	City of Naples	Water - Reclaimed Irrigation	4700005192	\$ 3,000.00	\$ 2,253.56	\$ 746.44	\$ -
12	INSURANCE GENERAL	Collier County	Insurance	Direct Pay	\$ 600.00	\$ 150.00	\$ 450.00	\$ -
13	SPRINKLER SYSTEM	SiteOne	Irrigation Parts & Pumps	4500235293	\$ 1,500.00	\$ 3,276.56	\$ 223.44	\$ (2,000.00)
14	MULCH				\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
		Simmonds Electrical	Electrical Services	4500233651		\$ 1,882.01	\$ 8,117.99	
15	LIGHTING MAINTENANCE (646451)				\$ 6,000.00	\$ 1,882.01	\$ 8,117.99	\$ (4,000.00)
16	LICENSE & PERMITS				\$ 2,000.00	\$ -	\$ -	\$ 2,000.00
17		Premier Staffing	Transcription	4500234228		\$ 1,715.65	\$ 1,262.25	
18	OTHER MISCELLANEOUS (649990)				\$ 3,000.00	\$ 1,715.65	\$ 1,262.25	\$ 22.10
19	OFFICE SUPPLIES				\$ 100.00	\$ -	\$ -	\$ 100.00
20	COPYING CHARGES	J.M. Todd	Copier CPC	4500234730	\$ 200.00	\$ 55.91	\$ 94.09	\$ 50.00
21	FERT HERB CHEM				\$ 500.00	\$ -	\$ -	\$ 500.00
22	OTHER OPERATING				\$ 300.00	\$ -	\$ -	\$ 300.00
23	OPERATING EXPENSES				\$ 311,200.00	\$ 188,907.99	\$ 87,878.56	\$ 34,413.45
24	PTNE STAFF & DIVISION OVERHEAD				\$ 72,600.00	\$ -	\$ 72,600.00	\$ -
25	PROPERTY APPRAISER				\$ 9,400.00	\$ -	\$ 6,875.69	\$ 2,524.31
26	TAX COLLECTOR				\$ 26,500.00	\$ -	\$ 25,813.61	\$ 686.39
27	COUNTY OVERHEAD				\$ 108,500.00	\$ -	\$ 105,289.30	\$ 3,210.70
28	RESERVES FOR CAPITAL				\$ 2,953,200.00	\$ -	\$ -	\$ 2,953,200.00
29	RESERVES FOR ROADWAY REPAVING				\$ 400,000.00	\$ -	\$ -	\$ 400,000.00
30	CAPITAL RESERVES				\$ 3,353,200.00	\$ -	\$ -	\$ 3,353,200.00
31	ALL EXPENSES				\$ 3,772,900.00	\$ 188,907.99	\$ 193,167.86	\$ 3,390,824.15
32	FY-25 BUDGET GRAND TOTAL		= ALL REVENUES - ALL EXPENSES		\$ -	\$ 188,907.99	\$ (1,049,250.46)	\$ 860,342.47

**Forest Lakes M.S.T.U.
Fund 1626
May 6, 2025**

129,715,669	FY 13 Final Taxable Value	-2.4%
129,977,881	FY 14 Final Taxable Value	0.2%
140,171,072	FY 15 Final Taxable Value	7.8%
152,711,783	FY 16 Final Taxable Value	8.9%
165,722,702	FY 17 Final Taxable Value	8.5%
190,428,196	FY 18 Final Taxable Value	14.9%
202,132,375	FY 19 Final Taxable Value	6.1%
210,299,015	FY 20 Final Taxable Value	4.0%
219,999,549	FY 21 Final Taxable Value	4.6%
227,701,198	FY 22 Final Taxable Value	3.5%
257,799,765	FY 23 Final Taxable Value	13.2%
294,456,887	FY 24 Final Taxable Value	14.2%
\$316,450,549	FY 25 Gross Taxable Value	
7.65%	Adjustment FY 24 to FY 25	
	FY 25 Gross MSTU Revenue	FY 24
Millage	4.0000	4.0000
Tax Dollars	\$1,265,802	\$1,177,828

+7.0% Average

4.0 mill cap
\$87,975

Total Available Balance	\$ 3,390,824.15
Plus Committed And Not Spent	\$ 188,907.99

Estimated Cash	\$ 3,579,732.14
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Prepared 04.29.2025 TC

Increase