

# FOREST LAKES

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

## AGENDA

**February 3, 2026**

- 1. CALL TO ORDER**
- 2. ATTENDANCE**

### **Advisory Committee:**

<b>Greg Pollock – Chair (4/21/2026)</b>	<b>Marianne Fanning (4/21/2026)</b>
<b>Kathy Thomson – Vice Chair (4/21/2027)</b>	<b>Jerry Norsic (4/21/2028)</b>
<b>Patrick Bernal (4/21/2027)</b>	

### **County Staff:**

**Ellen Sheffey – Director, PTNE**  
**Jeffrey Felger – MSTU Project Manager**  
**Rosio Garcia- MSTU Operations Analyst**

### **Contractor(s):**

**Aaron Gross – Ground Zero Landscaping**

- 3. APPROVAL OF AGENDA**
- 4. APPROVAL OF MINUTES – JANUARY 6, 2026**
- 5. CONTRACTOR REPORTS**
  - a. Ground Zero Landscaping – Aaron Gross**
- 6. PROJECT MANAGERS REPORT – Jeffrey Felger**
  - a. BUDGET REPORT**
- 7. ONGOING BUSINESS**
  - a. Sidewalk Light Poles**
    - Pole #33 Replacement (Woodshire Ln)- Working with Simmonds for an option – possibly have it as an. Waiting on a quote for a new LED light and move one over from the entry near Publix to the 33 – pole position to keep the same lighting option. Swapping out #1 with #33 is the plan – Waiting for a Quote
  - b. Lake #15 Wall Replacement – working on design with Jacobs Engineering - \*ON HOLD\***
  - c. Lake Fountain Maintenance – Lake Doctors – Lake #9 is up and running. They are starting work on lake #14 fountains**
  - d. Lakes #8 & #7 – Rip-Rap Replenishment – \*ON HOLD\* until mid hi-season we will revisit and get set up for rainy season work with golf course.**
  - e. Front entrance lights around the palms on the ground – had an onsite visit with Simmonds Electrical on 11-24-25 to see the scale and scope of work to be performed in the community. – Waiting for Quotes**
    - I've told them you want to go warm on the palms near the front.
    - I also had them work on a quote for the sign entry lights. – Warm lighting
    - On the visit he also said that the transformers need to be replaced, as they are rotted out.
    - 4 Lights are still out

- Awaiting bulbs – They are ordered – will be installed when they do light pole swap #1 moved to #33
- f. Contacted Shenandoah for a quote to do swale reshaping on the golf course. They have passed on the work, stating it would be too difficult to work and hard to remove the spoils.
- g. Tree Scaping of Naples – Completed on 1-16-26
- h. SCS – Sidewalk pressure washing – Completed 1-27-26 Kudos from Resident!
- i. Spoke with Aaron from Ground Zero about the west entrance to the community. Quote attached. – We have gotten the ok from Pam Lulich – She has given us parameters to follow. Aaron has measured to make sure we can execute the job given the sight lines needed for the roadway.

## **8. NEW BUSINESS**

- a. What is a reasonable expectation for stormwater retention on the roads & what funds are available – Stormwater Capital – work to be done tentatively in 2028-2029 pending permits. Stormwater Maintenance – They have a 2-to-3-week cycle schedule to remove trash and debris from the weir.
- b. Sidewalk Replacement – Conducted sidewalk assessment December & January – Awaiting a meeting with PMI.
- c. Preferred Materials – Repaving – We will have to wait. They have told me they are booked with County & State projects for the next few months. I do not feel comfortable having them work in rainy season. Laying asphalt in the rain usually leads to premature failure—cracks, potholes, and repairs way sooner than expected. Hot asphalt needs a dry surface to stick properly. Rain puts a water film between the asphalt and the base, so it can't bond well. That weak bond can lead to early cracking or sections coming loose. Working with them to schedule Forest Lakes for the beginning of the fiscal year 2027. I am working to see if they can squeeze us in this year as well. Awaiting quote
- d. Entrance Sign – HOA has no idea who owns it. Do we just want to take it over. It looks rough.
- e. QRGC will present a plan for their course renovation - "Plans to enlarge / expand lakes water retention"
- f. Collier Seawall & Dock, LLC
- g. Quotes – Ground Zero – E745 & E739

## **9. COMMITTEE MEMBER COMMENTS**

## **10. PUBLIC COMMENTS**

## **11. ADJOURNMENT**

### **NEXT MEETING**

**MARCH 3<sup>RD</sup>, 2026 - 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

JANUARY 6, 2026

#### I. CALL TO ORDER

**Chair Pollock** called the meeting to order at 10:00 A.M. Roll call was taken, and a quorum of four were present.

#### II. ATTENDANCE

##### Advisory Committee

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

##### Staff

Ellen Sheffey – Director, PTNE (Interim – Excused)  
Jeffrey Felger – Project Manager  
Rosio Garcia – Operations Coordinator  
Keyla Castro – Operations Support Specialist

##### Contractors

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

##### Public Attendees

Barbara Bell - Resident  
Jack Hedenstrom - Resident  
Deborah Hestrup – Resident  
Tom Kinnery – Resident, QRG Member  
Rick Korb – Resident, QRG Member  
Vince Marcotte – Resident, QRG Member  
Stacie Young - Resident

#### III. APPROVAL OF AGENDA

*Vice Chair Thomson moved to approve the January 6, 2026, Agenda of the Forest Lakes Roadway and Drainage MSTU Advisory Committee. Second by Mr. Norsic Carried unanimously 4 - 0.*

#### IV. APPROVAL OF MINUTES – December 2, 2025

*Vice Chair Thomson moved to approve the minutes of December 2, 2025, Forest Lakes Roadway and Drainage MSTU Advisory Committee meeting as presented. Second by Ms. Fanning. Carried unanimously 4 - 0.*

#### V. CONTRACTOR REPORTS

##### A. Ground Zero Landscaping – Aaron Gross

Mr. Gross reported:

- Landscaping is well trimmed and in good condition.
- The Bird of Paradise plant was pruned to the community easement edge.
- Golf Course swales were maintained.

**VI. PROJECT MANAGERS REPORT****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 January 6, 2025, prepared December 30, 2025.

**Mr. Felger** provided an overview of the budget highlighting:

Purchase Orders

1. City of Naples – reclaimed irrigation water.
2. Carter Fence Company – Woodshire Lane fence.
3. FPL – electricity.
4. Ground Zero Landscaping Services Inc. – grounds maintenance.
  - a. Incidentals – landscape materials and refurbishment.
  - b. Maintenance – regular landscape, swales & irrigation maintenance.
5. The Lake Doctors, Inc. – lake fountains.
6. Naples Electric Motor Works – pump station services.
7. Pavement Maintenance, Inc. – Sidewalk and curb repairs.
8. Premier Staffing Source, Inc. – transcription services.
9. Service Contracting Solutions – pressure washing.
10. Simmonds Electrical of Naples, Inc. – lighting & general electrical services.
11. SiteOne Landscape Supply – irrigation parts and pumps.
12. TIGRIS Aquatic Services, LLC – Lake’s maintenance, aquatic vegetation control.
13. Tree Scaping of Naples – Tree pruning.

Budget Summary

1. Line 1, Revenue – Millage assessed and Interest totals \$849,700, a decrease of \$419,100 over 2024, due to a millage rate reduction from 4.000 to 2.5000.
2. Line 2, Carry Forward – Unexpended Prior Year (2025) Funds 3,617,825.
3. Line 3, Revenue Total – A total of \$4,467,525.
4. Line 23, Operating Expense – Of the \$349,225 budgeted, \$200,969 is committed to existing Purchase Orders and \$47,041 is expended, leaving the remainder of \$101,214 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the \$109,200 budgeted and \$19,701 has been transferred, and a balance of \$89,498 remains for transfer. (PTNE Staff & support, Property Appraiser & Tax Collector).
6. Line 31, Capital Reserves - \$4,009,100 remains for future improvements.
7. Line 32, All Expenses – Of the \$4,467,525 budgeted, \$200,969 remains committed to existing Purchase Orders and \$66,743 is expended leaving \$4,199,812 available within budget for additional expenses as needed.

General

1. The Fiscal Year 2026 budget is effective October 1, 2025. Unspent Fiscal Year 2025 funds were carried forward to 2026.
2. The Ad Valorem property tax value increased 7.03% for fiscal year 2025 over 2024.
3. The MSTU Millage Rate for 2026 is 2.5000 per \$1000.00 of taxable value.
4. The Office of Budget Management assumes 5% of the millage assessed will be delinquent and factors the assumption into the budget.
5. Tax Millage collected and interest, to maintain and improve MSTU assets, can only be utilized by the MSTU and within the district boundary.

**Mr. Felger** noted:

- The Carter Fence Company invoice for installation of a black vinyl fence on Woodshire Lane was paid.
- A Purchase Order has been requested for Lake Doctors.
- A Purchase Order was issued to Tree Scaping of Naples, Inc.
- Tigris Aquatic Services will conduct lake maintenance/aquatic weed control monthly.
- The *Asset Management Plan*, prepared June 4, 2024, which estimates life expectancies of MSTU assets and corresponding expenditure projections to fund maintenance and repairs of these assets through 2028, totaling \$2,140,995, will be updated.

## **VII. ONGOING BUSINESS**

**Mr. Felger** reported:

### **A. Sidewalk Light Poles**

- Simmonds Electrical of Naples is researching replacement options for Pole #33 on Woodshire Lane.
- A pole outfitted with an LED lamp will provide better illumination for the area.
- Pole #33, fitted with an LED fixture, will be relocated to a corner location on Woodshire Lane and a pole from the Pine Ridge Road entrance moved to the original Pole #33 location.
- Simmonds will submit a quote for the project.

### **B. Lake #15 Wall Maintenance**

- Jacob's Engineering Group, Inc., submitted a proposal to prepare a design and monitor construction for the Quail Run Golf Club, Lake 15, wall replacement.
- The MSTU will oversee and consider fiscal responsibility for the project subject to approval by the Committee.

*Mr. Bernal arrived at 10:08 A.M. A quorum of five was present.*

#### Quail Run Golf Club Project Proposal

- Vince Marcotte, President Quail Run Golf Club, requested an opinion regarding a proposal from the Club to retain Ground Zero Landscaping, Inc. as the contractor for the Lake #15 Wall Maintenance replacement.
- Ground Zero Landscaping would sub-contract the engineering and construction of the wall to Collier Sea Wall & Dock, LLC.
- The proposal documentation will be provided to Mr. Felger.

*Mr. Felger will seek guidance from the County Attorney regarding the feasibility of the MSTU considering the conditions of the proposal presented and update the Committee at the February meeting.*

### **C. Lake Fountain Maintenance**

#### Lake #9

- Lake Doctors will perform maintenance on the Lake #9 pump at their facility.
- The pump, installed on March 26, 2025, at a cost of \$10,130, is under warranty.

#### Lake #14

- Lake Doctors will commence repair work on the pump station and two fountains on Lake #14 upon completion of the Lake #9 equipment repairs.

**VIII. NEW BUSINESS****A. Riprap Replenishment Lakes #7 and #8**

- Quail Run Golf Club (QRGC) requested the MSTU provide riprap material for their lakes, with club Staff to perform the installation.
- A quote for riprap material, based on tonnage estimate and stone size provided by the Golf Club, will be solicited from Pavement Maintenance, Inc. (PMI) in accordance with the *Asphalt Maintenance and Related Services Contract*.
- The proposed cost sharing arrangement will be presented to the Committee for consideration.
- Installation of riprap will be scheduled during the rainy season and coordinated with the Golf Club.

**B. Front Entrance Lights**

- An on-site meeting with Simmonds Electrical was held on November 24, 2025, to assess the scope of work to be performed.
- Simmonds confirmed the transformers need to be replaced as well as a sensor for the decorative entry signpost lights.
- Palm tree lights will be a warm color.
- Light for the four outages will be replaced upon receipt of bulbs.

**C. Stormwater Retention on Roadways**

- Flooding occurs during storm events posing a safety hazard.
- A stormwater mitigation study on the community roadways can be contracted.
- Cost of improvements and the tool for financial funding will be identified.

**D. Perimeter Sidewalk Maintenance**

- An assessment of sidewalk conditions, including the slab in front of the Quail Run Club House, was conducted.
- Concrete slabs with a variance of one-half inch or more between slabs will be marked for repair. Two slabs were identified for repair.
- PMI will repair the slabs based on schedule availability, later in the season.

**E. Swale Recontouring**

- Shenandoah Construction declined the project to reshape the swales on the golf course noting it would be too difficult to remove the spoils.
- An alternative vendor will be solicited and a quote requested.

**F. Entrance Landscaping West Side**

- Ground Zero Landscaping submitted landscaping options and quotes for the west side of the entrance to the community.
- Existing vegetation will be removed and drip irrigation installed.
- New landscaping will complement plantings on the east side of the entrance.

**G. Tree Scaping of Naples**

**Mr. Felger** reported that Tree Scaping will prune branches to the property line along the fence bordering The Naples Bath and Tennis Club and prune palm trees on January 12, 2026.

## H. Sidewalk Pressure Washing

Service Contracting Solutions (SCS) will pressure wash the sidewalks after Tree Scaping's pruning is completed.

## I. Quotes

### Ground Zero Landscaping

1. Ground Zero Landscaping submitted Estimate No. E739, dated December 8, 2025, in the amount of \$10,747.91, to remove existing Ficus trees at the front entrance and plant a Clusia hedge.
2. Ground Zero Landscaping submitted Estimate No. E742, dated December 8, 2025, in the amount of \$16,895.13, to remove existing Ficus and Pepper trees and plant a Clusia hedge from the west side entrance south around the corner to the large Ficus tree.
3. Ground Zero Landscaping submitted Estimate No. E743, dated December 8, 2025, in the amount of \$3,676.55, to remove existing Juniper in the entrance circle bed and replant with Green Island Ficus, Lantana and Bulbine.

**Mr. Felger** will contact Pam Lulich, Manager Landscape Operations, to confirm the landscaping does not infringe on the Right of Way (ROW).

*The Committee will consider the proposals at the February 3, 2026, meeting.*

### Light Bulbs

**Mr. Felger** presented a quote from 1000 Bulbs for eighty GE Lucalox, high pressure sodium, ANSI S62, 1900k, medium base, (GE 11339-LU70-HPS-70) light bulbs for replacement of four bulb outages at the front entrance, plus extra stock inventory, in the amount of \$1,310.40.

*Vice Chair Thomson motioned to approve the purchase of eighty GE Lucalox, high pressure sodium, ANSI S62, 1900 K, medium base, (GE 11339-LU70-HPS-70 Watt) light bulbs at a cost of \$1,310.40. Second by Mr. Norsic. Carried unanimously 5 – 0.*

## IX. COMMITTEE MEMBER COMMENTS

**Mr. Felger** reported:

### Monument Signage

- Research did not identify ownership and/or responsibility for the Quail Run monument sign on Forest Lakes Boulevard.
- The Condominium Association Boards and/or Property Managers will be canvassed to determine interest in association signage at the front entrance.
- The Committee will consider adopting the signage as an MSTU asset at a future date.

### Lake Maintenance

- An inquiry will be made to determine if the lakes can be dredged to remove debris and/or riprap.

## X. PUBLIC COMMENTS

### Quail Run Golf Course Renovation

**Mr. Marcotte** reported:

- The QRGK has developed a plan to enlarge some golf course lakes.

## MINUTES

- Perimeter and depth expansion will increase water retention capacity within the community.
- The plan will be presented to the Committee at the February meeting.

### **XI. ADJOURNMENT**

*There being no further business to come before the Committee, the meeting was adjourned by the Chair at 10:25 A.M.*

## **FOREST LAKES ROADWAY AND DRAINAGE MSTU ADVISORY COMMITTEE**

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**Greg Pollock, Chair**

The Minutes were approved by the Committee on \_\_\_\_\_, 2026 as presented \_\_\_\_\_, or as amended \_\_\_\_\_.

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

### **NEXT MEETING:**

**FEBRUARY 3, 2026 - 10:00 A.M.**  
**FOREST LAKES CONDO ASSOCIATION CLUBHOUSE**  
**NAPLES, FL 34105**  
**(239) 261-5497**



**Forest Lakes M.S.T.U.  
Fund 1626  
February 3, 2026  
FY26**

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Forest Lakes M.S.T.U.  
Fund 1626  
February 3, 2026  
**FY26**

	A	B	C	D	E	F	G	H	I	J	K
65				210,299,015	FY 20 Final Taxable Value	4.0%					
66				219,999,549	FY 21 Final Taxable Value	4.6%					
67				227,701,198	FY 22 Final Taxable Value	3.5%					
68				257,799,765	FY 23 Final Taxable Value	13.2%					
69				294,456,887	FY 24 Final Taxable Value	14.2%					
70				316,446,199	FY 25 Gross Taxable Value	7.5%					
71				338,697,670	FY 26 Gross Taxable Value	7.0%					
72				7.03%	Adjustment FY 25 to FY 26						
73					FY 26 Gross MSTU Revenue	FY 25					
74				Millage	2.5000	4.0000					
75				Tax Dollars	\$846,744	\$1,265,785					
76											

4.0 mill cap  
(\$419,041)

**GROUND ZERO LANDSCAPING**

Services Inc.

1907 Fairfax Circle

Naples Fl. 34109

239-821-3472 Phone 239-597-7365 Fax

**Bill To:**

Collier County County Commiss  
 Att:Accounts Payable  
 3299 Tamiami Tr. E.  
 Ste 700  
 Naples, Fl. 34112-5749

**Estimate**Number: **E739**Date: **December 08, 2025****Ship To:**

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PO Number	Terms	Project
4500242710		Forest Lakes MSTU

Date	Description	Hours	Rate	Amount
	Remove existing Ficus trees west entance			
	Labor	120.00	35.00	4,200.00
	Supervision	21.00	55.00	1,155.00
	Calusia 15 gal	45.00	65.00	2,925.00
	Mulch	70.00	2.86	200.20
	Soil	1.00	142.50	142.50
	15 % mark up	1.00	490.15	490.15
	Tax	1.00	196.06	196.06
	install drip zone			
	Irrigation labor	8.00	38.00	304.00
	Irrigatin supervisor	2.00	50.00	100.00
	Stump grind	1.00	900.00	900.00
	15 % mark up	1.00	135.00	135.00

## GROUND ZERO LANDSCAPING

Services Inc.

1907 Fairfax Circle

Naples Fl. 34109

239-821-3472 Phone 239-597-7365 Fax

**Bill To:**

Collier County County Commiss

Att:Accounts Payable

3299 Tamiami Tr. E.

Ste 700

Naples, Fl. 34112-5749

# Estimate

Number: **E739**

Date: **December 08, 2025**

**Ship To:**

PO Number	Terms	Project
4500242710		Forest Lakes MSTU

[illegible]

GROUND ZERO LANDSCAPING

Services Inc.  
1907 Fairfax Circle  
Naples Fl. 34109  
239-821-3472 Phone 239-597-7365 Fax  
Bill To:

Collier County County Commiss  
Att:Accounts Payable  
3299 Tamiami Tr. E.  
Ste 700  
Naples, Fl. 34112-5749

Estimate

Number: E745  
Date: January 21, 2026

Ship To:

PO Number	Terms	Project
4500233638		Forest Lakes MSTU

Date	Description	Hours	Rate	Amount
	replace annuals front sign			
	Laber	7.00	35.00	245.00
	Supervisioin	1.00	55.00	55.00
	Plants and soil	1.00	309.00	309.00
	15 % mark up	1.00	46.35	46.35
			8.54	18.54
Total				\$673.89