

Community & Member Meeting

October 28th, 2025

- 1) Southwest Florida Proton

 Latest News and Information
- 2) Legal Changes
 Affecting HOAs and Condo
 Owners
- 3) East Corkscrew Road
 Latest Developments/News.







Inform > Engage > Impact

Pledge of Allegiance



Welcome

Allan Bowditch
President, Engage Estero



Our Speakers



> Dr. Shannon MacDonald, Medical Director at Southwest Florida Proton.



➤ Andy Provost, General Counsel and Overseer of Operational Aspects of Resort Management.



Mark Novitski is a consultant for Engage Estero and Head of the East Corkscrew Alliance





Dr. Shannon MacDonald, Medical Director at Southwest Florida Proton.



The Southwest Florida Proton: Latest news on the set-up phase & insights on the latest cancer research and new treatment options.







Proton Radiation

Overview and Indications

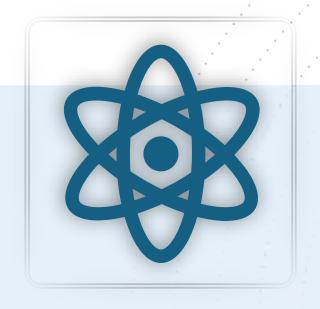
Shannon MacDonald, MD, FASTRO, FACRO

Engage Estero Estero, Florida October 28, 2025

Overview

- History of Proton Radiation
- Differences in Protons versus Photons (X-rays)
- Indications for Proton Therapy





History of Proton Therapy



HISTORY OF PROTON THERAPY

1929

Cyclotron invented by Ernest O. Lawrence as a way to accelerate nuclear particles to very high speeds.

1954

First patient treated with protons at Berkeley Radiation Laboratory.

1990

Loma Linda University opens first hospital-based proton-beam clinic. The 250 MeV machine is designed and built by Fermilab, where Wilson was the founding director, with \$19.6M in federal funding.

2001

Northeast Proton Therapy Center at MGH treats first patient.

| 1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 |
|------|------|--|---|------|---|------|--|--------------|-----------|
| | | R. Wilso physics designer cyclotro using pro | e protégée Robert n, a professor of at Harvard and of Harvard's n, first proposes otons for the nt of cancer. | H | 961 arvard treats first patie its cyclotron. | nt | 2006 \$125M, 94,000 Therapy Center Houston open | er at MD And | derson in |





Your Proton Facility

Southwest Florida Proton Center



Proton Properties



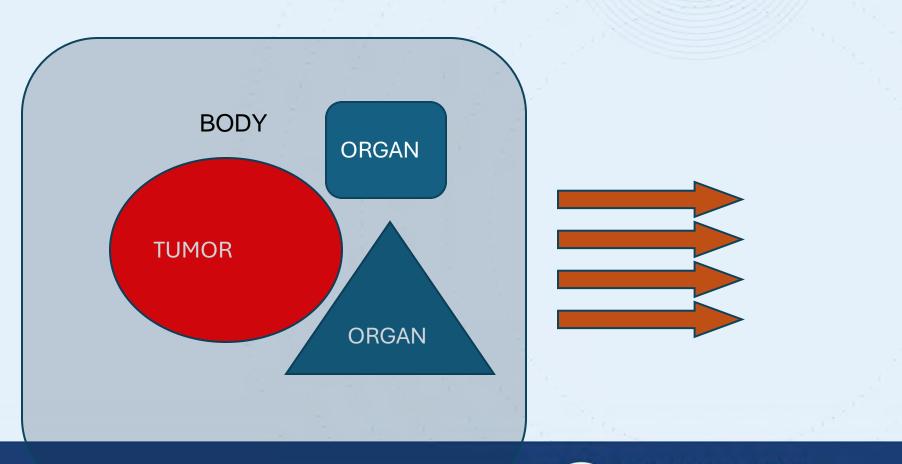


Photons versus Protons

- Photons (x-rays)
 - No charge
 - Continue to deposit dose beyond target in tissue
 - Depth is proportional to energy <u>but limited</u>
- Protons
 - Particles with charge and mass
 - Defined range in tissue without dose beyond the tumor
 - Depth proportional to energy

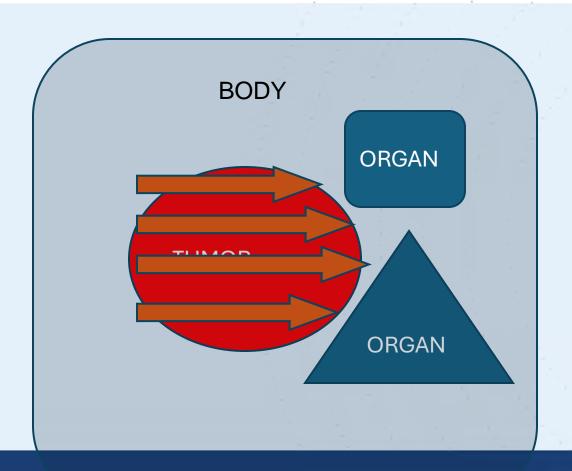


Photons



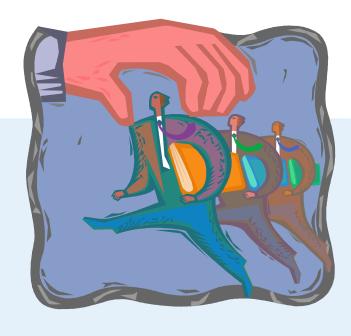


Protons









Patient Selection

How do we determine what patients should receive proton therapy?





Selection

- Plans usually "look" better with protons/particles
- Proton radiation provides *potential* clinical benefit for most patients
- Limitations in availability necessitate rationing





Cases with likely benefit

- Specific locations/malignancies
 - Those requiring high doses near critical structures
 - Sarcomas of the skull and spine
 - Ocular malignancies
 - Curable brain tumors
 - Head & Neck Cancers
- Pediatric patients
 - Developing organs susceptible to RT
 - A more significant number of potential years for late damage to healthy tissues and organs



For others, the benefit is for selected cases

- Breast Cancer
- Prostate Cancer
- High Grade Glioma in Adults
- Lung Cancer

For these disease sites, randomized controlled trials may help.

Patient anatomy, stage of disease, and other health may make protons beneficial.

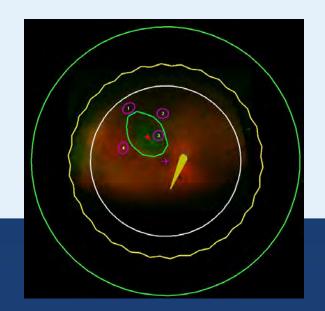


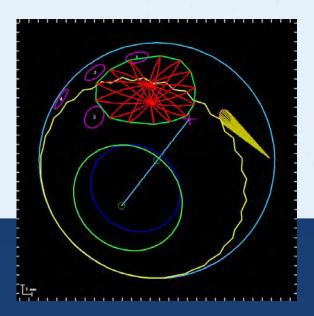
Indications

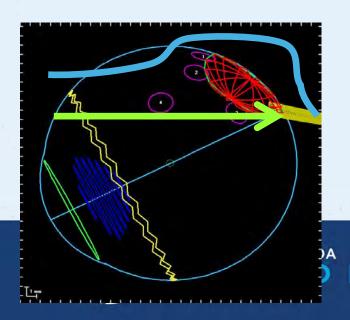


Proton therapy for ocular melanoma

- First treatments in 1975 at Harvard Cyclotron
- Small target without comparable photon EBRT option
- > 32,000 eye patients treated (1/5 of overall proton pt population)
- > 95% local control at 5 years
- High eye-globe preservation rate & reasonable preservation of sight

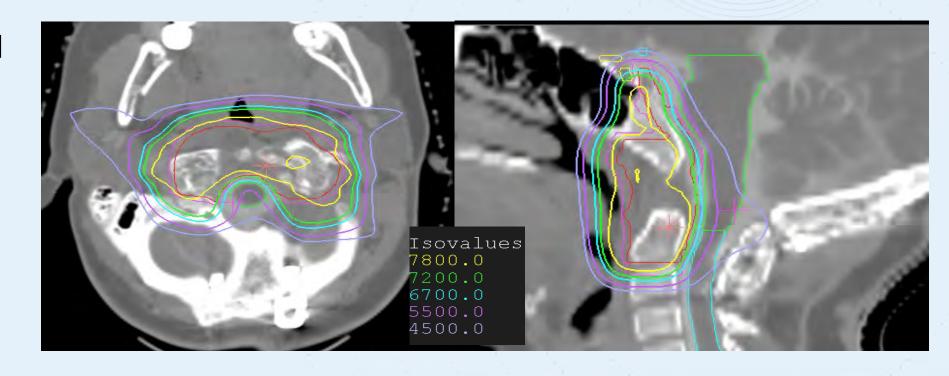






Chordoma/Chondrosarcoma

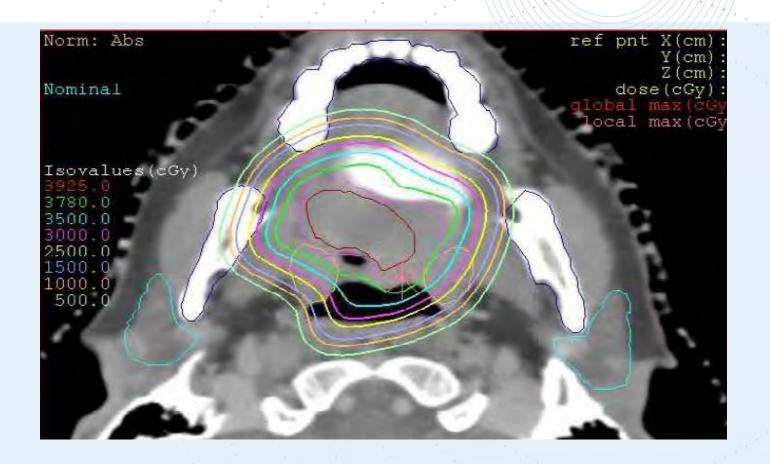
- High doses beyond standard tolerances for brainstem and spinal cord and sometimes optics
- Essentially, incurable disease until proton experience





Head & Neck

Improves
 complete sparing
 of OAR and
 minimizes
 morbidity c/w
 IMRT

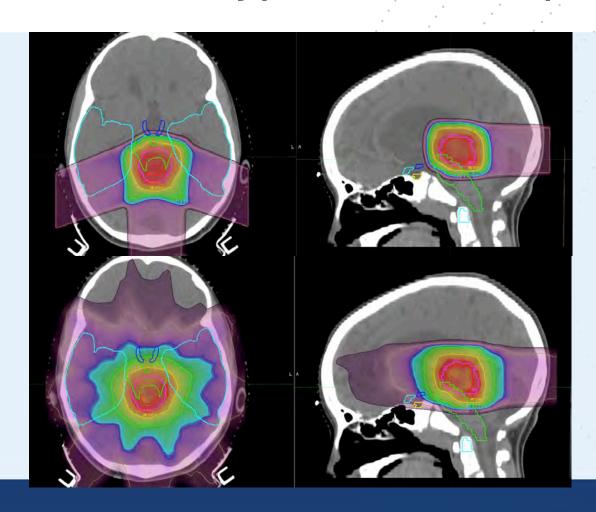




Brain/Hypothalamic Sparing

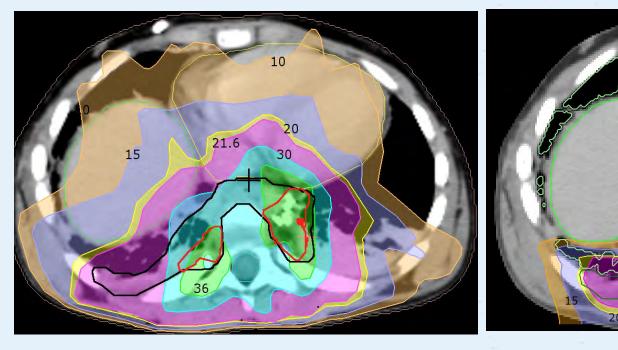
Protons

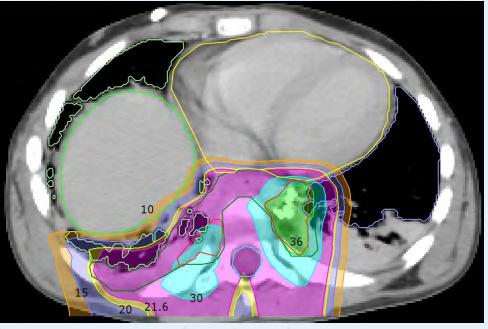
IMRT





Tumors near or in the Spine Heart and Lung Sparing





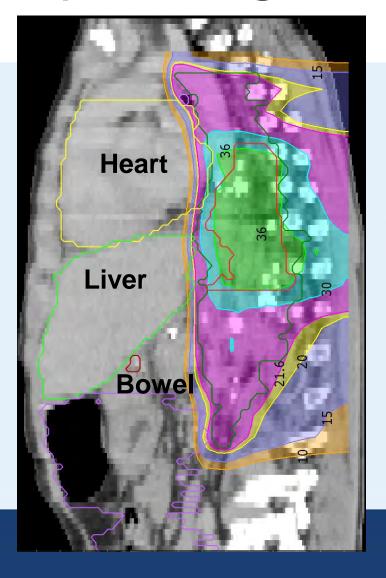
IMRT

PROTONS





Spine/Spinal Region



- Treatment volumes are often posterior (para-spinal, adrenal)
- Absence of exit dose with the use of protons may allow for substantial decrease in the RT volume of several critical organs



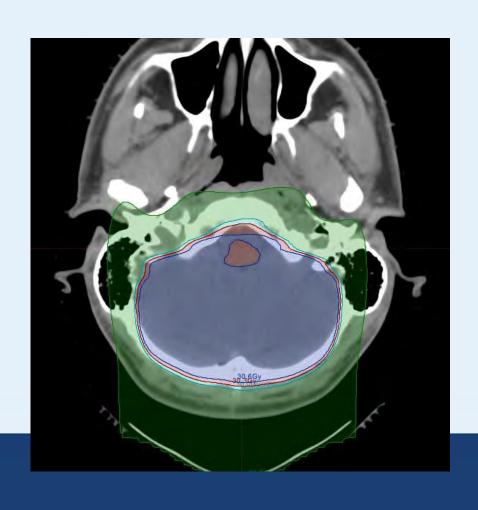
Young Children



Sparing of Growth Plates



Proton Therapy Craniospinal

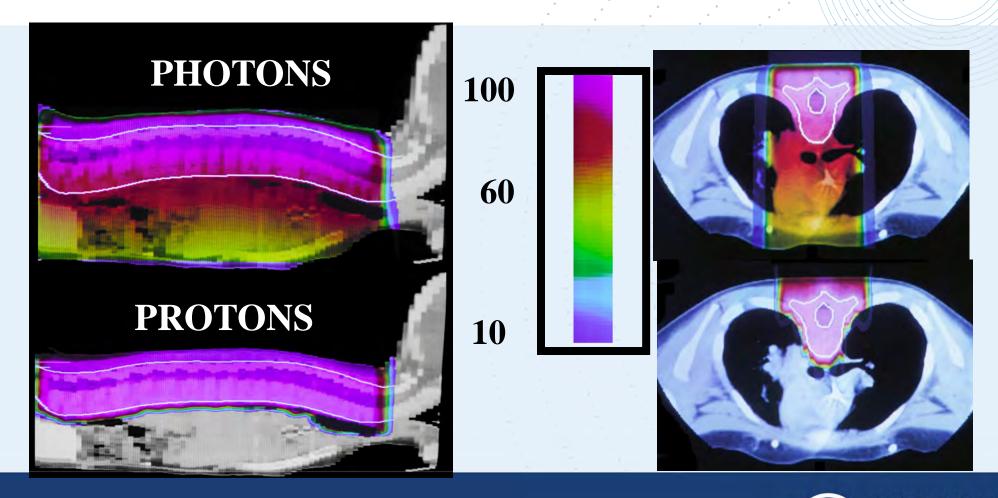




- PBS allows for "blending" of fields so that there is no match
- Brainstem or Cochlea can receive a slightly lower dose/avoid "hot spots"
- In adults, the vertebral column can be spared & now being used for younger children

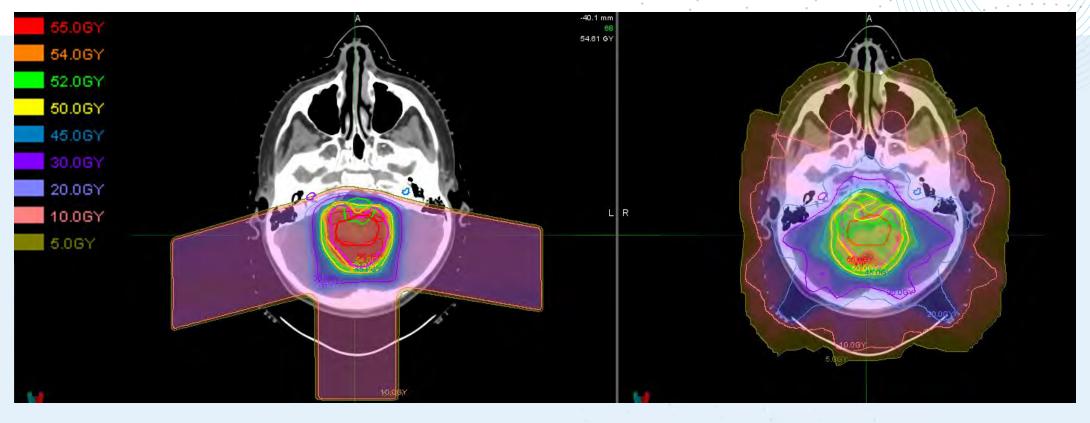


Craniospinal Radiation



F

Intracranial Tumor Lower Brain



Protons





Orbit Tumors

Photons Protons

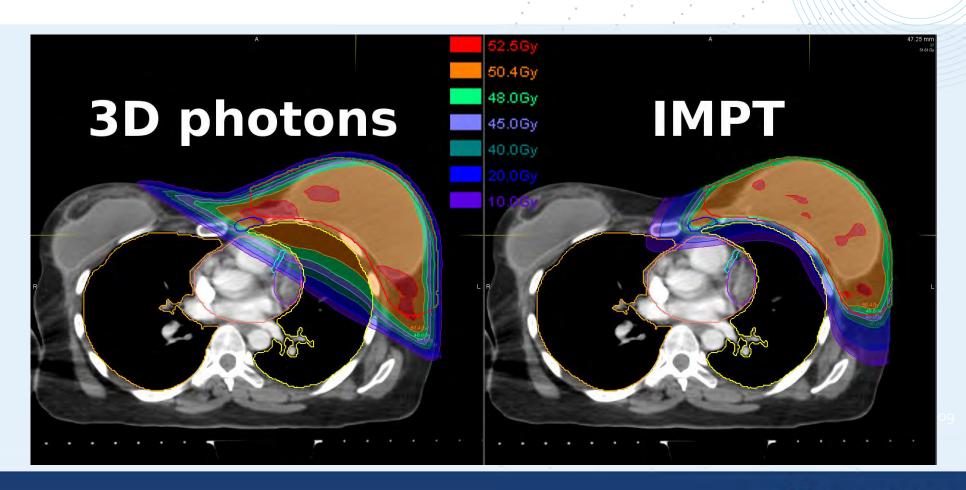
Output

Description:

Protons



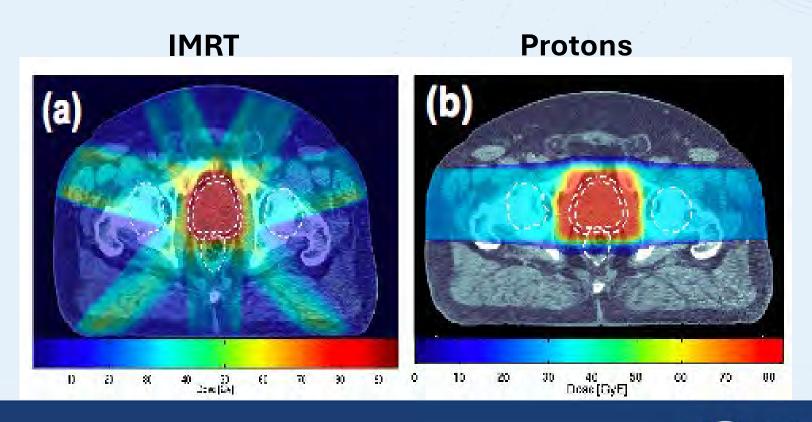
Breast Cancer







Prostate Cancer





Thank you!

smacdonald@swflproton.com











Andy Provost, General Counsel and Overseer of Operational Aspects of Resort Management,



The legal changes that impact HOAs and Condominiums in Southwest Florida.

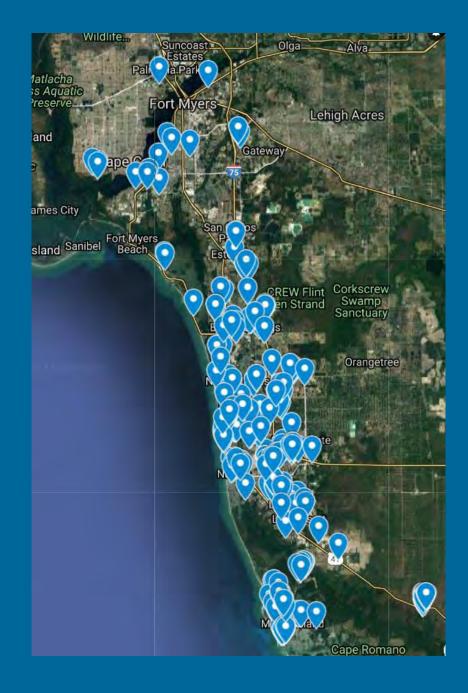






2025 Community Association Legislative Changes







About Resort Management

A Full-Service Community Association Management Provider

- Locally owned and operated
- Approximately 30,000 homes under Management
- 350+ Associations under Management in Southwest Florida.
- Over \$200 million in Association funds under our management
- Over 60 Licensed CAMS on staff



Presentation Overview

Key Sections Covered in This Presentation

- Introduction to HB 913
- Quick Discussion on changes that impact all Associations
- Overview of law changes
- Board member responsibilities
- Compliance implications
- Conclusion and next steps
- Question and Answer

Changes that may effect all types of Associations

Management Contracts- New Disclosure

 "The community association manager shall abide by all professional standards and record keeping requirements imposed pursuant to part VIII of chapter 468, Florida Statutes."

Management Conflict of Interest Disclosure

- Service Exceeds \$2,500 and is a "conflict of interest"
- Must be disclosed and voted on at a Board Meeting prior to services being performed.



Board and Member Meetings

- Board and Member meetings can be conducted via video conference.
 - Notices must include video conference links and physical attendance addresses.
 - All video conference meetings must be recorded and the recordings maintained as official records and must be posted on the Association's website for at least one year.
- Electronic voting is permitted for meetings held via video conference.
- Annual Meetings- If the annual meeting is conducted via video conference, a quorum of the board must be physically present



Official Records

- Committee meeting minutes and a recording of all association meetings conducted by video conference are made official records.
- For records required to be posted on website: new 30 day deadline to post. 30 days starts when Associaition "receives or creates" the record.
- New records required to be posted on website:
 - Approved minutes of all board meetings over the last 12 months.
 - The video recording or hyperlink to the video recording.
 - A copy of all affidavits required by the Condominium Act.



Financial Reporting

- Deadline for providing year end reports extended from 120 days to 180 days.
- An affidavit be completed to evidence compliance with deadline for sending financial report to owners.
- Increases the voting threshold for approving a lesser degree of financial reporting from a majority vote of those present to a majority of all the voting interests.



Milestone Inspections

Applies to:

New: 3 or more habitable story (use to be 3 or more regardless of habitability)

Disclosure

- Architect/ Engineer that bids to perform a milestone inspection must disclose in writing to the association his or her intent to bid on any services related to the Study
- Contractors that perform work may not have any interest directly or indirectly in the engineering or architectural firm that performed the study unless disclosed in writing



SIRS and Funding

- SIRS study must be complete prior to 12/31/25 (previously 12/31/2024)
- SIRS reserves not required for a building with 4 or fewer units with 3 or fewer habitable floors. (previously 3 or fewer units)
- Same Engineer/Contractor conflict of interest disclosure requirements.
- SIRS reserves may be funded by regular assessment, special assessments, lines of credit, or loans.
 - Majority of all owners vote threshold required to fund by SA, Line of Credit, or Loan
 - Line of Credit must cover the total amount unfunded and must be immediately available for access.
 - Disclosure Required on Annual statements and to prospective purchasers.
- Repairs may be funded by a line of credit or loan without a vote of the owners.



Reserve Funding

- Manadatory reserve item threshold increased from \$10,000 to \$25,000
- New option to pause funding (twilights at end of 2028)
 - Associations can pause funding for up to 2 years if:
 - Milestone inspection is less than 2 years old
 - Approved by a majority of all owners
 - The Association is performing repair recommended by Milestone Inspection
 - If paused, Association must have a new SIRS completed
- Clarifies that an association can pool reserves for two or more required components. Also permits pooling for SIRS reserves.



DBPR Filing

- Requirement to create and maintain an active registration account with the Department of Business and Professional Regulation (DBPR).
- DBPR requires 4 main categories of information:
 - Contact Information
 - Building Information
 - Alternative Funding Information
 - SIRS Information
- Contact Information must be updated within 30 days of changes
- Other Categories must be updated annually.



Miscellaneous Updates

Insurance

• "adequate insurance coverage" "must be based" to "may be based" on the replacement cost. The replacement cost must be determined every 3 years.

Investments

 Allows investing in one or any combination of certificates of deposit or in depository accounts at a community bank, savings bank, commercial bank, savings and loan association, or credit union without a vote of the unit owners.

Hurricane Protection

• Association can amend the Declaration to shift the cost of any removal or reinstallation of hurricane protection installed by homeowner.

Electronic Voting

- 25% of the voting interests may petition the Board to adopt electronic voting
- An owner may vote by email if the Association does not have electronic voting and Association must designate an email address to accept ballots



Next Steps

- Verify DBPR Filing
- Verify Management Company License
- Consider Electronic Voting
- Hurricane Protection Responsibilities
- Website and Record Compliance
- Board Discussion on Video Conference Meetings





Mark Novitski, Consultant For Engage Estero
Head Of The East Corkscrew Alliance



Latest news on East Corkscrew Road improvements.

Latest Road Development News.

Mining and Trucking.

Safety Issues Regarding Children Attending Local Schools.





East Corkscrew Updates

- Village effort street lighting, paths/sidewalks, landscape
- Phase II widening Bella Terra to Alico Rd
- Beyond Phase II
- Homes on East Corkscrew
 - Families' w/kids coming to Rivercreek, The Place, Verdana
- Access to Larry Kiker Preserve
- Traffic Safety Traffic light, speeding, car carriers
- Safe Routes to School
- Bella Terra Cell Tower



East Corkscrew Updates

Village effort – street lighting, paths/sidewalks, landscape

Phase II widening – Bella Terra to Alico Rd

Beyond Phase II

Homes on East Corkscrew

• Families' w/kids coming to Rivercreek, The Place, Verdana

Access to Larry Kiker Preserve

Traffic Safety – Traffic light, speeding, car carriers

Safe Routes to School

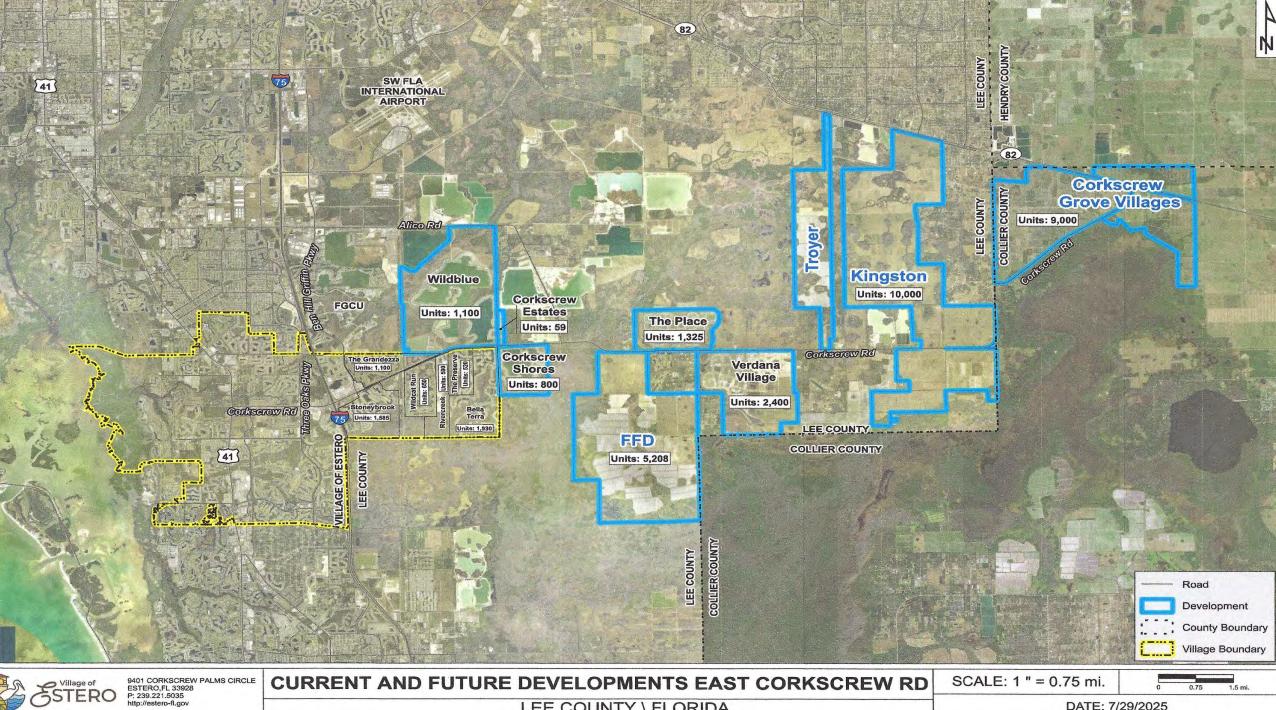
Bella Terra Cell Tower



| 10/16/2025 8:46 | Сс | ork | SC | re۱ | ∧ F | Rd | Wi | de | nir | ng | 20 |)23 | 3 th | ro | ug | h 2 | 204 | 15 | | | | | | |
|-------------------------------|------|------|------|------|------|---------|---------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | | | | | | From ti | ne 2045 | LRTP | | | | | | | | | | | | | | | | |
| | 7-12 | | | 2025 | 2026 | 2027 | 2028 | 2020 | 2030 | 2021 | 2032 | 2033 | 2034 | 2025 | 2036 | 2027 | 2038 | 2030 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 |
| Phase I Village Landscape, | 2023 | 2024 | 2024 | 2023 | 2020 | 2027 | 2020 | 2023 | 2030 | 2031 | 2002 | 2000 | 2004 | 2000 | 2030 | 2037 | 2030 | 2009 | 2040 | 2041 | 2042 | 2043 | 2044 | 2043 |
| Lights, Path | | | | | | | | | | | | | | | | | | | | | | | | |
| Corkscrew Rd Widen Phase II | | | | | | | | | | | | | | | | | | | | | | | | |
| East Bella Terra to Alico Rd | | | | | | | | | | | | | | | | | | | | | | | | |
| 2L - 4L | | | | | | | | | | | | | | | | | | | | | | | | |
| Corkscrew Rd Widen 2L - 4L | | | | | | | | | | | | | | | | | | | | | | | | |
| Alico Rd to East of The Place | | | | | | | | | | | | | | | | | | | | | | | | |
| Corkscrew Rd Widen 2L- 4L | | | | | | | | | | | | | | | | | | | | | | | | |
| Verdanah Village to Kingston | | | | | | | | | | | | | | | | | | | | | | | | |
| Corkscrew Rd Widen 4L - 6L | | | | | | | | | | | | | | | | | | | | | | | | |
| Firehouse lane to Alico Rd | | | | | | | | | | | | | | | | | | | | | | | | |
| Corkscrew Rd Widen 4L - 6L | | | | | | | | | | | | | | | | | | | | | | | | |
| Three Oaks Pkwy to I-75 | | | | | | | | | | | | | | | | | | | | | | | | |
| Corkscrew Rd Widen 4L - 6L | | | | | | | | | | | | | | | | | | | | | | | | |
| US 41 to Three Oaks Pkwy | | | | | | | | | | | | | | | | | | | | | | | | |

| 10/16/2025 15:06 | 5 | | | | | | | | Homes B | uilt/Close | d | | | | | | | | |
|----------------------|----------|-----------|------------|-----------|------|------|------|------|---------|------------|------|------|------|------|------|------|------|-------|-------|
| | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total |
| | | | | | | | | | | | | | | | | | | | |
| Estero, Lee County | , | | | | | | | | | | | | | | | | | | |
| Wildcat Run | 430 | 435 | 440 | 440 | 440 | 445 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 |
| Grandezza | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 | 978 |
| Rivercreek | | | | | | | | | | | | 90 | 381 | 485 | | | | | 554 |
| Preserve | | 90 | 280 | 380 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 |
| Bella Terra | 1400 | 1890 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 | 1899 |
| Stoneybrook | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 | 1119 |
| Tota | 3927 | 4512 | 4716 | 4816 | 4877 | 4882 | 4887 | 4887 | 4887 | 4887 | 4887 | 4977 | 5268 | 5372 | | | | | 5441 |
| | | | | | | | | | | | | | | | | | | | |
| Lee County Outside | | | | | | | | | | | | | | | | | | | |
| Estero | , | | | | | | | | | | | | | | | | | | |
| The Place | | | | | | | 215 | 477 | 776 | 1145 | 1285 | 1325 | 1325 | 1325 | 1325 | 1325 | 1325 | 1325 | 1325 |
| Verdana | | | | | | | | | | 16 | 213 | 569 | 978 | 1351 | | | | | 2400 |
| Corkscrew Shores | | | | 151 | 302 | 424 | 515 | 556 | 628 | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 | 647 |
| Wild Blue | | | | | | | | 23 | 245 | 537 | 668 | 1012 | 1072 | 1097 | 1097 | 1097 | 1097 | 1097 | 1097 |
| FFD | | | | | | | | | | | | | | | | | | | 5208 |
| Corkscrew Estates | | | | | | | | | | | | 30 | 50 | 59 | 59 | 59 | 59 | 59 | 59 |
| Kingston | | | | | | | | | | | | | | | | | | | 10000 |
| Corkscrew 80 | | | | | | | | | | | | | | | | | | | 85 |
| Tota | 0 | 0 | 0 | 151 | 302 | 424 | 730 | 1056 | 1649 | 2345 | 2813 | 3583 | 4022 | 4479 | | | | | 20821 |
| East Corkscrew Total | 3927 | 4512 | 4716 | 4967 | 5179 | 5306 | 5617 | 5943 | 6536 | 7232 | 7700 | 8560 | 9290 | 9851 | 0 | 0 | 0 | 0 | 26262 |
| | Note: Ho | mes Close | ed as of 6 | 5-30-2025 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Collier/Hendry Co | | | | | | | | | | | | | | | | | | | |
| Corkscrew Grove | | | | | | | | | | | | | | | | | | | 9000 |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | Total | 35262 |

| Homes |
|--------|
| 5,441 |
| |
| 20,821 |
| |
| 9,000 |
| 35,262 |
| 77,576 |
| |





Access from Larry Kiker Preserve from Corkscrew Rd

- Mr. Mack Young, Director, Lee County Parks and Recreation, on October 14th, 2025, provided the following
 - At this time, we do not have a projected date for community input regarding the Larry Kiker Preserve management plan.
 - We understand the importance of local engagement and are aware that residents along Corkscrew Road are particularly interested in access from that corridor.

Traffic Safety

- Traffic signal at Estero Crossing (Rivercreek)/Wild Blue Blvd & Corkscrew Rd.
 - Development funded Gas station paid, Rivercreek funds in Escrow, Wild Blue does not see the need
 - 2 Accidents in September/October
 - September 11th, 2025, 4pm. October 2nd, 2025, 08:50am
 - Signal will help both The Preserve at Estero and Wildcat Run turn westbound on Corkscrew Rd
- Speeding Lee County Sheriff's Office
- Golf carts and eBikes vehicles on roads/crossing roads
- Car carriers parking in turn lanes Illegal and dangerous



Safe Routes to School

- Concerns
 - Motorized vehicles on sidewalks and paths
 - Crossing Corkscrew Rd
 - Sidewalk along Aldi on Stoneybrook Golf Dr
- Lee District School bus vs self transport
 - Not safe to walk/bike to school for Grandezza, Wildcat Run,
 Preserve at Estero, Wildblue, and Bella Terra
 - With Village project finished in late 2026 (determined to be safe to walk/bike to Pine Woods Elementary), for the School year starting August 2027, some will no longer be provided bus transportation by Lee District Schools will create additional backups at school drop off and pick up in turn lanes on Corkscrew Rd

Bella Terra Cell Tower

- Still waiting SFWMD Permit Approval
 - Then Village can issue permits

| ERP _ (250818-56094, Bella Terra- | FL-101) | | |
|--|-----------|------------------------|-----------|
| >Location Information | | | |
| >Customer Association | | | |
| Action Dates | | | |
| Received Date | 8/19/2025 | Legal RAI Deadline | 11/7/2025 |
| Final Action Date | _ | Permit Expiration Date | 6/16/2030 |



The President's Report Allan Bowditch



Important Upcoming Meetings & Events

The Community & Member Meeting Estero Recreational Center Dec 11th @ 10am Meeting Agenda:

- Final Results of the Village of Estero's 2024 Traffic Study
- Update of the Septic to Sewer Program.
- Update of the Estero River Park

The Community & Member Meeting Estero Recreational Center Jan 29, 2026, 10 am Meeting Agenda

- Why FGCU's Entrepreneurial School Is Important and What is the Mutual Benefit FGCU & Greater Estero?
- Enhance Your Musical Experience and Quality of Life in Greater Estero!
 - a. Gulfshore Opera: Its aims and what it offers to residents.
 - b. FGCU's Bower School of Music and the Arts: Its aims and what it offers to residents.





Important Upcoming Meetings & Events

The Don Eslick Person of the Year Award & Gala
The Estero Country Club at the Vines. February 26
at 5-30pm

The 2025 Recipient of the Award is Dr Larry Antonucci, President & Chief Operating Officer, Lee Health. In honor of his community leadership & significant commitment to enhancing medical services available in Greater Estero.

The Future of Estero: FGCU's FGCU Cohen Student Union Ballroom, 2nd Floor March 17 @ 5 pm – 7:30pm









For Your Continuing Support and Investment in Our Community

