

TO: All Naples Reserves Homeowners

FROM: Heidi Devlin, President Naples Reserve HOA

DATE: September 2, 2025

SUBJECT: President's Report - Kitchen / Tiki Renovation Permit Update

As noted last week, we are still estimating an opening date to be on or around March 1, 2026, which at this time is dependent upon permit approvals. Permits are in progress with the County, with final approval expected sometime in September.

Some of you have been watching the permit progress, and have questions about the details, and next steps.

So to provide additional information for those of you who might appreciate it, we have three active permits.

1. The Kitchen / Island Club Renovation

1. The initial application was rejected, which is common, and was returned for corrections and clarifications.
2. The second application was rejected on 8/28 and also returned for corrections and clarifications.
3. The Civil, Mechanical, Fire, Electrical, Plumbing, and Engineering reviews were complete and approved.
4. The Structural Reviewer rejected the application as they want a note added about termite protection. This is a minor item and is being quickly addressed.

2. Tiki Structure

1. The initial application was rejected, which as noted above, is common, and was returned for corrections and clarifications.
2. The second application was rejected by the Structural Reviewer on 8/28 looking for clarification on Stucco for wood walls / beams. Interestingly enough, there is no stucco on any wood beams, so this should have been considered "not applicable."
3. All other elements of the application were approved.

3. Temporary Fencing

1. Is still under review and not expected to hold up the project.

The team has responded quickly to each request from the County and will continue to do so. All rounds of permit submissions have been moving through ahead of the County's estimated completion dates.

The General Contractor is also pursuing a County-approved process referred to as a "Phase Permit." A Phase Permit is tied directly to the two permits for the Kitchen and Tiki, and would allow us to move forward with elements of the projects such as footings, slabs, plumbing, columns for the Tiki, tie beams for the Tiki, and electrical conduit, as a few examples.

Our General Contractor, our Architect, and Project Manager have been staying on top of this. For this reason, we are still staying with the estimated open date of on or around 3/1/26.

We will keep you informed as to any decisions by the County that impact our schedule. As always, the Board welcomes your feedback and suggestions. Please reach out any time.

Respectfully,

Heidi Devlin
President, Naples Reserve Homeowners Association

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