

**MINUTES OF MEETING  
MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on Wednesday, February 20, 2019 at 3:00 p.m., at The Sports Club at Mediterra (Bella Vita I Room), 15735 Corso Mediterra Circle, Naples, Florida 34110.

**Present and constituting a quorum were:**

Ken Tarr	Vice Chair
Mike Bishko	Assistant Secretary
Thomas H. Van Tassel	Assistant Secretary
Mary Wheeler	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Alyssa Willson (via telephone)	District Counsel
Andy Tilton	District Engineer
Jim Dougherty	SOLitude Lake Management
Jeff Moding	SOLitude Lake Management
Bo Burns	SOLitude Lake Management
Rodney Chase	Resident and MCA Board Member
Marcel Korman	Consultant to MCA
Bill Loftus	Resident
Bob Lowell	Resident
Mary Loftus	Resident
Jean Hassett	Resident
Michael Fedida	Resident
Mary Greenberg	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:00 p.m. Supervisors Bishko, Tarr, Van Tassel and Wheeler were present, in person. Supervisor Greenberg was not present.

**SECOND ORDER OF BUSINESS**

**Chairman's Comments**

Mr. Tarr introduced himself, the Board Members, District Staff, representatives of SOLitude Lake Management (SOLitude) who would give a presentation, and welcomed the newest MCA Board Member, Mr. Rodney Chase. The meeting was being recorded and the minutes and audio are public record.

**THIRD ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

Mr. Tarr suggested addressing Agenda Item #5, regarding the Lake 52 issues, since most residents in attendance were there to hear that discussion.

The Board Agreed to his request.

▪ **Discussion: Problematic – Lake 52 – Options to Resolve**

**This item, previously the Fifth order of Business, was presented out of order.**

**A. Consideration of SOLitude Lake Management Contracts**

- i. **Water Quality Monitoring**
- ii. **Annual Bacteria Management**
- iii. **Nano Bubbler Aeration System**

Mr. Moding, of SOLitude, introduced himself, Mr. Dougherty and Mr. Burns, and discussed their positions and expertise at SOLitude; Mr. Kurth was out of town and unable to attend today’s meeting.

Mr. Tarr felt that removal of spikerush from the lake exacerbated the “good” algae issue. Mr. Dougherty explained the algae growing in the lake is a resistant type and harder to control but, since applications began in October and until now, it started to get better. Killing and removing spikerush in the shallow areas has caused the sun to filter through the shallow shelf areas resulting in further slender spike rush growth, which is a resistant for algae to form and without it algae become more obvious. The ongoing issues over the last four years would not be as manageable without these treatments and prop chopping the algae out.

Mr. Moding presented the following proposals:

- **Water Quality Monitoring: \$375 per test to obtain a baseline water sample before suggesting any future programs.**
- **Annual Bacteria Management: \$5,050, broken down to \$420 per month for 12 months.**

➤ Nano Bubbler Aeration System Annual Contract: \$12,000, broken down to \$1,000 per month for 12 months.

Discussion ensued regarding use of the nano bubbler system being used in other communities and the favorable results. Mr. Tarr asked why the District did not initiate this system in the last four years and whether the system was new. Mr. Burns stated this technology was being used in Asia, for the last 20 years; however, the United States only used it for wastewater and sanitation for hospitals to sterilize equipment; it was never associated with lake and pond management. He explained how the system works in a natural environment and stated it was a truly advanced superior aeration system that was not available four years ago.

Mr. Tarr asked if the District should delay aerating the ponds and install the socks first, so it is apparent the Board is impartial in its fiduciary duty, as other lakes may begin to have the same issue and funds are not available for all lakes. It was noted that SOLitude, not the District, was purchasing and investing in the equipment and was only providing a service to the District. Mr. Dougherty stated that socks were a great way to address bacteria; those, with the aeration system, play a dual role. Mr. Burns stated some bacteria is beneficial and others are bad; he explained the reason for not having beneficial bacteria in the lakes was due to it being a shallow water body that is eating up the good bacteria resulting in algae and a need for aeration.

Mr. Tarr asked if the problem would resolve itself in two months and if two tests were needed. Mr. Moding replied, by agreeing to the tests and including aggressive monitoring.

With Mr. Tarr's concerns of insufficient budget funds to perform all the tasks, Mr. Adams recommended approval to test the water to determine the benchmark, since the lake already has an aeration system, and then install the bacteria socks, which may achieve the goal, since it worked well in his other communities. Although the nano bubbler would definitely solve the issue, it was a much bigger expense.

Mr. Tarr asked about the benefits of a monthly contract over an annual contract. Mr. Moding explained the benefits of the annual program, which was that there would be an increase in the amount of bacteria and a decrease in algae and it would not slow the process.

Mr. Tarr suggested asking residents for their opinion about adding 1' of spikerush.

Ms. Mary Greenberg, a resident, recalled the Engineer’s November water quality presentation, which indicated all the lakes were good, and questioned what changed since then. Mr. Dougherty stated it would be best to perform the test to compare with the Engineer’s results and to see the discrepancies, if there were any.

Mr. Tarr suggested approving the first two proposals and requested that Mr. Adams provide a budget status, at the next meeting, so the Board can decide whether to proceed with the nano bubbler system and avoid going into the next fiscal year with any budget issues.

Mr. Bill Loftus, a resident, agreed it was a reasonable approach to perform the testing now, have the results in two months and install the sock immediately.

Mr. Adams will try to obtain the test results before the next meeting.

Mr. Tarr requested that the aerators in Lake #52 be relocated and used elsewhere. The recommendation was to keep both.

Mr. Adams noted another electrical supply was necessary. Mr. Burns stated SOLitude would provide the recent write up about the nano bubbler system, before the next meeting, and stated, after 35 years of experience, he would sell nano bubbler aerators as a preferred method and providing additional value, as chemicals would no longer be used.

**On MOTION by Mr. Van Tassel and seconded by Ms. Wheeler, with all in favor, the SOLitude proposal for Water Quality Monitoring, in the amount of \$375 per test, as stated in the contract and the proposal, and the Annual Bacteria Management Contract, in the amount of \$5,040, to install socks in Lake 52 by next week, were approved.**

Ms. Mary Loftus, a resident, asked how long it would be between the first test and, once the socks are in place before they retest to see if any impact. Mr. Burns stated about six months; he confirmed that the rainy season would affect test results but they could wait on retesting until after the rainy season.

**FOURTH ORDER OF BUSINESS**

**Consideration of Preserve Management Plan – SOLitude Lake Management Services Quotations**

**A. Dead Tree Cutting****B. Dead Tree Removal**

Mr. Tarr recalled the prior discussion about, to save costs, cutting down an additional 112 standing dead trees identified within the 60' fire zone and then clearing them out over the next three years, rather than engaging SOLitude to cut and remove them all now.

Mrs. Adams presented the SOLitude proposals and discussed the cost differences between cutting down trees that would remain in the preserve and to cutting and disposing of them. Instead of the original count of 112 trees, the count increased to 146.

In response to Mr. Tarr's question of whether leaving them onsite would increase fire danger to the structures, Mr. Adams stated that it would most likely reduce the opportunity of a lightning strike and from being an eyesore. Discussion ensued regarding an area behind Mr. Chase's residence, the 60' zone area and beyond, requesting a discount, the variables involved and information needed before a discount could be offered and having Dustin review the areas discussed, confirm the tree count and costs with Management before initiating the project.

Mr. Adams suggested proceeding with the same program in this location, which was to drop the dead trees within the 60' zone, address those behind Mr. Chase's residence and in marginal areas beyond 60' zone, and including additional trees, at \$1,000 above the original proposal, in a not-to-exceed amount of \$3,950. Discussion ensued regarding lightning strikes, etc. Mr. Adams explained that safety was the reason for the 60' fire zone and the increase in dead trees was due to Hurricane Irma.

**On MOTION by Ms. Wheeler and seconded by Mr. Van Tassel, with all in favor, the SOLitude Dead Tree Cutting proposal to cut and drop trees and authorizing the District Manager to engage SOLitude, once the 146 tree count is confirmed, and, upon Management's review, to cut and drop a total of 146 trees at \$3,700, with a not-to-exceed amount of \$4,000, was approved.**

Mrs. Adams will email an update on the project and the cost.

**FIFTH ORDER OF BUSINESS**

**Discussion: Problematic – Lake 52 –  
Options to Resolve**

**A. Consideration of SOLitude Lake Management Contracts**

- i. Water Quality Monitoring**
- ii. Annual Bacteria Management**
- iii. Nano Bubbler Aeration System**

This item was presented following the Third Order of Business.

**SIXTH ORDER OF BUSINESS**

**Continued Discussion: Lake Bank  
Remediation Options**

Mrs. Adams stated that she and Mr. Adams toured the ponds and eight require erosion repairs; six adjacent to the golf course and two on the residential side. Mrs. Adams provided an overview of the various restoration methods available and a \$30,810 estimate from the District’s contractor, Anchor Marine, to install geotubes, at a cost of \$26 per linear foot.

A Board Member asked why the location of the erosion was mostly along the golf course and whether the cause was due to natural runoff or something done by the golf course Management. Mrs. Adams stated that erosion is typically caused naturally and was just now the result of several years of abuse; she suggested the Board may want to consider asking the golf course to pay for the repairs because of the erosion location, as it had been implemented in other Districts, in the past.

Ms. Wheeler asked for clarification of why there was a vast difference in the Opinion of Probable cost and the actual estimated proposal. Mrs. Adams stated the former District Engineer developed the estimated costs. Mr. Adams explained that the cost difference was because there were two approaches to choose from. The \$26 method was for a non-woven geotube that is temporarily in place and the \$50 to \$60 version remains permanently in place. Mr. Adams stated he believes the estimated figure was low, considering this was the first time in 20 years that the District was addressing this matter, and it was well below the other Districts that he manages. He intended to include this expense in the proposed Fiscal Year 2020 budget. In response to the question of whether the Supervisors should tour these areas before making

a decision, Mrs. Adams stated she would forward a PDF file of the map signifying the erosion locations for their review or for them to visit those areas individually.

#### SEVENTH ORDER OF BUSINESS

#### Acceptance of Unaudited Financial Statements as of December 31, 2018

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2018. Mr. Tarr expressed his concern with the way Management handled processing The Club's off-roll payments, late into year-end, and other recurring issues. He asked how to prevent them and other issues from recurring. Mr. Adams understood the concerns regarding Management's processing of that item and explained why it occurred, how he resolved it from reoccurring and his email being hacked. The Club's off-roll March payment will be added to the Action Items List and Key Activity Dates List to prevent future issues. The Financials were accepted.

#### EIGHTH ORDER OF BUSINESS

#### Staff Reports

##### A. District Counsel: *Hopping Green & Sams, P.A.*

There being no report, the next item followed.

##### B. District Engineer: *Johnson Engineering, Inc.*

Mr. Tilton stated he believed the District was heading in the right direction with the decision about the water quality of the ponds; although the reporting shows the District generally meets the States' water quality standards for the lakes it still may not meet the District's aesthetic standards.

##### C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: March 20, 2019 at 3:00 P.M.**

The next meeting will be held on March 20, 2019 at 3:00 p.m.

##### D. Operations Manager: *Wrathell, Hunt and Associates, LLC*

- **Key Activity Dates**

This item was included for informational purposes.

Mrs. Adams provided the following update:

- MRI Underwater Specialists (MRI) began drainpipe inspections February 6<sup>th</sup> and expected the project to be completed by the end of next week. The report will be included in

the next agenda. She will confirm with the MRI discount with Mr. Richards before contacting Mr. Radford to request the same offered to MCA, receiving a credit for inspection fees, if the MCA cleaned the pipes, and ask for a credit to the \$6,000 inspection fee.

**NINTH ORDER OF BUSINESS**

**Approval of January 16, 2019 Regular Meeting Minutes**

Mr. Tarr presented the January 16, 2019 Regular Meeting Minutes. The following changes were made:

- Line 210: Change "her" to "him"
- Line 49: Change "and" to "to"
- Line 197: Change "tassel" to "Tassel"
- Line 120: Delete "and bear sightings"

**On MOTION by Mr. Van Tassel and seconded by Ms. Wheeler, with all in favor, the January 16, 2019 Regular Meeting Minutes, as amended, were approved.**

**TENTH ORDER OF BUSINESS**

**Action Items**

- Items 4, 5, 6, 7 and 16 were completed.
- Item 6 was deleted, since it was listed twice.
- Item 12: Removal of debris in the ponds was delayed because water levels rose due to recent rain events.
- Item 14: Mr. Tarr provided an update to the closed action item. He, Mr. Johnson and Mr. Richards attended a meeting with the Assistant Superintendent of the School District and were advised of their plans and their water needs which will affect their South Florida Water Management District (SFWMD) permit.
- Item 15: Revised, change "school construction" to "Distinctive Homes Project"

**ELEVENTH ORDER OF BUSINESS**

**Old Business**

There being no old business, the next item followed.



**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

There being no Supervisors' requests, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

In response to a question, Mr. Adams stated he had not heard from the MCA. Mr. Tarr stated he would remind Mr. Richards and confirm the District is provided copies of contracts with Evergreen and all others.

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Van Tassel and seconded by Ms. Wheeler, with all in favor, the meeting adjourned at 4:35 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COSALI  
Secretary/Assistant Secretary

[Signature]  
Chair/Vice-Chair