

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on May 15, 2019 at 9:00 a.m., at The Sports Club at Mediterra (Bella Vita I), 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present and constituting a quorum were:

Robert Greenberg	Chair
Ken Tarr	Vice Chair
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
Mike Radford	MRI Underwater Specialists Inc.
Brenda Radford	MRI Underwater Specialists Inc.
Kevin Vigne	MRI Underwater Specialists Inc.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m. Supervisors Greenberg, Tarr, Van Tassel and Wheeler were present, in person. Supervisor Bishko was not present.

SECOND ORDER OF BUSINESS

Chairman's Comments

Mr. Greenberg stated that the three main topics to be discussed at the meeting were the budget, Lake #74 repurposing and lake bank erosion. He thanked Mr. Tarr for his perseverance and attention to detail regarding the historic evaluation of the potential for Lake #74 and doubted that the CDD would be in a position to consider proceeding with the project if not for Mr. Tarr providing a good factual foundation to consider the possibilities.

Supervisors were asked to review the minutes ahead of time and submit changes to Mrs. Adams, so as to eliminate reviewing them line by line.

THIRD ORDER OF BUSINESS

Public Comments [3 minutes per person]

There being no public comments, the next item followed.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2019-04, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Date Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing severability; and Providing an Effective Date

This item was presented following the Twelfth Order of Business.

FIFTH ORDER OF BUSINESS

Consideration of Street Sweeping Proposals

Mr. Greenberg recalled that this item was discussed at the previous meeting as a way to reduce the debris impacting the pipe systems. Mr. Tarr commented that MRI Underwater Specialists Inc. (MRI) identified the Live Oak trees as one of the biggest culprits and MRI's proposal suggests sweeping every street; however, not every street in Mediterra has Live Oaks. Mrs. Adams stated that there are two proposals; one contractor proposes sweeping just the main road and the other contractor suggests sweeping all the roads in the District. Mr. Greenberg stated the Board's consensus was to identify which streets have the most debris and focus on those. He asked the District Manager to send a letter to the MCA, The Club and each HOA president and the HOA Boards asking them to alert all landscapers to be mindful of blowing debris into the catch basins, as that creates buildup, blockages, etc. Discussion ensued regarding the proposals, Live Oak trees and pine straw. Mr. Greenberg suggested entertaining a proposal in a not-to-exceed amount of \$8,000, authorizing Staff to coordinate with Precision to identify streets that should be excluded due to lack of debris. In response to Mr. Tarr's question, Mr. Mike Radford, of MRI, stated that it was difficult to determine the ratio of Live Oak leaves versus pine straw debris because the community is fully developed and has a variety

of plant and landscaping materials throughout. Mr. Greenberg stated that the contract with Precision should indicate that the Board has the right to change the streets.

On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, the Precision Cleaning Inc., proposal for street sweeping, in a not-to-exceed amount of \$8,000, and authorizing District Staff to identify streets to be excluded, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion: Repurpose a Portion of Lake 74 for Recreational Purposes

This item was presented following the Twelfth Order of Business.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2019

Mr. Greenberg presented the Unaudited Financial Statements as of March 31, 2019. In response to Mr. Tarr’s question, Mr. Adams would check to see if The Club payment was remitted and email the Board if it was not received. Staff was asked to increase the Engineering and Electricity line items when the budget is prepared.

On MOTION by Mr. Tarr and seconded by Mr. Van Tassel, with all in favor, the Unaudited Financial Statements as of March 31, 2019, were accepted.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

Ms. Willson reported that a review of the final bills that were approved by the legislature and that the Governor will sign into law were being reviewed and an update and advice would be presented, if there were any necessary adjustments to the CDD’s Rules of Procedure or any other policy changes.

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

There being no report, the next item followed.

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

i. Registered Voters in District as of April 15, 2019

- **Collier County: 694**
- **Lee County: 416**

There were 694 registered voters residing within the Collier County boundaries of the District as of April 15, 2019 and 416 residing within the Lee County boundaries.

ii. NEXT MEETING DATE: June 19, 2019 at 9:00 a.m.

The next meeting will be held on June 19, 2019 at 9:00 a.m.

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

Mrs. Adams stated that Ms. Willson did not mention the letters to the residents who had a fence installed in the preserve behind their houses. Mr. Greenberg stated that a letter to the two residents, both of which have left for the season, was drafted based on the Chair’s comments and was redrafted by District Counsel. The letter was a legal one and he expressed concern regarding its tone and he felt that it should not be forwarded to the residents until after the Board has a chance to review it. Mr. Adams was tasked with circulating the letter to the Board, forwarding all comments to the Chair, contacting the residents to inform them that a letter would be received and explaining why. He would also provide Ms. Willson with the mailing addresses of the residents in question. Discussion ensued.

- **Key Activity Dates**

The Key Activity dates were included for informational purposes.

NINTH ORDER OF BUSINESS

Approval of Minutes

A. March 29, 2019 Workshop

B. April 17, 2019 Regular Meeting

Mr. Greenberg presented the March 29, 2019 Workshop and the April 17, 2019 Regular Meeting Minutes. All edits were previously submitted to Management.

On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, the March 29, 2019 Workshop and the April 17, 2019 Regular Meeting Minutes, as amended to incorporate edits previously submitted to Management, were approved.

TENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

This item was not addressed.

ELEVENTH ORDER OF BUSINESS

Old Business

This item was not addressed.

- **Discussion: Inconsistencies in M.R.I Underwater Specialists, Inc., 2019 Storm System Inspection Report**

Mr. Van Tassel complimented the MRI representatives; the report was excellent.

- **Identified Lake Bank Erosion Areas**

Mr. Greenberg stated, in reading the handout from MRI in the agenda packet, the Board should consider identifying problem areas, as MRI has done, being proactive and perhaps approving expedited lake bank remediation in those particular areas; Mrs. Adams previously suggested limited use of riprap. Discussion ensued regarding riprap, fabric barriers, sand traps, junction boxes, the golf course and The Club. Mr. Greenberg suggested that Staff, in conjunction with MRI, identify the areas that would most benefit from the installation of riprap to prevent future erosion and for MRI to present a proposal at the next meeting. Mr. Adams was asked to include this item in the budget. Mr. Tarr and Mr. Greenberg asked about receiving a “good customer” discount.

On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, authorizing Staff to coordinate with MRI to identify lake bank erosion areas and for MRI to provide a proposal for maintenance and repair costs at the next meeting and for Management to include this item in the budget, was approved.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests

There being no Supervisors requests, the next item followed.

- **Continued Discussion: Repurpose a Portion of Lake 74 for Recreational Purposes**

This item, previously the Sixth Order of Business, was presented out of order.

Mr. Greenberg recalled previously asking Mr. Tilton for a cost estimate of the fill for a portion of Lake 74. Mr. Tilton reported the following:

- The general cost to fill in Lake 74 was in the range of \$750,000.

- Mr. Tilton met with the South Florida Water Management District (SFWMD) regarding necessary permits and it was determined that a permit application would be needed.
- The U.S. Army Corps of Engineers (USACE) was also contacted and the original permit for the lake could not be found.
- Mr. Tilton would send an email to the USACE requesting permission to fill the area without obtaining a permit, as one could not be located; if the permit process becomes necessary, it would be a major issue, in terms of time, because the USACE is very slow.
- It was anticipated that the project would commence in six months. A proposal would be presented for the Board's approval to commence the permit application process.

Mr. Greenberg stated that Mr. Tilton should hold off on the permit application until after he receives a response from the USACE. Mr. Tilton stated that, if the USACE does not respond he would prepare a larger proposal to cover both the USACE and the District. Discussion ensued regarding the project's feasibility, permitting costs, Collier County requirements, excess fill from new construction, a land swap, the time frame, the SFWMD, the USACE, the MCA, The Club, London Bay and revenue-generating ideas. Ms. Willson stated, if the CDD plans on issuing bonds to finance the project, there are certain tax implications that should be reviewed, as far as the MCA utilizing the space. In response to Mr. Greenberg's question, Mr. Tilton would prepare a permitting proposal for the next meeting and move forward. Mr. Adams stated Staff needs to hear back from Mr. Tilton.

- **Consideration of Resolution 2019-04, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Date Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing severability; and Providing an Effective Date**

This item, previously the Fourth Order of Business, was presented out of order.

Mr. Greenberg presented Resolution 2019-04. Mr. Tarr asked if the proposed budget would be sent to the City of Bonita Springs. Mr. Adams would transmit a courtesy copy of the budget to the City of Bonita Springs, along with Lee and Collier Counties. In response to Mr. Tarr's question regarding a \$3,672 deficiency, on Page 2, Mr. Adams stated the fund balance would be used to offset the deficiency. Mr. Tarr questioned the brackets around "Lee County", on Page 4, and the lack of the original assessment on Table 1, on Page 9. Mr. Adams would remove the brackets and the word "boundary". Discussion ensued regarding the Operation and

Maintenance (O&M) costs on the Manor A lot, increasing the street sweeping line item to \$8,000, levying an assessment increase of 10% or \$64 per unit to recover the fund balance used to facilitate the firebreaks, allotting \$50,000 for Lake 74 repurposing, reducing the damage to the bulkheads, lake bank restoration and street sweeping.

On MOTION by Ms. Wheeler and seconded by Mr. Van Tassel, with all in favor, Resolution 2019-04, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Date Thereon Pursuant to Florida Law, for August 21, 2019 at 9:00 a.m., at The Sports Club at Mediterra (Bella Vita I Room), 15735 Corso Mediterra Circle, Naples, Florida 34110; Addressing Transmittal, Posting and Publication Requirements; Addressing severability; and Providing an Effective Date, authorizing Staff to add the City of Bonita Springs in Paragraph 3, was adopted.

On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, for noticing purposes, setting the proposed O&M assessment at a maximum of \$715 for on-roll and \$666 for off-roll, was approved.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Tarr and seconded by Mr. Van Tassel, with all in favor, the meeting adjourned at 10:29 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair