

**MINUTES OF MEETING  
MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on October 16, 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 (via telephone)	Assistant Secretary
Mike Bishko (via telephone)	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Jonathan Johnson (via telephone)	District Counsel
Tim Denison	District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:10 a.m. Supervisors Greenberg, Tarr and Van Tassel were present, in person. Supervisors Wheeler and Bishko were attending via telephone.

**SECOND ORDER OF BUSINESS**

**Chairman's Comments**

Mr. Greenberg requested that meeting participants speak one at a time.

**THIRD ORDER OF BUSINESS**

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

There being no public comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Presentation: 2019 Annual Sediment Sampling Report by Johnson Engineering, Inc.**

Mr. Denison presented the 2019 Annual Sediment Sampling Report, including the scope of work, methodology, results and conclusions. He reviewed Exhibits A and B, which contained the Laboratory Results and Sediment Core Photos & Descriptions of the seven lakes that were monitored. He responded to questions as follows:

- For the most part, in the lakes that did not have muck, the clay or sandy material were analyzed and did not have high nutrient content. Muck equates to nutrients.
- The nitrogen was a bit more important, in terms of the regulations for downstream water bodies. There was more nitrogen at the marine end, closer to the bay, which appeared to be higher in content.
- It was unclear what caused the disappearance of the muck in Lakes #27 and #28, from 2018 to 2019. Generally, the lake bottoms are not always flat; staff selected the middle because lakes tend to be deeper towards the middle.
- Regarding the cost effectiveness of obtaining two samples and if the reports could be produced without the laboratory analysis, it costs approximately \$100 per sample to have the samples analyzed and considerably more to utilize the vessel and physically obtain the samples.

Based on his observation, Mr. Greenberg felt that Lake #72 was negligible and could be eliminated from sampling, along with Lakes #27 and #28, and the policy should be to only analyze the outfall lakes that contain muck only, along with Lake #35, unless there was a complaint about the quality or appearance of a lake.

In response to a Board Member's question, Mr. Denison stated that the sampling data was not requested by or provided to regulatory agencies, such as the South Florida Water Management District (SFWMD) or the United States Army Corps of Engineers (USACE). Discussion ensued regarding discharge contamination claims, muck levels and water quality.

The following change would be made to the Report:

Page 1: Change "Mediterra South CDD" to "Mediterra CDD"

**FIFTH ORDER OF BUSINESS**

**Presentation: Wet Season 2019 Water Quality Monitoring Report by Johnson Engineering, Inc.**

Mr. Denison presented the Wet Season 2019 Water Quality Monitoring Report and highlighted the following:

- Within the lakes at Mediterra, the water column is uniform throughout primarily due to aeration from the bubblers that keeps the water moving, keeping the water quality consistent.
- Samples were analyzed for total nitrogen and total phosphorous; two nutrients that the Department of Environmental Protection (DEP) established threshold levels for in Florida waters.
- Once water leaves the five outfall areas, it should meet the required threshold levels set by the State, which vary for water bodies.
- The levels of total nitrogen were relatively good in all lakes except Lake #37.
- The turbidity values were low, resulting in clear water samples.

Mr. Denison compared the 2019 results and data with the previous two years and responded to questions about oxygenation, aeration, DEP thresholds and impaired water bodies. In response to Mr. Greenberg’s inquiries, Mr. Denison confirmed that Lake #55 was the most problematic, as far as rain is concerned, and the CDD could reduce the water quality sampling from two to one to save costs, except in Lake #55. Mr. Greenberg summarized that, going forward, water quality sampling should be reduced to once in July, except in Lake #55, and in September only if there are issues. He asked Staff to continue providing year-over-year tables for nitrogen and phosphorous in order to observe the trends.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-01, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development and Maintenance of the District’s Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date**

Mr. Greenberg presented Resolution 2020-01. This Resolution was necessary because a homeowner requested permission to renovate a pool, which required excavating the backyard, during the summer months when the Board did not have a quorum. It became necessary to ask District Counsel to empower the Chair and Vice Chair to sign ministerial easements, temporary in nature and revocable at will, provided both the operations and legal end approve the terms and conditions, to prevent similar cases in the future.

The following correction was made:

Page 2, Section 2, Line 3: Delete "Chairman,"

**On MOTION by Mr. Tarr and seconded by Mr. Van Tassel, with all in favor, Resolution 2020-01, as amended, Granting the Chair the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, Plats and Other Documents Related to the Development and Maintenance of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

Discussion ensued regarding the outcome of the homeowner's request to access CDD property and potential future requests.

**SEVENTH ORDER OF BUSINESS**

**Discussion: Headwall Erosion Comparable Year-Over-Year**

Mr. Adams stated Staff was asked to produce an analysis of an M.R.I. Underwater Specialists (MRI) report that recommended installing riprap around the headwall of certain lakes. He presented the findings and a year-over-year comparison of 11 lakes with a total riprap estimated cost of \$82,500. Staff was directed to proceed with installation of riprap on the headwall of Lake #35. In response to a question, Mrs. Adams stated it would cost \$38,000 and the project was slated to commence on or about Easter 2021.

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2019**

Mr. Greenberg presented the Unaudited Financial Statements as of August 31, 2019. Mr. and Mrs. Adams responded to questions about expense line item overages, such as “Supervisors” at 121%, “Engineering” at 260%, “Postage” at 432%, “Legal advertising” at 205%, “Aquascaping/cutbacks/pipe cleanout” at 215% and “Electricity” at 125%. The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Johnson reported the following:

- Due to recent changes by the Legislature, Staff updated the CDD’s Rules of Procedure, which would be presented at the next meeting, along with the reasons for the changes.
- Collier County recently inquired about the District’s interest in a community statewide mutual aid agreement, which is a document that could facilitate aid and resources to the District after hurricanes and other emergencies.

Mr. Adams did not anticipate the need to consider the agreement because the District owns a stormwater system and does not have any facilities that would trigger a need for any resources from Collier County.

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

Mr. Adams stated that Mr. Tilton received an email from the USACE clearing the CDD from needing a permit for a portion of the Lake #74 re-purposing.

Mr. Greenberg requested the District Engineer to apprise the Board of the next steps to take and include this item on the next agenda.

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

There being no report, the next item followed.

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

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

- **QUORUM CHECK**

This item was addressed following Item 9D.

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

• **Key Activity Dates**

Mrs. Adams stated that the MCA maintenance facility has agreed to allow the CDD’s street sweeper to utilize its dumpster resulting in substantial cost savings. Mr. Tarr suggested asking Mr. Richardson to announce the CDD street sweeping schedule in the Chronicle communication to residents. Discussion ensued regarding when the street sweeping would begin.

▪ **QUORUM CHECK**

**This item, previously part of Item 9C, was presented out of order.**

Supervisors Tarr, Bishko, Greenberg and Van Tassel confirmed their attendance at the next meeting. Supervisor Wheeler would not attend.

**TENTH ORDER OF BUSINESS**

**Approval of August 21, 2019 Public Hearings and Regular Meeting Minutes**

Mr. Greenberg presented the August 21, 2019 Public Hearings and Regular Meeting Minutes.

**On MOTION by Mr. Van Tassel and seconded by Mr. Tarr, with all in favor, the August 21, 2019 Public Hearings and Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Action/Agenda or Completed Items**

Items 1, 2, 3, 4, 11 and 12 were ongoing.  
Items 5, 6, 7, 8, 9 and 10 were completed.

**TWELFTH ORDER OF BUSINESS**

**Old Business**

There being no old business, the next item followed.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Bishko stated this marked the third time that he did not receive the agenda packet on time. Mr. Greenberg asked if it would be appropriate to provide the email address of the person responsible for sending the packets so that Supervisors can contact that person and alert them of the correct forwarding address. Mr. Adams would provide Mr. Bishko with the staff person's direct email address; the employee's supervisor should be copied on emails.

Mr. Tarr asked Staff to include the wildfire mitigation plan for Il Cuore required by the City of Bonita Springs on the next agenda. Mr. Tarr asked Staff to ensure that the contractor monitors the two signature lakes at the entrance of Mediterra West and make sure that the spikerush does not exceed 15' from the control level.

**FOURTEENTH ORDER OF BUSINESS**

**Public Comments**

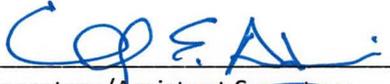
There being no public comments, the next item followed.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Van Tassel and seconded by Mr. Tarr, with all in favor, the meeting adjourned at approximately 10:28 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair