

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Virtual Public Meeting on June 17, 2020 at 9:00 a.m., at <https://us02web.zoom.us/j/88343007481> and 1-929-205-6099, meeting ID 883 4300 7481.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa Willson	District Counsel Hopping Green & Sams
Andy Tilton	District Engineer
Mike Radford	M.R.I. Underwater Specialists, Inc. (MRI)
Vicky Gartland	Resident
Charlotte Tarr	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 9:01 a.m. Supervisors Greenberg, Tarr, Van Tassel and Wheeler were present. Supervisor Bishko was not present at roll call.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's current Executive Orders, allowing local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District's website.

Mr. Bishko joined the meeting at 9:05 a.m.

SECOND ORDER OF BUSINESS

Chairman's Comments

Mr. Greenberg made the following comments:

- Mr. Adams should relay to Staff his gratitude in receiving a quality agenda package, in a timely manner, in light of working remotely.
- Residents were grateful for the Board’s swift action addressing the cane toad issue. He hoped that incorporating this program in the upcoming fiscal year to see greater results.
- As Mr. Greenberg and Mr. Bishko qualified as candidates, they would be on the November General Election ballot. Although he would not run again, Mr. Van Tassel would be asked to remain on the Board until his term expires.

THIRD ORDER OF BUSINESS

Public Comments [3 minutes per person]

Ms. Vicki Gartland, a resident, stated she attended to show interest, after neighbors spoke about what the Board is doing. Her background is in hydrology. She thanked the Board for having the cane toads removed.

FOURTH ORDER OF BUSINESS

Continued Discussion: M.R.I. Underwater Specialists, Inc. 2020 Drainage Inspection

A. Outfall Inspection Results of the ROV

This item was presented following the Seventh Order of Business.

B. Discussion: Brendisi Street Flooding Adjacent to Lake 48

This item was presented during the Fifth Order of Business.

FIFTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2021 Draft Budget

Mr. Adams reviewed the revisions to the proposed Fiscal Year 2021 budget from the last meeting. The proposed Fiscal Year 2021 budget did not reflect “Supervisors” expense line item increasing due to the increase in the number of meetings. Mr. Greenberg voiced his opinion that the assessment increase was excessive and asked the Board to reconsider repurposing funds from items that do not necessarily need to be done in Fiscal Year 2021, such as the reserve study, along with using fund balance to offset costs so the assessment increase is less significant. One Board Member suggested a 15% assessment increase and adjusting other line items to offset costs and the remaining Board Members wanted to keep the increase, as originally proposed, instead of repurposing funds. Discussion ensued regarding re-designating

capital project funds for items that do not need to be replaced or would not commence in Fiscal Year 2021, such as the Fire Break Program.

Regarding when the District should perform the pipe repair work, Mr. Adams stated the District would be liable due to knowing that the asset in Padova is not functioning as designed and needs repairs. Mr. Radford explained that MRI completed a point repair of the issue but, each year, it would become more blocked. MRI previously identified cracks in the pipe. A quote to insert the sleeve to repair cracks in the pipe, during the dry season, would be obtained.

- **Discussion: Brendisi Street Flooding Adjacent to Lake 48**

This item, previously item 4B, was presented out of order.

Mrs. Adams stated a revised MRI report, dated June 23, 2020 was emailed to the Board yesterday and the memorandum included in the agenda package should be disregarded.

Mr. Radford recommended surveying Pipe #131, towards Lake 47, which was marked NA, in order to locate the junction boxes. This was necessary so MRI can excavate, inspect and determine if the pipe has any blockage in the pipe, since metal detectors and other resources were unable to locate the boxes.

Discussion ensued regarding repairing a sinkhole, pipe location issues, pipe size, flooding due to lake and road elevation levels differing in various subdivisions, determining whether the industrial area caused the issue, budgeting, water bubbling up from a manhole, etc. The consensus was for Mr. Tilton to coordinate a survey so that Mr. Radford could proceed with the inspection. The total cost would be approximately \$2,000. A revised map would be distributed once the structures are located.

Discussion of the Fiscal Year 2021 Draft budget continued.

Mr. Greenberg polled the Board regarding the proposed assessments. The consensus was to split the difference and increase assessments 14%.

Mr. Adams would adjust the proposed Fiscal Year 2021 budget and proportion the adjustments to specific line items based on the discussions. The following changes would be made:

Page 1, "Supervisors" line item: Change "6,600" to "9,900"

Page 2, "Capital Outlay-Drain Pipe Repair": Change "75,000" to "37,500"

The above changes would result in an increase to fund balance of \$59,960, with a year-end balance of \$168,079. The proposed assessments would be as follows:

On-roll: \$820.00
 Off-roll: \$766.97

SIXTH ORDER OF BUSINESS

Discussion: Aeration Summary
Replacement Schedule

This item was presented during the Seventh Order of Business.

SEVENTH ORDER OF BUSINESS

Presentation of Annual Quality Assurance
Audit: Lake Maintenance

A. Memorandum

Mr. Greenberg commended Mrs. Adams and Staff for the outstanding report.

B. Evaluation Sheets/Lake Photos

This item was provided for informational purposes.

▪ **Discussion: Aeration Summary Replacement Schedule**

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

Mrs. Adams responded as follows to questions and concerns regarding the annual audit:

➤ High Number of Deficient Aerators and Notifying RCS: Most downed aerators were due to a power surge from a storm. SOLitude already addressed them, including those minor repairs, and the costs were minimal.

Mrs. Adams stated that technicians on site treating the lakes were reminded to report instances of aerators not working properly, outside of the semi-annual inventory and maintenance schedule. In response to Mr. Greenberg’s request, Mrs. Adams would have this task added to SOLitude’s scope of work and the results would be included in future reports.

➤ Littoral Plant Installation: Mrs. Adams would proceed with the EarthBalance proposal; the expense was already allocated to the Fiscal Year 2020 budget.

➤ Riprap installation was budgeted for Fiscal Year 2021.

➤ Cane Toads: Pesky Varmints would collect mature toads, three nights each month for the foreseeable future, and return in September and April, for the next tadpole breeding season.

Mr. Adams stated that the MCA agreed to split the costs so they would be billed; the Club was reviewing the District’s request to participate in the remediation program and the golf cart expense.

The meeting recessed briefly, due to audio difficulties.

▪ **Outfall Inspection Results of the ROV**

This item, previously Item 4A, was presented out of order.

Mr. Bishko asked if there were plans to address the barren lake banks near the golf course and other areas and discussed how 50’ of blocked pipe, at Lake #48, would be removed. Mrs. Adams stated that the rocks on numerous lake banks, throughout, prevent vegetation from growing. Discussion ensued regarding blockages at OS-Oak 2, policies directing Staff to proceed with having work performed once a certain threshold was met, etc. Mr. Bishko felt it should be noted, on record, that the Board reviewed and discussed this item and that action would take place, since it was an agenda item. Mrs. Adams would coordinate to have the repairs noted in the report completed.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2020

Mr. Greenberg presented the Unaudited Financial Statements as of May 31, 2020.

On MOTION by Mr. Tarr and seconded by Mr. Van Tassel, with all in favor, the Unaudited Financial Statements as of May 31, 2020, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 27, 2020 Virtual Public Meeting Minutes

Mr. Greenberg presented the May 27, 2020 Virtual Public Meeting Minutes. Board Members would submit their minor, additional changes to Management after the meeting.

The following change was made:

Lines 171 through 174: Delete entire sentence beginning “The Board and Staff discussed.....”

A Board Member asked if the attachments to the emails sent to the Board in the days leading up to the meeting would be attached to the final version of the minutes. Mr. Adams replied affirmatively.

On MOTION by Ms. Wheeler and seconded by Mr. Van Tassel, with all in favor, the May 27, 2020 Virtual Public Meeting Minutes, as amended to include the edits made today, the edits previously submitted to Management and edits submitted after the meeting, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

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

Ms. Willson stated that the Governor’s Executive Orders were set to expire June 30th; therefore, if not extended, the next meeting would be held in person. Mr. Greenberg asked how this situation affects permitting. Mr. Tilton stated that the District has 90 days to file a letter, once the Orders are lifted; he would keep this in the forefront of his “To Do” items.

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

There being nothing further to report, the next item followed.

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

- **NEXT MEETING DATE: August 19, 2020 at 9:00 A.M.**
 - **QUORUM CHECK**

Supervisors Wheeler, Tarr, Greenberg and Van Tassel confirmed their attendance at the August 19, 2020 meeting.

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

- **Key Activity Dates**

The June Key Activity Dates Report was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Mrs. Adams would update the Action/Agenda/Completed Items list after the meeting.

TWELFTH ORDER OF BUSINESS

Old Business

There being no old business, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Van Tassel stated he would not be on the November General Election ballot, due to an error in the forms he submitted and the forms he re-submitted must have been received after the cut-off date. He would serve out his term or resign if a replacement is found.

Mr. Tarr asked for the recently approved Revised Rules of Procedure and the Internal Controls Policy to be posted on the website.

Ms. Wheeler wanted the CDD to ask the MCAs and HOAs in other neighborhoods to cut back the oak tree canopies overhanging the lakes. She directed the landscaper at Medici to do so to help keep the lakes healthy. Mrs. Adams did not recommend doing this as the tree canopies provide a shady area for wildlife.

Mr. Tarr asked if the District had a policy regarding residents replacing outdated plantings on the 20' CDD lake tract property behind their homes. If so, he wanted to know what materials could be used, as Medici residents asked for plants to be replaced. Mrs. Adams stated the CDD needs access to maintain the ponds; therefore, areas should not be blocked. Discussion ensued. Mr. Greenberg stated, before the next meeting, the MCAs and HOAs would be notified of the District establishing the same policy as the HOA and MCA, of replacing like for like materials, including Resolution. This would be included on the August agenda.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

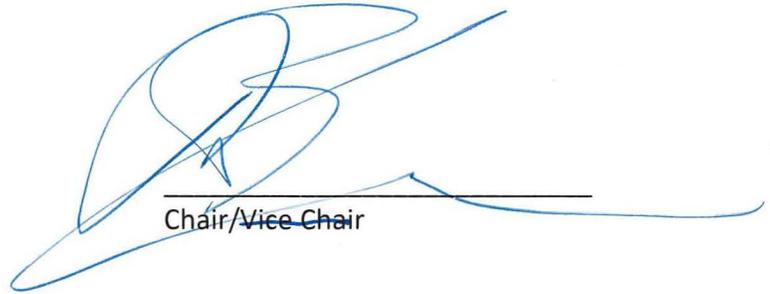
FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 11:25 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair

EXHIBITS

TO: Mediterra CDD Board of SupervisorsDATE: 06/15/2020FROM: Andy TiltonRE: Brendisi Way Drainage

Board Members:

An evaluation of the post Invest 92L and Hurricane Irma water levels on Brendisi Way was performed at the direction of the CDD manager. The following outlines the evaluation and materials reviewed in making our determination.

Background

In 2017, Southwest Florida endured two storm systems within a two-week period. Between August 24th and September 10th, Invest 92L and Hurricane Irma inundated the area with rainfall. Flooding of streets and homes was prevalent in many communities. Brendisi Way was reported to have at least 8-inches of water covering the street.

Drainage

The South Florida Water Management District (SFWMD) Environmental Resource Plans (ERP) for permit number 11-01761-P, application number 010420-3 contains the drainage plans for Mediterra. Brendisi Way is part of Drainage Area 5 (DA5) that also includes streets to the west, Germano Court, Positano Lane, Teramo Way, and Marcello Way. These streets all discharge through a series of lakes and drainage pipes to the northwest outfall structure OAK1 into Oak Creek. Oak Creek discharges into the Imperial River before eventually entering Estero Bay. OAK1 outfall structure discharges at elevation 11.00' NGVD. The lowest elevation of the streets in DA5 is located at the inlets which were permitted at elevation 13.28' NGVD. The high points of these streets range between 14.10' and 14.50' NGVD.

Brendisi Way drains into Lake 48 as it moves west through a series of lakes and drainage pipes, which are also utilized by the streets to the west. Also, there is offsite drainage from the Greyhound Industrial Park that enters this system downstream of Lake 48.

Historical Imagery

In reviewing the historical satellite imagery from September 14, 2017, four days after Hurricane Irma, standing water is visible around the drainage inlets on Brendisi Way. Standing water is also visible on the streets to the west, however, it is discernable that the water levels on the streets decrease as you view to the west. This is an indication that water is not just standing but, is draining.

Rainfall Data

The NexRAD Cumulative Rainfall, provided by SFWMD, for the twenty-day period between August 20, 2017 and September 13, 2017 shows that Mediterra received between 20 and 24 inches of rain. Accordingly, Bonita Springs Utilities which is located approximately two miles northeast of Brendisi Way recorded 23.67-inches of rain for the same twenty-day period.

According to the National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server 20 inches of rain over a period of twenty days has an average recurrence interval of 50 years and 24 inches of rain over a period of twenty days has an average recurrence interval of 200 years.

Stage Recorders

The Lee County Stage Recorder on the Imperial River at Felts Avenue is the nearest downstream water level that was recorded. It is located approximately 0.7 miles upstream from the intersection with Oak Creek. Though it does not provide a tailwater condition that could be used in modeling upstream conditions, it does support the extreme water level conditions that existed after Invest 92L and Hurricane Irma.

The September 2017 monthly highwater level was recorded on the September 11th at an elevation of 7.52' NGVD. This is three feet higher than the highwater levels for September 2016 and 2018, which were 4.41' and 4.09', respectively.

Conclusion

Without having inspection reports for the entire DA5 drainage system, it appears that the standing water on Brendisi Way was due to the two storm systems that produced 20 to 24 inches of rainfall within a twenty-day period. The Imperial River was three feet above normal conditions and the soils would have been saturated in this area.

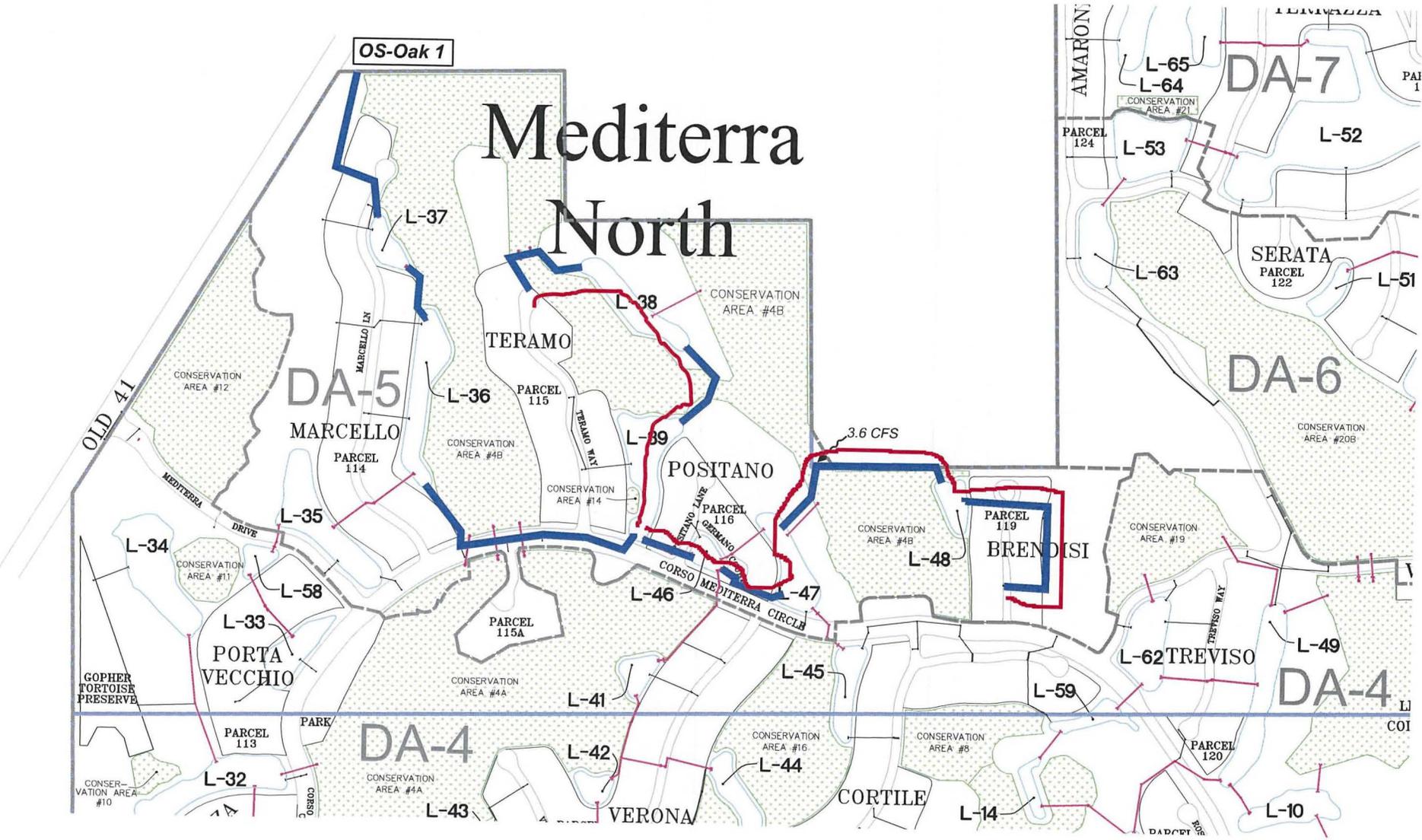
Brendisi Way is at the upper end of the DA5 drainage area and therefore has the longest path for water to flow through the drainage system. This would account for the difference in water levels that was visible on the streets in the historical satellite imagery from September 14, 2017.

The Mediterra CDD does have in place an inspection and maintenance program for the stormwater system. Based on the recent reports for Lake 48 and outfall structure OAK1 there appears to be adequate clearance in these pipes and structures to allow flow. The report in the June 2020 agenda package indicates that some of the downstream culverts were cleaned this year and were cleaned in 2019. This annual review and cleaning is important to the community. See the attached map for the interconnecting culverts highlighted in blue with a squiggly line showing the route water must flow to leave the site.

Prepared by:

Johnson Engineering, Inc.
District Engineer, Mediterra Community Development District

Mediterra North



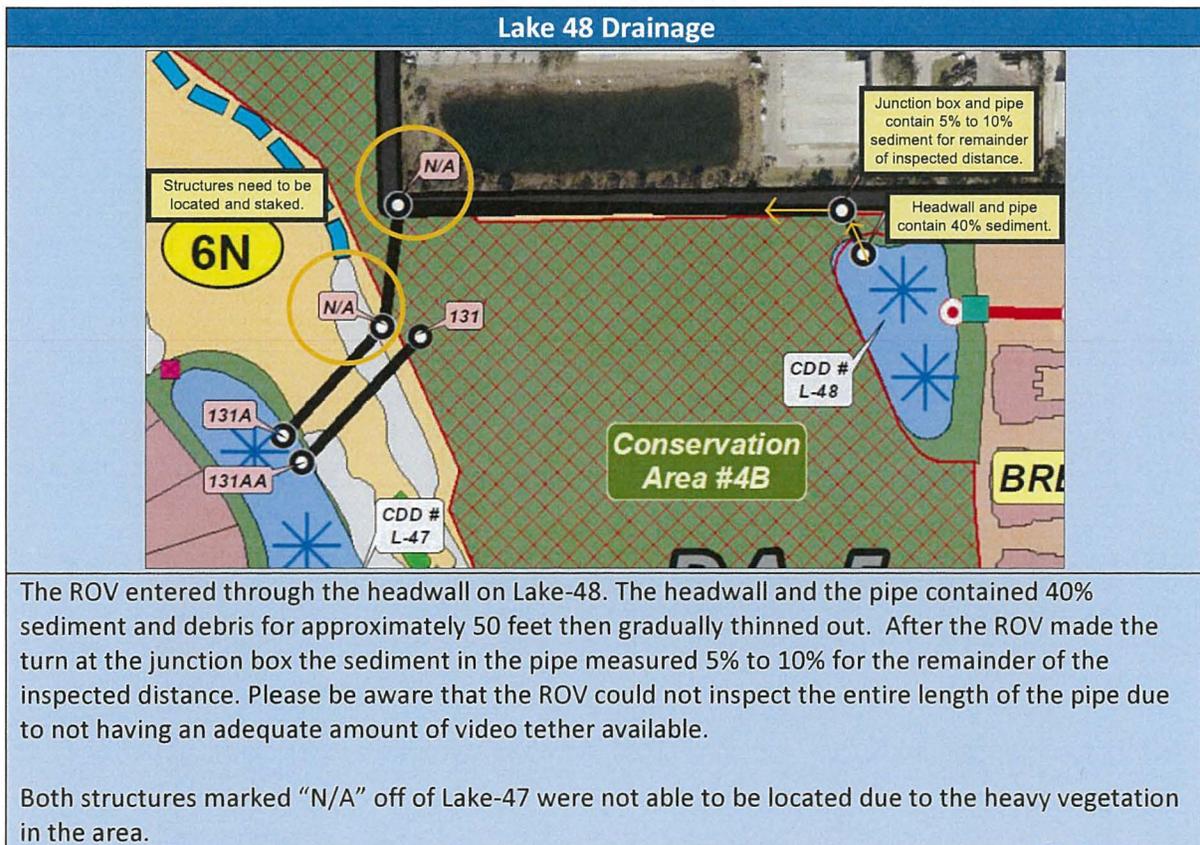


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June 15, 2020

Mediterra CDD

Lake 48



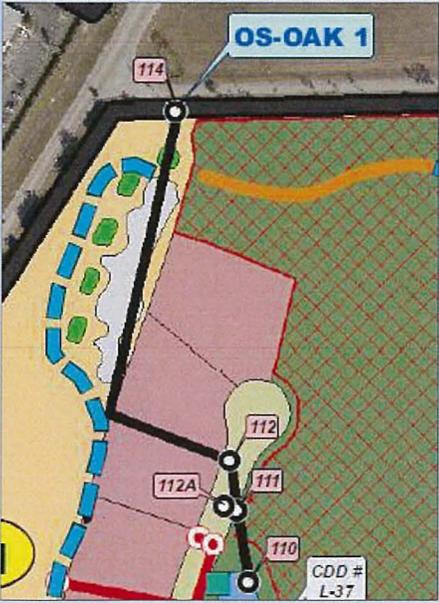


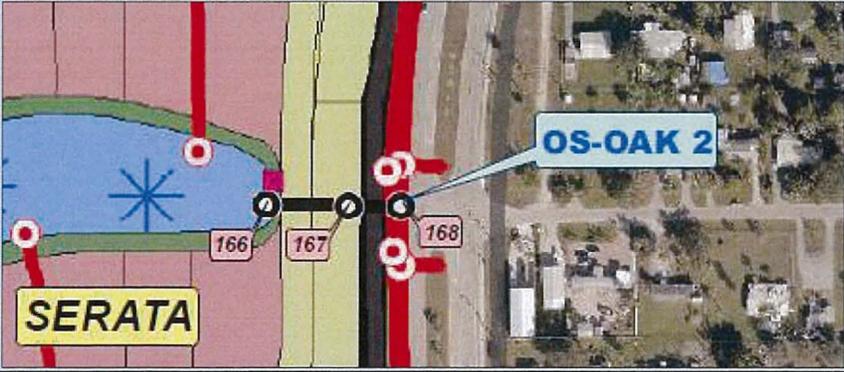
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June 15, 2020

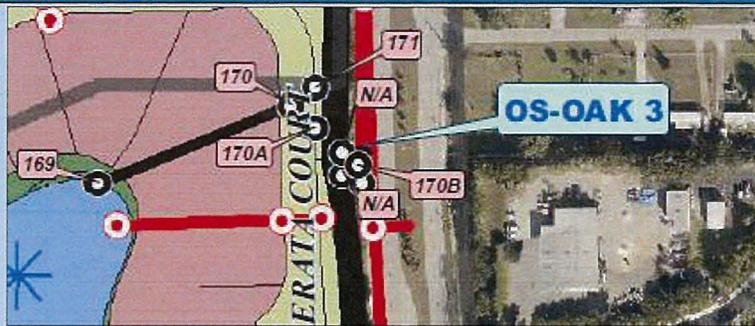
Mediterra CDD

Outfall ROV Video Inspection

OS Oak1	
	<p>Findings: The outfall structure appeared to be very clean. The pipes from the outfall going towards the road contained less than 1% sediment. The pipes going from the road to the lake contained 5% sediment with various areas having 10% to 15% buildup.</p>

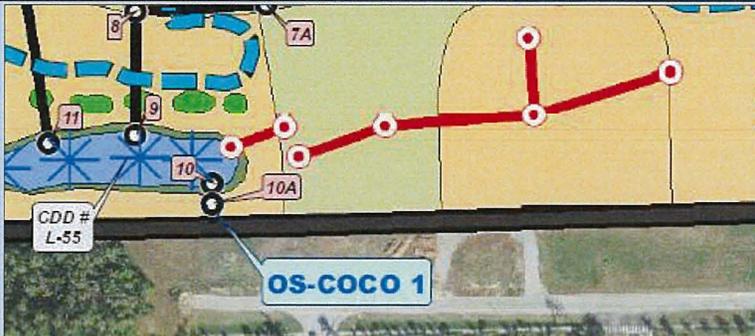
OS Oak2	
	<p>Findings: The outfall structure and pipe going towards the road were both very clean with little to no sediment present, however, the ROV could not inspect the entire length of the pipe due to inadequate water levels. The pipe approaching the lake contained 30% sediment which thinned out and turned to soft silt as it approached the headwall. Lake bank erosion and sedimentation were visible near headwall.</p>

OS Oak3



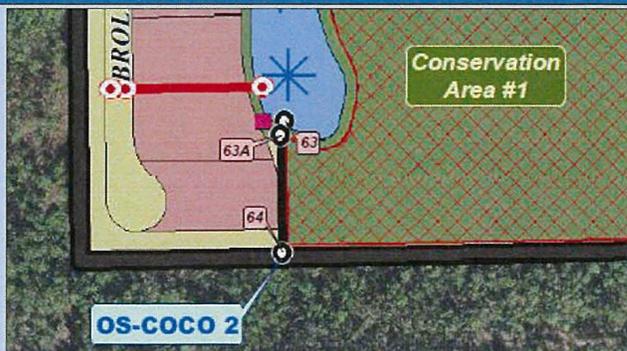
Findings: The pipe from the road towards the outfall structure ranged from 5% to 20% with sediment. The outfall structure contained minimal sediment, with no obstructions present. The pipe going towards the lake and the headwall contained 10% sediment.

OS Coco1



Findings: Both the outfall structure and headwall appeared to be fairly clean with only mild sediment present. The pipe connecting the two structures contained 5% to 10% sediment for the majority of the length which increased to 30% sediment towards the middle of the pipe and then thinned out again.

OS Coco2



Findings: Due to the location of the outfall structure the camera trailer was unable to access the area. There was a large amount of trees obscuring the structure and with the wet conditions the camera truck would have become stuck.

The diver entered each structure to physically inspect and scope the lines. Diver found a minimal amount of sediment and debris present with no significant blockages.