

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on April 20, 2022 at 3:00 p.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present were:

Robert Greenberg	Chair
Ken Tarr (via telephone)	Vice Chair
Mary Wheeler	Assistant Secretary
John Henry	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Andy Tilton	District Engineer
Bill Bowden	MCA GM
Mike Radford (via telephone)	MRI Inspection LLC (MRI)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:00 p.m. Supervisors Greenberg, Wheeler and Henry were present in person. Supervisor Tarr was attending via telephone. Supervisor Gartland was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Greenberg stated that he received a call from a new Mediterra resident who wants a fountain installed in the pond behind his house. He explained to the resident and the person that referred them to him that the fountains are for aesthetic purposes only. The MCA owns and maintains them. The process to install a fountain is through the HOA if the pond is within an HOA community. If it would be in a CDD pond, the MCA could plan and propose it and request permission from the CDD to install it into one of the CDD's ponds, not at the CDD's expense. The CDD would look at whether the pond is deep enough, if there is an electrical connection and whether it would interfere with the aerators.

Mr. Greenberg suggested Ms. Gartland include this information in the resident letter next year to explain the differences between aerators and fountains and that fountains do not enhance water quality and that they are only in the ponds to help deaden noise from the road.

FOURTH ORDER OF BUSINESS

**Consideration of FL GIS Solutions, LLC
Professional Services Agreement for
Geospatial**

Mr. Adams stated that the Passarella and Associates, Inc. (Passarella) Department Head of GIS services started his own company and provided Mr. Adams with a proposal to see if any of WHA's CDDs would be interested in engaging his new company, FL GIS Solutions, LLC for GIS services. The services involve the interactive mapping program on the CDD website.

Mr. Adams presented the FL GIS Solutions, LLC Professional Services Agreement. He discussed the savings opportunity, as Passarella currently charges \$140 per hour for this person's services and he negotiated a fee of \$100 per hour with the new company for a minimum of two-years. Although the CDD does not spend a lot on this service, from a percentage perspective, it is relatively a steep discount.

Mr. Greenberg asked how much the CDD spent last year. Mr. Adams stated it is typically \$3,000 to \$4,000 annually. Ms. Wheeler noted that the fee on the proposal is \$110 per hour. Mr. Adams stated that he negotiated the \$110 per hour rate down to \$100 per hour, for a minimum of two years.

On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, the FL GIS Solutions, LLC Professional Services Agreement, for Geospatial services, as amended to reflect the rate change from \$110 per hour to a locked in rate of \$100 per hour for two years, was approved.

FIFTH ORDER OF BUSINESS

Discussion: MCA-CDD Deer Population Management Program and Hunting

- **Consideration of Joinder Agreements**

Mr. Greenberg discussed the historical background for initiating this program over five years ago. He stated that the CDD engaged an environmentalist and a biologist to inspect the area, and the recommendation was to maintain the herd at a total of approximately 50 deer. He did not recall the recommended ratio for male and female deer. Mr. Greenberg stated that the CDD does not manage the hunters or staff in the preserve. The CDD licensed the MCA to manage the herd in the preserve and the MCA hires the hunter and the hunter is a subcontractor of the MCA. The CDD requires insurance and for the hunter to join the insurance program that the MCA runs and provided to the CDD.

Mr. Adams presented the Joinder Agreements for the CDD and MCA for 2021 and discussed the process of determining the deer population. Mr. Greenberg asked if the CDD lets both in to hunt. Mr. Adams stated that the MCA manages this but he believes the MCA engaged both groups to do the work.

Mr. Greenberg asked if the Agreements are being renewed now. Mr. Adams replied no. Mr. Greenberg asked Mr. Adams to notify the MCA that the contract is due for renewal. Mr. Tarr stated he spoke with Mr. Bill Bowden today. Mr. Greenberg stated that Mr. Bowden was present and already acknowledged that it has to be done again.

This item would be included under Old Business on future agendas.

SIXTH ORDER OF BUSINESS

Continued Discussion: Pipes 300-309 Ownership Between Lake 57 to Lake 23

- A. **M.R.I. Inspection Report Regarding Pipe 303**
- B. **M.R.I. Inspection Report and Proposal #3304 to Raise Structure 112AA**

- **Legend**

C. M.R.I. ROV Findings with Proposals #3306 and #3307 for OS-OAK2 and OS-OAK-3 Repairs

D. M.R.I. Proposals #3295, #3296 and #3297 for Storm Drain Cleaning

Mrs. Adams presented the Inspection Report. Mr. Greenberg stated it looked like the threshold was exceeded by at least three proposals, including #3305, #3306 and #3307. Mrs. Adams stated a total of six proposals were included in the enclosed proposal. Mr. Henry referred to three other proposals of about \$25,000, \$35,000 and \$50,000. Mrs. Adams stated that three options are always included and the Board always approves them. Mr. Henry asked Mrs. Adams if she knows how much is in the budget. Mrs. Adams stated it is in the budget and in the spreadsheet she provided. Mr. Greenberg asked if Mr. Tarr received the information. Mrs. Adams replied no but she would email it now.

Mr. Adams asked if the number on the spreadsheet just distributed already included this with the assumption that the Board would approve it. Mrs. Adams replied affirmatively, assuming the Board approves these items today. Mr. Greenberg asked which line item on the spreadsheet reflects this. Mr. Tarr asked why it says Pipe #303 is 100% buried and the recommended cleaning was “none”.

Mr. Greenberg asked if Pipe #303 is a structure, pipe or a curb. He noted the CDD has a box located in a sand box. Mrs. Adams replied yes, it is cleaned every year.

Mr. Greenberg referred to Tab B in which structure 112AA was not located. During the ROV inspection of the outfalls, it was found 188’ away from Structure 112 and 538’ from Structure OS-COCO1. It was dug up to inspect it after locating it. He stated it needs to be added to the map. It says it needs to be realigned and raised 2’ to 3’. Mrs. Adams stated there is a proposal in the agenda package. Mr. Greenberg asked what happened to this structure, what kind of structure it is, why it was not located until now and what it does. Mrs. Adams asked if this is a manhole. Mr. Radford stated it is a junction box that was really covered. Mr. Greenberg asked if 112 is where it was thought to be and if 112AA is where it really is; he asked if they are two different ones. He asked Mr. Radford to review the GIS map. Mrs. Adams stated

the GIS person needs to remove 112A and 111 from the map. Mr. Greenberg asked if 112 and 112AA belong on the map. Mrs. Adams replied affirmatively.

Mr. Greenberg clarified that the location is near Marcello Way. Ms. Wheeler asked if 112 is physically there. Mr. Adams replied affirmatively and stated that it must be there because a junction box is needed to run into 112AA. According to the notes neither of them actually ties into the curb side catch basins. It goes straight through from the lake to the south to the outfall, which is 114. Mr. Greenberg asked if the Marcello Way Pond 112 is connected to 110 and goes into the pond and follows the route to the southern outfall. Mr. Adams replied affirmatively.

Mr. Henry asked for the meaning of the “buried” in the Report. Mrs. Adams stated it was previously listed as “owned by others” and it was MRI’s internal note. Mr. Greenberg asked what line it is on the GIS map. Mrs. Adams stated it is Line 57, Lake 23.

Mr. Greenberg asked Mr. Radford for an explanation. Mr. Radford stated it is a junction box that was clean but 100% buried, which is why there was no recommendation to clean it. Mr. Greenberg asked if the only way to inspect it in the future would be with the ROV. Mr. Radford replied affirmatively. Mr. Greenberg asked for future reports to include the amount of blockage from the ROV inspections. Mrs. Adams stated she would include it as an action item for next year. Mr. Greenberg asked for the GIS map to be updated because the line was not showing up on the map.

Mr. Greenberg asked if Mr. Tarr heard the discussions. Mr. Tarr replied affirmatively and stated it does show up on the map but listed as structures owned by others. He stated that it was a CDD pipe but Mrs. Adams had it reversed. Mr. Greenberg stated Staff would correct it and move it to the CDD.

Mr. Tarr asked if there would be anything unusual to clean. Mr. Radford replied no.

Ms. Wheeler and Mr. Henry had no questions.

Mr. Tarr felt that the Reports are fantastic and they are the CDD’s ultimate protection in trying to minimize flooding. He believed OS-COCO 1 is one of the most important drain pipes and asked why plastic bags are suddenly an issue with blockage of 30% plastic bags. Mr. Radford stated they are bags of pet debris. Mr. Tarr asked if that means it is flushing through

the whole system and going out of OS-COCO1. Mr. Radford stated it looks that way and it is becoming more prevalent in Mediterra and throughout the tri-county area. They want the Board and others to be conscious of the issue and deemed it a hazmat level situation.

Mr. Greenberg asked Mr. Adams to prepare a message for Mr. Bowden to e-blast reminding residents not to put dog waste bags down the street drains as it pollutes the ponds.

Mr. Tarr asked how dog waste bags thrown into the drain are coming out from OS-COCO1. Mr. Greenberg stated the bags could be thrown anywhere on the west side and go through the pipes to end up at OS-COCO1.

Mr. Tarr asked if the bags float, explode or sink. Mr. Greenberg stated he uses them and the bags typically float. Mr. Tarr asked Mr. Radford how MRI gets rid of the bags. Mr. Radford stated that MRI removes the bags and disposes of them in the dumpster at MRI's shop. Mr. Tarr asked how many bags are removed. Mr. Radford did not know. He stated that technicians are told not to worry about one or two bags but to note it when there are numerous bags, such as more than 15, since that is a problem.

Mr. Tarr asked if the 30% blockage in the 16" pipe was all plastic bags or if it was plastic bags and sand. Mr. Radford stated the 30% consists of normal sand and debris; the plastic bags were noted because they found quite of few. Mr. Tarr asked if it would be correct to say that it was 30% clogged by sand, debris and dog bags. Mr. Radford replied affirmatively.

Mr. Henry asked if it made sense to establish a fine and install a sign on the storm sewer advising that dumping into sewers that lead to the lakes would result in a fine. Mr. Greenberg questioned if the CDD has the ability to fine. Mr. Adams stated fining was already researched and the CDD cannot impose fines. He suggested public education and logos to get the message across. Mr. Greenberg asked Mr. Adams to purchase "No Dumping" placards.

Mr. Tarr believed the MCA would fine violators if they observe them doing it because it creates a hazard to other residents. Mr. Greenberg stated the MCA and its Board would have to take this up and the CDD would be in favor of it. He suggested Mr. Bowden convey the Board's consensus. Mr. Willis stated educating residents will help reduce this issue. Mr. Greenberg stated the e-blast should advise that the CDD spends hundreds of thousands of

dollars to improve the quality of the pond water and that it wastes CDD money when residents throw debris down the manholes.

Mr. Tarr stated some pipes seem to be consistent debris collectors. He noted that the 48" pipes and the first four on the list have debris every year and asked if this is consistent with other communities. Mr. Radford replied affirmatively and stated some will be 100% buried and in the same condition the very next year and some will be cleaned and not require handling for five or six years. He noted that there are many reasons why there is sand and debris in the pipes. In most larger pipes it is due to the drainage systems surrounding them and other times the pipes might have issues with the seams through the joints if they are not 100% sealed. Mr. Tarr expressed his surprise that Map #39C had 70% when there is no construction there.

Mr. Greenberg asked about manhole #147 and a 24" pipe 100% buried and noted it showed 100% in 2021 and now it shows as 100% buried. He asked if this needs to be addressed.

Mr. Tarr stated it is noted as 150A on the GIS map and it is at the end of Cortile Court on the golf course or the preserve. He stated 150B might be in the preserve.

Mr. Greenberg stated #147 is being discussed. It is a lot that has not been built on yet according to the map. Mr. Greenberg asked if it can be uncovered if it is a buried manhole and asked if Mr. Radford can do it. He asked if it is in the proposals. Mr. Adams replied affirmatively. Mrs. Adams stated it was included in the proposal.

Mrs. Adams presented Estimate #3306 and stated the County cleaned and installed a riser at outfall structure OS-COCO1 and a few days ago told her they were in the process of having a riser fabricated for OS-COCO2. Mr. Greenberg asked if this is near Veterans Parkway and what Mr. Tarr identified. Mrs. Adams replied affirmatively.

Mr. Greenberg asked for this item to remain on the activities list and for Mrs. Adams to check on OS-COCO2. Mr. Tarr asked for this to be in the minutes since it is not in any of the information Mrs. Adams just reported.

Regarding Mr. Greenberg's attempt to match the proposals to the spreadsheet, Mrs. Adams stated Proposal #3295 should be corrected to reflect a total of \$49,000 to consider for 25% blockage and higher and the \$2,100 for raising of the manhole and the \$4,710 on the last sheet before the D Tab bring the total of the three amounts to \$55,810.

Mr. Greenberg asked if it is correct that \$100,000 was budgeted for this and the aggregate of work through the MRI proposals totals \$55,810, which leaves \$44,190 for unexpected and unforeseen related expenses that might arise during the fiscal year. Mrs. Adams replied affirmatively and noted the \$6,340 invoice was inadvertently omitted. Mr. Greenberg asked if it is correct that the \$55,810 must be increased by \$6,340 for the additional invoice that was omitted from the spreadsheet, bringing the total to \$62,150 and leaving about \$37,850 unencumbered.

On MOTION by Mr. Tarr and seconded by Mr. Henry, with all in favor, MRI Inspection Proposals #3304 for \$2,100 to Raise Structure 112AA, #3306 for \$4,710 and #3307 for \$6,340 for OS-OAK2 and OS-OAK3 Repairs and #3295 for \$49,000 for Storm Drain Cleaning, for a total not-to-exceed amount of \$62,150, was approved.

- **Consideration of M.R.I. Construction, Inc. Proposal #295 for Lake 35 Rip Rap**
This item, previously the Eighth Order of Business, was presented out of order.

Mrs. Adams stated that Proposal #295 was previously approved but it was included again because the price increased by \$3,500 due to the cost of inflation and increased cost for materials bringing the total to \$41,565. Mr. Greenberg asked where it is on the spreadsheet. Mrs. Adams stated Lake Bank Erosion, for which \$75,000 was budgeted; she had entered \$53,440 for both the MRI and the Anchor Marine projects, leaving a balance of \$21,560.

Mr. Henry asked why riprap is being installed when it is nowhere else. Mr. Greenberg indicated that riprap has been used before in areas with significant erosion.

On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, M.R.I. Construction Proposal #295 for Lake 35 Rip Rap, in a not-to-exceed amount of \$41,565, was approved.

SEVENTH ORDER OF BUSINESS

Update: Easement Agreement for Pipes Within Golf Course

Mr. Tilton stated that the majority of the pipes that were found not to be in an easement on the plat are on the golf course and a few others involve individual homeowners. He recommended preparing a License Agreement for the golf course as it would be considerably less expensive for the CDD than to create new easements. Mr. Greenberg asked if the CDD needs the golf course to sign off agreeing to the CDD continuing to maintain them and billing the golf course for the work. Mr. Tilton stated that is a legal question but, from a practical standpoint, it would be his approach.

Ms. Willson stated she would work with Mr. Tilton to prepare the License Agreement and asked if she should prepare them for the individual homeowners. Mr. Greenberg asked Mr. Tilton if it is the same issue. Mr. Tilton stated mostly; however, the ones that go across from 23 to 57 have not been cleaned this year. Mr. Greenberg asked if homeowners were identified and voiced his opinion that the CDD should take the same approach as with the golf course. He asked if anyone objected to that approach. There were no objections. Mr. Greenberg asked Mr. Tilton to work with Ms. Willson and identify the homeowners.

Mr. Greenberg asked for this to be under Old Business on the next agenda .

EIGHTH ORDER OF BUSINESS

Consideration of M.R.I. Construction, Inc. Proposal #295 for Lake 35 Rip Rap

This item was presented following Item 6D.

NINTH ORDER OF BUSINESS

Consideration of Anchor Marine Services, Inc. Proposal #2205 for Geo-Filter Tube (GFT) Installation at Lake 13 N. Hole #18 Adjacent to Green

Mrs. Adams stated this expense was previously approved but it was being presented again because Anchor Marine advised that they would not be installing the sod, and the quote reflects inflation costs. She spoke to Mr. Tom Lively about installing the sod and notification of whether there would be any cost to the CDD was pending. Mr. Greenberg questioned why there would be any cost to the CDD and why the CDD would do it when Mr. Lively wants to and

it is on the golf course. Mr. Adams agreed that the CDD should not incur a cost for the sod work.

Mr. Greenberg asked where this is on the spreadsheet. Mrs. Adams stated that the “Lake #35 Rip Rap” and “Lake 13 Geo-Filter” expenses are listed under the \$75,000 budget line item. The total for both is \$53,440, which leaves a balance of \$21,560 for that line item. She confirmed that sod was not included.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the Anchor Marine Services, Inc. Proposal #2205, for Geo-Filter Tube Installation at Lake 13 N. Hole #18 adjacent to the green, in a not-to-exceed amount of \$11,875, was approved.

TENTH ORDER OF BUSINESS

**Continued Discussion: Beach Area
Encroachments into District Lake
Maintenance Easement**

A. Quit Claim Deed

This item was included for informational purposes.

B. Johnson Engineering Site Observations for Celle Way

Mr. Tilton reported the following regarding encroachment at Lots 7 and 8 on Celle Way:

- Photographs of the two lots were provided. Lot 7 was the only one mentioned at the last meeting.
- Grading: From an access standpoint and maintenance to the CDD, it is not an impediment for either of the two lots. It is at the same grade as the grass around it.

Mr. Greenberg stated the lots face the #14 north green and #15 north tee box. He asked for confirmation that nothing will be polluted. Mr. Tilton stated that the CDD’s operations would not be negatively impacted. From an operations standpoint, Mr. Adams likened this to the sand traps on the golf course adjacent to the CDD ponds. It does not impede the CDD’s ability to maintain. He noted that permission was not obtained for the encroachment.

Mr. Greenberg asked if a notice should be sent to the homeowners advising that they violated the CDD’s property rights and explaining that the CDD is not going to take any action

now but reserves the right to do so in the future. Ms. Willson stated it is appropriate to put those homeowners on notice that the CDD is aware that the encroachment is on CDD property and that the CDD did not give them permission. The letter should also advise the homeowner that the CDD reserves the ability to ask them to remove the encroachment.

Mr. Tarr noted that the MCA might have an issue since it is an architectural change without permission. Mr. Greenberg pointed out that whether to address it is the MCA's decision. Mr. Tarr agreed and stated that the MCA is waiting on the CDD's decision. Mr. Henry asked why the CDD is not letting this matter go since it was determined that it does not impede the CDD's operations. Mr. Greenberg stated that the homeowners need to be put on notice because there is a legal concept. Ms. Willson added that the situation could potentially change. Mr. Henry voiced his opinion that he felt this is a waste of time.

Mr. Greenberg directed Ms. Willson to send a nice notice to the homeowners advising that they constructed an encroachment on the CDD easement and, although it does not impact the CDD's operations at the present time and the CDD is not going to do anything, the CDD reserves the right to take action. Mr. Bowden should be copied on the correspondence.

C. Aerial View of Sand Trap Locations for Lots 7 and 8

This item was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

Discussion: Walking Trail in the Conservation Area

Mr. Greenberg recalled that installation of a walking trail was discussed when the Wildlife Management Program was implemented. The program is in place and he felt now is the appropriate time to revisit this one last time. The preferred route for a single trail of about 1.5 miles would be from Parque Celestial to Calusa Play Park. The only issue would be mitigation.

Mr. Tilton discussed the biologist's thoughts that if the CDD installs a mulch trail or a boardwalk in the conservation area and stays out of the wetland area, it would minimize impact and not decrease the value of the mitigation area; however, the South Florida Water Management District (SFWMD) differed in opinion. In the SFWMD's opinion, since installation was anticipated as an allowed use but because they were not installed doing so now would

constitute an incursion requiring mitigation for the amount of areas impacted. Mr. Tilton explained that the mitigation process would involve the CDD purchasing a credit in order for SFWMD to issue a permit modification so the CDD can proceed with building the trail. Mr. Greenberg asked about contacting the SFWMD and the cost for the credit. Mr. Tilton thought the cost would be in the \$75,000 to \$200,000 range; if course property is included it could be lower, at about \$150,000. Mr. Tilton was asked to try to convince the SFWMD that this is an originally permitted use that the CDD wants to do now.

Mr. Henry thought this is a good idea and asked if the Board should start discussions with the golf course or if it makes sense to discuss the plans with the MCA to be stewards of the trail. Mr. Greenberg asked if the CDD should license the MCA to maintain the trail.

Ms. Wheeler stated she was on the MCA's Fire Prevention Committee and she is in favor of the project. She asked if 8' would be wide enough for a fire truck and equipment to access and how a boardwalk would affect that if there is a fire. Mr. Tilton opined that an 8' wide path would be adequate. Mr. Adams stated the CDD worked with the Forestry Service and the City of Bonita Springs on access points. Ms. Wheeler recalled the Fire Chief stating that this kind of a path would be beneficial to the Fire Department.

Mr. Tarr thought the MCA engaged a firm and used something from the Firewise Program and believed it was generated by the Landscape Committee or the Parks Committee. Mr. Henry thought it was the Parks Committee. Mr. Tarr discussed two lines on the map; one being the golf course route. Mr. Greenberg stated that portions of the trail go by the cart paths between holes but it does not mean crossing the middle of the fairway. This is about the amount of mitigation costs the CDD would have to pay. Mr. Tilton stated that the mitigation cost is simply a check to the SFWMD to get permission to do it and the cost of construction based on the territory and materials used would still be incurred.

Mr. Tarr asked if there would be any risk if it is constructed on the golf course. Mr. Greenberg was not eager to proceed with that plan due to liability and the efforts necessary to get the Club to buy into the plan would result in further delays. He preferred to keep the uses separate. The Board Members agreed with Mr. Greenberg.

Mr. Greenberg asked Staff to take the following steps:

- Mr. Tilton to produce a drawing of the proposed route. He would cover it over the current aerial and omit the golf course.
- Mr. Tilton to provide Mr. Greenberg with a proposal to construct an 8' wide wood chip only trail of minimal disruption and impediment for Mr. Greenberg to begin discussions with Mr. Chase.
- Mr. Tilton to make informal contact with SFWMD regarding this matter.
Mr. Tarr asked if there is a way to keep this from the requirement to be American with Disability Act (ADA) certified. Mr. Greenberg stated that ADA requirements apply to all construction.
- Ms. Willson will advise of potential ADA issues in bullet point format at the next meeting.

Mr. Tarr recalled discussions about the distinctions between a walking track and hiking trail and closing it during the rainy season. Mr. Greenberg stated that Ms. Willson would look into it. He noted the concept is for the CDD to get it permitted and built and to license it to the MCA to maintain and operate it since the CDD does not have staff for that.

Mr. Tarr commented that the CDD has the right to operate recreational facilities. Mr. Greenberg explained that the CDD does not have the staff or funds to do it. Mr. Tarr asked if they CDD should hire the MCA to maintain if for the CDD rather than licensing it to the MCA. Mr. Greenberg stated that is a contract and the same difference. Mr. Tarr stated the difference is everybody will get charged on their property tax bill. Mr. Greenberg stated regardless of whether it is a CDD license or a contract with the MCA, the MCA will bill the CDD and the CDD will place it on the tax bill as part of the CDD assessments.

Mr. Greenberg thanked the Board on the decision to move forward with this project.

TWELFTH ORDER OF BUSINESS

Update: Wildfire Management Activities

Mrs. Adams stated Mr. Tilton reported that, as of two weeks ago, the work was 50% completed. The project deadline is May 16, 2022. She received a \$4,000 invoice from Cintron Landscape to clean up debris that homeowners dumped in the preserve, which was not part of Cintron's scope of work. Since a work authorization was not requested, she was waiting for

Cintron to provide back-up materials, and address locations in order to send reimbursement request letters to the homeowners. Mr. Greenberg believed Cintron would not make the deadline and asked how much was held back. Mrs. Adams stated she would have to research the terms of the contract but she believed the deduction is \$100 a day. Mrs. Adams stated that 50% of the contract has been billed and Mr. Adams indicated \$42,000 was held back.

THIRTEENTH ORDER OF BUSINESS

Discussion: Time Change for Summer Meetings to Afternoon

Mr. Greenberg expressed his support for moving the summer meetings to the afternoon. Ms. Wheeler recalled that Ms. Gartland wants to hold the June meeting in the morning. Mr. Greenberg asked if the schedule included June, July and August meetings. Mr. Adams stated the June meeting might not be necessary depending on how the proposed Fiscal Year 2023 budget discussions and the Audit presentation go in May. Mr. Greenberg asked Staff to finalize the summer schedule at the next meeting.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2022

This item was presented following the Fifteenth Order of Business.

FIFTEENTH ORDER OF BUSINESS

Approval of March 16, 2022 Regular Meeting Minutes

Mr. Greenberg presented the March 16, 2022. The following changes were made:

Line 211: Change "Wheeler" to "Gartland"

Line 283: Change "is" to his"

Ms. Wheeler clarified that she, not Ms. Gartland, asked for meetings to be held in the afternoon. She was not sure if she will attend the June meeting. Mr. Tarr stated he will not attend the June meeting. Ms. Wheeler stated she would be present at the August meeting. Mr. Greenberg stated that Mr. Henry might have to fly back. Mr. Adams stated he would

prepare the proposed Fiscal Year 2023 budget for the May meeting since the June meeting might be cancelled.

Mr. Henry stated that he might have a problem attending the August meeting.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the March 16, 2022 Regular Meeting Minutes, as amended, were approved.

▪ **Acceptance of Unaudited Financial Statements as of February 28, 2022**

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

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022. Mrs. Adams stated that the Financial Highlights Report was not updated this month. The financials were accepted.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

Ms. Willson had dropped from the call. There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: May 18, 2022 at 9:00 a.m.**

- **QUORUM CHECK**

The next meeting would be held on May 18, 2022.

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

I. Key Activity Dates

The April Key Activity Dates Report was included for informational purposes and would be updated as needed.

II. Update: Google Analytics Report for Website Traffic

III. Update: OS-COCO1 (Structure 10A) and OS-COCO2 Construction Debris

Mrs. Adams stated that \$475 was spent to remove the vegetation surrounding OS-COCO1 Structure 10A and she emailed the photographs to the Board.

Mr. Greenberg asked if Ms. Willson rejoined the meeting. Mr. Adams replied no.

SEVENTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Items 3, 4, 7, 13, 15, 16, 17, 18, 21, 23, 24, 25, 26, 28, 29, and 30 were completed.

Item 4: Mrs. Adams stated she received the February Aeration Report from SOLitude on about March 2nd. Mr. Willis was assigned to monitor this item. Mr. Willis reported that eight systems were reported in February, two belonged to RCS. For March, Lake 15 and two of RCS' were down. Mr. Greenberg directed Mr. Willis to pursue SOLitude.

Item 17: Mr. Tarr thought this item was a holdover from COVID. Mrs. Adams stated that it is not. She explained that Ms. Garland asked for absent Supervisors to be able to participate via Zoom so they can view documents distributed in the meeting. Mr. Greenberg noted that a meeting quorum cannot be established that way. Mr. Adams asked Mr. Tarr if he wanted to attend the summer meetings via Zoom. Mr. Tarr replied affirmatively. Mr. Tarr stated that, unless it is going to cause an operational issue during the meeting, he is more than willing to attend via phone. Mr. Greenberg stated that Zoom should work.

Item 21: Mrs. Adams referred Board Members to documents behind Tab 18A. The Board approved a not-to-exceed amount of \$1,000; however, after completing the project, SOLitude submitted a Work Order for \$3,278.80. Mr. Greenberg asked how Staff is going to deal with it. Mr. Adams stated only \$1,000 was approved by the Board. Mrs. Adams stated she has not heard from the resident. Mr. Greenberg believed Item 21 should be removed and be dealt with if it comes up again.

Item 27: Mr. Greenberg referred to the "New User" and "Bounce Rate" and stated this item should be deemed completed, as he felt nobody reads the website.

Item 31: Mr. Greenberg asked if the topic of bird boxes is on the agenda. Mrs. Adams replied affirmatively.

EIGHTEENTH ORDER OF BUSINESS

Old Business

A. Continued Discussion: Lake 62 Aeration Equipment

- **Consideration of SOLitude Lake Management, LLC Quote No. SMQT-005223**

This item was discussed during the Seventeenth Order of Business.

B. Update: Maintenance for East “Wet Ditch” East Side of Imperial Parkway and Permit Obligations for Mediterra to Maintain

Mr. Greenberg thought this was taken care of under an earlier item. Mrs. Adams stated that it was and that she provided photographs.

Mr. Tarr stated Mr. Tilton raised the issue of whether there was a question that the CDD had to maintain it. Mrs. Adams recalled her comments at the last meeting about her conversation with the County. The County advised her that decades ago the Developer Owner entered into an agreement with the SFWMD to be obligated to maintain the wet ditch; the County would try locating the documentation to send to her.

Mr. Greenberg asked for this item to be included on the next agenda.

C. Update: Annual Community Letter and Frequency Asked Questions (FAQ)

Mr. Greenberg asked if the Community Letter went out. Mr. Willis stated Ms. Gartland is re-writing it because she wants it in bullet format.

Mr. Greenberg asked for this item to be included on the next agenda.

D. Discussion: Non-Deeded Parcels Managed by CDD

This is a duplicate agenda item.

E. Discussion: Bird Boxes Within CDD Preserves

Mr. Greenberg stated his opinion on this matter has not changed. He does not want to create a precedent and he thinks it would violate the permit. Mr. Tilton stated the SFWMD is one of the holders of the conservation easement and a SFWMD representative told him they might be okay with it but the CDD must ask. Mr. Tilton stated this comes down to the person who is on site monitoring the preserves and the CDD might get a different opinion every two years. Mr. Greenberg instructed Mr. Tilton to ask the SFWMD. Mr. Tilton stated he would get the decision in writing to have it for the record. Mr. Greenberg asked Mr. Tilton to speak with Ms. Gartland before discussing this with the SFWMD, as she raised the question, and it is Calabria that wants to do it.

Mr. Greenberg directed Mr. Tilton to ask what is it going to look like, where it would be located, how far it would be from the houses and how far it would be into the preserve. Mr. Willis suggested specifically mentioning that no feeder cages are allowed because they attract bears. Mr. Greenberg was afraid that when people hear bird house they will start putting up bird feeders.

NINETEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Tarr noted this request was made numerous times in the past and asked again that the W-2s read Mediterra CDD and not Mediterra South CDD. Mr. Adams stated he would effectuate the change. Mr. Tarr felt that the CDD records should reflect reality and not old information. He expressed his opinion that when an organization cannot accomplish simple things like this, it raises the question of what other things they might be doing wrong.

Ms. Wheeler stated she has been following the American Property Management fraud case and asked who else besides Wrathell, Hunt and Associates, LLC has access to the CDD's bank funds. Mr. Adams stated that the Chair has access. Mr. Greenberg stated that, unlike in the other situation, the CDD has sufficient insurance. Mr. Adams confirmed that the CDD has sufficient insurance and stated the CDD is audited every year.

Regarding the newsletter, Mr. Adams stated it was e-blasted on March 18, 2022 at about 4:00 p.m.

Mr. Tarr asked Mr. Tilton if an engineer was reviewing the conservation areas while Cintron was cleaning them. Mr. Tilton stated that a biologist was there. Mr. Tarr asked if the biologist and Cintron's supervisors had conversations about dumping debris in the conservation areas. Mr. Tilton did not recall but he would ask about it. Mrs. Adams stated the only thing of concern in the Report is a picture of a small structure. She is obtaining a proposal from SOLitude to remove it as it does not belong there.

TWENTIETH ORDER OF BUSINESS

Public Comments (3 minutes)

No members of the public spoke.

TWENTY-FIRST ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the meeting adjourned at 4:39 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair