

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on February 15, 2023 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present were:

Ken Tarr	Vice Chair
Mary Wheeler (via telephone)	Assistant Secretary
John Henry	Assistant Secretary
Vicki Gartland	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 General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:01 a.m. Supervisors Tarr, Gartland and Henry were present. Supervisor Wheeler was not present at roll call. Supervisor Greenberg 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. Tarr thanked Mr. Tilton and Mr. Nychyk, from Johnson Engineering, for the walkthrough of the preserves. He described the tour, which he found interesting and informative. Ms. Mary Dudkes former president, of the MCA, accompanied them on the tour and was very impressed and stated she had never walked the preserve. Mr. Tarr suggested inviting the MCA Board if another tour is offered.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date

Mr. Tarr presented Resolution 2023-02 and read the title.

Ms. Willson stated this update to the CDD's Records Retention Policy reflects current case law and best practices. Wrathell, Hunt and Associates, LLC (WHA) serves as the Public Records Custodian, along with its many roles. This policy clarifies the following:

- An electronic copy is deemed the official copy, unless the CDD is required to keep a paper copy of something that would apply to deeds, bond documents or original copies.
- Transitory messages, such as Outlook meeting invites, can be deleted as soon as their useful purpose is completed. This is important because records must be compliant with the CDD's Public Records Policy to prevent a lawsuit and the possibility of owing attorney's fees in the event of a public records request.

If using personal email addresses, Ms. Willson recommended Supervisors keep all CDD business separate from their personal emails and computer and hard copy files by keeping their CDD-related emails and electronic documents in one place/file on their personal computer and keep hard copies in a file separate from their other files. She recommended forwarding copies to WHA to retain, as the public records custodian, so that WHA can respond to public records requests. If WHA does not have a copy of a record, the Supervisor is then the custodian of that record and will be responsible for providing those records in response to a public records request. The best practice is to keep everything in one place in their personal email and on their personal computer and to also give a copy to WHA.

Mr. Tarr noted that Supervisors have CDD email addresses and asked if using those simplifies the communication process. Ms. Willson replied affirmatively; her understanding is that WHA retains duplicates of everything in the CDD email. Mr. Adams indicated that is correct and stated, if a supervisor receives an email from a constituent, etc., any response should be copied to the CDD email address to automatically bring the email into the WHA server.

Mr. Tarr asked Staff to provide all Supervisors with an email regarding how to access their CDD email. While they cannot force Supervisors to do so, he will stop using his personal email address. He believes this will simplify things and protect him.

Mrs. Adams noted the Supervisors' email addresses are on the CDD website. Mr. Adams will have Corporate provide the Board Members with their passcode.

Mr. Tarr asked who is the appointed records management liaison. Mr. Adams stated Ms. Daphne Gillyard serves in that capacity and coordinates responses to public records requests.

Mr. Tarr noted many items that do not pertain to the CDD are on the list of items to be retained and asked if they are provided as part of the general record schedule. Ms. Willson replied affirmatively. The records retention policy will be adopted and modified to state that all records will be retained because, with electronic storage and electronic copies, it is much easier to retain all records. While certain documents can be deleted after a specified number of years, it takes so much staff time that it makes more sense to retain all records, as opposed to paying WHA to go through and delete records as they become eligible for deletion.

Ms. Wheeler joined the meeting a few minutes after Ms. Willson began speaking.

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, Resolution 2023-02, as amended, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official Record; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS**Update: Preserve Fire Reduction Program**

Mr. Tilton stated Mr. Nychyk, a biologist with his firm and attended the tour of the preserve, reviewed Several of the previously cleaned areas for the program. A few areas that need attention were noted but, other than a few fallen trees, the areas were in good shape so work can be postponed at least one year. Mr. Nychyk suggested the Board consider that the only road access for some homeowners to get out is beside a conservation area that has not been addressed. Early on he thought areas behind the homes should be done first but now access to enter and exit for residents and emergency equipment might be more difficult; some places have vegetation on both sides of the road. Near Ms. Gartland's home, the CDD owns the property on the east side of Castellano Way and, if the CDD is inclined to do work on The Club's

property on the west side, as Mr. Nychyk suggests, an agreement between the CDD and The Club would be needed. Most of those areas are conservation areas already owned by the CDD.

Mr. Tarr asked if approval from the South Florida Water Management District (SFWMD) is required. Mr. Tilton stated opinions vary; generally, a conservative, cautious approach is to send them a modification advising that these areas are being added along roadways for access. Under the SFWMD's rules and regulations following Hurricane Irma five years ago, they allow removal of this type of material from conservation easements because, at that time, there was a lot of material. These allowances are now built into new permits due to the recognized fire hazard but the CDD's permits are older so allowances are not built in.

Mr. Tarr recalled that the MCA engaged in clearing after the CDD cleared in some of these areas. Mr. Tilton recalled doing some work for the MCA but did not remember the exact areas. Mr. Tarr believed the MCA cleared access roads six or seven years ago. Mr. Tilton stated it was at least five years ago. Mr. Adams stated it was before Hurricane Irma.

Mr. Henry asked if Mr. Tilton indicated that the majority of the areas in need of remedial action are CDD-owned. Mr. Tilton replied affirmatively and noted it is where the conservation areas abut the roadway; only a minor amount is owned by the MCA. The long stretch along the western side of Castellano Way is owned by The Club on the western side. Mr. Tarr stated that road troubles him as there is no emergency exit in the northeast corner of Mediterra and keeping that road safe is a major concern. Ms. Gartland agreed and noted that, due to the abundance of vegetation on both sides of the road, there would be no means of exit in the event of a fire on both sides of the road. Mr. Henry asked if it makes sense for the CDD to take responsibility for all these areas and enter into an Agreement with The Club and the MCA to fund the work on their property. Mr. Tarr stated that is a question for the Board.

Ms. Wheeler asked if any roads, besides Castellano Way, have this issue. Mr. Tilton stated no other areas have overgrowth on both sides of the road at one time but several areas along Corso have it on one side. Ms. Wheeler asked if any other roads could block egress. Mr. Tilton stated there are no other areas with overgrowth on both sides but, if a fire is on one side and smoke is blowing across the road, some will drive through it but some will not. Asked about another route, Mr. Tilton stated, most places have an alternate means to exit but drivers exiting the Brolio area who cannot go north or south might be somewhat trapped.

Asked about the total area to be cleared, Mr. Tilton stated the program behind the homes involved clearing 26 acres, not including areas along the road. They can clean an area 60' wide

of the 60' width, as was done behind the homes. Mr. Henry suggested obtaining a bid. Mrs. Adams felt that the cost to clear the small area would be minimal. Mr. Adams asked Mr. Tilton to provide a list of areas to be cleared. Mr. Tilton stated the areas along the road are easier to access than those behind homes and the easier access should reduce the cost per area.

Ms. Gartland asked if Castellano Way, where debris is on both sides of the road, is considered the high priority area. She noted other conservation areas on the width, map that have no homes and have not been addressed before. She asked if an estimate will be obtained for everything or just Castellano Way.

Ms. Wheeler suggested obtaining one estimate for Castellano Way and another including Castellano Way and every other area. Mr. Tilton concurred and suggested establishing a line item for the area along Castellano Way. As an alternate, the other areas would be tabulated and the Board can decide. Mr. Adams asked Mr. Tilton to provide the square footage to be cleared by location. An ID number will be assigned to each location and costs tabulated to assist in prioritizing projects.

Mr. Henry asked if funds are available in the budget. Mr. Adams replied affirmatively. Mr. Tarr wondered if The Club would be interested in paying the expense. He noted that the area of immediate concern is small. Ms. Wheeler supported obtaining pricing and consulting The Club and noted that the CDD can do it if the area is very small and the cost is not high.

Mr. Henry asked if a not-to-exceed amount can be authorized. Mr. Adams replied affirmatively and noted that obtaining bids will likely take until the next meeting. Mr. Tarr asked if bids will be requested from known contractors. Mrs. Adams stated bids will be requested from Cintron, EarthBalance and Premier.

Ms. Gartland asked how much Cintron charged for the full preserve cleanup. Mr. Adams believed it was approximately \$175,000. Ms. Gartland asked if \$180,000 per year was budgeted. Mr. Adams replied affirmatively.

Mr. Adams stated a motion is not needed. Staff will proceed and report back.

This item will be added to the Action Items.

SIXTH ORDER OF BUSINESS**Continued Discussion: Nature Trail and Board Walk**

Mr. Tarr stated, during the preserve tour, attendees walked 2,000' into the preserve, past the first viewing station and to the second, entering from the play park. He has a greater

understanding of the amount of burnable material in the preserve than he did before; it is difficult to comprehend how thick it is unless you are actually in it. He was impressed with Gary and Mr. Willis leading them through the preserves.

Mr. Henry was impressed with some of the vistas available if the project proceeds. He believes residents will avail themselves to it, with the right solution. His concern about proceeding is the cost; therefore, he thinks more resident input is needed before adding to the assessments. If it is marketed properly, there is an opportunity to get positive resident input that might encourage proceeding. He suggested obtaining renderings to show to residents at a workshop. Ms. Wheeler asked if the Board should consider hiring a marketing company. Mr. Henry stated he is in favor of hiring professionals to develop renderings and alternative configurations of the trail and presenting the most feasible alternatives at a workshop.

Ms. Gartland stated she was impressed with what they saw on the tour. They saw a vista with willows in the distance that was beautiful and she thinks a lot of people would like that. As much as they do not want a phased approach, she thinks that, given the cost, the only way they can probably proceed is start with an initial section with a viewing area and extend it later. She is unsure about a survey due to The Club's surveys and resident reactions to spending money. She fears residents will not say how much they like it until they know the exact cost.

Ms. Wheeler asked if it would be better to market the concept first. Ms. Gartland stated she likes the idea of obtaining renderings, talking about the first stopping point and including that in a survey and stating that this is what the Board is considering.

Mr. Tarr suggested tabling this so Mr. Greenberg's opinions can be heard, since he is a strong advocate of the project.

Mr. Tilton stated his firm has landscape architects who can present options. Photos can then personalize the renderings.

Discussion ensued regarding scheduling a workshop. Mr. Adams stated ten days' notice is required to advertise. Mr. Henry suggested extending the length of the next meeting to allow for a long discussion. Mr. Adams stated that it makes the most sense to encompass the discussion within the meeting, following the business agenda, so that action can be taken, if necessary. The Board was in agreement.

Mr. Tarr believed the primary issue is what will form the structure of the trail, such as will it be wood chip or raised boardwalk. Mr. Tilton stated that is part of the Board's decision.

The first portion that they walked on the tour, down to the viewing area, would cost about \$300,000 for mulch and \$750,000 for the boardwalk, including mitigation.

Mr. Tarr recalled the first 1,000' is primarily dry upland. Mr. Tilton stated, while it was dry yesterday, there are times of the year when it will not be dry so it needs to be raised by one way or another. Mr. Tarr asked if the boardwalk could be dry all year. Mr. Tilton replied affirmatively and stated the path can also be dry all year and estimated that it would require an average raising of 1.5' to make it dry most of the year.

Mr. Tarr asked how much annual maintenance it would need and noted a boardwalk would be much more accessible. Mr. Tilton stated a mulch trail has very good access because the mulch will be about 1' thick and packed and is wheelchair accessible. Asked how to prevent it from going into the preserve, Mr. Tilton stated there would be about 2' of soil with grass on it and a side slope down, but the mitigation is greater as there is a larger footprint with soil than with a boardwalk. He does not recommend turf grass there. He recommends other types of grasses and ferns on the slope. Stabilization will be needed; shrubs, such as myrtles, and large grasses and trees can be planted so it looks like a mulch trail.

Mr. Tarr expressed his opinion that a boardwalk would be much easier for seniors.

Ms. Gartland discussed cypress tree "knees" and asked if a boardwalk would go over them. Mr. Tilton stated the boardwalk can go over the "knees" or, in clearing for a mulch trail on an earthen berm, some "knees" would be cut out. In five or more years, "knees" could come up but that is part of the maintenance. In general, a mulch trail will be less expensive to maintain than a boardwalk. He noted that, in a hurricane, if a tree falls the boardwalk will probably survive but the handrail will not. Mr. Tarr stated a handrail is not required; the side just needs to be elevated so people do not go off it.

Mr. Tarr asked where he can view a public walkway in a preserve to get a sense of a mulch trail versus a boardwalk and other options. MCA General Manager Bill Bowden stated he has years of experience with boardwalks in Pelican Bay and offered to take Mr. Tarr to view them. The boardwalks are over water so it is a marine project and it has miles of boardwalks; it is very popular for walking. There are other boardwalks within Pelican Bay that are wet some of the time. Mr. Tilton stated there is a public boardwalk system at Six Mile Cypress, in Lee County and the Nature Center and Planetarium have a boardwalk and mulch trail; they are open to the public but there might be a slight fee.

Ms. Wheeler asked about a trail with broken sea shells. Mr. Tilton stated the trail does not have to be mulch; there is a trail at Powell Creek Preserve in North Fort Myers that uses a sandy shell material with no mulch. The trail is white instead of brown so it has a very different appearance and it is very accessible for bicycling and walking.

Mr. Tarr commented that The Club is striving to be the best in Southwest Florida. The community regards what they are doing, including the wall and everything else, as the best and he thinks the CDD needs to follow The Club's lead, if it is fiscally possible. Mr. Henry agreed and stated, if the project costs \$750,000 and the cost is spread over two years, the average cost would be \$400 per unit per year, which he believes would not be a major concern for homeowners. Mr. Tarr stated it would be a special assessment. Mr. Henry stated, after taking the tour yesterday, he is more supportive of the boardwalk alternative and now, hearing the cost, he feels that might be the best option.

Ms. Wheeler echoed Mr. Tarr's and Mr. Henry's sentiments. In her opinion, a mulch trail is not suitable. The consensus was to build a shorter, top-quality boardwalk. Ms. Wheeler felt that, if they build it, residents will use it and there might be support to continue in the future.

Mr. Tilton stated he gave two options; all boardwalk or all soil with mulch or shell. Combinations of the two is possible.

Mr. Tarr recalled that electricity can be run to the area and security cameras can be installed, reducing the need to have security for protection on the path.

SEVENTH ORDER OF BUSINESS**Discussion: Garbage and Construction Debris Removal with Lucarno**

Mr. Willis stated, in January, The Club contacted security and asked for the lake to be treated for algae and for trash to be removed. He inspected, submitted a work order and SOLitude treated the algae soon after the request and the algae is almost completely gone. Some minor trash bags were removed at that time. An email was received yesterday reporting a lot of debris, trash and algae in the lake. He inspected and did not see any trash in the lakes, as evidenced in pictures in the handouts. He sent a picture of an old fountain to Mr. Bowden; he is unsure if they are working on it or if it is an old fountain they forgot to remove.

Mrs. Adams stated she will see if there is an Assignment Agreement with the Association to have a fountain in the pond. Mr. Willis stated there is a fountain on Lake 71. Mr. Tarr recalled an issue in Caminetto with London Bay installing fountains without permission; he

wondered if fountains were installed without an agreement. Mrs. Adams will look at her records. Mr. Henry asked if the fountain will be removed. Mrs. Adams stated, if the CDD has an agreement with the community, they can have a fountain but they must maintain it. If they do not maintain it, the CDD has a right to remove it. Mr. Willis stated it was sitting on the bank; he is unsure if they took it apart to fix something but it should have been left assembled.

Mrs. Adams stated she does not know why the resident is stating the lakes have been neglected for years because this CDD really works hard. Mr. Tarr stated she was one of the people who complained about the spike rush encroachment in the shallow lakes, which he thinks Mr. Henry had behind his house too.

Mr. Tarr stated he walked the lake bank. It is clear with the water levels going down that there are some old palm trees and the question is what is the CDD's responsibility regarding addressing things like this in these lakes. Mrs. Adams stated, as the waters recede, SOLitude has been instructed to remove hurricane debris; SOLitude will be reminded to proactively remove debris. After Hurricane Irma, it took a very long time to get everything cleaned up.

Mr. Tarr noted a palm tree in Medici that is clearly out of the ground. Regarding the lake banks in the pictures, he understands the issue. In his opinion, the banks are unsightly. He asked what can be done if the Board wants to do anything about it. Mr. Tarr recalled that a lot of money was previously spent installing pine straw, which defeated the purpose. Mrs. Adams agreed and stated it creates a lot of algae.

Ms. Gartland felt that comments should not be taken personally as the resident does not understand that the CDD Board cannot raise the water levels, as it is subject to rainfall and the control system. In her opinion, the Board should think about long-term options, if anything can be done.

Mr. Tilton agreed with Mrs. Adams' statement. One of the challenges with plants is some complain about the appearance of the bigger plants that tolerate the water.

Mr. Henry asked if there is a way to balance the water among the lakes. Mr. Tilton stated most of the lakes are interconnected with pipes; there are a few internal control structures but it is a dry season. In dry season, it is common for almost all lakes to be down, despite control structures, due to the groundwater seeking its own level. Mr. Willis stated they struggle with this in Bonita National; there is a drop of nearly six feet and an incredibly different visual from August to March. Mr. Tarr asked if it is more extreme further from the Gulf. Mr. Tilton stated not necessarily; sometimes it can be less further from the Gulf depending on how

much and what other development occurred to hold water levels up or lower them. There are parts of Golden Gate in southern Collier County that have lowered water levels fifteen to twenty miles inland; other areas away from canals have water levels higher to the surface.

Ms. Gartland asked if groundwater levels are constant, other than seasonal fluctuation, or if it is declining due to people pumping water. Mr. Tilton stated most people do not use the surficial aquifer unless they are pumping out of the pond. Some communities use pond water for irrigation and they tend to draw that water down and water comes in from groundwater from elsewhere but theirs go down even further.

Mr. Tarr thinks Monterosso Lake is always higher than other lakes because The Club keeps refilling it. Mr. Tilton stated, if they are using it for irrigation then they can replace it; if one gallon is used, one gallon can be replaced from a lower aquifer but they are not supposed to put in two gallons for the one taken out.

Mr. Henry suggested the only apparent solution is rock. Ms. Wheeler suggested riprap. Mr. Tilton stated riprap is easier to use in Collier County than Lee County. Mr. Tarr stated everything on the east side is in Collier County. Mr. Tilton stated he understands that but it is important for the Board to plan with the knowledge that the rules for stormwater pond maintenance and operations are different between the two counties.

Since it is primarily in Lucarno, Mr. Tarr wondered about asking the Lucarno Board to subsidize the work. Mr. Henry stated he can bring it up as he is on the Lucarno Board but he does not think there will be a high degree of receptivity. Mr. Tarr asked how much rock costs per linear foot. The cost for riprap was estimated at \$100 per foot. The other challenge is that riprap will be underwater part of the year and the following year it will be brown rock.

Regarding a previously mentioned construction debris issue, Mr. Willis stated Mrs. Adams spoke with London Bay and they will address it.

Mr. Willis stated, during his lake assessment last year, the last lake on the north side of east Mediterra had a lot of trash around a lake bank. He advised a construction worker and they were picking up the trash before he left.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of December 31, 2022**

Mr. Tarr stated he thought it was agreed at the last meeting that the "Required bank loan reserve" footnote is not necessary. Mr. Adams concurred; it is being removed but it

requires a wire agreement with the bank and a direction letter to return the required \$10,000 reserve and they are still holding, as of this morning. This is expected to be resolved within the week. The \$10,000 will be shown as a cash receivable. Mr. Henry stated that is acceptable.

Mr. Adams stated there are no red flags to be concerned about and he thought the collection percentage for December was a strong but collections are slower this year due to the extended early-pay discount period. Compared to years past, collections seem to be down about 10%. Expenses are at 15% of the annual expenditure budget. At 25% through the fiscal year, the budget is in a good place. Mrs. Adams stated the Financial Analysis Report shows how much money has been accounted for. Mr. Henry stated the CDD has roughly \$200,000. Mrs. Adams stated that is the balance for the fiscal year so far. Referring to Page 2 of the December Financials, she noted the Board discussed renaming “Future aeration replacement” to “Aeration systems repair” but that cannot be done without a Budget Amendment, which will be presented at the next meeting. When the budget is approved, it must be left as is. Mr. Adams stated, while it can be changed, the formality of a Budget Amendment is required.

On MOTION by Mr. Henry and seconded by Ms. Gartland, with all in favor, the Unaudited Financial Statements as of November 30, 2022, were accepted.

NINTH ORDER OF BUSINESS**Approval of January 18, 2023 Regular Meeting Minutes**

Mr. Tarr presented the January 18, 2023 Regular Meeting Minutes.

The following changes were made:

Line 83: Add “Jeffrey Pinder to” after “and”

Line 138: Change “Gartland” to “Wheeler”

Line 153: Insert “Mrs. Wheeler asked why we have not had fires in the past.” before the first sentence

On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, the January 18, 2023 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Kutak Rock LLP***

There was no report.

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

Mr. Tarr asked if the County responded regarding the Imperial Basin project. Mr. Tilton stated Collier County is proceeding with some structural replacement in The Estates, in the very southern end of Imperial, which should allow for better operation and water removal in times of high flow. Some structures are small and difficult to operate so the County will take them over. They were previously owned and operated by the subdivision. Mr. Tarr asked if the County will maintain the big structure the CDD cleaned. Mrs. Adams stated the County will do all of them. The County did not provide a schedule but said they are responsible for cleaning all the ditches, through the Roadway Maintenance Department. Mr. Tarr will ask Mr. Bowden to have the MCA take an overhead picture of the structure.

Mr. Tilton stated it would not hurt to keep an eye on it. The County says it will take over operation and maintenance (O&M) because of the roadway, which the County now has vested interest in so they are more interested in performing the maintenance even though it is only an easement on private property. Mr. Tarr observed that the CDD cleaned it and had no water issues. Mrs. Adams stated it could not hurt to have a drone photo.

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

Mrs. Adams will confirm that the meeting room is available until noon.

- **NEXT MEETING DATE: March 15, 2023 at 9:00 A.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 15, 2023 meeting.

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

- **Key Activity Dates**

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

Mrs. Adams and Mr. Willis reported the following:

- Fire extinguishing balls have a three-year warranty, not a five-year warranty. A total of 25 balls were ordered based on the number of high-risk areas identified by SOLitude.

Asked if they must be on the rack, Mrs. Adams stated they will find out when the balls are received; the 4" racks are included. They will also find out if the racks will fit.

- The Proposed Budget should be on the April agenda.

Ms. Wheeler asked if the fire extinguishing balls are returnable if they do not fit. Mrs. Adams stated they have 30 days to return them, as long as only one package is opened.

➤ Regarding Canna Lily cut back, upon inspection, they do not need to be cut back now; they will be re-evaluated in one month.

➤ Cane toad removal commenced in February.

Mr. Willis stated he sent the schedule to The MCA to email to residents. Mr. Tarr felt that it is important to tell residents what was collected because that seems to generate a lot of good PR. Mr. Willis stated he sent the information to the MCA; and an annual summary is sent.

Cane toad disposal was discussed.

➤ The interconnecting pipe inspection, which includes the ROV, should be completed by the end of February. This item will be on the March agenda.

➤ The grate at 10-A was installed on January 19, 2023

➤ OS-Oak 2 and OS-Oak 3 repairs were completed on February 14, 2023. There were no landscape issues; the excavator was used to pull the lids off the control structures.

➤ The Lake 6 riprap project is awaiting County approval.

➤ The Club was contacted for dates between April and May for bank restoration at Lake #13, by the green.

➤ Lake 55: An update is pending from Tom Lively regarding the status of the lake slope restoration adjacent to Corso Mediterra Circle.

➤ The GFCI Breaker Project is scheduled to commence next week. A revised quote for the required vegetation cutback around the boxes was requested from SOLitude. SOLitude provided a proposal with the locations of boxes outside the conservation areas and stated no cutbacks are needed for the boxes inside the conservation areas.

A comment was made that this makes no sense since Mr. Tilton discovered the Forestry Service recommends a 30' clearing around those boxes. When the work order is received the project will commence.

Mr. Tarr asked if the SFWMD will accept the Forest Service's recommendation and allow a 30' clearing. Mr. Tilton stated SOLitude will not take everything out; palmettos can be removed and sabal palms can be trimmed. He will not remove trees as they are not as quickly combustible. Mrs. Adams will make sure they know to remove ground cover, such as mulch and pine straw. Mr. Tarr stated, when they were going out to bid, he was unclear because Mr. Nychyk wanted palm trees hanging lower than 90 degrees cut but he did not specify at what height. He saw pole saws of different heights. If the CDD expects to get a quote from Cintron,

the more the expectations are defined, the easier it will be. Ms. Wheeler agreed and stated, if they define it, Cintron is more than willing to do it.

Mr. Henry asked if it would be difficult to reorganize the Key Activity Report. Mrs. Adams stated it is a lot of work. Mr. Tarr asked if it is possible to highlight the items that are coming up. Mr. Adams stated items within 60 days will be highlighted.

Mr. Tarr asked if Mr. Tilton will automatically address Cortile Court and report his findings. Mr. Tilton stated he will check with Mr. Nychyk and he will prepare the annual report. Mr. Tarr noted it is due to the SFWMD on June 30, 2023, meaning the Board needs it the meeting before. Mr. Tilton asked if the Board wants it before it is sent to the agency. Mr. Adams stated it should just be sent. Ms. Gartland stated there are specific requirements so it should just be sent to the agency. Mr. Tarr suggested the Board be informed if the report is up to standard. Mr. Tilton stated the Board will be told and there is no problem sending a copy. They can complete the report a month early, if the Board wants it. Ms. Gartland stated the Board only wants to know if there is a problem.

ELEVENTH ORDER OF BUSINESS**Action/Agenda or Completed Items**

Regarding Item 2, Mr. Tilton was advised there is no more specific timeframe.

Discussion ensued regarding the meeting call-in number for Supervisors. Mr. Adams stated it is sent to the Supervisors the day before the meeting.

Ms. Wheeler left the meeting.

Regarding Item 11, Mr. Tilton stated they can talk with the SFWMD as they go through the process but the last time they talked to them, none of the documentation they can find has a plan or a walkway. Had there been a planned design, that area probably would not have been included as part of the mitigation. He does not see that area as a possibility. Ms. Gartland suggested the item be moved to completed and a new item be created to indicate that nothing was found but it will be attempted again, when the application is completed.

Regarding Item 18, Ms. Gartland stated the Board discussed whether to complete one-third at a time. Mrs. Adams stated the Board decided to do the entire project once every three years. Mr. Henry noted that the budget will include one-third every year.

Mr. Tarr asked if Mr. Tilton is concerned about mitigation in the future such that, if they try to add another 1,000', they will not find a mitigation bank or is he concerned that the

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mitigation cost could double. Mr. Tilton stated he does not anticipate a time when mitigation will not be available; however, the price will increase. Mr. Tarr asked if anybody monitors the mitigation banks and asked if private businesses provide the service. Mr. Tilton stated mitigation banks are private businesses but they are highly regulated; the advantage to agencies like them is that they have a large staff that does the maintenance and annual reports and the financial side is very regulated. Part of what is paid for when buying a mitigation credit is putting money in a reserve account for perpetual maintenance on that property. The agencies have fewer places to go to; years ago, mitigation was done on site but the agency had many sites to inspect. By putting it into a mitigation bank, they have fewer places to inspect.

Mr. Tarr asked who would know where the CDD’s mitigation occurred. Mr. Tilton stated they would know which bank it is in; he does not think they go to the level of detail regarding which exact plot of land the CDD got. They do it on a credit basis. Ms. Gartland asked if there is a “Provided by Mediterra CDD” designation. Mr. Tilton stated it is a ledger and they have so many acres a credit; every time they sell some credits, they get taken off the ledger. At some point, they use up that ledger and then mitigation at that location is done.

TWELFTH ORDER OF BUSINESS

Old Business

There was no old business.

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Willis stated SOLitude just sent an email advising that they removed the debris from the lakes at 9:45 a.m. this morning.

FOURTEENTH ORDER OF BUSINESS

Public Comments (3 minutes)

There were no public comments.

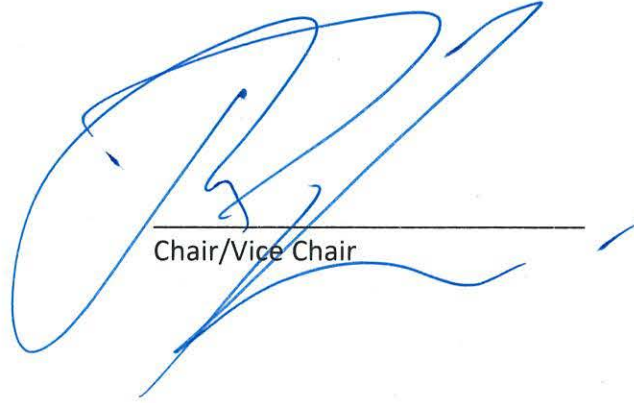
FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, the meeting adjourned at 10:43 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair