

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on April 17, 2024 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:

Kenneth Tarr	Vice Chair
Vicki Gartland	Assistant Secretary
Mary Wheeler	Assistant Secretary
John Henry	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Jared Brown	District Engineer
Tammy Campbell (via telephone)	McDimit Davis
Mike Radford	MRI Inspection, LLC
Rodney Yarnell	MRI Inspection, LLC
Jesse Yarnell	MRI Inspection, LLC
Christine Earls	Resident
Alan Gropp	Resident
Terry Marrs	Resident
Ronnie Antik	Resident
Stephen Light	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Tarr, Gartland, Wheeler and Henry were present. Supervisor Greenberg was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes)

Mr. Tarr stated that, as Vice Chair, he will conduct the meeting today, in the Chair's absence. As several residents are in attendance, he would like to address items of interest to residents immediately. Brendisi residents are in attendance regarding two trees; Mr. Adams will make an announcement regarding that matter.

Mr. Adams recalled discussion at the last meeting about a dead Slash Pine and a palm tree on the edge of a preserve entering Brendisi that is suspected of having Ganoderma. The landscape experts confirmed that the palm has Ganoderma. A contract was signed to remove the palm tree and install sterilized soil in the hole; the tree will also be cut down. It was noted that the trees were cut down this morning.

Resident Christine Earls asked if the CDD will take financial responsibility for the palm tree and Brendisi will take responsibility for the pine tree. Mr. Adams replied affirmatively; the palm tree was diseased and the pine tree was cut down for aesthetic reasons. The palm tree removal comprised most of the \$1,800 cost; Brendisi will receive an invoice for approximately \$400 for the pine tree.

Resident Ronnie Antik stated she is meeting with the MCA. She asked if the CDD is involved with the water quality of the lakes. Mr. Tarr stated that water quality will be discussed during the Ninth Order of Business.

THIRD ORDER OF BUSINESS

Chairman’s Comments

The Vice Chair commented during the Second Order of Business.

FOURTH ORDER OF BUSINESS

Presentation of Mediterra Community Development District’s Draft Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by McDirmit Davis

Mr. Tarr stated he reviewed the Draft Audit and found that the areas highlighted in yellow are the same areas that were highlighted in the prior year’s audit. He thinks the audit seems to present a “clean bill of health” for the CDD and asked Ms. Campbell if there is anything specific she would like to discuss.

Ms. Campbell stated the CDD received an unmodified opinion, which is the best type of opinion, with no current or prior year management comments related to improvements needed for financial controls.

Mr. Adams noted that the audit appears in Draft form so that the Auditor can incorporate any comments provided by the Board.

Mr. Henry had a few very minor suggestions. Referring to Page 9, Mr. Henry asked if a total should be added to the “Total liabilities and fund balances” line item. Ms. Campbell stated part of that is a result of the reconciliation of totals; an additional total can be added where it seems to be missing. In Mr. Henry’s opinion, that would make the audit clearer.

Mr. Henry asked if the “Variance with Final Budget Positive (Negative)” column on Page 12 is meant to characterize positive as good and negative as bad. Ms. Campbell replied affirmatively. Mr. Henry suggested changing the heading to “Variance with Final Budget Favorable (Unfavorable)” to avoid confusion with regard to positive numbers and negative numbers. Ms. Campbell stated that change can be made.

Referring to the “Specific Information (Unaudited)” section on Page 23, Mr. Henry asked if the Supervisors are employees or independent consultants. Mr. Adams stated Supervisors are not employees of the CDD.

Asked why Supervisors receive a W2 rather than a 1099, Ms. Campbell believes that is a payroll tax matter. City Commissioners and Supervisors are not considered employees. If a Management Company hires employees to be paid by the CDD, those would be employees.

Referring to the “Specific Information (Unaudited)” section on Page 23, Mr. Tarr noted that Item b increased from three last year to seven this year, and Item d increased from \$13,508 last year to \$126,542 this year. He voiced his belief that, in the “Reporting Requirements” section on the same page, the month should be highlighted in yellow. Ms. Campbell stated it will be updated with today’s date, if all changes are submitted.

Discussion ensued regarding Note 6, related to the Maintenance Service Agreement between the CDD and the Mediterra Community Association, Inc. (MCA).

The Board and Staff appreciated the auditors’ expert preparation of the Report.

Mr. Willis stated he looked up the tax question raised earlier and, per Section 3401 of the tax code, government officials are employees for tax withholding purposes only.

Mr. Tarr thanked Ms. Campbell and Staff for their hard work.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2023**

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, Resolution 2024-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

SIXTH ORDER OF BUSINESS**Update: Aquatics Report - April 2024****A. Consideration of Lake Bank Restoration Proposals/Estimates****I. Anchor Marine Services, Inc. Proposal #2320****II. Crosscreek Environmental, Inc. Estimate #11131**

Mrs. Adams distributed M.R.I. Construction, Inc. (MRI) Proposal #460.

Ms. Gartland asked what the last three pictures in the agenda depict. Mr. Willis stated those are before and after photos of geotube installations.

Mr. Tarr noted that no Anchor Marine or Crosscreek Environmental (Crosscreek) representatives are present. Three representatives from MRI are in attendance.

Mr. Tarr observed that Johnson Engineering proposals compare apples to apples. In this case, there is some agreement regarding the number of linear feet to be remediated and two proposals address slope but one does not. He discussed three other recent lake bank remediations in the CDD and stated he believes that the lakes are one of the Mediterra's Crown Jewels. He asked the District Engineer to explain the 4:1 slope and who enforces it, whether the County permits it and how lake bank remediations should be measured. He asked about measurement equipment. He voiced his opinion that the lake bank on Lake 13, by the Clubhouse, does not look like a 4:1 slope; rather, it appears at a very acute angle. He noted that the proposals include Lake 22, which has a man-made berm not indicated for remediation, but the other two lakes are golf course lakes with only remediation scheduled behind the houses.

Mr. Jared Brown, of Johnson Engineering, stated he will address the questions. In response to the question of who will be the CDD's regular District Engineer, Mr. Brown stated that is still being determined due to the retirements of Mr. Tilton and Mr. Burford. It will likely be Mr. Mark Sorenton, previously of Collier County Stormwater. Mr. Brown stated the 4:1 slope is established by the South Florida Water Management District (SFWMD), Collier County and Lee County. Slopes can be steeper on golf courses according to the permit; however, additional maintenance and stabilization are needed to hold the slope in that position. It is not typically viable to install steeper slopes behind homes without an actual seawall, due to maintenance

issues and damage to pool cages and driveways resulting from erosion. The minimum slope is 4:1, measured from the top of the bank down to the break point below the water level.

Mr. Brown discussed the technicalities of measuring the slopes.

Mr. Willis stated he determined which lakes need remediation based on his experience, having viewed hundreds of lakes. Mr. Brown stated that many areas have obvious issues.

Mr. Tarr suggested the Board consider whether to engage Johnson Engineering to review all the lake banks before the first draft of the proposed Fiscal Year 2025 budget is prepared next month.

Mrs. Adams stated the Lake Audit is scheduled for June on the Key Activity Dates.

Discussion ensued about the importance of maintaining the lakes, potential to incur significant costs due to the number of CDD lakes, and the need to avoid unnecessary repairs.

Mr. Brown discussed the way of identifying recommended remediations and prioritizing potential safety issues, such as escarpment and drop-offs. Mrs. Adams stated those are identified during the annual Lake Audit. Mr. Willis stated that, whenever issues are identified, he presents them to the District Managers to be considered for lake bank recommendation.

Mr. Tarr suggested Johnson Engineering draft the specifications for future lake bank remediations. The Board Members were in agreement.

Ms. Wheeler expressed support for adhering to the 4:1 slope in villa neighborhoods, where there is not much distance between the lanai screen and the lake bank, given that erosion can affect lanai screens.

Mr. Willis stated that, during the Lake Audit, Staff also looks for possible causes of erosion. This year, three CDD notification letters were sent to advise homeowners of repairs or mitigation they need to perform. One letter was also sent to notify homeowners about their discharge of pool water without first dechlorinating the water. He noted that homeowners are responsible for repairing damage they cause to CDD lake banks.

Noting the different total linear feet included in each proposal, Mr. Tarr asked how the Board should address proposals that do not agree as to how much remediation must be done.

Mr. Willis stated that he provided the linear feet in the scope of work provided to the vendors; bids outside of those figures represent each bidder's professional estimation of what is needed to do the job. He stated the lakes are evaluated annually, during the Lake Audit, and noted that his recommendations are based on slope and safety concerns, not aesthetics. Mrs. Adams stated the only aesthetic remediation the CDD does is planting littorals.

The Board and Staff discussed the proposals and expressed support for Johnson Engineering providing a recommendation. Mr. Willis stated Johnson Engineering was involved from the beginning and determined the scope of repairs needed during the Lake Audit but did not review the proposals.

Mr. Tarr asked if any geotubes are being used in the CDD. Mr. Adams replied affirmatively; it was noted that Anchor Marine installed geotubes on the golf course.

Discussion ensued regarding the Anchor Marine and Crosscreek proposals, geotube remediation methods and whether geotube can achieve a 4:1 slope.

Mr. Brown stated he is not familiar with Enkamat. Mr. Tarr stated it has been in use for 50 years. Mrs. Adams stated it has not been used in the CDD but it seems to be a good product.

Use of cocomat and sod, with geotubes, was discussed.

Mr. Radford, of MRI presented Proposal #460 and responded to questions. He discussed why he did not recommend geotube; in his experience, geotube has not been favorable.

Mr. Willis stated that the “non surveyed” linear feet to be remediated are as follows: Lake 15 was 550 feet; Lake 22 was 655 feet; and Lake 43 was 800 feet. These non-surveyed measurements were taken by marking ground distances and using the GIS system.

Ms. Wheeler discussed her concerns about geotube and expressed support for the Enkamat and riprap. Mr. Radford stated riprap can only be used sparingly due to restrictions.

Mr. Radford described the Enkamat solution, which is designed to be installed to the control level and underneath the sod. No irrigation work is included in the proposal; if irrigation pipes are already exposed from erosion, repairs would be required. Existing irrigation heads will not be covered; Enkamat will be cut around existing irrigation heads. Sod damaged by equipment at access points will be replaced by one of two Floratam sod subcontractors.

Discussion ensued regarding the need for MRI to use the easement at Lake 22, should the contract be awarded.

Ms. Wheeler noted that the homeowner owns 7.5’ out from their home; any plants overhanging that distance will be cut back by the landscaper. Mr. Radford stated the excavators and small equipment have narrow tracks without heavy footprints.

Discussion ensued regarding a previous pipe repair performed by MRI, in Padova, in which a backhoe was used for heavy boulder removal with exceptional results.

Mr. Henry noted that the MRI bid is the lowest; the method proposed is different than the geotubes, from a technological perspective, and it would be the first time deployed in the

CDD. He voiced his opinion that it sounds like there are many advantages to the new technology, as described. Given that the Board might like to see how it works, he would be comfortable awarding the project to MRI, provided Staff agrees.

Ms. Wheeler expressed her agreement.

Mr. Tarr noted that Crosscreek proposes installing perimeter aquatic plants. Mr. Willis stated that was not requested as part of the scope of service.

Mrs. Adams stated that the CDD’s littorals are installed by EarthBalance.

Ms. Willson will prepare a form of the CDD’s standard Agreement.

It was noted that the proposal and the CDD Agreement comply with E-Verify requirements and that no time or penalty clauses are anticipated.

Discussion ensued regarding work beginning in mid-May, or earlier, weather permitting.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, M.R.I. Proposal #460, in the amount of \$99,472, was approved.

Mr. Tarr asked for an update regarding video inspection of the pipes. Mr. Radford stated one camera malfunctioned and it was sent for repair; as soon as it returns, the inspection will be completed. He believes 40% to 60% of the inspection was completed and no broken pipes were found but some items that can be managed with routine maintenance were identified.

Ms. Wheeler asked why MRI did not initially submit a proposal. Mrs. Adams stated that Staff did not ask MRI to submit a bid because they were aware that MRI does not install geotube; up until this point, MRI has only performed lake bank restoration utilizing riprap. When asked for a proposal, MRI submitted today’s proposal on short notice.

SEVENTH ORDER OF BUSINESS

Discussion: Responses to RFP for Right-of-Way Fuel Load Reduction

A. RFP Package

This item was included for informational purposes.

B. Summary of Proposals

The Board and Staff discussed the Summary of Proposals.

Mr. Tarr stated he reviewed the meeting minutes from last year and determined that EarthBalance bid \$174,650 last year. Mr. Brown stated his understanding that the bids were updated. Mrs. Adams stated it would be helpful to include the proposal dates in the future.

The consensus was to not engage SOLitude, given recent performance issues.

Mr. Tarr noted that, even with the updated proposal and increased price, EarthBalance is significantly lower than Superior Waterway.

Mr. Adams noted that EarthBalance also has the shortest completion time.

Mr. Tarr noted that the Request for Proposals (RFP) pertains to roadway only and that Section 2.1.3 refers to removal of dead and diseased trees within 60' of residential property, but the project does not pertain to residential property.

Mr. Adams stated that leftover language and bad dates in the RFP need to be revised. The RFP dates include numerous instances in which the dates are incorrectly shown as 2023, including the RFP cover page.

Mr. Tarr noted that it is currently in dry season so, in order to proceed, an approval is needed today.

Mrs. Adams stated that the summary sheet includes more work than the scope of service calls for. She suggested approving a not-to-exceed amount and authorizing Staff to revisit the specifications and request updated bids.

Mr. Adams stated it would have been helpful to have the proposals for review. He concurred with Mrs. Adams and suggested the not-to-exceed be set at the amount bid by EarthBalance.

Discussion ensued regarding removal of the boots from the Sabal palm trees.

Ms. Willson stated that this contract contemplates specialized work that is not normal maintenance; as such, it will proceed as a Contractual Services Contract that does not exceed the \$195,000 maintenance sealed bid threshold requirement.

Ms. Wheeler stated her belief that, when last discussed, this project pertained to only Castellano Way. Mrs. Adams noted that the map included depicts the cleanup done every three years; it is the wrong map for this project. Mr. Tarr stated that raises a question as to whether to complete all the roadways now. Ms. Gartland asked if all the roads need it. Ms. Gartland recalled that the concern was that Castellano Way is the only exit. She expressed concern about the cost, given the budget.

The consensus was to limit the scope to Castellano Way and roadways providing one-lane ingress and egress.

Mr. Brown will revise the scope of service and request updated bids.

This item will be considered at the next meeting.

Mr. Tarr asked if a permit is needed for the lake repairs. Mr. Brown stated that Collier County treats lake maintenance as maintenance activity; unless sea walls are being installed or the shape of the lake is being altered, a permit is not necessary. Lee County requires a Development Order for most all maintenance activity. The entire project is in Collier County. He recommended shifting the burden of permits to the contractor.

Mr. Tarr voiced his opinion that, going forward, the District Engineer should be involved in the technical side of such maintenance.

EIGHTH ORDER OF BUSINESS

Discussion:

- A. News and Notes Regarding Lakes, Finances, Fire Suppression and Board Elections**
- B. Memorandum Regarding Florida Sunshine Law and Elections/Candidate Discussion**

Mr. Tarr recalled that there has only been one contested election in the history of the CDD; this Board and the predecessor Board have not made it a practice of doing more than is required by Statute regarding notification. He feels that it is reasonable to inform residents that one Supervisor does not plan to run for reelection and provide the election information and the website.

Ms. Wheeler believes that interested candidates will have their own initiative to investigate the website and come to CDD meetings. She supports transparency by posting the vacancy on the website and referring candidates to contact Tallahassee.

Mr. Adams stated that acknowledgment was memorialized by Resolution; he suggested including the Resolution and the required advertisement under “District News” on the home page of the website so that interested candidates can easily access the information about the seats up for election in the November 2024 General Election.

Mr. Tarr noted that Form 1 must now be filed electronically. He voiced his opinion that the website explains it well and the Board Members should not attempt to explain it.

Mr. Adams stated he will forward the Memorandum explaining the requirements and processes. He noted that the candidate qualifying period to run for election in the November 2024 General Election is noon, June 10, 2024 to noon, June 14, 2024.

Ms. Willson stated that candidate qualification is done with the Supervisor of Elections in the appropriate County.

Ms. Gartland expressed support for providing an update to residents regarding the lakes and the upcoming election and volunteered to draft it.

Discussion ensued regarding inclusion of water quality testing and the nature walk.

Mrs. Adams stated that the discussion of water quality testing will be deferred to the next meeting, as the results that were just received have not yet been reviewed.

Asked if the proposed Fiscal Year 2025 budget will be discussed at the next meeting, Mrs. Adams replied affirmatively.

This item will remain on the agenda.

Mr. Tarr asked if the proposed Fiscal Year 2025 budget will include the fire reduction three-year cycle behind the houses. Mr. Adams stated that Fiscal Year 2025 will be the third year of collection for that item; funds will be in hand in December 2024 or January 2025, so the work can be done in the spring of 2025. Funds have been reserved each year.

Referring to Page 2 of the Unaudited Financials, Mr. Adams stated that \$160,000 of the projected \$240,000 expense is reserved in the "Future fire mitigation clean-up" line item. Mr. Tarr voiced his belief that no expense item was included in the Fiscal Year 2024 budget and expressed doubt that the project can be done for \$240,000. Mr. Adams explained it is not expensed; fund balance is set aside each year for the project.

Mr. Tarr recalled that, at the previous meeting, it was noted that two Supervisors may casually chat about two individuals to be included on the ballot without violating the Sunshine Law. Ms. Willson stated that is correct, unless the intent is to take it to the Board to get some sort of endorsement or Board action.

Mr. Tarr stated that Supervisors Gartland and Henry indicated that they intend to run again in the upcoming General Election.

The consensus was to discuss potential candidates.

Mr. Tarr stated that Mr. Stephen Light is very interested in running for the CDD Board. He has served on the MCA Board for a number of years and he is a full-time Florida resident.

Ms. Gartland expressed support for limiting discussion of interested candidates to general information about which candidates are interested in serving on the Board. She does not feel that the Board should promote any candidates. She noted that one potential candidate will not run due to the required financial disclosures.

Ms. Wheeler stated that she understands the concerns about financial disclosures.

The consensus was that requiring CDD Board Members to disclose net worth could cause Supervisors to resign. Mrs. Adams stated that opinion is prevalent among CDD Board Members.

NINTH ORDER OF BUSINESS

Discussion/Update: Water Quality Testing

This item was deferred.

TENTH ORDER OF BUSINESS

Continued Discussion/Update: Nature Trail and Boardwalk

Ms. Gartland motioned to defer this item indefinitely.

Mr. Tarr voiced his opinion that, given world events and difficulty obtaining property insurance, building an amenity that, in his opinion, would be used by a small number of residents would be frivolous.

Ms. Gartland stated in addition, the upcoming Fiscal Year 2025 budget items, including lake bank restoration and fire mitigation, are a big consideration.

Mr. Henry agreed and stated he was most skeptical about the nature trail from the beginning. He is troubled by the money that was spent on the project with no benefit from it. He does not believe the project will be resurrected and stated he accepts it.

Ms. Wheeler voiced her belief that the Board should put a stop to consideration of a nature trail now and expend no more on it.

Discussion ensued regarding whether to include the decision in the upcoming update to the community.

Mr. Henry noted that such an update confirms what has already been communicated. The wording of the motion was amended to state that the Board decided not to pursue the nature trail at this time.

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, the Board’s decision not to pursue the nature trail at this time, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

- **2024 Operations Financial Impact Analysis**

• **Breakdown/Summary Report**

Mr. Tarr stated that \$75,000 was budgeted for lake bank erosion repairs but just under \$17,000 has been spent so far. He noted that significant funds are set aside for the nature trail but only \$900 has been spent this year. In his view, rather than the nature trail, the funds can be used for the three lake banks.

Ms. Gartland asked if the areas for repair and replacement should be increased or if it was an anomaly. Mrs. Adams believes it was an anomaly; she just updated the Fiscal Year 2025 budgeting spreadsheet and it will be presented at the next meeting.

Mr. Tarr supports increasing the amount budgeted for cutbacks behind homes.

On MOTION by Mr. Henry and seconded by Ms. Gartland, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

TWELFTH ORDER OF BUSINESS

Approval of March 20, 2024 Regular Meeting Minutes

Mrs. Adams presented the March 20, 2024 Regular Meeting Minutes.

The following change was made:

Line 240: Delete “do”

On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, the March 20, 2024 Regular Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Willson stated that Supervisors should have received a communication related to Legislative changes. Further updates will likely be provided at the next meeting.

B. District Engineer: Johnson Engineering, Inc.

• **Update: Permit Extension – Phase 3 East Stormwater Pond 74**

Mr. Brown stated that the Governor extended the Hurricane Ian exemption again; the last time he checked, an additional two years were added. He believes that including the extension over four years remain. He will provide the exact date to Mrs. Adams.

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

Mrs. Adams stated she distributed an updated lake report in Mr. Sheeran's absence, as he was unable to attend today due to a conflict. Staff will forward any questions to Mr. Sheeran. Asked if Staff is happy with the service provided, Mr. Willis replied affirmatively and noted that he meets with technicians regularly and he thinks they are doing a nice job. Asked about the lake bank cleanup following SOLitude's termination, Mr. Willis estimated that the project is 85% complete. The focus now is on littoral shelves that have been allowed to grow wide. Mrs. Adams stated they will really be able to tell progress during the annual Lake Audit. Mr. Willis noted that the Lake Audit will be conducted in June.

Mr. Brown stated that he and some others from Johnson Engineering will conduct a paving assessment today; this is in conjunction with the MCA and not part of the CDD's contract.

- **NEXT MEETING DATE: May 15, 2024 at 9:00 AM [Presentation of Fiscal Year 2024/2025 Proposed Budget]**
 - **QUORUM CHECK**

Supervisors Wheeler, Tarr, Henry and Gartland confirmed their attendance at the May 15, 2024 meeting.

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

- **Key Activity Dates Report**

The April 2024 Key Activity Dates Report was included for informational purposes.

Ms. Wheeler asked what the "Wetland Maintenance" consists of. Mrs. Adams stated that is when the EarthBalance wetland maintenance crew sprays for invasives.

Mr. Tarr asked why a report is not received. Mrs. Adams stated that reports are not required for routine maintenance. Asked how the CDD knows that work was done, Mrs. Adams stated the SFWMD conducts inspections and informs the CDD in the event of a problem. The most recent report received from SFWMD was a good report.

Mr. Tarr asked for the Board to be made aware of those types of emails.

Ms. Gartland suggested that the information be included in the agenda for the next meeting, rather than emailing it.

With regard to the Annual Financial Report, Mr. Tarr asked if Mr. Wrathell is the Treasurer. Mr. Adams replied affirmatively and noted that Mr. Pinder, the Controller, is the Assistant Treasurer. Mr. Tarr stated he sees no reason to require confirmation that it was

transmitted. Mr. Adams stated a link to the report will be posted to the CDD website as soon as possible.

Ms. Gartland stated that the proposed Fiscal Year 2025 budget will be discussed in May and it must be submitted by June 15th. She noted that allows one meeting to develop a good draft and asked if amendments can still be made in June.

Mr. Adams replied affirmatively. The only time-sensitive issue would arise if an assessment increase is necessary.

FOURTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Regarding Item 14, Mr. Tarr noted that action is not necessary immediately, given that the lake management contract will not be renewed for another year. Mr. Adams stated the amount related to Preserve Fuel Reduction will likely be subject to the bidding process. He noted that Ms. Willson developed Evaluation Criteria; these can be reviewed and adjusted as desired.

Discussion ensued regarding the likely cancellation of the December meeting.

The consensus was to include this item on the October agenda.

Item 21 will be marked completed, since a link will be provided to homeowners.

Item 26 was completed.

Item 15 will be deleted entirely.

FIFTEENTH ORDER OF BUSINESS

Old Business

There was no old business.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Tarr reiterated that he would like to see a copy of the Agreement with the MCA. Mr. Adams stated he will address the request.

Mr. Tarr believes the Board has not reviewed insurance coverages in years and asked for it to be included on the next agenda.

Mr. Henry stated he would like to learn more about the littorals around the lake. Mr. Willis stated he emailed photographs and a brochure from the SFWMD. Mr. Henry stated he had a conflict during the Lake Audit. Mr. Willis stated when he confirms his next property tour

with Mr. Sheeran, he will contact Mr. Henry. Ms. Gartland indicated that she would also like to attend to see a few visual examples of littorals. Mrs. Adams reminded the Supervisors to attend separate property tours. Mr. Adams stated that pickup and dropoff can be arranged at golf holes for convenience.

Discussion ensued regarding the Sunshine Law and scheduling individual tours versus scheduling a workshop.

Ms. Willson stated, in an abundance of caution, she recommends scheduling a workshop if Supervisors intend to tour together and have discussion, due to the possibility that specific rather than educational discussions might arise.

Discussion ensued regarding Sunshine Laws, Zoom meetings and quorum requirements.

Mr. Tarr asked if anyone has proposed changing the Statute such that Board Members attending meetings electronically would count towards the quorum requirements. Ms. Willson stated she will research and advise.

Ms. Wheeler asked how Supervisors are held accountable for the new ethics continuing education requirements. Ms. Willson stated that completion of the calendar year 2024 course requirement will be reported by checking a box on Form 1 when filing it in 2025. She recommended that Supervisors keep records of the dates and courses completed; this information can also be sent to the District Manager for recordkeeping purposes. No other documentation is provided to the State other than checking the box on Form 1.

Mr. Tarr recalled that the CDD agreed to pay for the least expensive course, which he thinks would serve as documentation. Ms. Willson agreed. She recommended taking detailed notes of completion of the course and including them in the email to the District Manager.

Mr. Tarr asked if he can submit Form 1 this week. He asked how Supervisors will be notified of when Form 1 is due. Ms. Willson thinks it will be via email; she will find out.

SEVENTEENTH ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

There were no public comments.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Wheeler and seconded by Ms. Gartland, with all in favor, the meeting adjourned at 11:14 a.m.



Secretary/Assistant Secretary



Chair/Vice Chair

MEDITERRA LAKES REPORT

Crosscreek Environmental appreciates the opportunity to provide lake management and aeration maintenance for your golf course community.

4/11/24

From the time of my ride through with Shane at the end of November of '23 until now, our Lake technicians have been vigilant on turning the conditions of these lakes around from where they were, to where they need to be. This includes the cutting and treatment of all 4' and under Cabbage Palms in and along Lake banks. This is an ongoing process. They have already made great progress. We have also been removing garbage on our regularly scheduled visits.

Lake 52 has been getting monthly applications of Bio-zyme bacteria to help ensure water quality. The Chara that was once there is very minimal now. Bryan will treat Chara if ever needed. The turbid Lake 45 is receiving monthly application blue dye and beneficial bacteria, it is looking better already. Algae has been developing now as the weather is getting warmer. We will continue to monitor and treat as needed. We are still waiting for water levels to drop so we can aggressively treat the invasive torpedo grasses that plague littoral zones along the shoreline. Submersed vegetation will be starting to grow as it gets warmer, more sunlight and lower water levels. This will be addressed as needed and when time is right to start treatments.

Overall, the lakes are improving each week due to our work. We will continue our clean-up efforts and regular service to ensure the best quality lakes, both aesthetically and environmentally every month. I am starting to see big improvements here and the lakes are starting to become enjoyable to look at instead of an eyesore. Our goal is to bring the Lakes at Mediterra back to the appearance and overall health they were at when I treated the property years ago. I look forward to doing more regularly scheduled property tours together and attending board meetings whenever possible so that way we can address any current concerns, future plans or projects.

If you have any questions or concerns, please feel free to contact me directly at, 239-240-2478 or jim@crosscreekenv.com

Lake Supervisor, James Sheeran

Lake break down per tech:

Bryan Lewis (over 20 years experience)

50, 52, 64, 65, 54, 53, 63, 49s, 49n, 62, 59n, 59s, 13, 48, 14, 13, 45n, 45s, 15, 18, 19, 43, 44, 42, 41

Joe Cromer (over 5 years experience)

66s, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 2, 3, 4, 5, 6, 61, 9, 10, 40, 11, 11b, 12, 12b, 7

Jim Sheeran (over 15 years experience)

47, 46, 39, 38, 36, 37, 35, 58, 33, 34, 32, 31, 30, 29, 27, 28, 26, 25, 24, 57, 23, 22, 55, 56, 60, 17, 8, 23, 22, 16