

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on March 19, 2025 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110. Members of the public could participate in the meeting, via Zoom, at <https://zoom.us/j/97888620350>, Meeting ID: 978 8862 0350, Passcode: 125779; or telephonically at 1-929-205-6099, Meeting ID: 978 8862 0350, Passcode: 125779.

Present:

Kenneth Tarr
Vicki Gartland
Mary Wheeler
John Henry
Stephen Light

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Cleo Adams
Shane Willis
Alyssa Willson (via phone)
Mark Zordan
Gary Nychyk
Bill Bowden
Andy Nott (via phone)
James Barron

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
Johnson Engineering (JEI)
MCA General Manager
Superior Waterways
EarthBalance

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:08 a.m.
All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Tarr thanked the residents and Staff for participating in the workshop and thanked Mr. Light for giving the Engineer an extensive tour of the property.

FOURTH ORDER OF BUSINESS

Approval of February 19, 2025 Regular Meeting Minutes

This item was presented following the Eleventh Order of Business.

FIFTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Lake Treatment Report

Mr. Tarr presented the January 2025 Lake Treatment Report.

It was noted that, as part of the annual lake audit, Staff will provide a report to the Board including recommendations for lake bank remediation and additional plantings.

Mr. Willis stated the Annual Lake Audit is complete; a report will be included in the next agenda.

SIXTH ORDER OF BUSINESS

Consideration of EarthBalance Change Order #1 for the Mediterra Residential Fuel Reduction Project

Mr. Zordan distributed and presented a revised version of EarthBalance Change Order #1 for the Mediterra Residential Fuel Reduction Project and noted that a math error was corrected.

Discussion ensued regarding lake views, lake bank erosion repairs, wildfire clearing and resident concerns about acreage for which they believe The Club should be responsible.

Mr. Tarr stated that he is not aware of any property adjacent to homes in Cortile that would require The Club to perform wildfire clearing. Mr. Zordan stated that is correct.

Discussion ensued regarding the scope of work, whether to defer consideration of the Change Order until later in the meeting when fire prevention is discussed, cost concerns, the best use of funds, availability of Unassigned Funds, reducing the scope of work and whether to delay the project.

This discussion was tabled to later in the meeting.

- **Consideration of Dryad Networks Wildfire Warning System**

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

Mr. Tarr distributed and presented Dryad's Updated Wildfire Protection Plan. Although the platinum plan was presented, he thinks a less comprehensive plan could be implemented for well under \$100,000.

The Board and Staff discussed the Dryad system, the map, proposed equipment locations, the need to clear foliage and the option to start with a minimal system to gauge success.

Ms. Gartland thinks it could take three years or less to implement a system.

Mr. Bowden stated that the MCA owns some areas on the map and some areas are being cleared. He stated the MCA is very interested in the perimeter part of the Dryad system, which is much less expensive than the camera system previously evaluated. Mr. Bowden noted that neither system would be utilized and monitored by gatehouse staff.

Mr. Tarr encouraged the Board Members to compile a list of questions and noted that the Board will decide whether to proceed. He stated that an installer would be needed and noted that EarthBalance is not interested. Johnson Engineering's comprehensive analysis provides information, including fire department response times. He thinks some updates might be needed.

Mr. Adams stated that the Board can form a project team, including consultants and one Board Member, or conduct workshops.

Discussion ensued regarding forming a project team, Sunshine Law implications, probable costs of \$300,000 per acre to install firebreaks, special considerations in wetland areas, areas without adequate access in case of a fire, prioritizing protection of homes and

residents, fire prevention and the need to ensure that all areas, including Castellano Way, have a means of evacuation.

Mr. Light voiced his opinion that the three areas of focus are fire detection, fire suppression and resident evacuation. It was noted that the guardhouse can inform the authorities about fire alarms and the need for the fire department.

It was noted that the Johnson Engineering Wildfire Protection Plan and the Preserve Management Plan reports were emailed to the Board Members last week.

On MOTION by Mr. Henry and seconded by Ms. Gartland, with all in favor, designating Mr. Light as the CDD Board liaison to work with Staff and consultants on fire prevention and management matters, was approved.

Mr. Tarr stated the Dryad proposal will be emailed to the Board.

Mr. Henry asked what would be necessary to permanently clear the preserves back to 60'. Mr. Nychyk stated that it would necessitate reopening the South Florida Water Management District (SFWMD), U.S. Army Corps of Engineers and Lee County permits and mitigation would be needed. He voiced his opinion that it would be very expensive and agencies have no impetus to approve requests like this. Mr. Henry asked if an exemption could be provided in this case due to the potential fire hazard. Mr. Nychyk discussed his background and experience in fire mitigation and described resistance from the SFWMD in the past.

Ms. Gartland asked if a map overlay showing acreage with preserves within 60' of a residence can be created. It was noted that GIS professionals will be consulted to advise if it can be done and, if so, at what cost; a proposal will be presented at the next meeting.

Mr. Light asked how this concept could be introduced to the State. Mr. Nychyk stated there are some decision makers to approach. He suggested a preapplication meeting and accessing the area with small equipment and trailers to minimize the time needed to remove vegetation without damaging the preserves.

Discussion ensued regarding palm tree cleanup and removal, the scope of work in the original report, how much protection would be lost by eliminating ground cleanup, reducing

costs by incorporating additional equipment, adjustments to the scope of work and resources devoted to cleanup around pool areas.

It was noted that the document is a living plan that requires adjustments and updating and, while some areas are CDD property and some are not, fire does not respect property lines.

Mr. Nychyk stated the plan represents the maximum amount of vegetation that can be removed; less trimming and fewer trims can be performed without violating the permit.

Mr. Henry expressed his opinion that, if the Dryad system can do all it claims and if the access issues were addressed and the preserves were cleared to 60', he does not think cleanup would be needed in the preserves. Mr. Tarr voiced his opinion that the cost to clear the preserves to 60' would be millions of dollars.

▪ **Consideration of EarthBalance Change Order #1 for the Mediterra Residential Fuel Reduction Project**

Discussion of this item, previously the Sixth Order of Business, resumed.

Mr. Zordan stated that he received an email from a Cortile resident who complained that their home was not cleared, as others had been.

Mr. Light suggested reducing the scope of work to only include specified properties. Ms. Willson encouraged the Board to provide contractors with parameters, such as access, rather than specifying locations to be cleared.

Discussion ensued regarding whether to defer the project due to the rainy season, direction to provide to the contractors and whether access justifies the project.

Ms. Willson stated her recommendation is that the Board use CDD Staff for operational decisions. She explained that the Board makes policy decisions and authorizes its professional team to execute those policy decisions via operational decisions; that is an important distinction for sovereign immunity protection. She advised the Board not to delve into operational aspects.

Discussion ensued regarding direction to Staff, areas excluded from original residential clearing, right-of-way (ROW) areas, proximity to preserves, etc.

On MOTION by Mr. Light and seconded by Ms. Gartland, with Mr. Light, Mr. Tarr, Ms. Gartland and Ms. Wheeler in favor and Mr. Henry dissenting, EarthBalance Change Order #1 for the Mediterra Residential Fuel Reduction Project, modified to include only areas B13, B9A, RMZ23, RMZ24, RMZ26 and RMZ27, in a not-to-exceed amount of \$75,000, was approved. [Motion passed 4-1]

SEVENTH ORDER OF BUSINESS

Continued Discussion: Residential Fuel Load

This item was discussed during the Sixth Order of Business.

EIGHTH ORDER OF BUSINESS

Consideration of Dryad Networks Wildfire Warning System

This item was discussed during the Sixth Order of Business.

NINTH ORDER OF BUSINESS

Consideration of Johnson Engineering, LLC Work Authorization for 2025 Surface Water and Sediment Testing Analysis and Reporting

Mr. Tarr presented the Johnson Engineering, LLC Work Authorization for 2025 Surface Water and Sediment Testing Analysis and Reporting.

On MOTION by Ms. Wheeler and seconded by Mr. Light, with all in favor, the Johnson Engineering, LLC Work Authorization for 2025 Surface Water and Sediment Testing Analysis and Reporting, in the amount of \$13,995, was approved.

TENTH ORDER OF BUSINESS

Consideration of M. R. I. Construction Inc. Invoice 4366 [Change Order to Water Sod Lake 15, \$2,500]

Mr. Tarr presented M. R. I. Construction Inc. Invoice 4366 for a Change Order to water the sod at Lake 15.

On MOTION by Mr. Light and seconded by Ms. Wheeler, with all in favor, M. R. I. Construction Inc. Invoice 4366, the Change Order to water the sod at Lake 15, in the amount of \$2,500, was approved.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

The Unaudited Financial Statements as of January 31, 2025, were discussed.

Mr. Adams stated that he will meet with Mr. Light to discuss CDD accounting. Mr. Tarr asked if the footnote at the bottom of Page 1 can be removed. Mr. Adams replied affirmatively.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the Unaudited Financial Statements as of January 31, 2025, were accepted.

Ms. Gartland left the meeting at 11:00 a.m.

▪ **Approval of February 19, 2025 Regular Meeting Minutes**

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

The following changes were made:

Lines 29 and 85: Change "Nettlehorst" to "Yarnell"

Line 69: Delete "some"

Line 95: Change "District Management" to "the General Manager"

Line 106: Change "over the land lock" to "to lock the"

Line 129: Change "Nott" to "Hopping"

The Board and Staff discussed whether to reduce the level of detail and discussion included in the minutes. It was noted that audio files are available upon request and that the minutes are included on the CDD website and a matter of public record. The consensus was to reduce the level of detail and conversation included in the minutes going forward.

The vote on the February 19, 2025 Regular Meeting Minutes was taken during Item 12C.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Johnson Engineering, Inc.

- **Discussion/Consideration: Lake Audit Proposal**

This item was deferred.

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

- **2025 Operations Financial Impact Analysis**

The Board and Staff discussed the 2025 Operations Financial Impact Analysis.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the February 19, 2025 Regular Meeting Minutes, as amended, were approved.

- **Breakdown/Summary Report**
- **NEXT MEETING DATE: April 16, 2025 at 9:00 AM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 16, 2025 meeting.

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

- **Key Activity Dates Report**

The March 2025 Key Activity Dates Report was included for informational purposes.

THIRTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Items 3, 4, 7, 21, 24, 25, 28, 31, 32, 33, 35 and 36 were completed.

Item 6 will be removed.

Item 7: Change “Mr. Adams” to “Mr. Willis”

Item 9: Change deadline to “12.31.25”

Item 18 will be removed.

Add Item: Mr. Adams: Review Covenants. Mr. Willis: Work with District Engineer to ensure drainage issues are addressed.

Item 20 will be removed.

Add Item: Mr. Willis: Request 1 proposal to include recommended lake bank remediation proposals & present at next meeting.

Item 21 Update: Tree will be removed today; resident will be informed via email.

Item 29 Update: Mr. Zordan: Working on survey. Staff will contact Ms. Willson re: access.

The topic related to Item 29 will be included on the April agenda.

Item 33 Update: MRI pipe cleaning begins on 03.20.25. E-blast was sent to residents.

Item 34 Update: Mr. Barrow/EarthBalance: Provide a preserve cleanup timeline.

▪ **Key Activity Dates Report**

This item, previously part of Item 12D, was presented out of order.

The consensus was to remove mention of Zoom participation from the agenda letter and offer Zoom participation only to the Board Members.

FOURTEENTH ORDER OF BUSINESS

Old Business

There was no old business.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Light asked for the Agenda Items to be reorganized in the following order:

1, 2, 3, 4, 11, 14, 7, 5, 12.

• **Current Contracts & Contractors (Supervisor Light)**

This item was not addressed.

SIXTEENTH ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, the meeting adjourned at 11:48 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair