

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on June 12, 2025 at 9:00 a.m., in the Garden Room at The Club at Mediterra, 15755 Corso Mediterra Circle, Naples, Florida 34110.

Present:

Kenneth Tarr (via video call)	Chair
Vicki Gartland	Vice Chair
Mary Wheeler	Assistant Secretary
John Henry	Assistant Secretary
Stephen Light	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Wes Haber (via phone)	District Counsel
Alyssa Willson (via phone)	Kutak Rock LLP
Mark Zordan	District Engineer
Bill Bowden	MCA General Manager
Andy Nott	Superior Waterways
James Barron	EarthBalance
Tammy Campbell (via phone)	McDermitt Davis

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:05 a.m.

Supervisors Gartland, Wheeler, Henry and Light were present. Supervisor Tarr attended via video call.

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 noted that he was attending via video conference call. He suggested Ms. Gartland conduct the meeting in his absence and that she begin with the Fourteenth Order of Business, which is for approximately \$235,000 of work that is not included in the budget.

Mr. Tarr reminded the Board Members to file Form 1 by the July 1, 2025 deadline.

FOURTH ORDER OF BUSINESS**Approval of Minutes****A. March 11, 2025 Workshop**

Ms. Wheeler voiced her opinion that the minutes were well-written.

On MOTION by Mr. Light and seconded by Ms. Wheeler, with all in favor, the March 11, 2025 Workshop Minutes, as presented, were approved.

B. April 16, 2025 Regular Meeting

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, the April 16, 2025 Regular Meeting Minutes, as presented, were approved.

Ms. Gartland expressed appreciation for the improvements in the minutes.

- **Consideration of Johnson Engineering, LLC, Professional Services Supplemental Agreement for Mediterra Lakes Assessment**

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

Mr. Zordan presented the Johnson Engineering, LLC, Professional Services Supplemental Agreement for Mediterra Lakes Assessment proposal for assessment of the 76 lakes in Mediterra.

Asked if assessment of the lakes can be spread over several years for better budgeting and project management, Mr. Zordan stated that the proposal can be broken out any way the Board would like.

Asked if assessment of the lakes would feed into the annual lake bank remediation, Mr. Zordan replied affirmatively.

Ms. Wheeler expressed her support for splitting the proposal into phases because the work identified would need to be done in phases. Mr. Zordan stated that the lakes can be prioritized and remediated beginning with the ones most severely in need of remediation.

The Board and Staff discussed the proposal and the scope of work.

Mr. Zordan stated that, according to the South Florida Water Management District (SFWMD) rules, any lake bank areas with drop-offs greater than 9" require some sort of mitigation and that vertical drop impacts the 4:1 slope minimum requirement. The Development Order (DO) plans will be verified to ensure the approved slope requirements are met and whether they are different for the condominium lake banks and the single-family lake banks. Asked if the contract would need to be re-bid for current labor rates every year, Mr. Zordan stated the rates would be held for the current year but, beyond that, he anticipates a rate increase. He would need to verify the effect on the rates for subsequent years. Mr. Henry suggested a cap on future increases of no more than 3% per year be approved so the proposal can proceed.

The Board and Staff discussed whether to install warning signs in areas with 9" or greater drops, the need for consistency throughout the CDD and the adequacy of providing a general warning to exercise caution around the lakes at all times in a letter or memo to residents.

Mr. Zordan stated Staff can prioritize the lakes to address the lake banks with a 9" or greater drop first. He estimated a cost of approximately \$104,000 to address Tasks 1.0, 4.0, 4.1 and 5.0. The consensus was to proceed with lake bank remediations in three phases, based on Management's annual audit, and to review the photos to determine which lakes to address first. It was noted that all lakes can be addressed within three years.

Mrs. Adams stated that the \$100,000 budgeted for "Lake bank erosion repairs" only includes payments to the contractor and does not include Engineering fees. Mr. Zordan estimated a cost of a few hundred dollars to review the Report and photos and to make a determination, and suggested it be included under General Engineering Services.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the Johnson Engineering, LLC, Professional Services Supplemental Agreement for Mediterra Lakes Assessment, to include three phases beginning with Fiscal Year 2026, with the following two years limited to a 3% price increase, subject to Johnson Engineering's determination of which one-third of the lakes to be addressed first, was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of April 30, 2025**

- **2025 Operations Financial Impact Analysis**

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

- **Breakdown/Summary Report**

The Unaudited Financial Statements as of April 30, 2025, were discussed.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

SIXTH ORDER OF BUSINESS**Update: Superior Waterway Services, Inc. Lake Treatment Report**

Mr. Nott presented the monthly Lake Treatment Report and responded to questions. He stated that the lakes are doing well considering the lack of rain. Any washout areas are reported to Mr. Willis. The lakes off Old 41, to the right of the entrance, seem to have the worst washouts, with the most severe drop offs. Treatments were applied to eliminate invasives and preserve beneficial littorals. Submersed algae is being managed.

Discussion ensued regarding heavy algae on Lake 52, where Superior is applying bacteria socks monthly. It was noted that algae has been greatly exacerbated by dead vegetation caused by submersed vegetation treatments for spike rush, which was applied due to pressure from residents to spray vegetation back faster.

The consensus was for the next quarterly newsletter to include information about the consequences of spraying spike rush and floating dead vegetation contributing to algae growth.

SEVENTH ORDER OF BUSINESS**Presentation of Mediterra Community Development District's Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by McDirmit Davis**

Ms. Campbell presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Discussion ensued regarding Note 7, on Page 21, related to "Risk Management".

The following change was requested:

Note 7: Change "Settled claims from these risks have not exceeded commercial insurance coverage in the previous three years." to "There have been no claims presented to the District in the last three years."

A. Consideration of Resolution 2025-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Light and seconded by Mr. Tarr, with all in favor, Resolution 2025-05, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, as amended to include the edit to the Risk Management section of the Audit, was adopted.

Ms. Campbell will forward the revised Audit Report page by the end of the week.

EIGHTH ORDER OF BUSINESS**Consideration of Resolution 2025-03, Adopting a Policy Regarding Lake Bank Restoration Policy Within the District; Authorizing Actions of District Staff; and**

Providing for Severability and an Effective Date

This item was presented following the Ninth Order of Business.

NINTH ORDER OF BUSINESS**Consideration of Resolution 2025-06, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date**

Mr. Adams presented Resolution 2025-06. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any adjustments.

The Board and Staff discussed increases to expenditures for lake bank erosion repairs, the Dryad scope of work and cost, an EarthBalance Change Order totaling \$11,350, unassigned fund balance, fuel load reduction, removal of vegetation against buildings, fire prevention and whether preserve cleanup is necessary.

Mr. Light asked if any progress was made regarding the Dryad action items identified at the last meeting. Ms. Gartland stated that the pre-application meeting with the SFWMD was scheduled; the pre-application meeting will be held on July 15, 2025. Mr. Zordan, Mr. Gary Nychyk and Dryad will attend. Mr. Tarr will listen in on the meeting, but will not make any comments.

Mr. Light noted the need for additional information from the alarm companies and the fire department and a complete bid for installation of sensors, including the daily rate. He suggested leaving the \$350,000 budgeted, with the new title, adopting the budget as proposed and having zero change in the assessments. He thinks the Board has time and flexibility.

Mr. Tarr voiced his opinion that a decision on Dryad is not needed today; rather, the Board should wait to see if the SFWMD approves the permit. Asked how soon the permit application will be prepared and how quickly a ruling might be made, Mr. Zordan stated that his firm will prepare and submit the permit application immediately in the month following the

meeting. He noted that, depending on the SFWMD's responses and requests for additional information, it could take up to three months.

The following additional changes were made to the proposed Fiscal Year 2026 budget:

Page 1: Increase "Engineering" to "\$135,000" and change the description as discussed.

Page 2: Change "Fuel load reduction conservation areas" to "Wildfire mitigation and prevention"; include a footnote: "*Previously "Fuel load reduction", and change "\$950,000" to "\$871,000"

Page 4: Change mitigation writeup to include the historical comment that it was started in 2017 to reduce the fuel load, and that the Board is looking into a fire detection system to either replace or supplement prior efforts.

Mr. Adams stated that the increase to Fund balance will be reduced by \$85,000 to keep the O&M Assessments flat, year-over-year, at \$1,286.96 per unit.

On MOTION by Mr. Light and seconded by Ms. Wheeler, with all in favor, Resolution 2025-06, Approving Proposed Budget(s) for FY 2026, as amended; Setting a Public Hearing Thereon on August 20, 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, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

Mr. Adams will purchase an Owl for the August meeting.

- **Consideration of Resolution 2025-03, Adopting a Policy Regarding Lake Bank Restoration Policy Within the District; Authorizing Actions of District Staff; and Providing for Severability and an Effective Date**

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

Ms. Gartland presented Resolution 2025-03.

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, Resolution 2025-03, Adopting a Policy Regarding Lake Bank Restoration Policy Within the District; Authorizing Actions of District Staff; and Providing for Severability and an Effective Date, was adopted.

TENTH ORDER OF BUSINESS**Update: Residential Fuel Load**

Mr. Zordan stated the Residential Fuel Load project is complete. All areas have been field-verified to ensure that the limits of the clearing were completed. All invoices were approved and forwarded for payment. However, it was requested that a Change Order be prepared to include the .18 acre for Brolio Lane, in the amount of \$11,350. It was noted that the area is CDD property that was burned.

ELEVENTH ORDER OF BUSINESS**Consideration of EarthBalance Change Order for Conservation Adjacent to 15167 Brolio Lane**

Discussion ensued regarding removal of charred debris, the Change Order that was requested at a resident's request and ensuring that only CDD property is cleaned up.

It was noted that Mr. Barron inspected the area. Mr. Zordan will evaluate the need for the cleanup following the meeting.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the EarthBalance Change Order for Conservation Adjacent to 15167 Brolio Lane, subject to Johnson Engineering's evaluation of necessity and submission of photos, in a not-to-exceed amount of \$11,350, was approved.

Discussion ensued regarding the fire, whether a wall would have stopped the intrusion, a Home Watch member calling the gatehouse in the early morning to report a secondary fire along Brolio near the entrance to Padova, the likelihood that the clearing done by the CDD prevented a worse fire, Ms. Wheeler's call to the fire department and the likelihood that embers started the fire.

TWELFTH ORDER OF BUSINESS**Update: Dryad Project**

This item was discussed during the Ninth Order of Business.

THIRTEENTH ORDER OF BUSINESS**Consideration of Superior Waterway Services, Inc. Service Agreement for Installation of Wildfire Sensors**

Mr. Nott presented the Superior Waterway Services, Inc. Service Agreement for Installation of Wildfire Sensors and noted that a daily rate of \$5,500 is provided, with ten-hour days for himself, two technicians and three laborers. He is unsure how many days will be needed for installation due to various factors.

Discussion ensued regarding installation of gateways and sensors, phone technology, GPS coordinates, maps, the recommendation for a six-person crew, whether trees can be flagged, Dryad's demonstration and on-site support during installation in the preserve, charging of solar sensors in advance of installation, etc.

It was noted that the Dryad installation is not yet approved and that Mr. Nott committing to offering a daily rate is very helpful.

FOURTEENTH ORDER OF BUSINESS**Consideration of Johnson Engineering, LLC, Professional Services Supplemental Agreement for Mediterra Lakes Assessment**

This item was presented following the Fourth Order of Business.

FIFTEENTH ORDER OF BUSINESS**Discussion/Consideration: Estates Nursery LLC Estimate #1444 for Plant Replacement Adjacent to Lake 22/Medici**

Mr. Tarr discussed the Agreement between the MCA and the CDD, which originally dealt with the "Orphan Lake Banks" and expanded to include maintenance that the MCA would perform for free. Part of the Agreement was that any plant replacement in the areas created by Bonita Bay that were landscaped, planted and irrigated, would be done by the CDD, under the MCA. The MCA has crews and deals with contractors, nurseries, etc. The far side of the Medici lake bank, originally planted with Fakahatchee grass, lasted for years before much of it was lost due to lack of proper irrigation. Mr. Scott Worhall believed that the MCA was responsible and,

rather than replacing the Fakahatchee grass, he installed Arboricola, which is still thriving and beautiful. Muhly grass was later installed at the high-water mark, but it does not do well in high water conditions, so the far lake bank is in terrible condition. He stated that, due to a misunderstanding, the original quote was obtained for installation of cord grass and Fakahatchee grass and he thinks a like-for-like Fakahatchee grass should be done as it has a better ability to withstand high water conditions.

District Counsel will review the Agreement and advise if the CDD can continue above the high-water mark. The Board and Staff will review the Agreement and discuss it at the next meeting. The CDD can reimburse Medici if District Counsel advises that the CDD is responsible.

On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, Estates Nursery LLC Estimate #1444 for Plant Replacement Adjacent to Lake 22/Medici, in the amount of \$7,835.63, was not approved.

SIXTEENTH ORDER OF BUSINESS

Old Business

There was no old business.

SEVENTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Johnson Engineering, Inc.

With regard to Phase Three East, Stormwater Pond 74, Mr. Zordan noted an expiration date of June 13, 2025.

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

- **NEXT MEETING DATE: August 20, 2025 at 9:00 AM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

It was noted that Supervisors Wheeler, Henry and Gartland will all need to fly in for the August 20, 2025 meeting.

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

- **Key Activity Dates Report**

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

It was noted that the Cortile Lake littoral planting project, along with other areas that were identified during the annual lake audit, will be scheduled for the end of July or early August, during the rainy season.

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

This item was not addressed.

NINETEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

TWENTIETH ORDER OF BUSINESS**Public Comments (3 minutes per speaker)**

No members of the public spoke.

TWENTY-FIRST ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the meeting adjourned at 11:29 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair