

MEDITERRA

**COMMUNITY DEVELOPMENT
DISTRICT**

August 20, 2025

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

Mediterra Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

August 13, 2025

Board of Supervisors
Mediterra Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Note: Meeting Location

The Board of Supervisors of the Mediterra Community Development District will hold a Public Hearing and Regular Meeting 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. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(3 minutes per speaker)*
3. Chairman's Comments
4. Approval of June 12, 2025 Regular Meeting Minutes
5. Discussion: MCA Lake Bank Landscape Agreement
 - A. Map and Area Details *(to be distributed at meeting)*
 - B. Estates Nursery LLC Estimate #1444 for Lake 22
 - C. Lake Bank Landscape Agreement
6. Discussion: Aeration Electrical Supply
 - A. Email from Mediterra Community Association
 - B. FPL Invoice Summary as of 7/22/2025
7. Discussion: Lake Bank Erosion
 - Lakes 16, 25, 33
 - Lake 22
8. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication

- B. Consideration of Resolution 2025-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
- 9. Consideration of Resolution 2025-08, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 10. Consideration of Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
- 11. Update: Dryad Project
 - A. Communication Regarding Early Wildfire Detection System
 - B. Presentation for SFWMD
 - C. Mediterra Preserve Nesting Season
- 12. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
- 13. Discussion: Letter to Members of the District
- 14. Acceptance of Unaudited Financial Statements as of June 30, 2025
 - 2025 Operations Financial Impact Analysis
 - Breakdown/Summary Report
- 15. Update: Superior Waterway Services, Inc. Lake Treatment Report
 - A. Update: Planting of Littorals
- 16. Old Business
- 17. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

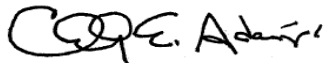
- B. District Engineer: *Johnson Engineering, Inc.*
- 2025 Sediment Sampling Report
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: TBD
 - QUORUM CHECK

SEAT 1	MARY WHEELER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KENNETH TARR	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN HENRY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	STEPHEN LIGHT	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	VICKI GARTLAND	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- Key Activity Dates Report
18. Action/Agenda or Completed Items
19. Supervisor's Requests
20. Public Comments (*3 minutes per speaker*)
21. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley "Chuck" E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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.

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

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

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

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

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

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

97 Mrs. Adams stated that the \$100,000 budgeted for "Lake bank erosion repairs" only
98 includes payments to the contractor and does not include Engineering fees. Mr. Zordan
99 estimated a cost of a few hundred dollars to review the Report and photos and to make a
100 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.

267

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

269

270
271
272 Mr. Nott presented the Superior Waterway Services, Inc. Service Agreement for
273 Installation of Wildfire Sensors and noted that a daily rate of \$5,500 is provided, with ten-hour
274 days for himself, two technicians and three laborers. He is unsure how many days will be
275 needed for installation due to various factors.

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

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

282

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

284

285
286
287
288 This item was presented following the Fourth Order of Business.

289

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

291

292

293

294 Mr. Tarr discussed the Agreement between the MCA and the CDD, which originally dealt
295 with the "Orphan Lake Banks" and expanded to include maintenance that the MCA would
296 perform for free. Part of the Agreement was that any plant replacement in the areas created by
297 Bonita Bay that were landscaped, planted and irrigated, would be done by the CDD, under the
298 MCA. The MCA has crews and deals with contractors, nurseries, etc. The far side of the Medici
299 lake bank, originally planted with Fakahatchee grass, lasted for years before much of it was lost
300 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 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]

359

360

361 _____
Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

5B



Estates Nursery LLC
24086 production circle
bonita springs, FL 34135
+12399637669
estatesnurseryllc@yahoo.com

Estimate

ADDRESS

Mediterra Community Association
15450 Corso Mediterra Circle
naples FL 34110
naples 34110

ESTIMATE # 1444

DATE 05/21/2025

P.O.

Medici Community Around Lake

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Remove plants (Cord grass)	1	780.00	780.00
Fakahatchee Grass	Fakahatchee Grass 3 Gallon	250	26.50	6,625.00T

SUBTOTAL				7,405.00
TAX				430.63
TOTAL				\$7,835.63

Accepted By

Accepted Date

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

5C

**FIRST AMENDMENT TO THE MAINTENANCE AGREEMENT BY AND BETWEEN
MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT, MEDITERRA
NORTH COMMUNITY DEVELOPMENT DISTRICT, AND MEDITERRA
COMMUNITY ASSOCIATION, INC.**

THIS FIRST AMENDMENT ("First Amendment") is entered into as of this 21
day of March, 2017, by and between:

Mediterra South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Collier County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Mediterra South**"); and

Mediterra North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Collier County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Mediterra North**" together with Mediterra South, the "**Districts**"); and

Mediterra Community Association, Inc., a Florida non-profit corporation, whose address is 15735 Corse Mediterra Circle, Naples, Florida 34110 (the "**MCA**" and, together with the Districts, the "**Parties**").

RECITALS

WHEREAS, the Districts were established pursuant to Chapter 190, *Florida Statutes*, as amended (the "**Act**"), which authorizes the Districts to issue bonds for the purpose, among others, of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure within or without the boundaries of the District; and

WHEREAS, the Parties entered into that certain *Maintenance Agreement*, dated June 26, 2014, a copy of which is attached hereto and incorporated by reference herein as **Exhibit A** (the "Maintenance Agreement"), in which the MCA agreed to provide landscape maintenance services to the District; and

WHEREAS, pursuant to Section 21 of the Agreement, the Parties desire to amend the Maintenance Agreement to include for additional landscape maintenance services; and

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Districts and the MCA agree as follows:

SECTION 1. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First

Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Agreement is hereby amended as follows:

A. Section 3 of the Maintenance Agreement is hereby amended to add the provision of the following services:

a. The MCA shall replace dead plants within the Maintenance Areas and shall invoice the Districts for the actual costs of the plant replacement. The Districts shall pay such costs within 30 days of receipt of such invoice. The Districts must approve any upgrades to plant material in writing in advance of provision of such replacement.

B. The Maintenance Agreement is hereby amended to add the provision of regarding compliance with public records law as follows:

MCA understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, MCA agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. MCA acknowledges that the designated public records custodian for the District is Wrathell, Hunt and Associates, LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the MCA shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the MCA does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in MCA's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MCA, the MCA shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE MCA HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MCA'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, OR BY EMAIL AT ADAMSC@WHHASSOCIATES.COM, OR BY REGULAR MAIL AT


**2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA
33431.**

SECTION 3. To the extent that the terms of the Agreement or this First Amendment conflict with the terms set forth in Section 2 above, the terms of the Agreement and this First Amendment shall control.

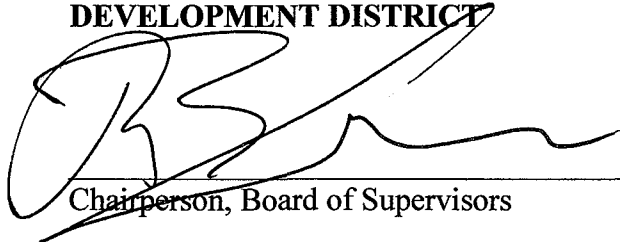
SECTION 4. All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment to the Agreement on the day and year first written above.


Attest:


Secretary

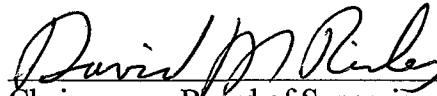
**MEDITERRA SOUTH COMMUNITY
DEVELOPMENT DISTRICT**


Chairperson, Board of Supervisors


Attest:


Secretary

**MEDITERRA NORTH COMMUNITY
DEVELOPMENT DISTRICT**


Chairperson, Board of Supervisors

Attest:


Print Name: _____

**MEDITERRA COMMUNITY ASSOCIATION,
INC.**

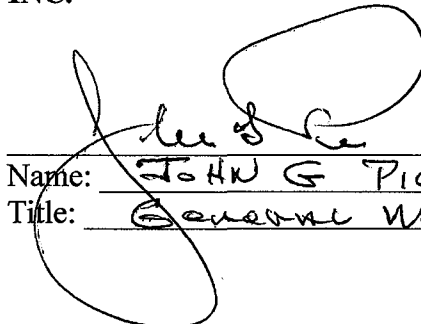

Name: JOHN G. PICK
Title: General Manager

Exhibit A
Maintenance Agreement

**MAINTENANCE AGREEMENT BY AND BETWEEN
MEDITERRA SOUTH COMMUNITY DEVELOPMENT DISTRICT,
MEDITERRA NORTH COMMUNITY DEVELOPMENT DISTRICT, AND
MEDITERRA COMMUNITY ASSOCIATION, INC.**

THIS AGREEMENT ("Agreement") is made and entered into this 26 day of June, 2014, by and between:

Mediterra South Community Development District, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Collier County, Florida, whose mailing address is 6131 Lyons Road, Suite 100, Coconut Creek, Florida 33073, and

Mediterra North Community Development District, a local unit of special-purpose government established pursuant to chapter 190, Florida Statutes, located in Lee County, Florida, whose mailing address is 6131 Lyons Road, Suite 100, Coconut Creek, Florida 33073 (collectively with Mediterra South Community Development District, the "Districts"), and

Mediterra Community Association, Inc., a Florida non-profit corporation, whose address is 15735 Corso Mediterra Circle, Naples, Florida 34110 (the "MCA" and, collectively with the Districts, the "Parties").

RECITALS

WHEREAS, the Districts were each established by ordinance of Collier and Lee County, Florida, respectively, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure; and

WHEREAS, the Districts, pursuant to Chapter 190, Florida Statutes, own and operate certain facilities, including certain stormwater lakes (the "District Lakes"), in accordance with the Districts' adopted Improvement Plan; and

WHEREAS, the property owned by the Districts along the banks of the District Lakes is marked by varying degrees of landscape cover and requires routine maintenance of varying intensity (the "Maintenance Areas"); and

WHEREAS, prior to this Agreement, the MCA has been voluntarily providing general landscape maintenance services for the Maintenance Areas, including but not limited to mowing, cord grass trimming, and irrigation; and

WHEREAS, the MCA desires to continue providing landscape maintenance services for the Maintenance Areas as reflected on the MCA proposal and area map attached hereto and incorporated herein as **Exhibit A** and **Exhibit B**; and

WHEREAS, the MCA represents that it is qualified to provide the landscape maintenance services as further described herein and in **Exhibit A**; and

WHEREAS, the Districts find that entering into this Agreement with the MCA to provide landscape maintenance services is in the best interest of the Districts and the Mediterra community.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the MCA is hereby authorized and instructed by the Districts to perform in accordance with the following covenants and conditions, which both the Districts and the MCA have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

- A. The Districts desire that the MCA provide landscape maintenance services ("Landscape Services") within presently accepted industry standards. Upon all Parties executing this Agreement, the MCA shall continue to provide the general services as set forth in paragraph 3 of this Agreement, voluntarily and without compensation from the Districts.
- B. While providing the Landscape Services identified in this Agreement, the MCA shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all activities necessary for the completion of the Landscape Services.
- C. Additional services not included in the Scope of Services may be provided by the MCA at the request of the Districts in the sole determination of the MCA and under such terms and conditions as the Parties shall agree.

3. SCOPE OF LANDSCAPE MAINTENANCE SERVICES. The responsibilities of the MCA are those described in the Maintenance Proposal attached hereto as **Exhibit A**. The MCA shall solely be responsible for the means, manner and methods by which its responsibilities are met to the satisfaction of the District. Modifications of the Scope of Services stated in Exhibit A may be undertaken as provided in Section 21 of this Agreement, regarding Amendments.

4. **MANNER OF PERFORMANCE.** The MCA agrees, as an independent contractor, to undertake work and/or perform or have performed Landscape Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the Districts issued in connection with this Agreement and accepted by the MCA.

A. The Districts shall designate in writing a person to act as the Districts' representative with respect to the services to be performed under this Agreement. The Districts' representative shall have complete authority to transmit instructions, receive information, and interpret and define the Districts' policies and decisions with respect to materials, equipment, elements, and systems pertinent to the MCA's Landscape Services on District property.

(1) The Districts hereby designate the District Manager to act as the designated representative.

(2) The MCA agrees to meet with the Districts' representative no less than one (1) time per year to discuss conditions, schedules, and items of concern regarding this Agreement.

B. Installation and maintenance of landscape materials, including pine straw, grasses of any kind, or other vegetation, shall conform to the type and location of landscape materials currently existing in the Maintenance Areas, unless prior approval for variation is obtained from the Districts.

C. The MCA shall use all due care to protect the property of the Districts, its residents, and landowners from damage. The MCA agrees to repair any damage resulting from the MCA's activities and work within a practically reasonable period following the damage.

D. The MCA Landscape Services shall not adversely impact the District Lakes or the operation of the surface water management system supported by the District Lakes, taking into consideration seasonal variability.

5. **RIGHT OF ENTRY.** The Districts hereby grant to the MCA, and to its subcontractors retained for the services described in this Agreement, a non-exclusive right to enter the Maintenance Areas subject to this Agreement, for the exclusive purposes described in this Agreement.

6. **COMPENSATION.** The MCA and the Districts agree that the services described in this Agreement will be provided at no cost to the Districts. If the Districts should

desire additional work or services, the MCA agrees to negotiate in good faith to undertake such additional work or services and to agree upon any terms of compensation that may be necessary to perform such additional work. Additional work or services, if negotiated by the Parties, shall be specified in a written amendment to this Agreement in accordance with the

7. **TERM.** Work shall commence upon execution of this Agreement, and continue until 30 days after such time as either Party terminates this Agreement in accordance with the provisions of Section 15 herein.

8. **INSURANCE.**

A. The MCA agrees that all work performed under this agreement shall be performed by employees or agents of the MCA who are covered by the MCA's liability and property insurance policies. The MCA shall provide to the Districts a Certificate of Insurance demonstrating current insurance policies applicable to claims that could arise from work performed under this Agreement.

9. **INDEMNIFICATION.** The MCA agrees to defend, indemnify, and hold harmless the Districts and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage of any nature, arising out of, or in connection with, the work to be performed by or at the direction of the MCA. The MCA further agrees that nothing herein shall constitute or be construed as a waiver of the Districts' limitations on liability contained in section 768.28, Florida Statutes, or other statute. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

10. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The MCA shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, and shall notify the Districts in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement.

11. **LIENS AND CLAIMS.** The MCA shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The MCA shall keep the Districts' property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the MCA's performance under this Agreement, and the MCA shall immediately discharge any such claim or lien. In the event that the MCA does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the Districts, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The Districts shall be solely responsible for enforcing the Districts' rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the Districts' right to protect the Districts' rights from interference by a third party to this Agreement.

13. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the Districts shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the Districts in refraining from so doing; and further, that the failure of the Districts at any time or times to strictly enforce the Districts' rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

14. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

15. TERMINATION. Either Party may terminate this Agreement by providing thirty (30) days written notice of termination to the other Party.

16. ASSIGNMENT. Neither the Districts nor the MCA may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the MCA shall be acting as an independent contractor. Neither the MCA nor employees of the MCA, if there are any, are employees of the Districts under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The MCA agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the MCA, if there are any, in the performance of this Agreement. The MCA shall not have any authority to assume or create any obligation, express or implied, on behalf of the Districts, and the MCA shall have no authority to represent the Districts as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT. In the event that either the Districts or the MCA is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Districts and the MCA relating to the subject matter of this Agreement.

21. AMENDMENTS. Amendments or waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties.

22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or officials of the Districts and the MCA, both the Districts and the MCA have complied with all the requirements of law, and both the Districts and the MCA have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, by overnight delivery service, or by electronic transmission to the Parties, as follows:

If to the Districts: Mediterra South Community Development District
6131 Lyons Road, Suite 100
Coconut Creek, Florida 33073
Attention: District Manager

Mediterra North Community Development District
6131 Lyons Road, Suite 100
Coconut Creek, Florida 33073
Attention: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Post Office Box 6526
Tallahassee, Florida
32314 Attn: District
Counsel

If to the MCA: Mediterra Community Association, Inc.
15735 Corso Mediterra Circle
Naples, FL 34110
Attn: MCA Manager

Counsel for the Districts and counsel for the MCA may deliver Notice on behalf of the Districts and the MCA. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same to the parties and addressees set forth herein.

24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Districts and the MCA, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Districts and the MCA any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Districts and the MCA and their respective representatives, successors, and assigns.

25. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any dispute shall be in a court of appropriate jurisdiction in Collier County or Lee County, Florida.

26. EFFECTIVE DATE. This Agreement shall be effective upon execution, and shall remain in effect until terminated by either of the Districts or the MCA in accordance with the provisions of this Agreement.

27. PUBLIC RECORDS. The MCA understands and agrees that all documents of any kind provided to the Districts in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

28. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

29. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Districts and the MCA as an arm's length transaction. The Districts and the MCA participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

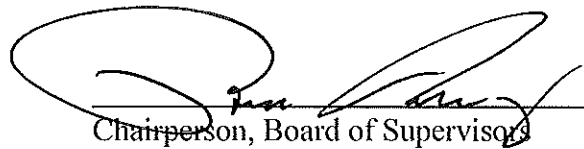
30. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

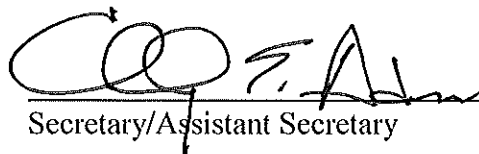
ATTEST:

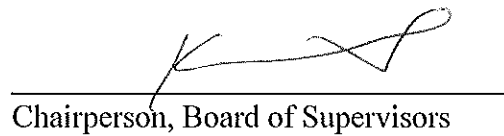
**MEDITERRA SOUTH COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chairperson, Board of Supervisors

**MEDITERRA NORTH COMMUNITY
DEVELOPMENT DISTRICT**


Secretary/Assistant Secretary


Chairperson, Board of Supervisors

**MEDITERRA COMMUNITY
ASSOCIATION, INC., a Florida non-profit
corporation**

By: 

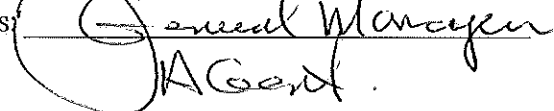
Its: 
General Manager
A. G. Gert.

EXHIBIT A: MCA Maintenance Proposal
EXHIBIT B: Maintenance Area Map

Exhibit A: MCA Maintenance Proposal

- I. The following areas are maintained by MCA even though they are CDD property. The maintenance includes one pine straw installation, eight weed control applications and limited mowing. This does not include any plant replacements. There are some areas that require weekly mowing and some are bi-monthly. There are some lake banks with many cord grass plants and others with few and some with almost 100 bales of pine straw and others with none.

<u>Location</u>	<u>Area Size in Sq. Ft.</u>
Milan	4121
Medici	5328
Padova	8215 (mowing only)
Bella Lago	1386
Treviso	1800
Amarone South	3962 (cord grass trimming)
Amarone North	1992 (cord grass trimming)
Terrazza	1920
Felicita	936
Cellini	2299 (mowing St. Augustine)
Celebrita	2340
<u>Buonasera</u>	<u>2370</u>
Totals	36,669

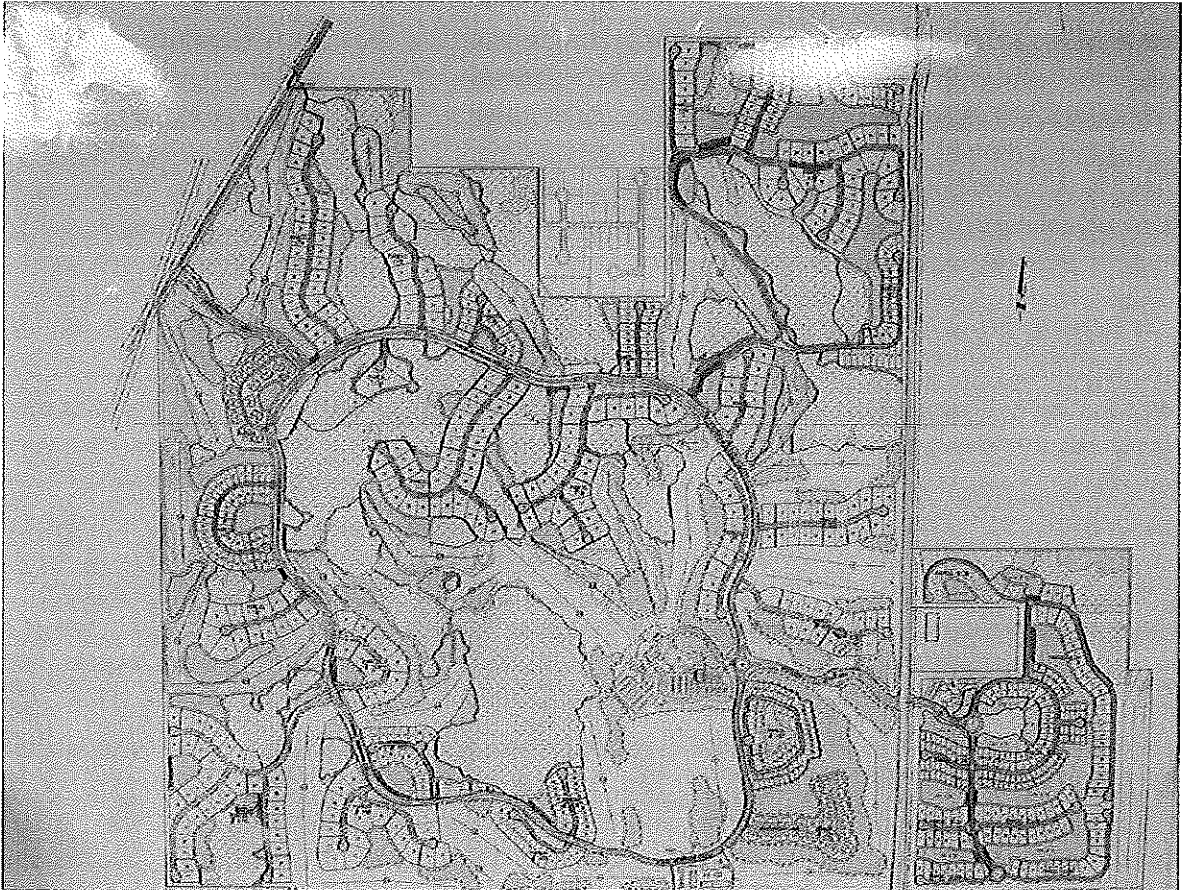
- II. The following additional areas are also maintained by MCA even though they are essentially CDD property. These areas are adjacent to MCA property and Single-Family home sites and have received maintenance for many years. Most

of these locations receive regular mowing and fertilizer along with the regular turf schedule. Some of these areas have shrubs that are trimmed and fertilized also. These are the estimated square feet for the maintenance.

<u>Location</u>	<u>Area Size in Sq. Ft.</u>
Padova	8000
Calabria	9100
Cortile	12600
Ravello	5700
Marcello	2650
Amarone/Castellano Way	6200
Messina Lane	8350
<u>Cabreo Entrance</u>	<u>3500</u>
Totals	56,100

EXHIBIT B

MAINTENANCE AREA MAP



MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

6A

From: [Cleo Adams](#)
To: [Daphne Gillyard](#); [Ruta Viola](#)
Cc: [Madison Tappa](#); [shane willis](#); [Chuck Adams](#)
Subject: Aeration Electrical Supply
Date: Friday, August 1, 2025 10:57:25 AM
Attachments: [image002.jpg](#)

Daphne,

Please include in the agenda for Board discussion and include the below email.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Bill Bowden <billb@mediterraca.com>
Sent: Wednesday, July 23, 2025 1:29 PM
To: Chuck Adams <adamsc@whhassociates.com>; Cleo Adams <crismond@whhassociates.com>; shane willis <williss@whhassociates.com>; Mark A. Zordan <maz@johnsoneng.com>; Ken Tarr <kentarr1@aol.com>
Cc: Doug Klaas <dougk@mediterraca.com>
Subject: Orphan Lake Aerators

Good afternoon,

We recently noticed a spike in FPL charges for one of our Single-Family Neighborhoods, so Scott Johnson, our Facilities/hardscape Director investigated with the help of Andy Knott from Superior Waterways who maintains our lake fountains. His company installed many of the CDD aerators.

It was revealed that some aerators are tapped into MCA meters. According to Andy, the east side aerators are all properly metered to the CDD as are many on the west side. But we have a few orphans west side. See below.

It is my belief that these meters and payments to FPL should have been, and will be up to the CDD.

To add, we are aware this may also be the case for some Villa and Coach associations. One is wired to their community pool pump.

1. ACD0410 Serata
2. ACD9567 MCA - Located across from Terrazza on common MCA property
3. ACD9657 Marcello
4. ACD1449 MCA - Located on Corso near basketball court
5. ACD8783 MCA - Located on Corso across from Brendisi
6. ACD8705 MCA _ Located on Corso between Cortile and Verona

Please let's discuss further...how to get these off our meter and the inevitable back charge questions that will arise.

Regards,

Bill

Bill Bowden CCM, CAM

General Manager



Mediterra Community Association, Inc.

15735 Corso Mediterra Circle

Naples, FL 34110

Office: 239-254-3040

Cell: 239-825-3757

Fax: 239-254-3045

billb@mediterraca.com

Confidentiality Notice: The information contained in this communication, including attachments is privileged and confidential and intended solely for the use of the individual or entity to whom it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution, forwarding, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone and destroy the document. Thank you.

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

6B

Mediterra FPL Invoice Summary 07/22			
ACCOUNT	NAME	BALANCE	SERVICE ADDRESS
168776052	Mediterra North Cdd	115.9	15657 VILLORESI WAY #AERATOR, Naples, FL
278723069	Mediterra North Cdd	286.75	15122 FRESCOTT WAY #LAKE, Naples, FL
412168049	Mediterra South Community Development District	190.91	14809 CORSO MEDITERRA CIR # LAKE 30, Naples, FL
469919054	Mediterra North Cdd	263.07	15312 CORSINI WAY #AERATOR, Naples, FL
689588044	Mediterra South Community Development District	238.66	14917 CELLE WAY # LAKE 27, Naples, FL
759934169	Mediterra South Community Development District	186.36	16592 GIARDINO LN # LAKE 72, Naples, FL
1497191344	Mediterra South Community Development District	60.37	16039 TREBBIO WAY # LAKE 9, Naples, FL
1650239047	Mediterra South Community Development District	61.36	16986 VERONA LN # LAKE 44, Naples, FL
1704597051	Mediterra North Cdd	307.56	15905 ROSETO WAY, Naples, FL
2297814184	Mediterra North Cdd	539.2	15437 CORSO MEDITERRA CIR #LAKE, Naples, FL
2305052165	Mediterra South Community Development District	55.22	16851 CAMINETTO CT # LAKE 76, Naples, FL
2331197224	Mediterra North Cdd	618.67	14998 CORSO MEDITERRA CIR #LAKE, Naples, FL
3198509048	Mediterra South Community Development District	179.15	16962 VERONA LN # LAKE 42, Naples, FL
3251782482	Mediterra South Community Development District	594.36	15621 CORSO MEDITERRA CIR # LAKE 2, Naples, FL
3373732167	Mediterra South Community Development District	119.53	15835 SAVONA WAY # LAKE 3, Naples, FL
3772522342	Mediterra South Community Development District	50.65	15164 BROLIO LN # LAKE 26, Naples, FL
4730637560	Mediterra North Cdd	74.94	29110 BRENDISI WAY # PMP, Bonita Springs, FL
5519462161	Mediterra South Community Development District	51.25	16898 CAMINETTO CT # LAKE 75, Naples, FL
5534188213	Mediterra South Community Development District	194.59	16580 GIARDINO LN # LAKE 68, Naples, FL
5649322160	Mediterra South Community Development District	85.12	16021 TREBBIO WAY # LAKE 10, Naples, FL
7295178219	Mediterra South Community Development District	123.33	16696 MEDITERRA DR # LAKE 70, Naples, FL
7510745057	Mediterra North Cdd	189.62	15717 MEDITERRA BLVD #AERATOR, Naples, FL
8909012349	Mediterra South Community Development District	26.03	16966 SUD CORTILE CT # LAKE 15, Naples, FL
9178505518	Mediterra North Cdd	104.99	29055 TERAMO WAY # LAKE, Naples, FL
9351440392	Mediterra North Community Development District	163.79	28118 SERATA CT # AER, Bonita Springs, FL
9572398213	Mediterra South Community Development District	162.17	16481 CELEBRITA CT # LAKE 66S, Naples, FL
9937052349	Mediterra South Community Development District	130.8	15444 MILAN WAY # LAKE 16, Naples, FL

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

7



June 13, 2025

Mr. Shane Willis
Mediterra Operations Manager
c/o Wrathell, Hunt & Associates
9220 Bonita Beach Rd, Suite 214
Bonita Springs, FL 34135

Subject: Mediterra Lake Bank Field Visit
 Lakes: 16/25/33

Dear Mr. Willis,

On June 4, 2025, Chris Zimmerly from Johnson Engineering, LLC conducted a site visit to perform a lake bank observation of Lakes #16, 25, & 33. A brief description of the identified deficiencies for each lake and accompanying photos are shown below.

Lake 16 – Field inspection found a drop-off along the length of the eastern bank. The drop off is generally between 9” and 12”. It should be easy to remedy this drop-off if it is addressed soon.



Lake 25 – There are areas where the drop off from the grass to the high-water table is greater than 9” but generally less than 12”. If addressed soon this should be an easy fix.



Lake 33 – Minor drop-offs were only observed in a few locations. Of concern are areas where water from roof runs off is being directed through yard drains and needs to be protected to prevent erosion. There is an area on the southwestern bank of the lake where the grade is greater than 4:1 after the juncture of the grass and high-water line. Gullies have started to form and if not immediately addressed may erode very quickly.





Should you have any questions or comments regarding this submittal, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, LLC.

Erik Howard, P.E

File: 20023589-001/ELH.jwg

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8A

Serial Number
25-01124C

Business Observer

Published Weekly
Naples, Collier County, Florida

COUNTY OF COLLIER

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Naples, Collier County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

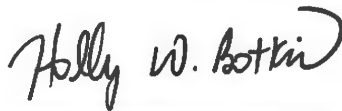
in the matter of Notice of public hearing to consider adoption of the fiscal year 2026 budgets et al

in the Court, was published in said newspaper by print in the

issues of 8/1/2025, 8/8/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.




Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

**MEDITERRA COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR
2026 BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS'
MEETING.**

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 20, 2025

TIME: 9:00 a.m.

LOCATION: The Sports Club at
Mediterra (Bella Vita I Room)
15735 Corso Mediterra Circle
Naples, Florida 34110

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://mediterracdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

August 1, 8, 2025

25-01124C

Serial Number
25-02828L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings to Consider the Adoption of Policies

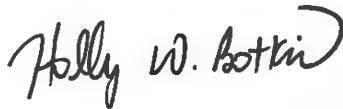
in the matter of Mediterra CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 8/1/2025, 8/8/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

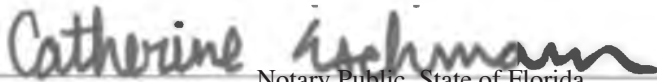


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

8th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

**MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 20, 2025

TIME: 9:00 a.m.

LOCATION: The Sports Club at Mediterra (Bella Vita I Room)
15735 Corso Mediterra Circle
Naples, Florida 34110

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://mediterracdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

August 1, 8, 2025

25-02828L

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8B

RESOLUTION 2025-07
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Mediterra Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Mediterra Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of August, 2025.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
PROPOSED BUDGET**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
General Fund Definitions	3 - 4
Debt Service Fund Series 2013	5
Debt Service Fund Series 2013 Amortization Schedule	6
Debt Service Fund Series 2022	7
Debt Service Fund Series 2022 Amortization Schedule	8
Projected Fiscal Year 2022 Assessments	9 - 12

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 1,408,613				\$1,408,613
Allowable discounts (4%)	(56,345)				(56,345)
Assessment levy: on-roll - net	1,352,268	\$ 1,271,001	\$ 81,267	\$ 1,352,268	1,352,268
Interest and miscellaneous	30,000	18,946	11,054	30,000	-
Total revenues	1,382,268	1,289,947	92,321	1,382,268	1,352,268
EXPENDITURES					
Professional & admin					
Supervisors	9,900	5,808	4,092	9,900	9,900
Management	49,973	12,493	37,480	49,973	49,973
Accounting	16,700	4,175	12,525	16,700	16,700
Audit	15,000	-	15,000	15,000	15,000
Legal	15,000	1,835	13,165	15,000	15,000
Field management	15,300	3,825	11,475	15,300	15,300
Engineering	50,000	26,925	23,075	50,000	135,000
Trustee	10,000	-	10,000	10,000	10,000
Dissemination agent	4,000	1,000	3,000	4,000	4,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Assessment roll preparation	5,000	1,250	3,750	5,000	5,000
Postage	1,500	568	932	1,500	1,500
Insurance	13,600	12,871	-	12,871	14,980
Legal advertising	3,000	1,793	1,207	3,000	3,000
Contingencies	3,000	1,336	1,664	3,000	3,000
Annual district filing fee	175	175	-	175	175
Website	705	-	705	705	705
ADA website compliance	210	210	-	210	210
Total professional & admin	214,563	74,264	139,570	213,834	300,943

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Water management					
Lake maintenance contract	350,000	8,217	341,783	350,000	350,000
Contractual services	37,900	4,305	33,595	37,900	37,900
Aquascaping/aesthetic enhance/pipe cleanout	100,000	-	100,000	100,000	100,000
Wildfire mitigation *	350,000	-	871,000	871,000	350,000
Lake bank-erosion repairs	100,000	-	100,000	100,000	100,000
Electricity	30,000	12,687	17,313	30,000	30,000
Aeration repairs and replacement	44,730	99,860	-	99,860	45,000
Miscellaneous	-	128	-	128	-
Total water management	1,012,630	125,197	1,463,691	1,588,888	1,012,900
Other fees and charges					
Property appraiser & tax collector	35,456	23,000	12,456	35,456	35,456
Total other fees and charges	35,456	23,000	12,456	35,456	35,456
Total expenditures	1,262,649	222,461	1,615,717	1,838,178	1,349,299
Excess/(deficiency) of revenues over/(under) expenditures	119,619	1,067,486	(1,523,396)	(455,910)	2,969
Fund balance - beginning (unaudited)	1,194,456	1,494,099	2,561,585	1,494,099	1,038,189
Fund balance - ending (projected)					
Committed					
Assigned					
3 months working capital	315,662	268,067	268,067	268,067	337,325
Future aeration cabinet replacement (2yrs)	35,000	35,000	35,000	35,000	35,000
Unassigned	963,413	2,258,518	735,122	735,122	668,833
Fund balance - ending (projected)	\$ 1,314,075	\$ 2,561,585	\$ 1,038,189	\$ 1,038,189	\$ 1,041,158

* Previously Fuel Load Reduction Conservation Areas

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 9,900
Supervisors pay is statutorily set at \$200 per Supervisor, (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800, per Supervisor, for each fiscal year. It is anticipated the Board will meet 9 times a year.	
Management	49,973
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Accounting	16,700
Fees related to all aspects of accounting for the District funds, including budget and financial statement preparation, cash management and accounts payable. These functions are performed by Wrathell, Hunt and Associates, LLC , on behalf of the District.	
Audit	15,000
The District are required to complete annual, independent examinations of their accounting records and procedures. These audit is conducted pursuant to Florida Law and the Rules of the Florida Auditor General.	
Legal	15,000
Fees for on-going general counsel and legal representation on behalf of the District.	
Field management	15,300
Wrathell, Hunt & Associates, LLC , is responsible for day-to-day field operations. These responsibilities include, but are not limited to, telephone, printing, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.	
Engineering	135,000
Johnson Engineering, Inc. provides an array of engineering, consulting, and construction services to the District, assisting them in crafting solutions with sustainability for the long-term interests of the community, while recognizing the needs of the government, environment and maintenance of the community's facilities. Starting in Fiscal Year 2026, this line item includes an additional \$85k to address the annual cost of a 3 year lake bank study.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	4,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide this service.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	5,000
The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide assessment roll management services.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITION OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Insurance		14,980
The District carries public officials liability, general liability and fire damage insurance. The District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$5,000,000 (\$5,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.		
Legal advertising		3,000
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.		
Contingencies		3,000
Bank charges, automated AP routing and miscellaneous expenses incurred throughout the year.		
Annual district filing fee		175
Annual fee paid to the Department of Economic Opportunity.		
Website		705
ADA website compliance		210
Lake maintenance contract		350,000
Contract for the maintenance of the storm water ponds is with Superior Waterways and Conservation Area maintenance is with Earthbalance		
Other contractual services		37,900
Contracts entered into by the District for water management related professional services, including monthly bacteria packs for lake 52 as well as water quality testing and cane toad removal.		
	Cane toad removal	20,000
	Lake 52 bacteria	5,700
	Water quality testing	12,200
		<u>37,900</u>
Aquascaping/aesthetic enhance/pipe cleanout		100,000
Addresses the continued supplementation of the lake perimeter beneficial aquatic plant program as well as inspection and cleanout of District owned drainage pipes and structures. It is anticipated that the District will continue the lake aesthetic enhancement program in 2026.		
Wildfire mitigation *		350,000
This effort is a continuation of the program initiated by the District in 2017 which included the vegetation and debris clean up of the District's Conservation Area perimeters that are adjacent to residences. The District is looking into introducing a fire detection system as a potential replacement or supplement to prior efforts.		
Lake bank-erosion repairs		100,000
In fiscal year 2026, the District plans on continuing its lake bank erosion repair and mitigation efforts on eroded shorelines.		
Electricity		30,000
Electrical expenses incurred relating to water management of the District.		
Aeration repairs and replacement		45,000
Intended to cover routine repairs and maintenance as well as eventual replacement.		
Property appraiser & tax collector		35,456
In Collier County the tax collector's fee is 1.5% of assessments collected and property appraiser's fee is 2.5% . In Lee County the tax collector's fee is \$1.50 per parcel and the property appraiser's fee is \$1.00 per parcel.		
Total expenditures		<u><u>\$ 1,349,299</u></u>

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND 204 BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 328,913				\$ 328,913
Allowable discounts (4%)	(13,157)				(13,157)
Assessment levy: on-roll - net	315,756	\$ 296,565	\$ 19,191	\$ 315,756	315,756
Interest	-	6,191	-	6,191	-
Total revenues	315,756	302,756	19,191	321,947	315,756
EXPENDITURES					
Debt service					
Principal	185,000	-	185,000	185,000	195,000
Interest	118,000	59,000	59,000	118,000	108,750
Total debt service	303,000	59,000	244,000	303,000	303,750
Other fees & charges					
Property appraiser & tax collector	11,512	7,360	4,152	11,512	11,512
Total other fees & charges	11,512	7,360	4,152	11,512	11,512
Total expenditures	314,512	66,360	248,152	314,512	315,262
Excess/(deficiency) of revenues over/(under) expenditures	1,244	236,396	(228,961)	7,435	494
Fund balance:					
Beginning fund balance (unaudited)	310,748	329,686	566,082	329,686	337,121
Ending fund balance (projected)	<u>\$311,992</u>	<u>\$ 566,082</u>	<u>\$ 337,121</u>	<u>\$ 337,121</u>	<u>337,615</u>
Use of fund balance					
Debt service reserve account balance (required)					(75,000)
Interest expense - November 1, 2026					(49,500)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 213,115</u>

Mediterra
Community Development District
Series 2013
\$4,030,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		54,375.00	54,375.00
05/01/2026	195,000.00	5.000%	54,375.00	249,375.00
11/01/2026	-		49,500.00	49,500.00
05/01/2027	210,000.00	5.000%	49,500.00	259,500.00
11/01/2027	-		44,250.00	44,250.00
05/01/2028	220,000.00	5.000%	44,250.00	264,250.00
11/01/2028	-		38,750.00	38,750.00
05/01/2029	230,000.00	5.000%	38,750.00	268,750.00
11/01/2029	-		33,000.00	33,000.00
05/01/2030	240,000.00	5.000%	33,000.00	273,000.00
11/01/2030	-		27,000.00	27,000.00
05/01/2031	255,000.00	5.000%	27,000.00	282,000.00
11/01/2031	-		20,625.00	20,625.00
05/01/2032	265,000.00	5.000%	20,625.00	285,625.00
11/01/2032	-		14,000.00	14,000.00
05/01/2033	280,000.00	5.000%	14,000.00	294,000.00
11/01/2033	-		7,000.00	7,000.00
05/01/2034	280,000.00	5.000%	7,000.00	287,000.00
Total	\$2,175,000.00		\$577,000.00	\$2,752,000.00

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Estimated through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 862,455				\$ 862,455
Allowable Discounts (4%)	(34,498)				(34,498)
Assessment levy: on-roll - net	827,957	\$ 777,827	\$ 50,130	\$ 827,957	827,957
Interest	-	6,711	-	6,711	-
Total revenues	827,957	784,538	50,130	834,668	827,957
EXPENDITURES					
Debt service					
Principal	708,000	-	708,000	708,000	722,000
Interest	110,289	55,134	55,155	110,289	95,492
Total debt service	818,289	55,134	763,155	818,289	817,492
Other fees & charges					
Property appraiser & tax collector	17,156	10,923	6,233	17,156	17,140
Total other fees & charges	17,156	10,923	6,233	17,156	17,140
Total expenditures	835,445	66,057	769,388	835,445	834,632
Excess/(deficiency) of revenues over/(under) expenditures	(7,488)	718,481	(719,258)	(777)	(6,675)
Fund balance:					
Beginning fund balance (unaudited)	209,331	237,959	956,440	237,959	237,182
Ending fund balance (projected)	\$ 201,843	\$ 956,440	\$ 237,182	\$ 237,182	230,507
Use of fund balance					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2026					(40,201)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 190,306

Mediterra
Community Development District
Series 2022
\$7,053,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-		47,746.05	47,746.05
05/01/2026	722,000.00	2.090%	47,746.05	769,746.05
11/01/2026	-		40,201.15	40,201.15
05/01/2027	738,000.00	2.090%	40,201.15	778,201.15
11/01/2027	-		32,489.05	32,489.05
05/01/2028	753,000.00	2.090%	32,489.05	785,489.05
11/01/2028	-		24,620.20	24,620.20
05/01/2029	769,000.00	2.090%	24,620.20	793,620.20
11/01/2029	-		16,584.15	16,584.15
05/01/2030	785,000.00	2.090%	16,584.15	801,584.15
11/01/2030	-		8,380.90	8,380.90
05/01/2031	802,000.00	2.090%	8,380.90	810,380.90
Total	\$4,569,000.00		\$340,043.00	\$4,909,043.00

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Lee County "North" 2022 Bond Issue - Refinanced 2012 Series A Bonds

**Lee County
5 years remaining**

Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Amarone	124	Estate 1	\$ 2,247.85	\$ 1,286.96	\$ 3,534.80	\$10,026.56
Brendisi	119	Coach 1	651.78	1,286.96	1,938.73	2,907.26
Calabria	122B	Coach 1	651.78	1,286.96	1,938.73	2,907.26
Cortile (lots 1-5, 37-48)	118	Villa 1	1,092.70	1,286.96	2,379.65	4,874.00
Il Cuore Ct	115A	Manor A	3,315.45	1,286.96	4,602.40	14,788.62
Marcello	114	Estate 1	2,247.85	1,286.96	3,534.80	10,026.56
Marcello	114	Estate 1A	2,862.23	1,286.96	4,149.18	12,767.03
Porta Vecchio	113	Coach	624.40	1,286.96	1,911.36	2,785.16
Positano	116	Villa 1	1,092.70	1,286.96	2,379.65	4,874.00
Serata	122A	Villa 2	874.16	1,286.96	2,161.11	3,899.19
Serata II	122A	Villa 2A	1,466.46	1,286.96	2,753.41	6,541.16
Teramo	115	Manor 2	2,310.29	1,286.96	3,597.25	10,305.09
Terrazza	123	Villa 2	874.16	1,286.96	2,161.11	3,899.19
Treviso (Lots 2 - 10)	120	Manor 1	2,247.85	1,286.96	3,534.80	10,026.56
Verona (Lots 1-5,31-34)	117	Manor 3	2,372.74	1,286.96	3,659.70	10,583.65
Villalago	121	Villa 2	874.16	1,286.96	2,161.11	3,899.19

Fiscal year 2024-2025 Assessments:	Manor 1	\$ 2,247.85	\$ 1,286.96	\$ 3,534.81	\$ 11,136.78
	Manor 2	2,310.29	1,286.96	3,597.25	11,446.14
	Manor 3	2,372.74	1,286.96	3,659.70	11,755.55
	Manor A	3,315.45	1,286.96	4,602.41	16,426.12
	Estate 1	2,247.85	1,286.96	3,534.81	11,136.78
	Estate 1A	2,862.23	1,286.96	4,149.19	14,180.69
	Villa 1	1,092.70	1,286.96	2,379.66	5,413.68
	Villa 2	874.16	1,286.96	2,161.12	4,330.94
	Villa 2A	1,466.46	1,286.96	2,753.42	7,265.45
	Coach 1	651.78	1,286.96	1,938.74	3,229.17
	Coach	624.40	1,286.96	1,911.36	3,093.55

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Collier County "South" 2022 Series Bond Issue - REFINANCED 2012 Bonds

**Collier County
5 years remaining**

Phase I Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Benvenuto	100	Manor SF	\$ 1,850.94	\$ 1,286.96	\$ 3,137.89	\$ 8,256.14
IL Corsini	108	Manor SF	1,850.94	1,286.96	3,137.89	8,256.14
IL Trebbio Lots 1-14	101	Estate SF	1,850.94	1,286.96	3,137.89	8,256.14
Savona	102	Estate SF	1,850.94	1,286.96	3,137.89	8,256.14
Medici	107	Villa A	744.83	1,286.96	2,031.79	3,322.35
Milan	105/106	Villa B	744.83	1,286.96	2,031.79	3,322.35
Villoresi	103	Villa C	744.83	1,286.96	2,031.79	3,322.35
Monterosso	104	Coach	553.26	1,286.96	1,840.22	2,467.82
Fiscal year 2024-2025 Assessments:			\$ 1,850.94	\$ 1,286.96	\$ 3,137.90	\$ 9,170.32
			Estate SF	1,850.94	3,137.90	9,170.32
			Villa A,B,C	744.83	2,031.79	3,690.23
			Coach	553.26	1,840.22	2,741.08

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Collier County "South" 2022 Series Bond Issue - REFINANCED 2012 A-1 Bonds

**Collier County
5 years remaining**

Phase II Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Bello Lago	109	Manor SF B	\$ 2,183.79	\$ 1,286.96	\$ 3,470.74	\$ 9,740.82
Padova (Lots 28-35)	110	Manor SF C	1,819.82	1,286.96	3,106.78	8,117.37
Ravello	111	Manor SF B	2,183.79	1,286.96	3,470.74	9,740.82
Cortile (lots 6-18,26-36)	118A	Villa A	1,136.16	1,286.96	2,423.12	5,067.87
Cortile (lots 19-25)	118B	Manor SF A	1,941.14	1,286.96	3,228.09	8,658.48
Treviso (Lot 1)	120	Manor SF B	2,183.79	1,286.96	3,470.74	9,740.82
IL Trevvio Lots (15-22)	101A	Estate SF A	1,819.82	1,286.96	3,106.78	8,117.37
Padova Lots 1-27	110	Estate SF A	1,819.82	1,286.96	3,106.78	8,117.37
Verona (lots 6-30)	117	Estate SF B	2,305.11	1,286.96	3,592.07	10,282.01
Bellezza	112	Villa B	849.25	1,286.96	2,136.21	3,788.09
Porta Vecchio (Bldgs 13,14)	113	Coach	606.61	1,286.96	1,893.57	2,705.79
Fiscal year 2024-2025 Assessments:			\$ 1,941.14	\$ 1,286.96	\$ 3,228.10	\$ 9,617.21
		Manor SF A	2,183.79	1,286.96	3,470.75	10,819.40
		Manor SF B	1,819.82	1,286.96	3,106.78	9,016.18
		Manor SF C	1,819.82	1,286.96	3,106.78	5,629.02
		Estate SF A	2,305.11	1,286.96	3,592.07	11,420.51
		Estate SF B	1,136.16	1,286.96	2,423.12	5,061.52
		Villa A	849.25	1,286.96	2,136.21	4,207.54
		Villa B	606.61	1,286.96	1,893.57	3,005.40
		Coach				

**Mediterra
Community Development District
FY 2025-2026 Proposed Assessments**

Collier County "South" 2013 Series Bond Issue (Phase III) - REFINANCED 2003 Bonds

**Collier County
8 years remaining**

Phase III Neighborhoods	Parcel	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Lucarno	125	Villa C	\$ 1,376.21	\$ 1,286.96	\$ 2,663.17	\$ 8,284.52
Lucarno	126	Villa C	1,376.21	1,286.96	2,663.17	8,284.52
Felicita	127	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Cellini	128	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Celebrita	129	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Buonasera	130	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Cabreo	131	Villa C	1,376.21	1,286.96	2,663.17	8,284.52
Caminetto	121	SF - 90	2,752.41	1,286.96	4,039.37	16,569.04
Fiscal year 2024-2025 Assessments:		SF - 90	\$ 2,752.41	\$ 1,286.96	\$ 4,039.37	\$ 18,200.84
		Villa C	1,376.21	1,286.96	2,663.17	9,100.42

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-08
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mediterra Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Collier and Lee Counties, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collectors at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collectors and shall be collected by the County Tax Collectors in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of August, 2025.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2025-09

A RESOLUTION OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Mediterra Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Collier and Lee Counties, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Collier County, Lee County, the City of Bonita Springs and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 20th day of August, 2025.

Attest:

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Bella Vita I Room at the Sports Club at Mediterra 15735 Corso Mediterra Circle, Naples, Florida 34110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025	Regular Meeting	9:00 AM
November 19, 2025	Regular Meeting	9:00 AM
December 17, 2025	Regular Meeting	9:00 AM
January 21, 2026	Regular Meeting	9:00 AM
February 18, 2026	Regular Meeting	9:00 AM
March 18, 2026	Regular Meeting	9:00 AM
April 15, 2026	Regular Meeting	9:00 AM
May 20, 2026	Regular Meeting	9:00 AM
June 17, 2026	Regular Meeting	9:00 AM
August 19, 2026	Public Hearing & Regular Meeting	9:00 AM

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

11A

From: kentarr1@aol.com
To: [Daphne Gillyard](#)
Cc: [Chuck Adams](#); [Cleo Adams](#); [shane willis](#)
Subject: Communication from Dryad
Date: Thursday, August 14, 2025 1:06:58 PM

Dryad Networks
Early Wildfire Detection System
Mediterra CDD Update
August 14, 2025

Dear Mediterra Board of Supervisors,

I wanted to provide you with an update on the early wildfire detection system that has been proposed for the Mediterra CDD. From our understanding, the installation plan has been approved by the SFWD. We will be presenting a formal proposal and contract to the Mediterra CDD shortly including:

- Dryad Early Detection system including sensors and gateways for the conservation areas as previously proposed.
- Project oversight
- 24/7 monitoring including notification to key Mediterra points of contact as well as the appropriate first responder organization in the event of a detected wildfire event.

We expect to provide these deliverables well in advance of the next board meeting and will be prepared to answer any questions at that time.

Please let me know if you have any questions in the interim.

Best regards,

Neal Spungen
240-235-6802

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

11B



Mediterra Site Plan Presentation for SFWD July 15, 2025



Introduction – Our Mission



Enabling Ultra-Early Wildfire Detection

- Dryad's Silvanet, ultra-early fire detection buys precious time, enabling faster response, reducing damage, protecting assets, and saving lives before fires escalate.
- Designed for long-term, low-maintenance deployment in environmentally sensitive areas.
- Deployed across national parks, utilities, and high-risk sites worldwide.



Silvanet Wildfire Sensors

For Mediterra

or **'smells'** fires within
within the Mediterra



oldering phase



er & supercapacitors



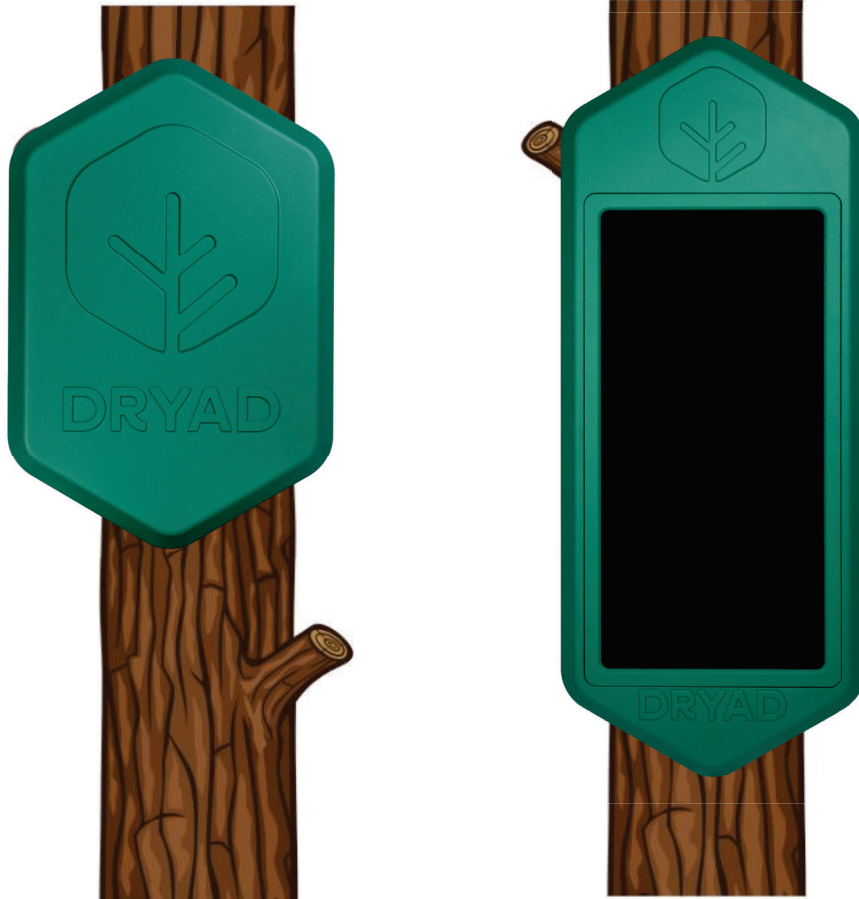
maintenance-free



computing



Silvanet Gateways for Mediterra



Silvanet Gateways

- Collects and transmits alerts from sensors
- Cell with built-in satellite option
- No fire hazard - solar-powered
- Supercapacitors for energy storage
- IP67 waterproof
- Maintenance free
- 10+ year usable life

Mediterra Sensor Installation

Engineered for Wooded Deployments

- Solar-powered sensors using supercapacitors (no lithium-ion batteries), removing the possibility of a fire caused by the devices.
- Mounted using a single wooden treenail and spacer which prevents bark integration; allows natural growth of the tree.
- Minimal visual impact: sensor blends with tree and surroundings, ~2.5–3 m height.
- No harm to tree vascular system.



Forest in Germany

Mediterra Gateway Installation

- All gateways and components are installed on mounts. These mounts are installed on the trees using wooden tree nails.
- Deployed at 3 - 5 meters height allows maximum coverage in forests while minimizing visual disturbance.



Redwood forest, California

Mediterra Installation - Preserve Friendly



The installation will be carried out on foot and by hand with no disturbance to the preserve areas. There is no need for additional equipment beyond a ladder.

Example Installations



Mae Ping National Park, Thailand

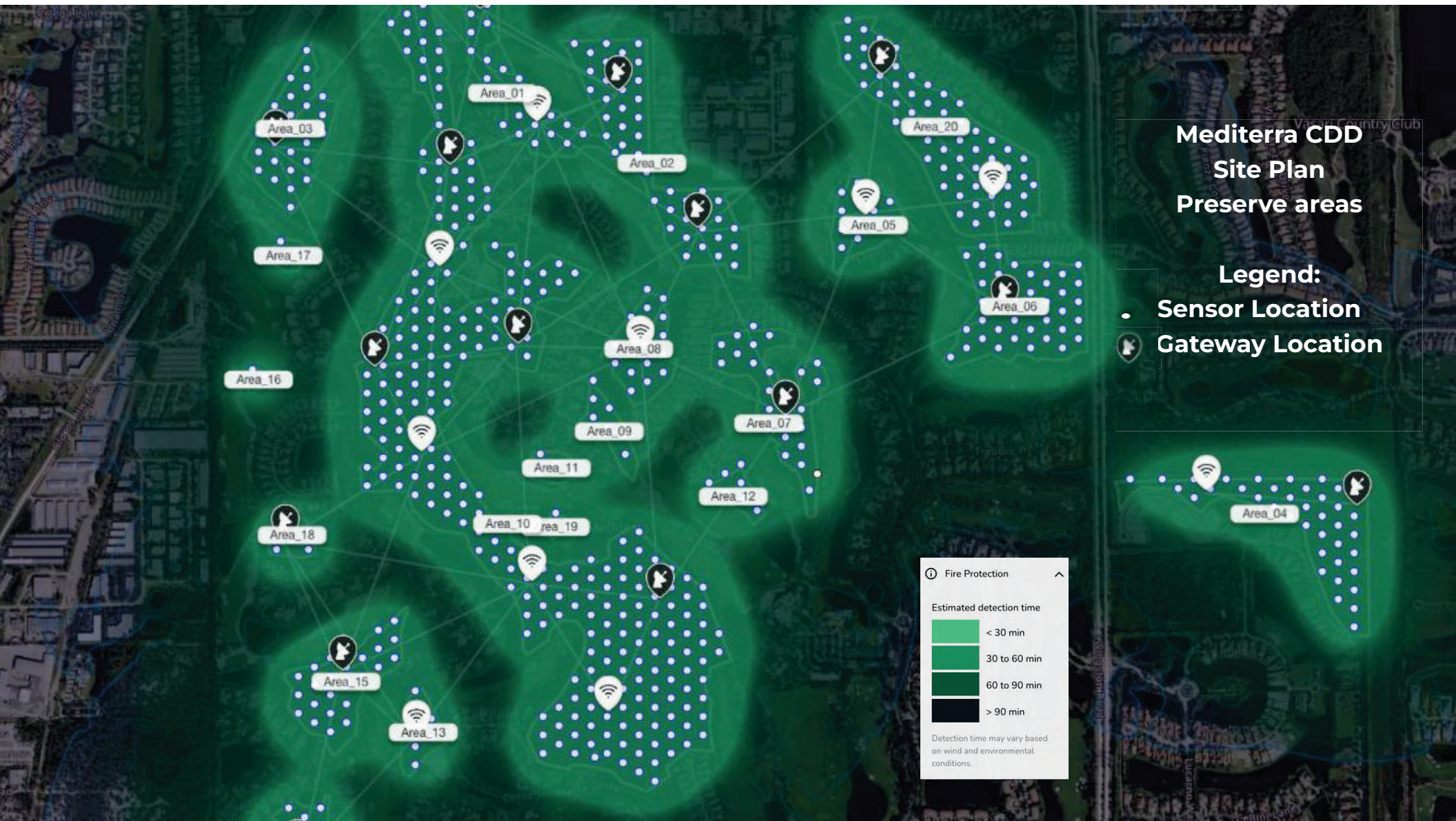


Piikani Nation Protected land, Canada



Mediterra Plan Overview

- **CDD conservation areas only**
- **Total area protected 351.85 acres**
- **662 sensors, 11 mesh gateways, 17 border gateways**
- **5 to 30 minute wildfire detection**



THANK YOU!



MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

11C

MEDITERRA / DRYAD EARLY WILDFIRE DETECTION SYSTEM
PROTECTED SPECIES CONTRACTOR INFORMATION

BURROWING OWL

A LEGALLY PROTECTED SPECIES UNDER
STATE (CHAPTER 68A-27 F.A.C.)
AND FEDERAL LAW (16 U.S.C. 703-712)



Description

The burrowing owl is a mottled sandy brown and white bird, averaging 9 inches in height with a 21 inch wing span. It has relatively long legs, a distinctive white chin patch, and eyes that range in color from bright yellow to brown. It lacks ear tufts typical of some woodland owls. When approached at close range, the burrowing owl may bob its head and utter clucking calls.

Where They Are Found

Within the preserves area, the burrowing owl is most likely to be found in open, treeless areas with short ground cover, such as maintained vacant lots and along roadsides. It spends most of its time on the ground and uses burrows year round for refuge and nesting (**nesting season is February 15 – July 10**). Average burrows are 6 inches in diameter and extend 4 to 8 feet underground. The burrow entrance is often lined with grass clippings, feathers, paper and manure. City volunteers have installed wooden perches and PVC pipe protective buffers around many Cape Coral burrows. Owls often can be seen on the perches or PVC pipes. On hot days, they may seek shelter in shaded areas, such as storm drains, near houses or trees and shrubs.

If You See a Burrowing Owl or Burrow

1. Cease all work within 25 feet of the burrow.
2. Do not disturb or touch the owl or its burrow in any manner.
3. If work must be performed near the burrow, immediately contact the project ecologist (Johnson Engineering) for guidance at **(239) 410-1113**.
4. The project ecologist will determine whether it may be possible to continue construction activities while maintaining a minimum 10' protective buffer. The project ecologist may assess the status of the burrow using an underground camera if necessary.
5. It is the contractor's responsibility to inspect the project area, as well as any proposed staging areas not identified in the construction plans, at a frequency needed to ensure that no work occurs within 10' of a burrowing owl burrow.
6. Prior to any staging activities on Association or District-owned lots, approval must be granted by the project ecologist.

GOPHER TORTOISE

A LEGALLY PROTECTED SPECIES
UNDER FLORIDA LAW (CHAPTER 68A-27 F.A.C.)



Description

The gopher tortoise is a medium-sized land turtle with stumpy hind feet and flattened, shovel-like forelimbs designed for digging in sandy soil. Gopher tortoises average 9 to 11 inches in length, although juveniles can be as small as 2 or 3 inches. Their shells are medium to dark brown in color, although juveniles may be yellowish brown.

Where They Are Found

Within the preserves, the gopher tortoise inhabits dry upland areas with a sparse tree canopy and abundant low growing vegetation, such as vacant lots and roadsides. It spends much of its time in long burrows that offer refuge from cold, heat, drought and predators. Gopher tortoise burrows can often be spotted because of the sand mound or "apron" created during excavation at the burrow entrance. Gopher tortoise burrow openings are half-moon shaped with the curve at the top. Burrows average 15 feet long and 7 feet deep.

If You See a Gopher Tortoise or Burrow

1. Cease work and maintain a minimum 25 feet protective buffer from the burrow or tortoise.
2. Do not disturb or touch the gopher tortoise or its burrow in any manner. Only the project biologist may come into contact with a gopher tortoise or its burrow.
3. If work must be performed near the burrow, immediately contact the project ecologist (Johnson Engineering) for guidance at **(239) 410-1113**.
4. The project ecologist will determine whether it may be possible to continue construction activities while maintaining a minimum 25' protective buffer from the burrow. The project biologist will assess the status of the burrow to determine if it is potentially occupied.
5. It is the contractor's responsibility to inspect the project area, as well as any proposed staging areas not identified in the construction plans, at a frequency needed to ensure that no work occurs within 25' of a gopher tortoise burrow.
6. Prior to any staging activities on Association or District-owned lots, approval must be granted by the project ecologist.

Violations of state and federal law are punishable by fines and/or imprisonment.

MEDITERRA / DRYAD EARLY WILDFIRE DETECTION SYSTEM
PROTECTED SPECIES CONTRACTOR INFORMATION

EASTERN INDIGO SNAKE

**A LEGALLY PROTECTED SPECIES UNDER STATE
AND FEDERAL LAW (16 U.S.C. 1531 *et seq.*) THAT
MAY INHABIT THIS PROJECT AREA**



Description

The eastern indigo snake is a nonpoisonous state and federally protected species. It is shiny, blue-black in color with coral, rust or reddish color around the chin, throat, and cheeks. It is a thick-bodied snake that averages 6 feet in length and can grow to 8.6 feet. Young are similar to adults but some are lighter and show a blotched dorsal pattern.

Where They Are Found

Indigo snakes are most often found along the edges of swamps and marshes and in pine flatwoods and hardwood communities where food is abundant. However, this snake is considered a commensal species of the gopher tortoise, which means it may be found in the project area, as it relies upon gopher tortoise burrows for refuge. It is generally active during the day and feeds on fish, frogs, toads, lizards, small turtles, birds, and small mammals.

If You See an Eastern Indigo Snake

1. Cease construction and do not disturb it. Any disturbance of this snake's activity is prohibited.
2. Immediately contact the project ecologist (Johnson Engineering) for guidance at **(239) 410-1113**.
3. The snake should be allowed sufficient time to move away from the site or be relocated by a qualified wildlife biologist before construction or clearing is resumed. Only a qualified wildlife biologist is permitted to contact the snake. Construction can resume after it has moved from the area or has been relocated by a qualified wildlife biologist.
4. If a dead eastern indigo snake is found, the specimen should be thoroughly soaked in water and frozen immediately. Sightings of eastern indigo snakes should be reported immediately to Tetra Tech.

FLORIDA BONNETED BAT

**A LEGALLY PROTECTED SPECIES UNDER STATE
AND FEDERAL LAW (16 U.S.C. 1531 *et seq.*) THAT
MAY INHABIT THIS PROJECT AREA**



Description

The Florida bonneted bat is the largest bat native to Florida. This bat species can reach a length of 6.5 inches with a wingspan of 20 inches. The pelage (hair) color varies from black to brown to grayish or cinnamon brown, and the rounded ears are joined in the middle of the forehead.

Where They Are Found

Florida bonneted bats forage in various open habitats, including pine and hardwood forests, agricultural areas, golf courses, and neighborhoods. They roost in natural pine tree cavities over 30 feet above ground. Florida bonneted bats need an open midstory with clear avenues of ingress and egress to the roost. Florida bonneted bats can also roost in tall palm trees under barrel roofing tiles, and in bat houses.

In Florida, bat maternity season typically runs from **April 16th to August 14th**. During this time, it is illegal to remove or exclude bats from buildings or other roost structures due to the presence of flightless young. This period is when female bats give birth to and raise their pups.

If You See the Florida bonneted bat or any bat

1. Cease construction and do not disturb it. All bats are protected from harm in the state of Florida.
2. Immediately contact the project ecologist (Johnson Engineering) for guidance at **(239) 410-1113**.
3. If a bat is observed during the day, it may be injured or sick. Do not approach the bat or attempt to capture it. Only a qualified wildlife biologist is permitted to contact the bat. Construction can resume after it has moved from the area or has been relocated by a qualified wildlife biologist.

JOHNSON
ENGINEERING
— An Apex Company —

**2122 Johnson Street
Fort Myers, FL 33901
(239) 334-0046**

Violations of state and federal law are punishable by fines and/or imprisonment.

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

12

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025**

	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2022	
ASSETS				
Cash				
Suntrust - 3651	\$ 9	\$ -	\$ -	\$ 9
Suntrust - 7218	470,626	-	-	470,626
Suntrust - 9789	945	-	-	945
BankUnited - 0882	259,261	-	-	259,261
ICS - Bankunited	35,859	-	-	35,859
Series 2013				
Revenue	-	269,623	-	269,623
Reserve	-	75,000	-	75,000
Series 2022				
Prepayment	-	-	989	989
Revenue	-	-	299,625	299,625
Due from general fund	-	2,637	6,536	9,173
Due from MS 2022	55,405	-	-	55,405
Due from other	4,157	-	-	4,157
Electric deposit	2,346	-	-	2,346
Total assets	<u>\$ 828,608</u>	<u>\$ 347,260</u>	<u>\$ 307,150</u>	<u>\$ 1,483,018</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 3,046	\$ -	\$ -	\$ 3,046
Due to General fund	-	-	55,405	55,405
Due to Debt Service Fund				
Due to debt service - series 2013	2,637	-	-	2,637
Due to debt service - series 2022	6,536	-	-	6,536
Total liabilities	<u>12,219</u>	<u>-</u>	<u>55,405</u>	<u>67,624</u>
Fund Balances				
Restricted for:				
Debt service	-	347,260	251,745	599,005
Assigned				
3 months working capital	268,067	-	-	268,067
Future fire mitigation clean-up	160,000	-	-	160,000
Unassigned	388,322	-	-	388,322
Total fund balances	<u>816,389</u>	<u>347,260</u>	<u>251,745</u>	<u>1,415,394</u>
Total liabilities and fund balances	<u>\$ 828,608</u>	<u>\$ 347,260</u>	<u>\$ 307,150</u>	<u>\$ 1,483,018</u>

*Required bank loan reserve which will be applied to final payment

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 11,020	\$ 1,350,069	\$ 1,352,268	100%
Interest and miscellaneous	1,130	31,684	30,000	106%
Total revenues	<u>12,150</u>	<u>1,381,753</u>	<u>1,382,268</u>	100%
EXPENDITURES				
Administrative				
Supervisors	1,230	9,037	9,900	91%
Management	4,164	33,315	49,973	67%
Accounting	1,392	11,133	16,700	67%
Audit	-	-	15,000	0%
Legal	2,393	11,600	15,000	77%
Field management	1,275	10,200	15,300	67%
Engineering	23,959	91,675	50,000	183%
Trustee	-	4,031	10,000	40%
Dissemination agent	333	2,667	4,000	67%
Arbitrage rebate calculation	-	-	1,500	0%
Assessment roll preparation	417	3,333	5,000	67%
Postage	263	1,261	1,500	84%
Insurance	-	12,871	13,600	95%
Legal advertising	-	5,295	3,000	177%
Contingencies	299	2,541	3,000	85%
Annual district filing fee	-	175	175	100%
Website	-	705	705	100%
ADA website compliance	-	210	210	100%
Total administrative	<u>35,725</u>	<u>200,049</u>	<u>214,563</u>	93%
Water management				
Lake Maintenance	27,898	244,889	350,000	70%
Contractual services	1,785	12,395	37,900	33%
Aquascaping/cutbacks/pipe cleanout	-	302,251	100,000	302%
Fuel Load reduction of right of ways	-	196,672	-	N/A
Fuel Load reduction conservation areas	31,884	859,647	350,000	246%
Lake bank erosion repairs	-	69,172	100,000	69%
Electricity	-	27,378	30,000	91%
Aeration replacement and repairs	-	122,750	44,730	274%
Miscellaneous	-	128	-	N/A
Total water management	<u>61,567</u>	<u>1,835,282</u>	<u>1,012,630</u>	181%
Other fees & charges				
Property appraiser & tax collector	160	24,132	35,456	68%
Total other fees & charges	<u>160</u>	<u>24,132</u>	<u>35,456</u>	68%
Total expenditures	<u>97,452</u>	<u>2,059,463</u>	<u>1,262,649</u>	163%
Excess/(deficiency) of revenues over/(under) expenditures	(85,302)	(677,710)	119,619	
Fund balances - beginning	901,691	1,494,099	1,194,456	
Fund balance - ending (projected)				
Assigned				
3 months working capital	268,067	268,067	268,067	
Future fire mitigation clean-up	160,000	160,000	160,000	
Unassigned	388,322	388,322	886,008	
Fund balances - ending	<u>\$ 816,389</u>	<u>\$ 816,389</u>	<u>\$ 1,314,075</u>	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 204 - SERIES 2013 (REFUNDED 2003A BONDS)
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 2,691	\$ 315,636	\$ 315,756	100%
Interest	1,120	12,679	-	N/A
Total revenues	<u>3,811</u>	<u>328,315</u>	<u>315,756</u>	104%
EXPENDITURES				
Debt service				
Principal	-	185,000	185,000	100%
Interest	-	118,000	118,000	100%
Total debt service	<u>-</u>	<u>303,000</u>	<u>303,000</u>	100%
Other fees & charges				
Property appraiser & tax collector	54	7,741	11,512	67%
Total other fees & charges	<u>54</u>	<u>7,741</u>	<u>11,512</u>	67%
Total expenditures	<u>54</u>	<u>310,741</u>	<u>314,512</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	3,757	17,574	1,244	
Fund balances - beginning	343,503	329,686	310,748	
Fund balances - ending	<u>\$ 347,260</u>	<u>\$ 347,260</u>	<u>\$ 311,992</u>	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 222 - SERIES 2022 (REFUNDED SERIES 2012)
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 6,615	\$ 825,556	\$ 827,957	100%
Interest	938	16,985	-	N/A
Total revenues	<u>7,553</u>	<u>842,541</u>	<u>827,957</u>	102%
EXPENDITURES				
Debt service				
Principal	-	707,000	708,000	100%
Interest	-	110,268	110,289	100%
Total debt service	<u>-</u>	<u>817,268</u>	<u>818,289</u>	100%
Other fees & charges				
Property appraiser & tax collector	80	11,488	17,156	67%
Total other fees & charges	<u>80</u>	<u>11,488</u>	<u>17,156</u>	67%
Total expenditures	<u>80</u>	<u>828,756</u>	<u>835,445</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	7,473	13,785	(7,488)	
Fund balances - beginning	244,272	237,960	209,331	
Fund balances - ending	<u>\$ 251,745</u>	<u>\$ 251,745</u>	<u>\$ 201,843</u>	

Mediterra CDD
2025 Operations Financial Impact Analysis
8.14.25

<u>Operations Account</u>	<u>Budget</u> <u>FY 2025</u>	<u>Encumbered</u> <u>FY 2025</u>	<u>Variance</u> <u>FY 2025</u>	<u>Notes</u>
Lake Maintenance Contract	\$ 350,000	\$ 338,613	\$ 11,387	
Contract Services	\$37,900	\$ 40,430	\$ (2,530)	
Aqua/cut backs/pipe cleanout	\$ 100,000	\$ 281,673	\$ (181,673)	
Fuel Load reduction right of ways	\$ -	\$ 196,672	\$ (196,672)	
Fuel Load reduction conservations	\$350,000	\$ 859,647	\$ (509,647)	
Lake Bank - Erosion Repairs	\$ 100,000	\$ 101,629	\$ (1,629)	
Electricity	\$ 30,000	\$ 12,687	\$ 17,313	
Aeration Repairs and replacements	\$ 44,730	\$ 113,716	\$ (68,986)	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
	\$ 1,012,630	\$ 1,945,066	\$ (932,436)	

Carry Over Unassigned as of 9/30/24: 1,494,102 Based off of Audit Year Ending 9/30/24 Reviewed June 12th.
Current Balance as of 8/14/25: 561,666

Fiscal Year 2023:	<u>Budget</u>	<u>Encumbered</u>	<u>Variance</u>
Engineering - Nature Trail	\$169,480.00	\$31,947.00	\$ 137,533
Water Management:			
Capital Outlay - Nature Trail	\$100,000.00	\$0.00	\$ 100,000
Fiscal Year 2024:			
Engineering - Nature Trail	\$100,000.00	\$0.00	\$ 100,000
Water Management:			
Capital Outlay - Nature Trail	\$100,000.00	\$900.00	\$ 99,100
Total Budgeted For this Project:	\$469,480.00		
Total Spent:	\$32,847.00		

Engineering Fees: Pond 74: On November 2nd 2020 The District executed with Johnson Engineering \$58,500.00.
And paid \$57,639.57

Mediterra Breakdown August 14, 2025

Summary:

Water Management:

Lake Maintenance Contract	\$349,365.00 (expires 10/31/25) <u>\$ 11,151.90</u> C/O (January thru October) \$ 338,212.70
Conservation 4-B Dead Pine/Palm	\$ 400.00 (Cintron – invoice received 11.22.24)

Total: \$338,612.70

Contract Services:

Cane Toad Removal Project	\$ 20,000.00 (expires 11/30/25)
Lake 52 bacteria applications	\$ 5,700.00 (expires 11/30/25)
Water Quality Testing	\$ 13,995.00 (approved 3/2025)
Iguana Inspections	\$ 735.00

Total: \$40,430.00

Aqua/cutbacks/pipe cleanout:

Annual Pipe Cleanout Project	\$183,300.00 (commenced in 2024/Completed 2/2025)
Annual Pipe Cleanout 2025	\$ 58,700.00 (Approved 2/2025)
Annual Pipe Inspections	\$ 6,500.00
Pipe Repairs	\$ 20,900.00
Littoral Plantings Project	\$ 12,272.50 (includes Lakes 12, 13, 15, 22, 27/28, 35 & 43)

Total: \$281,672.50

Fuel Load Reduction right of ways	\$205,891.00 <u>\$ 9,219.00</u> C/O (Deduction RMZ-7 is MCA Property) \$196,672.00
Fuel Load Reduction conservation areas	\$785,250.00 <u>\$74,397.11</u> C/O (additional 2.48 acres - Approved 3/2025) \$859,647.11

Total: \$1,056,319.11

Lake Bank - Erosion Repairs

Lake 6/Villorsi	\$13,800.00
Lakes 15, 22 & 43	\$99,472.00 (Cortile/Medici/Verona)
	\$34,498.00 (C/O to remove Lake 43 Project)
	\$64,974.00
Lake 15	\$ 800.00 (C/O approved 2/2025)
Lake 15	\$ 2,500.00 (C/O approved 3/2025)
Lake 32	\$ 233.00 (lake bank damage)
Lake 15	\$ 1,800.00 (Drain Pipe/Rocks Repairs approved 4/2025)
Lake 43	\$ 17,522.00 (J.E. Survey approved 4/2025)

Total: \$101,629.00

Aeration Repairs & Replacement:	\$ 99,859.99 (Fire ball/Cabinet Install)
Aeration Repairs & Replacement:	\$ 4,670.00
Aeration Repairs & Replacement:	\$ 6,752.95
Aeration Repairs & Replacement:	\$ 4,657.76
Aeration Repairs & Replacement:	\$ 6,149.11
Aeration Repairs & Replacement:	\$ 942.08

Total: \$113,716.26

Note: Lake 52 bacteria applications (Bio-Zyme Eco Socks) is a combination of beneficial aerobic bacteria, enzymes, and other microbial or natural nutrient binding and limiting products as required for the proper maintenance of the pond. Approved by the Board February 20, 2019 in an effort to minimize growth of algae.

Water Testing/Sampling of four outfall ponds (Lake-24, Lake 35, L-37, L-52 & L-55) performed during the month of September (wet season); and February thru May (dry season).

Note: Pipe Repairs include \$2,300.00 Lake 1 Hydro-seal Repair to structure 245/Villoresi (\$2,300.00) and Major outfall from Lake 55 (south side of Veteran's Memorial Blvd (\$6,800.00) and approved June 20, 2024. Dredging of Storm Inlet Lake 6/Villoresi lake end to extend this pipe out five feet and approved August 21, 2024. Cost \$11,800.00 + C/O \$2K for required sod for a total of \$13,800.00
Bank Restoration of Lakes 15 & 22 completed/invoiced 2.18.25

Note: Fuel Load Reduction "right of ways" project was a budgeted line item for fiscal year 2024 and project will be paid utilizing fund balance.

Note: Fireball/Cabinet Install project was completed the week of November 25th.

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

15



Mediterra Cdd

Lake Treatment Report

Treatment Dates

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L-1	Treated	Torpedograss	Vines	7/25	Crew treated lake littorals for grasses and weeds
L-2	Treated	Torpedograss	Vines	7/25	Crew treated lake littorals for grasses and weeds
L-3	Treated	Grasses/Weeds		7/8 and 7/25	Treated shoreline grasses and weeds
L-4	Treated	Grasses/Weeds		7/16 and 7/22	Treated shoreline grasses and weeds
L-5	Treated	Grasses/Weeds		7/16 and 7/26	Treated shoreline grasses and weeds
L-6	Treated	Torpedograss	Vines	7/25	Crew treated lake littorals for grasses and weeds
L-7	Treated	Grasses/Weeds		7/14 and 7/26	Crew treated shoreline grasses and weeds
L-8	Treated	Grasses/Weeds		7/26	Treated Littorals for Torpedograss and weeds
L-9	Treated	Torpedograss	Vines	7/16 and 7/26	Treated Littorals for Torpedograss and weeds
L-10	Treated	Torpedograss	Vines	7/16 and 7/22	Treated Littorals for Torpedograss and weeds
L-11	Treated	Torpedograss	Vines	7/14 and 7/22	Treated Littorals for Torpedograss and weeds
L-11B	Treated	Torpedograss	Vines	7/14 and 7/22	Treated Littorals for Torpedograss and weeds
L-12	Treated	Grasses/Weeds		7/26	Crew treated shoreline grasses and weeds
L-12B	Treated	Grasses/Weeds		7/26	Crew treated shoreline grasses and weeds
L-13	Treated	Torpedograss	Vines	7/22 and 7/26	Treated Littorals for Torpedograss and weeds



Mediterra Cdd

Lake Treatment Report

Treatment Dates

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L-14	Treated	Grasses/Weeds		7/14 and 7/26	Crew treated shoreline grasses and weeds
L-15	Treated	Grasses/Weeds		7/26	Crew treated shoreline grasses and weeds
L-16	Treated	Grasses/Weeds		7/11	Crew treated shoreline grasses and weeds
L-17	Treated	Grasses/Weeds		7/8 and 7/26	Treated shoreline grasses and weeds
L-18	Treated	Torpedoglass	Weeds	7/10	Treated Littorals for Torpedoglass and weeds
L-19	Treated	Grasses/Weeds		7/11	Crew treated shoreline grasses and weeds
L-20	Treated	Grasses/Weeds		7/11 and 7/22	Crew treated shoreline grasses and weeds
L-21	Treated	Vines	Weeds	7/10 and 7/11	Treated Littorals for vines and weeds
L-22	Treated	Vines	Weeds	7/10 and 7/11	Treated Littorals for vines and weeds
L-23	Treated	Grasses/Weeds		7/8 and 7/26	Treated shoreline grasses and weeds
L-24	Treated	Grasses/Weeds		7/8 and 7/11	Treated shoreline grasses and weeds
L25	Treated	Grasses/Weeds		7/8 and 7/11	Treated shoreline grasses and weeds
L26	Treated	Vines	Weeds	7/8 and 7/11	Treated Littorals for vines and weeds
L27,28	Treated	Grasses/Weeds		7/11	Crew treated shoreline grasses and weeds
L29	Treated	Vines	Weeds	7/22	Treated Littorals for vines and weeds



Mediterra Cdd

Lake Treatment Report

Treatment Dates

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L30	Treated	Grasses/Weeds		7/11	Crew treated shoreline grasses and weeds
L31	Treated	Grasses/Weeds		7/11	Crew treated shoreline grasses and weeds
L32	Inspected			1/7	No problems noted monitor and treated as needed
L33	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L34	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L35	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L36	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L37	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L38	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L39	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L40	Treated	Grasses/Weeds		7/16 and 7/22	Treated shoreline grasses and weeds
L41	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L42	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L43	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L44	Inspected			7/14	No problems noted monitor and treated as needed



Mediterra Cdd

Lake Treatment Report

Treatment Dates

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L45	Inspected			7/14	No problems noted monitor and treated as needed
L46	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L47	Treated	Grasses/Weeds		7/14	Crew treated shoreline grasses and weeds
L48	Treated	Grasses/Weeds		7/26	Crew treated shoreline grasses and weeds
L49	Treated	Weeds	Vines	7/16 and 7/26	Treated Littorals for vines and weeds
L50	Treated	Chara/Algae	Grasses/Weeds	7/8 and 7/26	Treated lake for Algae
L52	Treated	Chara/Algae	Grasses/Weeds	7/8 and 7/27	Treated lake for Algae
L53	Treated	Grasses/Weeds		7/26	Crew treated shoreline grasses and weeds
L54	Treated	Grasses/Weeds		7/8 and 7/14	Treated shoreline grasses and weeds
L55	Treated	Vines	Weeds	7/10 and 7/14	Treated Littorals for vines and weeds
L56	Treated	Vines	Weeds	7/10	Treated Littorals for vines and weeds
L57	Treated	Grasses/Weeds		7/8 and 7/11	Treated shoreline grasses and weeds
L58	Treated	Grasses/Weeds		7/11	Crew treated shoreline grasses and weeds
L59	Treated	Grasses/Weeds		7/14 and 7/26	Crew treated shoreline grasses and weeds
L60	Treated	Grasses/Weeds		7/8 and 7/26	Treated shoreline grasses and weeds



Mediterra Cdd

Lake Treatment Report

Treatment Dates

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L61	Treated	Grasses/Weeds		7/16 and 7/22	Treated shoreline grasses and weeds
L62	Treated	Grasses/Weeds		7/26	Crew treated shoreline grasses and weeds
L63	Inspected			7/26	No problems noted monitor and treated as needed
L64	Treated	Grasses/Weeds		7/26	Crew treated shoreline grasses and weeds
L65	Inspected			7/26	No problems noted monitor and treated as needed
L66S	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L67	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L68	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L69	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L70	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L71	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L72	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L73	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L74	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds
L75	Treated	Vines	Weeds	7/25	Crew treated lake littorals for grasses and weeds



Mediterra Cdd
 Lake Treatment Report
 Treatment Dates

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L79	Inspected			7/14	No problems noted monitor and treated as needed



Mediterra Cdd

Lake Treatment Report

Treatment Dates

Lake inspection was completed on August 5th

Lakes 48, 53, 70 and 71 with Algae and are scheduled to be treated the week of August 11th

Lakes 6 and 56 Chara are scheduled to be treated the week of August 11th

Lake 22, 24, 39, 64 and 76 have Algae these lakes can only be treated by UTV there is no boat access



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake **1 Middle**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **1 West**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **4**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake **6**

Notes/Comments

Moderate
Chara

Action Needed

Will be treated on the next scheduled service



Lake **10**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **12B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake 13

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 15

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 22

Notes/Comments

Moderate
Algae

Action Needed

Will be treated on the next scheduled service



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake 23

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 26

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 27/28

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake 34

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 39

Notes/Comments

Moderate

Algae

Action Needed

Will be treated on the next scheduled service



Lake 43

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake 44

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 48

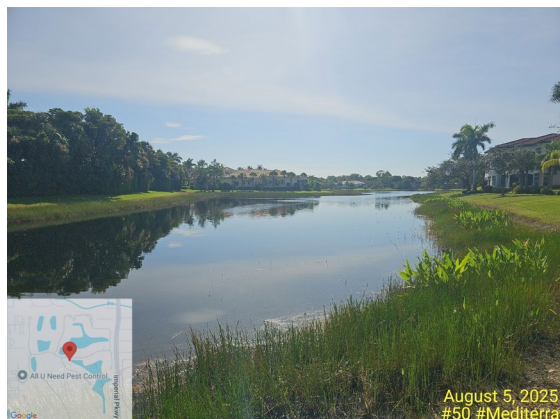
Notes/Comments

Heavy

Algae

Action Needed

Will be treated on the next scheduled service



Lake 50

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake **52**

Notes/Comments

Minimal
Algae

Action Needed
Recently treated



Lake **60**

Notes/Comments

No problem noted during my inspection

Action Needed
Routine maintenance



Lake **61**

Notes/Comments

No problem noted during my inspection

Action Needed
Routine maintenance



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake **63**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **69**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **70**

Notes/Comments

Minimal
Algae

Action Needed

Will be treated on the next scheduled service



Mediterra Cdd

Lake Treatment Report

Treatment Dates



Lake **71**

Notes/Comments

Minimal
Algae

Action Needed

Will be treated on the next scheduled service



Lake **75**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **76**

Notes/Comments

Moderate
Algae

Action Needed

Will be treated on the next scheduled service

From: [shane willis](#)
To: [Daphne Gillyard](#); [Madison Tappa](#); [Ruta Viola](#)
Cc: [Cleo Adams](#)
Subject: FW: Mediterra Aeration Systems on MCA meters
Date: Thursday, August 14, 2025 3:15:45 PM
Attachments: [image001.jpg](#)
[Mediterra CDD New Service.pdf](#)
[Mediterra CDD Submeters.pdf](#)
[Mediterra Estimated electric .pdf](#)

Please add the attachments and the email chain below to the next agenda under Superior's item number.

Respectfully,
Shane Willis
Operations Manager
Wrathell, Hunt, & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Andy Nott <AndyN@superiorwaterway.com>
Sent: Thursday, August 14, 2025 9:16 AM
To: shane willis <williss@whhassociates.com>
Cc: Cleo Adams <crismond@whhassociates.com>
Subject: RE: Mediterra Aeration Systems on MCA meters

Shane,
Two quotes one for new meter and one for submeters
New meter quote is for six new services, they will be installed next to existing service and will be connected to the existing wires that supply power to the aerator. This does not include any trench/bore this is just to install new meter.
Second quote is for the submeters to be installed next to existing service.

Please note this does not include lake 33/58 and 34. 33/28 I will confirm on Monday where the power comes from for 33/58, once we figure out 33/58 we should be able to move 34 cabinet next to 33/58. If they decide to go with the submeter then we can just add these to the list.

* If they decide to go with new meters, there is no guarantee that we can use the current

transformers, we will need to get approval from FP&L if they say no then we will need to figure out something different.

Also included an estimated monthly cost for each system

From: Andy Nott

Sent: Tuesday, August 12, 2025 4:35 PM

To: shane willis <williss@whhassociates.com>

Cc: Cleo Adams <crismond@whhassociates.com>

Subject: Mediterra Aeration Systems on MCA meters

Shane,

I've located all the meter they send in addition to those there are two more systems

Lake 34 using Golf Course power from one of the rest rooms

Lake 33 and 58 gets power from the pool equipment area, (I think). I still need to confirm this one,

It's on my schedule for next week

I am working on getting quotes for adding new meters, but I have a few questions.

Here are a couple that the location might be on MCA property will it be problem to put a new meter next to the exiting one on MCA property. If not, it's going to cost thousands more to get power to the current cabinet locations : Example lakes 53, 63,64, and 65 if we need to move the meter and cabinet it's going be problem, I did not find a power source near there. Also 33,58 no power source close

Another issues, the power for lakes 14, 49, 59 and 69 suppling also powers something for the Golf Course I do not know what it is, the break is just labeled box hole 5. The problem is the breaker for hole 5 is in the subpanel and there is only one set of wires going from the main panel to subpanel, if we try to pull a new set of wire for the aerator there is good chance we could damage the existing wires or worse the conduit if that happens we would need put in new conduit (under the road) costing \$5,000 to \$8,000 possibly more just for the conduit. My suggestion would leave hole 5 on the same current as the aerators, it's a 15amp 115v breaker so I sure the power usage is low.

I mentioned this in a previous email: Install a sub meter that would belong to the CDD, and it would record the electric used by the aerations, then the CDD could reimburse the CA for the eclectic. Someone would have to go out and read the meters, but it could be done once a month or once a year.

The less expensive option is, I have an electric usage calculator I can figure out the average costs would be for each system, then you could just pay the MCA that amount each month

- | | |
|-----------------------------------|---|
| 2. Lakes 53, 63, 64 and 65 | ACD9567 MCA - Located across from Terrazza on common MCA property |
| 3. Lakes 36 and 37 | ACD9657 Marcello |
| 4. Lake 35 | ACD1449 MCA - Located on Corso near basketball court |
| 5. Lake 14, 49, 59 and 62 | ACD8783 MCA - Located on Corso across from Brendisi |
| 6. Lakes 41, 45, 46 and 47 | ACD8705 MCA_ Located on Corso between Cortile and Verona |

Thank You
Andy Nott
Director of Sales & Operations
SW Florida



1001 Corporate Ave. Unit 111
North Port, FL 34289
(561) 844-0248 – OFFICE
(239) 707-0507 - CELL
(561) 844-9629 – FAX
www.superiorwaterway.com

SUPERIOR WATERWAY SERVICES, INC.



SERVICE AGREEMENT AERATION REPAIR

August 14, 2025

Mediterra CDD

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Terms: Net 30 days

DESCRIPTION

Supply and install the following

New 240/120v single phase electric service

Includes new panel, meter housing and wiring to existing aeration systems

New services to be installed by licensed electrician and includes permit.

Cost per Service: \$6,100.00

There are six (6) location, L35, L36/37, L41/45/46/47, L14/49/59/62, L53/63/64/65, L52

Total cost for the six locations: \$36,600.00

***All location will need to be approved by FP&L**

***New electric service will be installed next to existing service**

***This offer is good for sixty (60) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

Date: _____

SUPERIOR WATERWAY SERVICES, INC.



SERVICE AGREEMENT AERATION REPAIR

August 14, 2025

Mediterra CDD

C/o: Wrathell, Hunt and Associates, LLC

9220 Bonita Beach Rd SE UNIT 214

Bonita Springs, FL 34135

Terms: Net 30 days

DESCRIPTION

Supply and install the following

New 240/120v single phase Submeter

Includes submeter and wiring to existing aeration systems

New submeter to be installed by licensed electrician.

Cost per Service: \$3,867.00

There are six (6) location, L35, L36/37, L41/45/46/47, L14/49/59/62, L53/63/64/65, L52

Total cost for the six locations: \$23,202.00

***New electric service will be installed next to existing service**

***This offer is good for sixty (60) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

Date: _____



Mediterra Estimated electric cost for the following lake aeration systems

Cost is based on FP&L rate of .12 kw per hour

Lake 34, one (1) ½ hp 220v piston compressor

Estimated monthly cost: \$41.4

Lake 33/58, one (1) ½ hp and one (1) 1/3hp 120v piston compressors

Estimated monthly cost: \$75.56

Lake 35, one (1) ½ hp 220v piston compressor

Estimated monthly cost: \$41.47

Lakes 41,45,46,47 total of four (4) ½hp 220v piston compressor

Estimated monthly cost: \$165.88

Lakes 36/37 total of two (2) ½hp 220v piston compressor

Estimated monthly cost: \$82.94

Lakes 14,49,59,62 total of six (6) ½hp 220v piston compressor

Estimated monthly cost: \$248.82

Lakes 53,63,64,65 total of two (2) ½hp 220v piston compressors and one (1) 3/4hp vane compressor

Estimated monthly cost: \$174.18

Lake 52, six (6) ½ hp 220v piston compressor

Estimated monthly cost: \$248.82

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B



June 6, 2025

Chuck Adams
Director of Operations
Wrathell, Hunt and Associates
9220 Bonita Beach Rd, Suite 214
Bonita Springs, FL 34135

**Re: 2025 Annual Dry Season Sediment Sampling Report
Mediterra CDD Surface Water and Sediment Testing, Analysis and Reporting**

Dear Chuck:

This letter provides the results of the 2025 dry season (April 2025) sediment sampling of five (5) stormwater treatment ponds (pond) within the bounds of the Mediterra CDD (CDD), as depicted on the sampling map provided as **Attachment 1**. A copy of the laboratory analytical report for the collected sediment samples is attached to **Appendix A**.

I. PURPOSE & SCOPE OF WORK

This work was conducted as Task 02: Dry Season Sediment Sampling of the existing contract #25006372, approved on March 19, 2025. One (1) dry season (March through May) sediment sampling was conducted at four (4) outfall ponds (L-24, L-37, L-52 and L-55) and one (1) additional pond (L-35) that was provided by the CDD, along with a recommendation from the District Engineer. The ponds sampled are shown in the figure provided in Attachment I.

II. METHODOLOGY

One (1) annual sediment sampling event was conducted by Johnson Engineering, LLC (Johnson Engineering) staff on April 30, 2025, at five (5) ponds. Sediment samples were collected from one (1) location in L-37, two (2) locations in L-24, L-35, L-55, and three (3) locations in L-52. Sampling was conducted from a boat by advancing polyvinyl chloride (PVC) tubes through the muck layer on the pond bottom into the sandy layer below and then capping the tubes to prevent washout of the sediment core. Water was drained from the top of each PVC tube, leaving the muck and bottom material. The tops of the PVC tubes were cut down to the top of the muck layer, and the top of each tube was labeled with an arrow indicating the top and the sample ID.

Each sediment sample was inspected in-house by Johnson Engineering staff for core composition, core length, and muck thickness. Samples that had presence of muck from the same pond were combined into one (1) sample for laboratory analysis. The samples that contained muck were transported to Benchmark EnviroAnalytical Laboratory for analysis following standard chain-of-custody procedures. The sediment samples were analyzed for nitrate + nitrite, total Kjeldahl

nitrogen, total nitrogen, total phosphorus, and total solids. Photographs of the sediment cores and a description of the core samples are provided in **Appendix B**.

III. RESULTS

Table 1 below shows the laboratory results for total nitrogen, total phosphorus, and total solids for each sediment sample, along with the amount of muck (dark organic material) measured.

Table 1: 2025 Mediterra CDD Dry Season Sediment Sample Results

Sample ID	Total Nitrogen (% Dry/Weight)	Total Phosphorus (% Dry/Weight)	Total Solids (% Dry/Weight)	Muck (inches)
L-24	0.00167	0.00002	45.1	3
L-35	0.003	0.00008	17.4	5
L-37	0.00089	0.00003	38.8	3
L-52	0.00026	0.00001	47.5	2
L-55	0.00059	0.00004	60.3	5

CONCLUSIONS

The sediment samples from all five (5) of the ponds showed the presence of muck in the samples collected. Ponds L-24, L-35, L-37, L-52 and L-55 had thickness of muck ranging from 2-5 inches. The muck sample from L-35 had the highest concentration of nutrients. Concentrations of nutrients in the muck samples from the other ponds were relatively moderate for total nitrogen and total phosphorus.

The sediment samples collected during the 2025 dry season (March-May) were analyzed due to the presence of muck. Ponds L-35 and L-55 had 5-inches of muck in samples collected in 2025. Pond L-55 has been showing a slight increase in the amount of muck collected over the past 3 years, from 2 inches in 2023, to 4 inches in 2024, and now 5 inches in 2025. Muck levels in pond L-24 have decreased over the past 3 years, from 7 inches in 2023, to 2 inches in 2024, and now 3 inches in 2025. Muck levels in samples collected from ponds L-35, L-37, and L-52 have had similar results over the past 3 years.

A comparison between the amount of muck found in sediment samples from the ponds sampled in 2023, 2024 and 2025 are shown below in Table 2.

Table 2: 2020 and 2023 Sediment Sample Comparisons Results

Sample ID	2023 Muck (inches)	2024 Muck (inches)	2025 Muck (inches)
L-24	7	2	3
L-35	4	0	5
L-37	2	0	3
L-52	0	2	2
L-55	2	4	5

Please feel free to contact me if you have any questions regarding these sampling activities.

Sincerely,

JOHNSON ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'Abe Elizarraraz', with a long, sweeping horizontal stroke at the end.

Abe Elizarraraz
Environmental Scientist

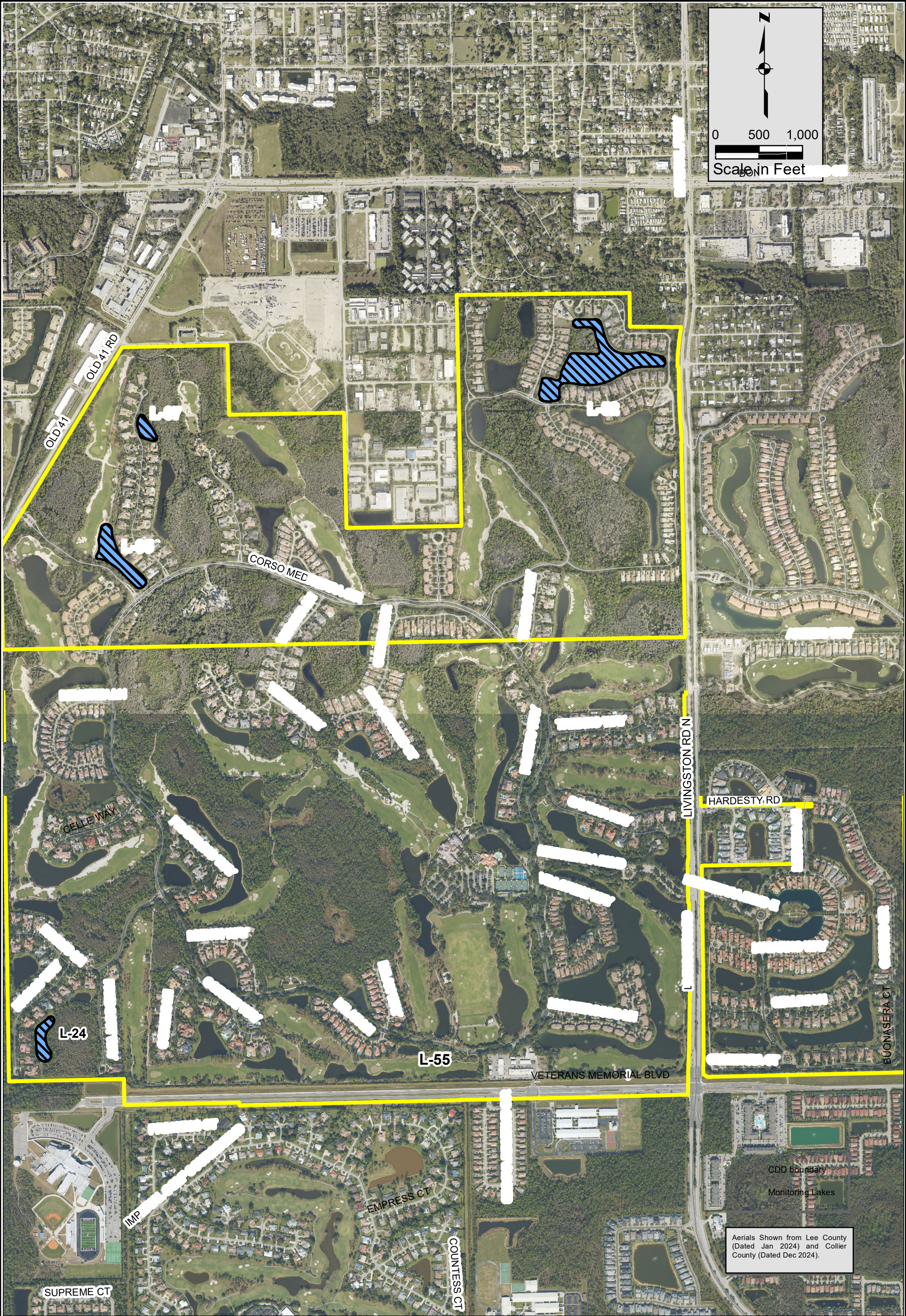
cc: 25006372

Attachments: Attachment I – Mediterra CDD Monitoring Lake Map

Appendices: Appendix A – Laboratory Analytical Report (May 27, 2025)
Appendix B – Core Photos and Core Sample Descriptions

ATTACHMENT
Mediterra CDD Monitoring Lake Map

J:\20023589-025\ArcGIS\MEDITERRA SAMPLING MAP 2025.mxd



Medterra CDD Pond Health
Lee-Collier County, Florida

JOHNSON
ENGINEERING
— An Apex Company —

JOHNSON ENGINEERING, LLC
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901-1550
PHONE (239) 334-0046
E.B. #642 & L.B. #642

Medterra CDD Monitoring Lake Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
May 2025	25006372	11 - 48 - 25	AS SHOWN	1

APPENDIX A

Laboratory Analytical Report (May 28, 2025)

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 25050111

Johnson Engineering, Llc
2122 Johnson Street
Fort Myers, FL 33901

Tim Denison

Project Name : MEDITERRA CDD POND HEALTH

Date Received : 05/02/2025

Time Received : 14:10

Project#: 20023589-021

Submission Number: 25050111

Sample Number: 001

Sample Description: L-24

Sample Date: 04/30/2025

Sample Time: 12:40

Sample Method: Grab

Parameter	Result	Units	MDL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.00164	% DRY WT	0.000011	351.2	05/22/2025 17:48	JS
TOTAL PHOSPHORUS AS P	0.00002	% DRY WT	0.000002	365.3	05/05/2025 16:39	LM
TOTAL SOLIDS	45.1	% DRY WT	0.1	SM2540G	05/02/2025 10:02	IR
NITRATE+NITRITE AS N	0.00003	% DRY WT	0.000001	SYSTEAS EASY	05/07/2025 13:21	SQ
TOTAL NITROGEN	0.00167	% DRY WT	0.000011	SYSTEAS+351	05/22/2025 17:48	JS/SQ

All values reported in UG/KG, MG/KG #/GRAM and MPN/GRAM are on a dry weight basis

Submission Number: 25050111

Sample Number: 002

Sample Description: L-35

Sample Date: 04/30/2025

Sample Time: 11:00

Sample Method: Grab

Parameter	Result	Units	MDL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.00298	% DRY WT	0.000029	351.2	05/22/2025 17:50	JS
TOTAL PHOSPHORUS AS P	0.00008	% DRY WT	0.000005	365.3	05/05/2025 16:40	LM
TOTAL SOLIDS	17.4	% DRY WT	0.1	SM2540G	05/02/2025 10:02	IR
NITRATE+NITRITE AS N	0.00002	% DRY WT	0.000003	SYSTEAS EASY	05/07/2025 13:21	SQ
TOTAL NITROGEN	0.003	% DRY WT	0.000029	SYSTEAS+351	05/22/2025 17:50	JS/SQ

All values reported in UG/KG, MG/KG #/GRAM and MPN/GRAM are on a dry weight basis

Submission Number: 25050111

Sample Number: 003

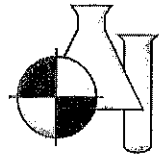
Sample Description: L-37

Sample Date: 04/30/2025

Sample Time: 10:30

Sample Method: Grab

Parameter	Result	Units	MDL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.00088	% DRY WT	0.000013	351.2	05/22/2025 17:13	JS
TOTAL PHOSPHORUS AS P	0.00003	% DRY WT	0.000002	365.3	05/05/2025 16:41	LM



TOTAL SOLIDS	38.8	% DRY WT	0.1	SM2540G	05/02/2025 10:02	IR
NITRATE+NITRITE AS N	0.00001	% DRY WT	0.000002	SYSTEAS EASY	05/07/2025 13:22	SQ
TOTAL NITROGEN	0.00089	% DRY WT	0.000013	SYSTEAS+351	05/22/2025 17:13	JS/SQ

All values reported in UG/KG, MG/KG #/GRAM and MPN/GRAM are on a dry weight basis

Submission Number: 25050111
 Sample Number: 004
 Sample Description: L-52

Sample Date: 04/30/2025
 Sample Time: 09:20
 Sample Method: Grab

Parameter	Result	Units	MDL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.00025	% DRY WT	0.000011	351.2	05/22/2025 17:14	JS
TOTAL PHOSPHORUS AS P	0.00001	% DRY WT	0.000002	355.3	05/05/2025 16:42	LM
TOTAL SOLIDS	47.5	% DRY WT	0.1	SM2540G	05/02/2025 10:02	IR
NITRATE+NITRITE AS N	0.00001	% DRY WT	0.000001	SYSTEAS EASY	05/07/2025 13:22	SQ
TOTAL NITROGEN	0.00026	% DRY WT	0.000011	SYSTEAS+351	05/22/2025 17:14	JS/SQ

All values reported in UG/KG, MG/KG #/GRAM and MPN/GRAM are on a dry weight basis

Submission Number: 25050111
 Sample Number: 005
 Sample Description: L-55

Sample Date: 04/30/2025
 Sample Time: 13:30
 Sample Method: Grab

Parameter	Result	Units	MDL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.00058	% DRY WT	0.000008	351.2	05/22/2025 17:16	JS
TOTAL PHOSPHORUS AS P	0.00004	% DRY WT	0.000001	355.3	05/05/2025 16:43	LM
TOTAL SOLIDS	60.3	% DRY WT	0.1	SM2540G	05/02/2025 10:02	IR
NITRATE+NITRITE AS N	0.00001	% DRY WT	0.000001	SYSTEAS EASY	05/07/2025 13:23	SQ
TOTAL NITROGEN	0.00059	% DRY WT	0.000008	SYSTEAS+351	05/22/2025 17:16	JS/SQ

All values reported in UG/KG, MG/KG #/GRAM and MPN/GRAM are on a dry weight basis

Leah Lepore

05/28/2025

Date

Dr. Dale D. Dixon Laboratory Director

Haley Richardson QC Manager / Leah Lepore

QC Officer

DATA QUALIFIERS THAT MAY APPLY:

I = Reported value is between the laboratory MDL and the PQL.
 J2 = Estimated value. No control criteria exists for this component.
 J3 = Estimated value. Quality control criteria for precision or accuracy not met.
 J4 = Estimated value. Sample matrix interference suspected.
 L = Off-scale high. Value is known to be > the value reported.
 Q = Sample held beyond accepted hold time.
 U = Analyte analyzed but not detected at the value indicated.
 V = Analyte detected in sample and method blank.
 Y = Analysis performed on an improperly preserved sample. Data may be inaccurate.
 Z = Too many colonies were present (TNTC). The numeric value represents the filtration volume.

NOTES:

2: SOUR calculations are based on Total Solids.
 PQL = 4xMDL.

COMMENTS:

For questions and comments regarding these results, please contact us at (941) 723-9986.
 Results relate only to the samples.

Benchmark EnviroAnalytical, Inc.

1711 Twelfth Street East

Palmetto, FL 34221

(941) 723-9986 / (941) 723-6061 fax

Sample Temperature checked upon receipt at BEAS with Temperature Gun ID #7

Sample Temperature checked upon receipt at BEA with Temperature Gun ID #258

Client

Information:

Johnson Engineering, LLC

2122 Johnson Street

Fort Myers, FL 33901

(239) 461-2472 (Abe Elizarraraz)

Project Name: Mediterra CDD Pond Health (Dry Season)

Project Number: 25006372

Laboratory Submission #

J5050111

Sample Name	Sample Type ¹ / Sample Matrix ²	Collection		Container / Total # of Containers = 5			Preservative ⁴	Parameters for Analysis (Report all compounds in % dry weight)	Laboratory Sample #
		Date	Time	Qty	Capacity	Type ³			
L-24 (north & south)	G / SDMNT	4-30-25	12:40	1	16oz.	P	Plain	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.) %TS (SM2540G)	1.
L-35 (north)	G / SDMNT	4-30-25	11:00	1	16oz.	P	Plain	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.) %TS (SM2540G)	2.
L-37	G / SDMNT	4-30-25	10:30	1	16oz.	P	Plain	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.) %TS (SM2540G)	3.
L-52 (west)	G / SDMNT	4-30-25	09:20	1	16oz.	P	Plain	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.) %TS (SM2540G)	4.
L-55 (west & east)	G / SDMNT	4-30-25	13:30	1	16oz.	P	Plain	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.) %TS (SM2540G)	5.

Notes:

- "Sample Type" is used to indicate whether the sample was a grab (G) or whether it was a composite (C).
- "Sample Matrix" is used to indicate whether the sample is being discharged to drinking water (DW), groundwater (GW), surface water (SW), fresh surface water (FSW), saline surface water (SSW), soil, sediment (SDMNT), or sludge (SLDG).
- "Container Type" is used to indicate whether the container is plastic (P) or glass (G).
- Sample must be refrigerated or stored in wet ice after collection. The temperature during storage should be less than or equal to 6°C (42.8°F).
- Under "Preservative," list any preservatives that were added to the sample container. Lot Number of preservative used is specific to the bottles included in the kit. NaThio, H₂SO₄ and HNO₃ do not have expiration dates per the manufacturer.

Micro bottles are pre-preserved at manufacturing stage. 40mL vials are pre-preserved at manufacturing stage.

Instructions:

- Each bottle has a label identifying sample ID, preservative contained in the bottle, sample type, client ID, and parameters for analysis.
- The following information should be added to each bottle label after collection with permanent black ink: date and time of collection, sampler's name or initials, and any field number or ID.
- All bottles not containing preservative may be rinsed with appropriate sample prior to collection.
- The client is responsible for documentation of the sampling event. Please note special sampling events on the sample custody form.

5. Sample kit has been created by BEA using new, certified bottles.

Laboratory Sample Acceptability:pH < 2 : ☒ BEA Temperature: 28°C

BEAS Temperature:

1	Collector & Affiliation: Abe Elizarraraz / Johnson Engineering (Print & Sign) <i>Abe Elizarraraz</i>	Date: 4-30-25	Time: 17:00	Received By: & Affiliation (Print & Sign) <i>J. GURNEY</i>	Date: 5-2-25	Time: 1000
2	Relinquished By: Abe Elizarraraz / Johnson Engineering & Affiliation (Print & Sign) <i>Abe Elizarraraz</i>	Date: 5-2-25	Time: 10:00	Received By: & Affiliation (Print & Sign) <i>J. GURNEY</i>	Date:	Time:
3	Relinquished By: & Affiliation (Print & Sign) <i>Stevie Neldner</i>	Date: 5-2-25	Time: 1155	Received By: & Affiliation (Print & Sign) <i>Stevie Neldner</i>	Date: 5/2/25	Time: 1155

Stevie Neldner / BEA 5/2/25 1910

Stevie Neldner

5-2-25 1910

APPENDIX B
Core Photos and Core Sample Descriptions

Appendix B: 2025 Annual Dry Season Sediment Samling



Photo 1: L-24 (North)



Photo 2: L-24 (South)



Photo 3: L-35 (North)



Photo 4: L-35 (South)



Photo 5: L-37



Photo 6: L-52 (West)



Photo 7: L-52 (Middle)



Photo 8: L-52 (East)

Appendix B: 2025 Annual Dry Season Sediment Samling



Photo 7: L-55 (West)



Photo 8: L-55 (East)

Mediterra CDD – Lake Sediment Sample Descriptions

Dry Season 2025

Project # 25006372

Lake ID: L-24 (North)
Water Depth: 6 ft

Core Depth (inches below top of sample)	Sample Description
0 – 3	Dark brown muck
3 – 12	Medium brown silty sand
12 – 21	Light brown fine sand with silt

Lake ID: L-24 (South)
Water Depth: 6 ft

Core Depth (inches below top of sample)	Sample Description
0 – 2	Dark brown muck
2 – 5	Medium brown clayey fine sand

Lake ID: L-35 (North)
Water Depth: 8.5 ft

Core Depth (inches below top of sample)	Sample Description
0 – 5	Dark brown muck
5 – 16	Light brown clay
16 – 18	Light brown fine sandy clay

Lake ID: L-35 (South)
Water Depth: 5 ft

Core Depth (inches below top of sample)	Sample Description
0 – 9	Medium brown silty clay
9 – 11	Light brown clay
11 – 14	Medium brown silty clay

Lake ID: L-37
Water Depth: 8 ft

Core Depth (inches below top of sample)	Sample Description
0 – 3	Dark brown muck
3 – 7	Brown mucky fine sand
7 – 10	Medium brown silty fine sand with shell fragments

Lake ID: L-52 (West)
Water Depth: 8 ft

Core Depth (inches below top of sample)	Sample Description
0 – 2	Dark brown muck
2 – 3	Gray fine sand with organics
3 – 4	Dark gray fine sand with clay
4 – 9	Brown-gray fine sand with silt

Lake ID: L-52 (Mid)
Water Depth: 4 ft

Core Depth (inches below top of sample)	Sample Description
0 – 4	Gray soft clay with sand

Lake ID: L-52 (East)
Water Depth: 5 ft

Core Depth (inches below top of sample)	Sample Description
0 – 2	Dark brown sandy clay with organics
2 – 4	Medium brown clayey sand with silt
4 – 10	Light brown fine sand with silt
10 – 12	Dark brown clayey sand

Lake ID: L-55 (West)
Water Depth: 4 ft

Core Depth (inches below top of sample)	Sample Description
0 – 2	Dark brown muck
2 – 4	Medium brown clay
4 – 6	Medium brown silty fine sand

Lake ID: L-55 (East)
Water Depth: 4 ft

Core Depth (inches below top of sample)	Sample Description
0 – 5	Dark brown muck
5 – 7	Medium brown clay
7 – 13	Dark brown silty fine sand

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

MEDITERRA CDD

Key Activity Dates

Updated: August - 2025

Highlighted boxes indicate current and upcoming projects within 60 days

Description	Reference	Submit To	Due Date	Date
Cane Toad Removal	SOP	N/A	The Cane Toad & Tadpole removal project is scheduled to commence in February. 2 night visits per month (February through November). Program will include 18 visits.	2/24 thru 11/2025
Wetland Maintenance	SOP	N/A	Wetland Maintenance as required by SFWMD is to be performed at a minimum of two times per year.	Feb./May/ August/Nov 2025
Lake & Wetland Contract	SOP	N/A	Executed Contract Agreement with EarthBalance for Lake and Wetland Services.	11.1.24 thru 10.31.25
Elide Fire Extinguishing 6" Ball (Standard Bracket) Phase II Project to include the installation of 24 Cabinets	SOP	N/A	Project commenced September 1, 2024. All work provided by the contractor shall be warranted for two (2) years. Manufacturer warranty is three (3) years; however they have indicated the fire balls last for five (5). Project completed November 25, 2024.	Warranty Expires 11/2026
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year. Auditor placed on notice of deadline being no later than April 30th annually, and provide in their May agenda package for Board's consideration/approval.	June Agenda Item and Due 6/30/2026
Proposed Budget June Agenda Item	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15th each year.	June agenda item and due 6/15/2026
O & M Assessment letter	SOP	N/A	Staff to provide Chairman's draft assessment letter to the Board 48 hours in advance of mailing to the Residents of proposed increases. Notices must be mailed thirty days in advance of meeting to adopt the budget and received by WHA (Corporate) forty days in advance of the hearing date.	7/1/2026 draft notice to Chairman & 7/7/26 notice to WHA
Assessment Roll Certification	Local County requirement.	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th each year.	9/15/2025

Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective date of October 1st thru September 30th	10/1/2025
Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2025
TRIM Compliance Report	200.068	Department of Revenue, Property Tax Oversight, Trim Compliance Section	No later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)	10/15/2025
Canna Lilly cut back	SOP	N/A	Seasonal cut back and removal of large stands of Canna Lilly on lake banks owned by the District, to reduce seasonal unsightliness and promote new lush and vigorous growth. Program to be considered/completed between February & March of each year if necessary.	Feb. & March Annually
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services- Division of Treasury - Collateral Management.	By November 30 of each year, file annual report for the period ending September 30, 2024	11/30/2025
Fiscal Year Annual District Filing Fee and Update Form	190,189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175 is paid to the Florida department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by December 3rd.	12/3/2025
Certification of District Registered Voters	190(3)(a)(2)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/15/2026
Interconnecting Drain Pipe/Outfall Structures inspection and cleanout	SOP	N/A	Annual inspection and clean out of all lake and wetland interconnecting drain pipes and control structures, that are owned and operated by the District, where the percentage of pipe block exceeds 25%. 2025 Annual Inspections commenced on January 6th. Pipe cleaning approved during the February Board meeting for \$58,700.00. Project commenced 3/19/25 and was completed April 7th.	2026 Annual inspections completed in January

Water Testing/Sampling	SOP	N/A	Testing & Sampling of four outfall ponds (Lake - 24, 35, 37, 52 & 55) performed during the month of September (wet season); and February thru May (dry season).	September & February thru May annually
Lake Audit Report conducted by Johnson Engineering	SOP	N/A	Approved by the Board 6.12.25: Annual inspection and report of all District owned lakes. Report to include General Consultation, structural integrity of the lake banks and reporting. Annual inspections to be completed during the dry season.	Annually
Littoral Planting Projects	SOP	N/A	Lakes will be identified during the annual review by WHA.	3/1/2026
Stormwater Management Needs Analysis Report	FL Statutes 403.9301 and 403.9302	20 year needs analysis	New legislation that requires the District to analyze its existing stormwater infrastructure necessary to comply with the statutory requirements to create a 20-year needs analysis. 6/30/22 and every five years there after.	6/30/2027
Residential Preserve Fire Reduction Program - Three Year Rotation Program	SOP	N/A	As approved June 16, 2021; Project commenced on January 3, 2022 and will continue every three years. Castellano Way Area RMZ-11 of \$14,200.00 to be added to the 3 year rotation project and added to the Fiscal Year 2023/24 Budget. 6.12.25: C/O approved by the Board to add Brolio Lane section of Conservation N.T.E \$11,350.	Estimated time frame: 2/3/25 thru 6/30/25
Fuel Load Reduction Right of Ways	SOP	N/A	As approved at the August 21, 2024 meeting; project awarded to Earthbalance and is scheduled to commence during the dry season and added to the Fiscal Year 2024/25 Budget.	December 9, 2024 thru January 28, 2025
Phase Three East - Stormwater Pond 74: Permit# 11-103215-P	SOP	N/A	The original issue date was April 16, 2020. Modified May 19, 2022. The duration of the permit is extended until October 7, 2027 per the request to SFWMD. As discussed at the December 6, 2023 meeting; possible extension due to Hurricane Ian of 9/2022 to early 2029. 90 day reminder is included, as reflected. Once the stormwater planning exercise is completed, it will have to be repeated every five years.	1/1/2026 (reminder) 10/7/2027 - deadline May 10, 2029
Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: https://ethics.state.fl.us/Training/Training.aspx	12/31/2025

Form 1 Filing - Statement of Financial Interest			Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. https://ethics.state.fl.us/ . File by July 1st following each calendar year in which they hold their position.	7/1/2025 annually
Goals, Objectives & Annual Reporting Form	SHB7013 Special Districts Performance Measures and Standards	Publish annually on the District's website	Starting October 1, 2024, or by the end of the first full fiscal year after its creating (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives.	Due 12/1/2025
Qualified Public Deposit Identification and Acknowledgement Form	280.02	Maintain original document in District Reports	Complete each time a new account is opened with a Qualified Public Depository.	
Bond - Disclosure	Bond Indenture Update	E.M.M.A. (Electronic Municipal Marketing Access) and Bond Trustee	Loan payments each April 1 and November 1, commencing May 1, 2022. Section 701(g) The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State. Within the first six months of each fiscal year (April 1), the District Manager shall file with registered owner of the 2022 Note (the "Owner") a compliance certificate as confirmation of the insurance coverages relating to the 2012 Project, such compliance certificate to include, without being limited thereto, a schedule of all insurance policies required by the Indenture which are then in effect, stating with respect to each policy the name of the insurer, the amount, number, and expiration date, and the hazards and risks covered thereby. Section 701(j) Furnish a copy of the District's audit by June 30 of each year to Owner. Section 701(k) Provide copy of annual budget to Owner within 45 days after commencement of each fiscal year (November 14). Budget must specifically detail the series 2022 assessments and any other special assessment levied by the District w/ respect to such fiscal year. Section 701(l) District shall maintain records with respect to the Series 2022 Assessments which shall be updated as Series 2022 Assessments are collected. The records shall detail Series 2022 Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting for the foregoing information will be provided to the Owner at such times, and in such format as the Owner may reasonably request. Section 701 (m) Commencing with the tax roll adopted during calendar year 2022, the District shall provide the Owner the certified assessment roll detailing the Series 2022 Assessments, if any, to be imposed for each tax year within 30 days of the date the such roll becomes available.	April 1, May 1, June 30 November 1, November 14, and 30 days from certification of assessment roll annually

Bonds - Arbitrage	IRS Regulation	IRS - if a rebate is due.	The Bond Indenture refers to IRS rules which state an issuer must pay (an Arbitrage) rebate installment for computation dates that occur at least once every 5 years. Rebate payments are due within 60 days after each computation date. The final rebate payment for an issue is due within 60 days after the issue is discharged. See IRS Regulation Section 1.148-3(e) through (g).	11/1/2024
-------------------	----------------	---------------------------	---	-----------

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
STORMWATER PONDS AND APPROXIMATE LOCATION
 Last Updated 9.15.2022

L-1	Monterosso & Villoresi	L-39	Teramo & Positano
L-2	Main Entrance Southside	L-40	Golf Course & Trebbio
L-3	Main Entrance Northside	L-41	Verona
L-4	Golf Course & Savona	L-42	Verona
L-5	Golf Course & Savona	L-43	Golf Course & Verona
L-6	Villoresi	L-44	Verona & Cortile
L-7	Golf Maintenance	L-45N	Cortile
L-8	Golf Course & Milan	L-45S	Cortile
L-9	Golf Course & Trebbio	L-46	Positano
L-10	Golf Course & Trebbio	L-47	Golf Course & Positano
L-11	Benvenuto	L-48	Brendisi
L-11B	Club House	L-49N	Golf Course & Treviso
L-12	Club House	L-49S	Golf Course & Treviso
L-12B	Club House	L-50	Serata, Calabria, and Villalago
L-13	Club House	L-52	Terrazza & Serata
L-14	Golf Course & Cortile	L-53	Amarone & Terrazza
L-15	Golf Course & Cortile	L-54	Golf Course Maintenance
L-16	Milan	L-55	Golf Course Maintenance
L-17	Golf Course & Corsini	L-56	Golf Course & Milan
L-18	Golf Course & Verona	L-57	Padova
L-19	Golf Course & Verona	L-58	Porta Vecchio
L-20	Bello Lago	L-59N	Cortile & Golf Course
L-21	Bello Lago	L-59S	Cortile & Golf Course
L-22	Medici	L-60	Golf Course & Milan
L-23	Golf Course & Corsini	L-61	Golf Course & Trebbio
L-24	Padova	L-62	Treviso
L-25	Padova	L-63	Amarone
L-26	Golf Course & Padova	L-64	Amarone
L-27 & 28	Golf Course & Ravello	L-65	Terrazza
L-29	Golf Course & Bellezza	L-66S	Celebrita & Felicita
L-30	Bellezza & Ravello	L-67	Cellini & Buonasera
L-31	Bellezza	L-68	Lucarno & Felicita
L-32	Porta Vecchio & Bellezza	L-69	Lucarno II, Cellini, and Cabreo
L-33	Porta Vecchio	L-70	Lucarno
L-34	Golf Course & Porta Vecchio	L-71	Lucarno II
L-35	Marcello & Golf Course	L-72	Lucarno II
L-36	Marcello	L-73	Lucarno II & Cabreo
L-37	Marcello	L-74	Lucarno II
L-38	Golf Course & Teramo	L-75	Caminetto
		L-76	Caminetto

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

ACTION/AGENDA
OR
COMPLETED
ITEMS

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.01.18	ACTION	Move "Completed" items 6 months or older from the date moved to completed to the Archive List.	Admin Staff	X		
2	03.03.21	ACTION	Board: Include Mrs. Adams/Mr. Willis/Chair in email requests to Mgt. Mrs. Adams: Respond to requests indicating person who will give info. Mr. Willis: Track all requests.	Board Mrs. Adams Mr. Willis	X		
3	04.21.21	ACTION	Obtain unit pricing for all contracts moving forward.	CDD Staff	X		
4	11.16.22	ACTION	Add Mr. Tarr in fire incident emails so he can alert Board.	Mr. Bowden	X		
5	02.21.24	ACTION	Take ethics training by 12.31.25. \$79 online course approved.	Board	X		
6	02.21.24	ACTION	Provide Board w/ permit for Permit Extension–Phase 3 East Stormwater Pond 74.	Mr. Adams	X		
7	04.17.24	ACTION	Draft specs for future lake bank remediations.	District Eng	X		
8	08.21.24	ACTION	Webmaster to send Shane monthly email regarding updates.	Mr. Willis	X		
9	08.21.24	ACTION	Email Board when agenda packages are late.	Corporate	X		
10	10.16.24	ACTION	Staff will develop a bulleted list of Code of Conduct items to be inserted into the CDD's standard contracts going forward.	Mr. Adams	X		
11	10.16.24	ACTION	Ensure palm fronds, trash & debris are removed from lakes as water levels recede.	Mr. Willis	X		
12	10.16.24	ACTION	Submit proposal for independent performance review of stormwater system according to scope of work as discussed.	Mr. Zordan	X		
13	10.16.24	ACTION	Monitor Operating Account to maintain \$250,000 & sweep excess to BankUnited ICS account.	Corporate	X		
14	11.20.24	ACTION	Lake 37 will be tested in dry season. Mr. Elizarraraz: Provide letter stating "We see no reason to take any additional action until the next regularly scheduled sampling".	Mr. Zordan/ Mr. Elizarraraz	X		
15	02.19.25	ACTION	Notify owners their previous drainage modifications caused washouts. Improve communication, send correct letters to owners, develop timeline. Make list, track notifications, repairs & drainage movement to be done by owner vs CDD.	CDD Staff	X		
16	02.19.25	ACTION	Research if plantings are prohibited in drainage easements.	Mr. Zordan	X		
17	02.19.25	BOTH	Zordan: Re-bid Lake 43 Verona proj. Mrs. Adams: Prep CO to remove \$34,498 MRI project. Nxt ag have photos, maps, info.	Mr. Zordan Mrs. Adams	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
18	02.19.25	ACTION	Utilize property owners' official contact info from Property Tax Records for official communications & send copy of communication to any alternate contacts provided.	CDD Staff	X		
19	02.19.25	ACTION	Email EarthBalance preserve cleanup timeline to Mrs. Adams.	Mr. Barron	X		
20	02.19.25	BOTH	Draft policy to hold homeowners accountable for failure to make recommended lake bank remediations.	Ms. Willson	X		
21	02.19.25	BOTH	Include comprehensive Lake Bank Analysis for next calendar year on April agenda.	Mr. Zordan	X		
22	02.19.25	ACTION	Update Frequently Asked Questions (FAQs)	CDD Staff	X		
23	02.19.25	ACTION	Attempt to borrow "Owl" camera for future meetings when all Supervisors are not present.	Mr. Willis	X		
24	03.19.25	ACTION	Mr. Adams: Review Covenants. Mr. Willis: Work with District Engineer to ensure drainage issues are addressed.	Mr. Adams Mr. Willis	X		
25	03.19.25	BOTH	Board: Generate a list of questions re: fire mitigation	Board	X		
26	03.19.25	ACTION	FedEx Nov 2017 Johnson Eng report to Ms. Wheeler.	Management	X		
27	03.19.25	ACTION	Email Dryad report to Board.	CDD Staff	X		
28	03.19.25	BOTH	Ask GIS professionals if map overlay showing preserves w/in 60' of a residence can be done & cost; present proposal at next meeting.	Mr. Nychyk	X		
29	03.19.25	ACTION	Email Board FY24 cost for Johnson Eng. Work Authorization for Surface Water & Sediment Testing Analysis & Reporting (FY25: \$13,995)	CDD Staff	X		
30	03.19.25	ACTION	Discuss Unaudited Financials & CDD accounting with Mr. Light.	Mr. Adams	X		
31	03.19.25	ACTION	Reduce level of detail & conversation in meeting minutes.	Management	X		
32	03.19.25	ACTION	Reorganize agenda order to 1, 2, 3, 4, 11, 14, 7, 5, 12.	Management	X		
33	04.16.25	ACTION	Move Operations Financial Impact Analysis up in Agenda, following Unaudited Financials.	Management	X		
34	04.16.25	ACTION	Present Standard Operating Procedure for notifying & following up with residents re: needed remediations.	Ms. Willson	X		
35	04.16.25	ACTION	Present example of revised drainage schematic for residents who must arrange for drainage remediation.	Mr. Zordan	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
36	04.16.25	ACTION	Schedule a pre-application call with SFWMD, Dryad & Mr. Nott re: the DRYAD system.	Mr. Zordan	X		
37	04.16.25	ACTION	Consult fire department, a monitoring company & the MCA re: the DRYAD system.	Mr. Light	X		
38	04.16.25	ACTION	Revise Section 2C of Resolution 2025-03.	Ms. Willson Mr. Adams	X		
39	04.16.25	ACTION	Modify Reso 2025-03 Exhibit to include PVC pipe as standard.	Mr. Zordan	X		
40	04.16.25	ACTION	Document areas w/ trees/vegetation planted in the LME.	Mr. Nott's team	X		
41	04.16.25	ACTION	Inform Mr. Bowden that Board Members attending MCA meetings are not representing CDD. Questions or comments regarding CDD business should be submitted to the CDD Board for discussion at the CDD meeting.	Mr. Adams	X		
42	06.12.25	ACTION	Purchase OWL for August 2025 meeting.	Mr. Adams	X		
43	06.12.25	ACTION	Review "Orphan Lake Banks" Agreement & advise if CDD can continue above high-water mark.	Mr. Haber/ Ms. Willson	X		
44	06.12.25	ACTION	Board & Staff to review Agreement & discuss at next meeting; CDD can reimburse Medici if District Counsel advises that CDD is responsible.	Mr. Haber/ Ms. Willson	X		
45	06.12.25	ACTION	Plant Cortile Lake littoral plantings now in areas identified. Planting to be complete by end of July/early August.	Mrs. Adams	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	05.15.24	ACTION	Aquatics reports to be informative rather than repetitive or boilerplate. Factual reporting is needed, not marketing.	Mrs. Adams		X	02.19.25
2	08.21.24	ACTION	MRI Proposal #4931 for Lake #6 inlet in Villoresi: Schedule after rainy season.	Mrs. Adams		X	02.19.25
3	10.16.24	ACTION	Send MRI pipe inspection updates to Board when received.	Mrs. Adams		X	02.19.25
4	10.16.24	ACTION	Engage Pesky for one full sweep of both golf courses and rock banks, in a not-to-exceed amount of \$1,000.	Mr. Willis		X	02.19.25
5	10.16.24	ACTION	Confirm EarthBalance/Crosscreek tech # & service days/week.	Mr. Willis		X	02.19.25
6	10.16.24	BOTH	Prepare and send insurance summary to Board Members	Ms. Willson		X	02.19.25
7	10.16.24	ACTION	Schedule ROV pipe inspection for mid-January if possible.	Mrs. Adams		X	02.19.25
8	10.16.24	BOTH	Ms. Gartland: Draft Nov. Board Letter. Mrs. Adams: Email draft to Board; revisions to be discussed at Nov. meeting	Ms. Gartland/ Mrs. Adams		X	02.19.25
9	11.20.24	ACTION	Discuss second possible dog park site with MCA.	Mr. Tarr		X	02.19.25
10	11.20.24	ACTION	Follow up with GulfScapes re: proposal and engage contractor to replace washed out sod; NTE \$1,000.	Mr. Willis		X	02.19.25
11	11.20.24	ACTION	Update letter to residents, forward to Mrs. Adams to send to Mr. Tarr for review, after which the letter will be sent.	Ms. Gartland		X	02.19.25
12	11.20.24	ACTION	Review/approve Evaluation Criteria & project documents for preserves bid process, fire reduction RFP & fire ROW RFP; it is hoped that proposals can be reviewed in January 2025.	Board		X	02.19.25
13	11.20.24	ACTION	Provide Mr. Light a copy of the Lake Map.	Mrs. Adams		X	02.19.25
14	11.20.24	ACTION	Follow up with webmaster so Rules of Procedures are accessible on website.	Mr. Willis		X	02.19.25
15	11.20.24	ACTION	Offer Zoom mtgs going forward; re-advertise Meeting Sched.	Mrs. Adams		X	02.19.25
16	12.04.24	ACTION	Add link to FAQs to website home page, attach to nxt letter.	Mr. Willis		X	02.19.25
17	12.04.24	ACTION	Provide corrective action plan for Aquatic Maintenance Services.	Mr. Barron EarthBalance		X	02.19.25
18	12.04.24	ACTION	Advertise Fuel Load Reduction project for sealed bids. Open bids 01.06.25. Recommendations to BOS before Jan mtg.	Mr. Zordan		X	02.19.25
19	12.04.24	ACTION	Update Fuel Load Reduction Project Manual & solicit repeat contractors. Date to be extended if no responses are received.	Ms. Willson		X	02.19.25

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
20	12.04.24	ACTION	Readvertise & reschedule May mtg from 05.21.25 to 05.14.25.	Mrs. Adams		X	02.19.25
21	12.04.24	ACTION	Inspect lake structures #224 and #224A, re: complaint of foul odor emanating from cement structure	Mr. Willis		X	02.19.25
22	12.04.24	ACTION	Determine if dead palms can be removed from the preserve.	Mrs. Adams		X	02.19.25
23	12.04.24	ACTION	Speak with MRI re: failure to have flagmen directing traffic while working in CDD.	Mrs. Adams		X	02.19.25
24	01.15.25	ACTION	Identify CDD & MCA parcels cleared in ROW clearing project. Email GIS tech re: is info already in the shape files. MCA acreage to be deducted from contract. Alert MCA that Area 7 is not CDD's responsibility.	Mr. Zordan		X	02.19.25
25	01.15.25	ACTION	Inspect area of Medici Cocoplum hedge regarding 7 gaping holes & to mitigate issue. 2.19.25: The replacement Cocoplums installed were of inadequate size. Ms. Wheeler will not ask the CDD for compensation, as they will grow.	Mr. Barron EarthBalance		X	02.19.25
26	01.15.25	ACTION	Email Johnson Engineering standards for the Conservation Area Fuel Load Reduction Services RFP to Mr. Light.	Mr. Adams		X	02.19.25
27	01.15.25	ACTION	Have sod behind 15201 Medici replaced.	Mr. Willis		X	02.19.25
28	01.15.25	ACTION	Email Fishing Policy from another CDD to Board and/or Staff for informational purposes.	Mr. Adams		X	02.19.25
29	01.15.25	ACTION	Meet with Mr. Lively & follow up re: open structure behind pickleball court (can it be covered, runoff flow etc.)	Mr. Willis		X	02.19.25
30	03.03.21	ACTION	Email mtg agenda to Chair 3 days before sending to BOS. 10.16.24: Send to Vice Chair until new Chair elected	Admin Staff		X	03.19.25
31	03.03.21	ACTION	Review CDD website for accuracy & notify MCA GM of cancelled meetings/date changes to e-blast to residents.	Mr. Willis		X	03.19.25
32	04.21.21	ACTION	Add cloud link on website & upload record of proceedings. 11.16.22 Check status & provide update at 02/2024 meeting.	Webmaster		REMOVED	03.19.25
33	01.19.22	ACTION	Work with MCA Manager to ensure Staff has opportunity to proof communications before they are sent.	Mr. Willis		X	03.19.25
34	02.19.25	ACTION	Inspect large dead tree in Cortile pond area behind Mr. Peter Ray's home for possible removal.	Mr. Zordan		X	03.19.25

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
35	02.19.25	ACTION	Irrigation company to ensure irrigation reaches sod, install additional lines & irrigation heads.	Mr. Nott		X	03.19.25
36	02.19.25	ACTION	Ensure sod is watered twice per day for first month.	Mr. Nott		X	03.19.25
37	02.19.25	ACTION	Follow up with MRI regarding tractor left in cul-de-sac, sod damage from when tractor entered, and roadway stains.	Mr. Willis		X	03.19.25
38	11.20.24	BOTH	Work w/ ARC, MCA, etc to make sure drainage is addressed when approving lanai expansion and landscape remodels.	Admin Staff		REMOVED	03.19.25
39	01.15.25	ACTION	Plant "Land lock mat" littorals when rains begin. (April/May)	Mr. Zordan		REMOVED	03.19.25
40	02.19.25	ACTION	Notify resident, open max 20' in littorals behind the home.	Mr. Nott		X	03.19.25
41	02.19.25	ACTION	Present proposal for 3 extra acres of ROW clearing at residential rates.	Mr. Zordan/ Mr. Barron		X	03.19.25
42	02.19.25	ACTION	Mrs. Radford: Inform Mrs. Adams of MRI pipe cleaning date in advance. Send e-Blast to residents.	Ms. Radford/ Mrs. Adams		X	03.19.25
43	02.19.25	ACTION	Draft the notice to residents to be sent via e-blast.	Ms. Gartland		X	03.19.25
44	02.19.25	ACTION	Share most updated GIS map with Board & Staff. Post it on website. Present GIS map updates proposal at next meeting.	Mr. Zordan		X	03.19.25
45	03.19.25	BOTH	For next meeting, report annual lake audit findings/present recommendations. Obtain proposal for lake bank remediation & littoral plantings. Present at next meeting.	Mr. Willis		X	06.12.25
46	03.19.25	ACTION	Remove zoom info from the agenda letter.	Management		X after 04.16.25 meeting	06.12.25
47							
48							
49							
50							
51							
52							
53							