MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Mediterra Community Development District held 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.

Present:

Kenneth Tarr (via Zoom)	Chair
Vicki Gartland	Vice Chair
Mary Wheeler	Assistant Secretary
John Henry	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Wes Haber (via Zoom)	Kutak Rock LLP
Mark Zordan	District Engineer
Abe Elizarraraz	Johnson Engineering
Bill Bowden	MCA General Manager
Andy Nott	Superior Waterways
Neal Spungen (via Zoom)	Dryad

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:04 a.m.

Supervisors Gartland, Wheeler and Henry were present. Supervisor Tarr attended via Zoom. Supervisor Light was not present.

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

No members of the public spoke.

THIRD ORDER OF BUSINESS **Chairman's Comments**

Mr. Tarr stated that he was attending via Zoom. He thanked Mr. Zordan for completing the lake bank treatment update and suggested Ms. Gartland conduct the meeting in his absence.

FOURTH ORDER OF BUSINESS **Approval of June 12, 2025 Regular Meeting Minutes**

The following changes were made:

Line 311: Change "all in favor" to "Mr. Tarr and Ms. Wheeler in favor and Ms. Gartland, Mr. Henry and Mr. Light dissenting"

Line 313: Change "approved." to "not approved. [Motion failed 2-3]"

Discussion ensued regarding the improved minutes and whether the Board Members wish to continue reviewing the draft minutes in advance of viewing them in the agenda.

Mr. Tarr asked meeting attendees to remember to identify themselves when speaking.

Going forward, draft meeting minutes will only be sent to Mr. Tarr for advance review.

On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, the June 12, 2025 Regular Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS **Discussion: MCA Lake Bank Landscape Agreement**

Ms. Gartland stated that two Agenda items pertain to the CDD's interaction with the MCA. She noted the need to be cognizant of the fact that Mediterra property owners pay into both the CDD and the MCA, and an adversarial relationship between the CDD and MCA would not be beneficial, as both work together to represent all within the CDD boundaries.

A. Map and Area Details (to be distributed at meeting)

B. Estates Nursery LLC Estimate #1444 for Lake 22

C. Lake Bank Landscape Agreement

Mr. Tarr discussed the Estates Nursery estimate for Lake 22, the original Lake Bank Landscape Agreement between the CDD and MCA and the Amendment to the Agreement. He stated that the MCA now charges single-family neighborhoods for landscaping services. He noted that the lake banks are man-made and are not preserves. While the majority of the lake banks received necessary maintenance regularly for twenty years, some lake banks have not been maintained due to access limitations. He discussed the schedule for routine maintenance and the landscaping schedule distributed by Mr. Zordan; the price per square foot is projected to increase from the 2025 price of $0.69 per square foot, equating to approximately $63,000 for the year, to a 2026 price of $0.72 per square foot, equating to approximately $66,000 for the year.

Ms. Gartland voiced her understanding that the Agreement between the MCA and CDD was for the MCA to maintain CDD property, such as the lake banks and areas without residences, at no cost to the CDD. She believes the MCA is not reviewing costs.

Referring to maps and diagrams, the Board and Staff discussed how the square footage was calculated, areas excluded from the 2017 Agreements and subsequently added in Bellezza and Marcello North, and an on-site inspection of all 22 lake areas to be maintained by the MCA. It was noted that some areas could not be maintained due to limited access and only 10 of the 22 lakes on the map were maintained regularly.

The MCA would like to amend the current Agreement.

Discussion ensued regarding areas to be maintained and the types of maintenance.

Mr. Bowden stated the third year of single-family neighborhoods paying for their own unique characteristics will begin next year. The emphasis is generally on entry monuments, flowers and cul-de-sacs; other features include grass and hedges concealing utility boxes, etc. Most sections that the MCA maintains provide privacy hedges between streets and lakes and are only maintained well above the control line.

Mr. Henry discussed the need to identify the proper areas and noted that work currently being performed is included in the MCA’s budgeting process. In his opinion, those expenses should stay with the MCA.

Discussion ensued regarding whether to correct map errors or reimburse the MCA for maintaining CDD property, wall repairs on the golf course property funded by the MCA, The Club’s ownership of areas above control level which are maintained by homeowners, number of neighborhoods that will be affected, identifying properties that impact homeowners, and whether to change services historically performed according to the Agreement.

Ms. Gartland stated that maintenance is funded by the HOAs, MCA and CDD and noted that each entity has a fiduciary responsibility to its constituents.

Ms. Willson stated that replatting the properties to the MCA could be very complicated due to the properties being located in two different counties.

Mr. Bowden discussed the extent of the impact and voiced his opinion that single-family residents would not understand why they are responsible for these costs. He noted that the properties are subject to assessments.

Mr. Nott stated the annual cost to maintain the ten lakes is approximately $91,000.

Discussion ensued regarding how to identify areas to be maintained, what maintenance is needed, whether the CDD will reimburse the MCA, the need to maintain the lake banks above the control area for the community's aesthetics, whether the CDD should pay for aesthetic landscaping, CDD ownership of properties, and the fact that the entire community funds the expense regardless of which entity collects the revenue.

Mr. Henry voiced his opinion that, for the sake of simplicity, the MCA should perform landscaping beyond residential properties; the CDD should maintain lakes up to the control level; and unique costs related to additional shrubbery, planting or removing trees should be borne by the CDD.

Discussion ensued regarding HOA and CDD and whether the HOA can fund maintenance of CDD property, cost share agreements that can be used in this situation, whether to Quit Claim the landscaping to the MCA, the preference for the MCA to continue cutting grass, and the need to engage outside contractors if the MCA will not maintain these areas.

Mr. Bowden stated that each lake is unique and many are pristine. In his opinion, the 12 lakes that have not been maintained for a long time are unsightly. The MCA does not have the ability to maintain areas such as Lake 62 in Treviso that has steep inclines, areas with no grass, and areas with water level fluctuations.

Mr. Henry asked if areas need remediation and if they are CDD property.

Mr. Zordan will evaluate Areas 1 through 10 and find out the costs to maintain those areas.

Staff will ask EarthBalance or Superior for an estimate of the costs to maintain Areas 11 through 22; photos will be taken of each area.

Mr. Zordan will evaluate erosion observed on the south side of Cortana.

SIXTH ORDER OF BUSINESS **Discussion: Aeration Electrical Supply**

A. Email from Mediterra Community Association

B. FPL Invoice Summary as of 7/22/2025

The Board and Staff discussed a report from the MCA about a spike in Florida Power & Light (FPL) costs associated with aerators tapped into MCA meters.

Mrs. Adams stated that some of the meters included on Mr. Bowden's list were included in the 2011 Lake Audit and were not installed by the CDD. Mr. Adams recalled that, via an agreement, Porto Vecchio allowed the CDD to tie into its power.

Mr. Willis and Mr. Nott will conduct a full inventory of meters to present at the next meeting. Ms. Wheeler estimated the cost to be $13,000 per year and suggested an Agreement between the CDD and MCA.

Staff will give Mr. Nott a full list of all CDD meters; a CDD sticker will be affixed to each CDD meter. Ms. Willson suggested that, in addition to the meter audit, calculations be provided for the amount of back pay due and for amounts to be paid moving forward; she will prepare an Agreement accordingly, as directed.

- **Update: Dryad Project**

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

Mr. Spungen gave an overview of the early wildfire detection system proposed for the CDD, including integration with a third-party monitoring organization. A final proposal will be submitted before the next meeting. The contract will be executed with a U.S. company based in California. The proposal will address warranty-related issues. Once the contract is signed, the order will be placed, and hardware should be delivered within two months.

Mr. Zordan stated that work can be performed year-round. Mr. Nychyk should be informed if species of concern are identified.

Mr. Spungen will provide the contract to Ms. Willson for review.

Ms. Willson will work with Mr. Spungen to structure the Agreement and to include a list of required items such as statutory language, etc. Mr. Tarr will be included on correspondence.

This item will be included on the next meeting agenda.

- **Update: Superior Waterway Services, Inc. Lake Treatment Report**

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

A. Update: Planting of Littorals

Mr. Nott presented the monthly Lake Treatment Report and responded to questions. The property looks good. Minor algae was treated and minor repairs to aeration equipment were performed. Littorals were planted this week; he will inspect and pictures will be provided at the next meeting. Littoral installation at Lake 22 was to be delayed due to the condition of the lake bank; if they were mistakenly planted, they will be redone at no cost to the CDD.

SEVENTH ORDER OF BUSINESS **Discussion: Lake Bank Erosion**

- **Lakes 16, 25, 33**
- **Lake 22**

Mr. Zordan presented the Lake Bank Field Visit Report and reviewed the photographs of the erosion. He noted the following:

➢ Installation of coco mat and littoral plantings is the general recommendation.

➢ Measurements will be taken and proposals provided based on the scope of work.

➢ A letter must be sent to advise the property owner on Lake 33 that they must perform their roof runoff repairs prior to any CDD repairs.

Mr. Tarr noted that five lake banks in Mediterra need remediation. Mrs. Adams asked for the costs to be provided at the next meeting.

Mr. Tarr noted the need to make sure property owners and the HOAs are notified and that irrigation is properly established before work begins. MRI must be told that the Board needs to know where equipment will be moved in. Work needs to be scheduled and communication is very important.

Mr. Zordan will obtain proposals and present them at the next meeting. A timeline that works for all parties, beginning after the holidays, will be developed.

Mr. Henry asked if any of the lakes include very steep slopes that might require riprap. It was noted that none were identified in the recent lake inspection as being that severe.

Mr. Zordan stated he has been researching and he will present some additional remediation options in the Lake 43 Verona Lake Report. He noted the need for irrigation to water plants on the lake banks and that not all properties have irrigation that can easily be set to water the lake banks. He thinks homeowners who are responsible for the irrigation might not support the requirement to irrigate CDD lake banks.

Mr. Tarr stated the Verona Lake Survey identified some unique lake access issues and asked for a report to be presented at the next meeting. Mr. Zordan noted that a survey and GIS map were done and he is assembling a report.

Ms. Willson stated that she will leave the meeting at 11:00 a.m., and return at 11:30 a.m. Mr. Haber will join the meeting at 11:00 a.m.

EIGHTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Adams presented Resolution 2025-07. 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. It is unchanged since it was last presented.

The following change was made:

Page 4, “Lake maintenance contract”: Delete “is with Superior Waterways”

Mr. Adams opened the Public Hearing.

No affected property owners or members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, 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, as amended; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **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**

Mr. Adams presented Resolution 2025-08. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels therein and directs Staff to prepare a lien roll and transmit the lien roll to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, 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, was adopted.

TENTH ORDER OF BUSINESS **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**

Mr. Adams presented Resolution 2025-09.

The consensus was to present the Audit and the proposed Fiscal Year 2027 budget at the April 15, 2026 meeting, and to hold the Budget Public Hearing on June 17, 2025. The August 2026 meeting will likely be canceled.

The following changes were made to the Fiscal Year 2026 Meeting Schedule:

April 15, 2026 POTENTIAL DISCUSSION/FOCUS: Add “Presentation of FY2027 Proposed Budget”

June 17, 2026 POTENTIAL DISCUSSION/FOCUS: Add “Public Hearing & Regular Meeting”

On MOTION by Ms. Wheeler and seconded by Ms. Gartland, with all in favor, Resolution 2025-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

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

This item was discussed following the Sixth Order of Business.

A. Communication Regarding Early Wildfire Detection System

B. Presentation for SFWMD

C. Mediterra Preserve Nesting Season

TWELFTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Ms. Gartland and seconded by Mr. Tarr, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

THIRTEENTH ORDER OF BUSINESS **Discussion: Letter to Members of the District**

The Board and Staff discussed revisions to the letter drafted and distributed by Ms. Gartland. Ms. Gartland will update the letter as discussed, add a heading, and provide an updated version to Mrs. Adams, who will distribute the final version to the Board Members for final review.

Discussion ensued regarding whether to include an update regarding the muck analysis. Mr. Elizarraraz stated the muck levels are steadily decreasing in the five lakes being monitored; he does not think dredging will be necessary.

FOURTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2025**

- **2025 Operations Financial Impact Analysis**
- **Breakdown/Summary Report**

The Board and Staff reviewed the 2025 Operations Financial Impact Analysis and the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

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

A. Update: Planting of Littorals

This item was discussed following the Sixth Order of Business.

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.

- **2025 Sediment Sampling Report**

Mr. Elizarraraz discussed the Report and sampling of five ponds. He noted that muck levels have decreased consistently in sampled lakes.

Discussion ensued regarding whether to reduce the sampling frequency. The consensus was to reduce sediment sampling to every three years. This item will be added to the Key Activity Dates Report.

Mr. Zordan stated it appears that the Executive Order for Hurricane Ian expired. Staff will request an extension for the Environmental Resource Permit (ERP) and provide an update at the next meeting.

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

- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

Supervisors Wheeler, Tarr, Henry and Gartland confirmed their attendance at the October 15, 2025 meeting.

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

- **Key Activity Dates Report**

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

It was noted that “Residential Preserve Fire Reduction Program” will be changed to “Wildfire Mitigation”.

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

Items 7, 11, 14 through 19, 21 through 39, 41, 42, 44 and 45 were completed.

NINETEENTH ORDER OF BUSINESS **Supervisors’ Requests**

Mr. Tarr stated that a check issued to Ms. Wheeler bounced and asked for an update. Ms. Wheeler stated a replacement check was received on August 18, 2025. Mr. Adams apologized for not responding to Ms. Wheeler’s email, as he was traveling. He stated that all clients were moved to a precautionary check clearance system; unfortunately, in some cases, checks are flagged internally by the bank, which is what happened in this instance.

Direct Deposit of Reimbursements will be added as a topic on the next agenda.

Mr. Wrathell will be invited to attend a meeting virtually.

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 Ms. Wheeler and seconded by Mr. Henry, with all in favor, the meeting adjourned at 11:58 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

MEDITERRA CDD **August 20, 2025**

Secretary/~~Assistant Secretary~~

Chair/~~Vice Chair~~