

MEDITERRA

COMMUNITY DEVELOPMENT DISTRICT

December 17, 2025

BOARD OF SUPERVISORS 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
<https://mediterracdd.net/>

December 10, 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 Regular Meeting on December 17, 2025 at 9:00 a.m., in-person in the Garden Room, 15755 Corso Mediterra Circle, Naples, Florida 34110 and via Zoom at <https://zoom.us/j/96925073432>, Meeting ID: 969 2507 3432, one tap mobile: +13052241968,,96925073432#. The agenda is as follows:

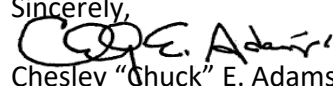
1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Chairman's Comments
4. Approval of November 19, 2025 Regular Meeting Minutes
5. Update: Dryad Silvanet Wildfire Detection System
6. Lake Bank Remediation Project - Lake 43 (Verona) and Lake 16 (Milan)
 - A. Johnson Engineering, Inc. Status Report
 - B. Swimming Pool Overflow Discharges
7. Consideration of Resolution 2026-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
9. Acceptance of Unaudited Financial Statements as of October 31, 2025
 - Operations Financial Impact Analysis 11/24/25

- Summary Report/Breakdown 11/24/25
 - Summary/Notes 11/24/25
10. Discussion of Community Update Letter
11. Old Business
12. Staff Reports
- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: January 21, 2026 at 9:00 AM
 - 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
13. Action/Agenda or Completed Items
14. Supervisor's Requests
15. Public Comments (*3 minutes per speaker*)
16. 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 November 19, 2025 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present:

Kenneth Tarr	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
Shane Willis	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Mark Zordan	District Engineer
Andy Nott	Superior Waterways
Bill Bowden	MCA General Manager
Phillip Green	MCA President
James Barron	EarthBalance
Jeff Landers	EMC Divers, Inc. (EMC)
Tim Woodland (via Zoom)	Estate Management Services (EMS)
Mike Radford (via Zoom)	M.R.I. Construction, Inc. (MRI)
Neal Spungen (via Zoom)	Dryad
Eric Barnett	Dryad
Jeff Hanley	Certified Security & Integration
Cathy Gronlund	Resident
David Wiefeling (via Zoom)	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

This item was presented following the Third Order of Business.

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

Mr. Tarr welcomed all meeting attendees. He commended District Management's team on producing the agenda books given the Veteran's Day holiday and last-minute additions and stated that Mr. Wrathell, Ms. Daphne Gillyard and other District Management staff members will be invited to meet the Supervisors via Zoom in future meetings.

▪ **Discussion: Homeowner Request to Maintain Conservation Area Adjacent to 15167 Brolio Lane**

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

Mr. Tarr distributed documentation to the Board and discussed the documents, including the Quit Claim Deed and photographs of the CDD property. He read the following verbiage from the Quit Claim Deed into the record: "The property being conveyed shall be continually maintained by Grantee, its successors and assigns, as a landscape buffer and by the acceptance of this Deed, Grantee agrees to maintain the property as required hereby."

Discussion ensued regarding landscape standards, Mediterra standards, the property that can be seen from the golf course, and Design Review Committee (DRC) Guidelines that require each single-family homeowner on the lake to maintain the landscaping of turf and vegetation between the dwelling and the water's edge. It was noted that the property extends into the lake and the CDD is required to maintain the landscape buffer.

Mr. Light stated the area partially ignited during a recent fire. After the fire, EarthBalance did a partial clean-up.

Discussion ensued regarding suggestions for the CDD to contract with the MCA or The Club's golf course staff to maintain the property.

Resident Cathy Gronlund stated that she maintains her property up to the lake's edge. The property at the curve of the lake's edge has always been someone else's property. The landscape buffer is by the fence; some palms burned up during the fire and the rest of the area is dry shrubs and vines that grow thicker each year. That area was always maintained by Long Bay Partners prior to turnover. Since the turnover, the maintenance ended and the property was continually an unsightly fire hazard.

Discussion ensued regarding whether to engage The Club to maintain the area, what standard The Club desires, previous cleanup efforts by EarthBalance, the need to avoid setting a precedent and the need to maintain Mediterra standards.

There was a brief interruption in the meeting.

Discussion ensued regarding the possibility that other areas like this exist, the CDD taking responsibility for CDD property and the need to address the issue.

Mr. Willis was directed to inspect the area, speak to Tom Lively with The Club, determine what is needed to address invasives and remediate the area, and obtain estimates for cleanup and ongoing maintenance.

Ms. Gronlund expressed her opinion that aesthetics are important, but addressing fire hazards should be the top priority. Mr. Tarr voiced his agreement and stated that a preserve fire detection system will be discussed today.

- **Public Comments (3 minutes per speaker)**

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

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Approval of October 15, 2025 Regular Meeting Minutes

The following changes were made:

Line 78: Change “McGehe” to “McGee”

Line 117: Insert “tariffs,” after “including”

On MOTION by Mr. Light and seconded by Ms. Wheeler, with all in favor, the October 15, 2025 Regular Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS

Dryad Silvanet Wildfire Detection System Items

Mr. Tarr introduced the Dryad team. The Board and Staff discussed the following:

A. Johnson Engineering Review of Dryad References

Mr. Zordan discussed his findings after having checked the references from three satisfied Dryad customers.

B. Dryad Manufacturer Warranty

Mr. Tarr discussed the Warranty and Service Agreement.

Ms. Willson stated that she reviewed the documentation with Mr. Adams. She will work on drafting a final contract, as it does not include all State of Florida requirements and some warranty limitations must be addressed.

Mr. Adams will circulate the final Agreement to Mr. Henry for final review.

C. Continued Discussion: Certified Security & Integration Proposal for Silvanet System

Mr. Tarr discussed the proposal and asked for page numbers to be included in all future exhibits so that the BOS can find items quickly during discussions. He asked for confirmation that the costs shown are all-inclusive and will not be affected by future tariffs or shipping rates. Mr. Spungen stated that is correct.

Discussion ensued regarding the ratio of sensors to gateways, mobile phone connectivity, the presence of strong signal in the area to be serviced, installation costs related to bringing in three additional experienced technicians and the need to ensure that the CDD's sales tax exemption is honored via the direct purchase of materials.

Total costs to purchase and install the system were summarized as follows:

Pre-tax price	\$218,211
Dryad Silvanet Annual Fee	\$43,930
Three Certified Security technicians	\$42,000
Superior staff for 10 days	\$44,000

It was noted that, with three experienced Certified technicians assisting the Superior techs, the work might be completed within eight days. The \$350,000 budgeted for this represented one-third of the preserve cleaning three-year cycle. Mr. Adams stated he would still recommend budgeting a portion of that amount to pay for monitoring and to continue building the fund balance back up.

Mr. Tarr discussed the cost savings that could be achieved by prepaying the annual service fee. He asked if a discount option will still be offered if the CDD decides to prepay after the first year. Mr. Spungen confirmed that a discount option would still be offered at that time.

Discussion ensued regarding whether future preserve cleanups would be postponed for one year, the rising costs of preserve cleanups and the need to communicate that the purpose of the project is for fire reduction, not beautification.

D. Consideration of Certified Security & Integration Contract

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the Certified Security & Integration Contract, subject to District Counsel and District Manager review, including a one-year payment of the annual fee, with the understanding that, if the CDD chooses a multi-year payment thereafter, a discount would be obtained from Certified, and the option to include three technicians, in a not-to-exceed total amount of \$350,000, and authorizing the Chair to execute, was approved.

E. Consideration of Superior Waterway Services, Inc. Service Agreement for Installation of Silvanet System

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, the Superior Waterway Services, Inc. Service Agreement for Installation of Silvanet System, in the amount of \$5,500 per day for six technicians, for eight days or less, and authorizing the Chair to execute, was approved.

Discussion ensued regarding performing a smoke test and a project schedule. Mr. Adams stated a project schedule will be developed following the contract process. It was noted that a controlled burn or a campfire can suffice.

Mediterra General Manager Bill Bowden, stated the Association has a wood-fueled outdoor fire pit adjacent to the play area and conservation area available for resident use. The fire pit is shut down during dry season due to fire risk. He expressed concern it might affect smoke detection on the rare occasions it is in use. It was noted that the central monitoring station should be notified in advance of events and advised of the possibility of false alarms.

Mr. Spungen, Mr. Barnett and Mr. Hanley left the meeting.

SIXTH ORDER OF BUSINESS

**Continued Discussion: Lake Bank
Maintenance for 12 Excluded Areas**

- A. Johnson Engineering, LLC Excluded Maintenance Areas Observation Report**
- B. EarthBalance Price Quote for Initial Clearing /Maintenance of Twelve Areas (James Barron)**

Mr. Tarr distributed a breakdown of areas that EarthBalance proposes to address and the associated scope of work. He discussed his observations and suggested excluding Lake 22 in Medici from the bid based on his observations and a landscaper's much lower estimate for cleaning this area up and installation of pine straw. Mr. Barron stated his understanding that

the scope of work should include removal of exotic vegetation and stated the labor-intensive removal of large Brazilian Peppers in the area increased the costs for Lake 22.

Discussion ensued regarding the scope of work, the presence of invasives throughout the community, Best Management Practices and the need to confirm whether the counties require removal of invasives from developed properties.

Ms. Gartland suggested addressing a few areas each year rather than all at once, given the many projects to be done and budgetary considerations.

Discussion ensued regarding obtaining additional proposals, scheduling a workshop after a meeting, whether the Board prefers to physically inspect areas in question or consider photos, and Medici HOA's past history of maintenance being done on this area.

Mr. Tarr stated that Ms. Wheeler is the President of the Medici HOA and he is the Vice President and Treasurer. It is unknown if the CDD is required to remove the invasives on developed CDD property that is neither conservation nor preserve.

Ms. Wheeler suggested tabling the matter until the facts are known and obtaining additional proposals when it is known if invasive vegetation must be removed.

Mr. Adams stated that Staff will confirm what County codes require.

The consensus was to schedule a workshop after the December meeting. Staff will prioritize the three worst areas in terms of noncompliance with County requirements for Board Members to inspect in person. It was noted that some areas might be inaccessible, and some areas might be in compliance with County specifications, but may be aesthetically unpleasant.

Mr. Barron will provide a list of areas with extensive invasives based on his notes to be considered at the next meeting. He stated that his proposal includes extensive exotic removal of items including Brazilian Peppers and invasives in inaccessible areas. He will provide an adjusted proposal for consideration based on updated guidelines.

Mr. Zordan will request three proposals.

The consensus was that Mr. Zordan, Mr. Willis and Mr. Barron will accompany the Board Members on the inspection during the December Workshop.

SEVENTH ORDER OF BUSINESS

**Discussion: Homeowner Request to
Maintain Conservation Area Adjacent to
15167 Brolio Lane**

207 This item was presented following the Third Order of Business.

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209 **EIGHTH ORDER OF BUSINESS**

Lake Bank Items

210

211 Mr. Willis stated that Jeff Landers, from EMC Divers, Inc. (EMC), was attending in
212 person, and Tim Woodland, of Estate Management Services (EMS), was attending via Zoom.

213 Mr. Tarr recalled that the Board originally approved projects in three lakes, those being
214 Lake 22 in Medici, a lake in Cortile and a lake in Verona. After the problems with the work in
215 Medici, the Board agreed, at the time, not to proceed with the other two lake banks. The next
216 lake to be done was in Cortile. MRI had won the bid for all three lakes and used a better quality
217 mat than Inca Mat. It was installed in Lake 15 in Cortile, from the control level down, and
218 covered in soil. Mr. Zordan inspected the Lake 15 lake bank after littorals were installed and
219 found the lake bank was done correctly and its condition is good. The consensus was that work
220 on Lake 15 is complete.

221 **A. Discussion: Johnson Engineering, LLC Lake Bank Observations for Lakes 16, 25, & 33**

222 Mr. Willis stated that, after completion of the Lake Audit, the decision was made to
223 schedule restoration work on two lakes in Fiscal Year 2025 and two lakes in Fiscal Year 2026 in
224 order to stay within the amount budgeted.

225 **B. Consideration of Lake Bank Restoration Proposals for Lake 16 (Milan) and Lake 43**
226 **(Verona)**

227 Mr. Tarr stated that \$100,000 is budgeted for lake bank remediation. He reviewed the
228 bid totals outline prepared by Mr. Willis.

229 Discussion ensued regarding the bids, the scope of recommended repairs, the pros and
230 cons of each type of repair, the costs and longevity of each type of repair.

231 Mr. Zordan recommended installing Inca Mat or a more durable and long-lasting
232 synthetic material that will provide stability on the lake slope.

233 **Mr. Mike Radford of M.R.I. Construction, Inc. (MRI) joined the meeting via Zoom.**

234 Ms. Wheeler asked if stone is a better option, as it would last much longer than either of
235 the mats. Mr. Zordan stated, while shell and stone look very nice, at a cost of \$180 to \$200 per
236 linear foot, the cost can be considerable with 76 lakes.

237 Discussion ensued regarding the potential cost of \$100 to \$125 per linear foot for mat;
238 the much less expensive cost of grading and sloping as outlined in MRI's proposal; the

differential of \$50 to \$200 per linear foot depending on which product is used; and costs and considerations, including lake access, dredging, hauling, and pine tree clearing.

Mr. Adams discussed the CDD's blanket Access Easement across the golf course.

Mr. Radford responded to questions related to equipment access via the golf cart path.

Mr. Zordan discussed the methods and considerations related to each type of repair.

Mr. Woodland, of EMS, discussed how Shore Socks differ from Geotubes, and stated they achieve a durable and permanent solution at a slightly lower cost than stone.

Discussion ensued regarding the Request for Proposals (RFP) in which vendors were asked to bid on a Geotube solution for Lake 43. Mr. Willis stated that, while he does not have an issue with the solutions proposed, the same RFP requesting Geotubes was sent to all vendors.

Mr. Tarr expressed support for the MRI bid, given the success of the Cortile remediation and the total cost of approximately \$54,000 to remediate both lakes.

Discussion ensued regarding the longevity of the various remediations proposed.

Mr. Landers, of EMC, discussed the Geotube solution his firm specializes in and stated that, when installed correctly, Geotubes provide very permanent erosion protection.

Discussion ensued regarding budget constraints, aerator issues, littorals recently planted at Lake 43 which lack irrigation, low water levels, whether to accept the MRI proposal to remediate two lakes right away and the number of additional lakes in need of remediation.

Mr. Willis expressed concern because EMC and EMS only bid for the solution specified by the RFP, which was Geotubes.

After discussion, the consensus was for Staff to obtain new proposals utilizing synthetic mats, with a grading and sloping approach, with sod installation.

Mr. Willis stated that proposals will be included in the next meeting agenda.

Mr. Tarr directed Staff to begin communications with property owners along Lakes 16 and 43, where washouts are causing damage that is affecting the headwall.

Mr. Tarr stated that he asked Mr. Zordan to inquire from Johnson staff if the South Florida Water Management District (SFWMD) might allow moving the lake access easement into an area of the preserve with much fewer trees. Ms. Gartland noted that, if the lake will be accessed from the golf course, it will be necessary to contact The Club as a courtesy.

C. Discussion: Lake 22 (Medici) Follow up Project

Mr. Tarr presented MRI Proposal #594 for Lake #22.

It was noted that the scope of work is incorrect. Fill dirt will be brought in, the lake bank will be regraded, and any sod and Inca Mat removed would be replaced up to control level, to the same standard as occurred in Cortile. Mr. Tarr believes that Medici will authorize repair of the washouts before the work is performed.

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, MRI Proposal #594, to install fill dirt, remediate washed out areas, regrade the lake bank and restore Lake #22 to the same standard as Cortile, in the amount of \$5,000, to include warranty information, was approved.

NINTH ORDER OF BUSINESS

Aeration Electrical Supply Items

A. Discussion: Estimated Monthly Cost

The Board and Staff discussed the "Mediterra CDD estimated electric cost" table.

B. Continued Discussion/Consideration: Aeration New Electrical Services Proposals

The Board and Staff discussed the Aeration New Electrical Services Proposals, estimated costs, potential issues related to the scope of work, and whether to have the meters split or to continue to share the meters and reimburse appropriate parties for a percentage of the electric bill. Mr. Adams discussed the handshake agreement with Porto Vecchio from years ago whereby the CDD agreed to install the aeration and, in return, the entities would pay for the electricity.

District Counsel will draft a notification letter to The MCA and The Club initially, and to all affected parties. Ms. Willson will try to find paperwork related to Porto Vecchio and, if nothing is found, she suggests that it would be most equitable to treat Porto Vecchio in the same manner as The Club and The MCA.

On MOTION by Mr. Light and seconded by Mr. Henry, directing District Counsel to draft a notification letter outlining what was discovered, the analysis of what steps the CDD has taken; noting that proposals were received for completely separating the system, which seems to be cost prohibitive; and proposing the action which seems to be in the best interest of all of the community members and stakeholders; was approved.

Mr. Light left the meeting at 11:34 a.m.

306 **TENTH ORDER OF BUSINESS****Discussion/ Recommendation for Lake 63**

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308 This item was deferred.

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

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313 The November 2025 Lake Treatment Report was included for informational purposes.

314 Mr. Nott stated the aerator in Verona will be repaired.

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316 **TWELFTH ORDER OF BUSINESS****Consideration of Resolution 2026-01,
Implementing Section 190.006(3), Florida
Statutes, and Requesting that the Collier
County and Lee County Supervisors of
Elections Conduct the District's General
Elections; Providing for Compensation;
Setting for the Terms of Office; Authorizing
Notice of the Qualifying Period; and
Providing for Severability and an Effective
Date**

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327 Mr. Adams presented Resolution 2026-01 and noted the following:

328 ➤ Seats 1 and 2, currently held by Mary Wheeler and Kenneth Tarr, respectively, will be up
329 for election at the November 2026 General Election.330 ➤ Candidates must be a citizen of the United States, at least 18 years of age, a legal
331 resident of Florida, reside within the CDD and be a registered voter in Collier or Lee County.332 ➤ Each Board Member is entitled to receive compensation of \$200 per meeting, up to an
333 annual maximum of \$4,800 per year.

334 ➤ Each Seat carries a four-year term.

335 ➤ The candidate qualifying period is noon, June 8, 2026 to noon, June 12, 2026.

336 Ms. Willson stated that candidates must file with the Department of State in
337 Tallahassee, given that the CDD has multi-county jurisdictional requirements.

338 **On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor,**
339 **Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and**
340 **Requesting that the Collier County and Lee County Supervisors of Elections**
341 **Conduct the District's General Elections; Providing for Compensation; Setting**

for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

THIRTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of September 30, 2025**

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

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

Regarding the Mediterra Breakdown, Mrs. Adams stated that she did extensive reformatting. She will ask Corporate why the red print is not appearing in the booklets.

Mr. Adams stated, since expenditures exceeded appropriations, a Budget Amendment will likely be added to the December agenda, to help avoid a finding in the annual audit.

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

FOURTEENTH ORDER OF BUSINESS**Old Business**

Mr. Henry stated the Lucarno HOA would like to plant Clusia on the lake bank near Lake 70 by the fence that The MCA erected by the CDD lake bank. In his opinion, the fence is ugly and in need of repair. It is unclear exactly where CDD property ends and where MCA property begins. Rather than paying for a survey, if The MCA's ARC and the CDD have no objections, the Lucarno HOA is willing to install 25-gallon Clusia to improve the appearance and mitigate the noise issues. He received an estimate of \$6,000.

On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, sending a Letter of No Objection to the Lucarno HOA regarding the planting of Clusia near the fence in the lake bank near Lake 70, was approved.

Mr. Henry asked for permission to paint the electrical service box on the lake bank that is used for the aerator box. It was noted that the box is likely the property of The MCA. Mr. Henry will contact The MCA.

FIFTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Willson reminded the Board Members to complete the required four hours of ethics training each year by December 31st.

Mrs. Adams will forward the Memorandum which includes free course options.

B. District Engineer: Johnson Engineering, Inc.

- **Environmental Resource Permit (ERP) Extension**

Mr. Zordan stated the Environmental Resource Permit was extended to August 26, 2032. He will research whether additional emergency events might allow further extensions.

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

- **NEXT MEETING DATE: December 17, 2025 at 9:00 AM**

- **QUORUM CHECK**

Supervisors Wheeler, Tarr, Henry and Gartland confirmed their attendance at the December 17, 2025 meeting. A workshop will be added following the December meeting.

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

- **Key Activity Dates Report**

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

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

Items 13, 14, 15, 18, 19, 20, 21, 22 and 24 were completed.

Ms. Gartland notified the Board that The MCA might want to fill in a portion of the end of the lake in conjunction with completion of the Sports Center. She asked for a letter to be sent to The Club. Mr. Adams will send an invitation for a representative of The Club to attend the next meeting and to request another meeting location due to the noise.

SEVENTEENTH ORDER OF BUSINESS**Supervisors' Requests**

There were no Supervisors' requests.

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

412 Resident David Wiefeling complained about trash, low water levels and the appearance
413 of Lakes 71 and Lake 72.

414 Mr. Henry discussed Mr. Wiefeling's frequent concerns related to falling lake levels
415 during dry season, exposing the lakebed 12' to 14' out from the bulkhead and stated that he
416 has expressed concern that an issue could be causing the lakes to drain more quickly than
417 others. He also raised concerns about debris from around the lake getting blown into the back
418 of his house, frequently causing an unsightly and malodorous mess.

419 Mr. Tarr stated the CDD spent a significant amount of money for Johnson Engineering to
420 look into the depths of the lakes on the east side and they concluded that the lakes were not
421 dug deep enough. Workers manually cleared grass out of the lakes and Superior continually
422 tries to keep the lakes clear but, unfortunately, water levels are currently below control level.
423 To the best of his knowledge, water cannot leave the CDD's lakes. All the lakes are
424 interconnected and he does not believe that the water The Club taken out on the west side
425 affects the east side of the CDD. Mr. Zordan agreed and stated no liners were installed in the
426 lakes.

427 Mr. Nott stated that, based on depth readings, fountains and aerators will be shut down
428 earlier than they were shut down last year.

429 Discussion ensued regarding littorals and water levels.

430 Ms. Gartland stated that a large study of the lakes will be undertaken in the future, but
431 nothing can be done about the lack of rain.

432 Asked if wells can be added, Mr. Adams stated that consumptive use permits for wells
433 flowing into ponds used for irrigation purposes will only allow water drawn to recharge the
434 pond. Mr. Henry asked if it has been confirmed that drawing out of the lake on the west side
435 will not affect Lakes 71 and 72. Mr. Adams stated that, if more water is taken out than replaced,
436 water levels will decrease and, while an individual can request a report of the meter readings,
437 he recommended keeping the CDD out of it as it is not a CDD function.

438 Discussion ensued regarding the severity of the current drought.

439

440 **NINETEENTH ORDER OF BUSINESS**

Adjournment

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442 **On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor,**
443 **the meeting adjourned at 12:23 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

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MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

6A



November 21, 2025

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

This letter provides the results of the 2025 wet season water quality (WQ) sampling of four (4) stormwater treatment outfall ponds (L-24, L-37, L-52, and L-55) and one (1) additional stormwater treatment pond (L-35) located in the Mediterra CDD, as depicted on the sampling map provided as **Appendix A**. Copies of the laboratory analytical reports for the water quality samples are provided in **Appendix B**.

I. PURPOSE & SCOPE OF WORK

This work was conducted as Task 01: Wet Season Surface Water Sampling of the 2025 Surface Water and Sediment Testing Analysis and Reporting contract. One (1) wet season surface water sampling event per year was conducted at each of the four (4) outfall ponds when discharge occurred over their respective control structures. Ponds L-37 (OS-Oak 1) and L-52 (OS-Oak 2) in Mediterra North discharge to Oak Creek, ponds L-24 (OS-Coco 2) and L-55 (OS-Coco 1) in Mediterra South discharge to the Cocohatchee River, and pond L-35 was selected by the CDD.

II. METHODOLOGY

The water quality sampling event was conducted on September 29, 2025. Field parameters including temperature, dissolved oxygen, specific conductivity, and pH were monitored and recorded using a multi-parameter meter. In addition, field personnel conducted visual inspections and took photographs of pond conditions. Photos of each pond are provided in **Appendix C**.

Water quality samples and field parameters were collected from water discharging over the outfall structures from ponds L-37 and L-55. Outfall structures at ponds L-24 and L-52 were not discharging during the sampling event. The water quality sample and field parameters for pond L-35 were collected from the bank of the pond.

The sampling was conducted in accordance with Florida Department of Environmental Protection (FDEP) Standard Operating Procedures. Benchmark EnviroAnalytical Laboratory (BEA) provided sample containers and performed the laboratory analytical services. The samples were analyzed for nitrate + nitrite (NOX), total Kjeldahl nitrogen (TKN), total nitrogen (TN) and total phosphorus (TP).

III. RESULTS

The laboratory analytical results and field parameter readings for the wet season sampling event conducted in 2025 were compared to samples from 2021, 2022, 2023, and 2024 as well as the applicable Class III Lakes and Streams State Water Quality standards (thresholds) for this region of Florida. The comparisons are shown in **Table 1** and **Table 2** and as charts in **Appendix D**. Total

Nitrogen concentrations of samples collected from ponds with control structures (L-37 and L-55) in 2025 were below the maximum threshold of 1.27 milligrams per Liter (mg/L) for lake criteria and below the maximum threshold of 1.54 mg/L for stream criteria. The selected pond by the CDD L-35 was slightly over the threshold of 1.27 mg/L for lake criteria, but below the threshold of 1.54 mg/L for stream criteria. Total Phosphorus concentrations of the samples collected from each pond in 2025 were below the maximum threshold of 0.05 mg/L for lake criteria. The 2025 water quality sample results for TN and TP were below the streams thresholds for the receiving body of water for the Peninsular region of Florida. While the water in these ponds does not have to meet the water quality standards for lakes, water leaving these ponds through the outfall structures should meet the water quality standards for streams.

Table 1: 2021-2025 Wet Season Water Quality Values

Pond	Total Nitrogen (mg/L)					Total Phosphorus (mg/L)				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
L-24	NS	NS	0.38	0.88	NS	NS	NS	0.01	0.04	NS
L-35*	1.27	1.96	0.88	0.84	1.38	0.01	0.01	0.03	0.06	0.04
L-37	0.94	0.99	0.47	0.77	0.88	0.01	0.02	0.01	0.03	0.02
L-52	0.75	0.81	0.27	0.64	NS	0.03	0.01	0.01	0.02	NS
L-55	0.86	0.94	0.53	1.10	1.25	0.07	0.01	0.02	0.05	0.04
Lake Criteria	$\leq 1.27^{(1)}$					$\leq 0.05^{(1)}$				
Stream Criteria	$\leq 1.54^{(1)}$					$\leq 0.12^{(1)}$				

*Not an outfall pond

NS - No sample collected (site not discharging during sampling event).

(1) Annual geometric mean not to be exceeded more than once in any consecutive three-year calendar period, 62-302.530, F.A.C.

Bold values exceed threshold criteria

Values for the field measurements taken during the wet season surface water sampling event in 2025 are shown in **Table 2**. Each of the ponds sampled appear to be freshwater with normal pH levels. The dissolved oxygen (DO) readings taken at each of the sampled ponds in 2025 were above the minimum threshold of 38%. A DO annual comparison chart is also included in **Appendix D**.

Table 2: 2021-2025 Wet Season Field Measurements

Pond	pH					Specific Conductance (mS/cm)					Dissolved Oxygen (%)				
	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
L-24	NS	NS	-	7.32	NS	NS	NS	-	0.48	NS	NS	NS	-	65	NS
L-35*	7.72	7.26	8.41	7.03	7.49	0.62	0.65	0.55	0.49	0.77	42	44	88	63	60
L-37	7.51	7.45	8.05	7.15	7.61	0.57	0.57	0.47	0.46	0.70	46	31	64	29	41
L-52	7.91	7.58	7.88	7.24	NS	0.48	0.52	0.44	0.44	NS	75	43	67	42	NS
L-55	7.80	7.72	7.53	7.73	7.37	0.96	0.73	0.92	0.72	0.95	53	42	26	84	56
Class III Predominantly Freshwaters											$\geq 38^{(1)}$				

*Not an outfall pond

NS - No sample collected (site not discharging during sampling event).

(1) No more than 10% of the values shall be below the standard, 62-302.533, F.A.C.

Bold values are below threshold criteria

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 stylized, sweeping underline.

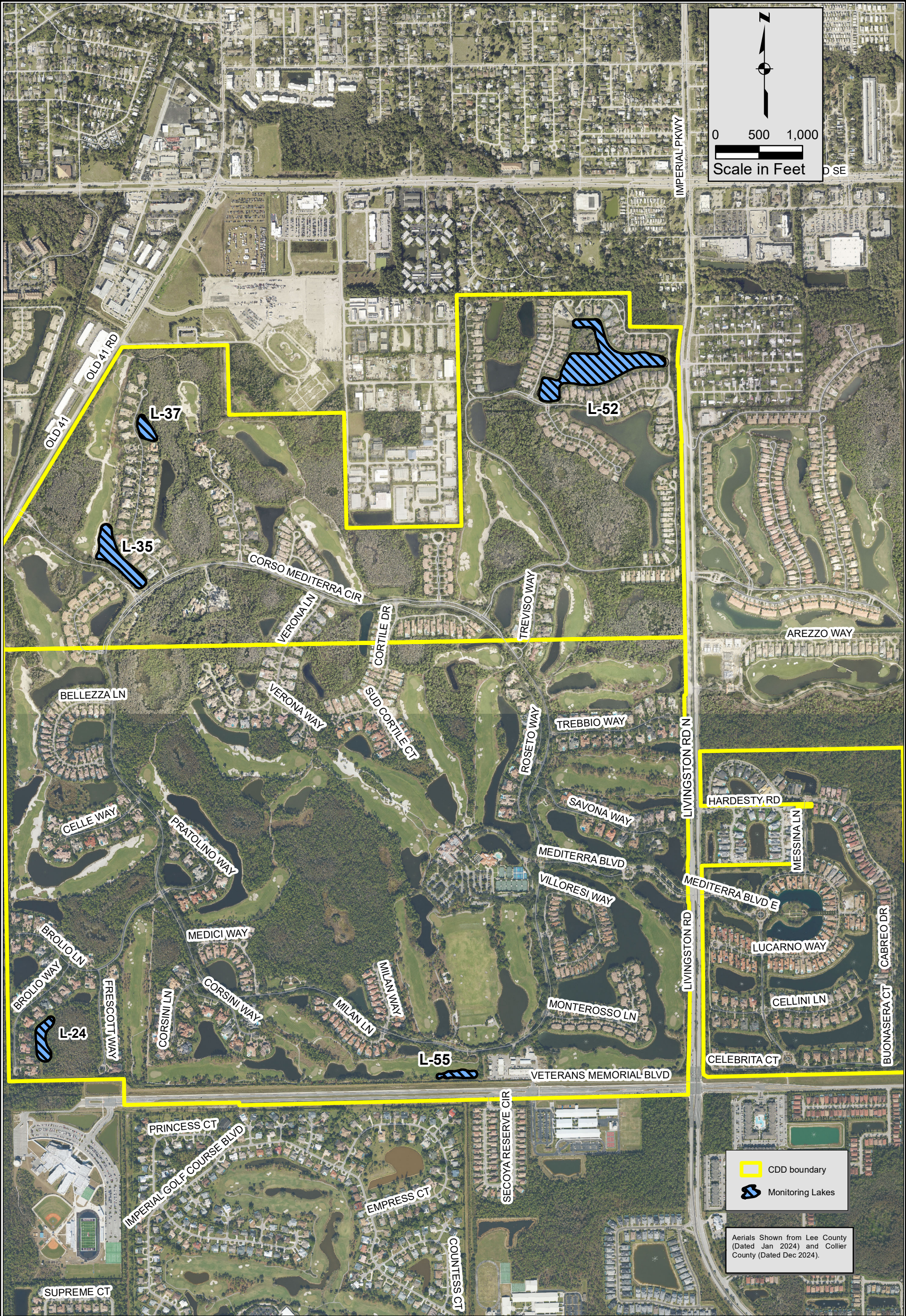
Abe Elizarraraz
Environmental Scientist

25006372

Appendices : Appendix A – Sampling Map
Appendix B – Laboratory Analytical Report, (October 10, 2025)
Appendix C – Pond Photos
Appendix D – Nutrient Concentration Charts, (2020-2025)

APPENDIX A
SAMPLING 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 B
LABORATORY ANALYTICAL REPORTS
OCTOBER 10, 2025

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 25091635

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

Tim Denison

Project Name : MEDITERRA CDD POND HEALTH

Date Received : 09/30/2025

Time Received : 15:01

Project#: 20023589-021

Submission Number: 25091635

Sample Number: 001

Sample Description: L-35

Sample Date: 09/29/2025

Sample Time: 10:00

Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	1.32	MG/L	0.05	0.20	351.2	10/02/2025 14:15	JS
TOTAL PHOSPHORUS AS P	0.042	MG/L	0.008	0.032	365.3	10/02/2025 16:04	KT/LM
NITRATE+NITRITE AS N	0.061	MG/L	0.006	0.024	SYSTEAS EASY	10/07/2025 12:59	SN
TOTAL NITROGEN	1.38	MG/L	0.05	0.20	SYSTEAS+351	10/07/2025 12:59	JS/SN

Submission Number: 25091635

Sample Number: 002

Sample Description: L-37

Sample Date: 09/29/2025

Sample Time: 12:15

Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	0.707	MG/L	0.05	0.20	351.2	10/02/2025 14:17	JS
TOTAL PHOSPHORUS AS P	0.022	MG/L	0.008	0.032	365.3	10/02/2025 16:05	KT/LM
NITRATE+NITRITE AS N	0.172	MG/L	0.006	0.024	SYSTEAS EASY	10/07/2025 13:00	SN
TOTAL NITROGEN	0.879	MG/L	0.05	0.20	SYSTEAS+351	10/07/2025 13:00	JS/SN

Submission Number: 25091635

Sample Number: 003

Sample Description: L-55

Sample Date: 09/29/2025

Sample Time: 11:20

Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
TOTAL KJELDAHL NITROGEN	1.20	MG/L	0.05	0.20	351.2	10/02/2025 14:18	JS
TOTAL PHOSPHORUS AS P	0.039	MG/L	0.008	0.032	365.3	10/02/2025 16:06	KT/LM
NITRATE+NITRITE AS N	0.050	MG/L	0.006	0.024	SYSTEAS EASY	10/07/2025 13:00	SN
TOTAL NITROGEN	1.25	MG/L	0.05	0.20	SYSTEAS+351	10/07/2025 13:00	JS/SN



Leah Lepore

10/10/2025

Dr. Dale D. Dixon Laboratory Director

Date

Haley Richardson QC Manager / Leah Lepore

QC Officer

DATA QUALIFIERS THAT MAY APPLY:

A = Value reported is an average of two or more determinations.
 B = Results based upon colony counts outside the ideal range.
 H = Value based on field kit determination. Results may not be accurate.
 I = Reported value is between the laboratory MDL and the PQL.
 J1 = Estimated value. Surrogate recovery limits exceeded.
 J2 = Estimated value. No quality control criteria exists for component.
 J3 = Estimated value. Quality control criteria for precision or accuracy not met.
 J4 = Estimated value. Sample matrix interference suspected.
 J5 = Estimated value. Data questionable due to improper lab or field protocols.
 K = Off-scale low. Value is known to be < the value reported.
 L = Off-scale high. Value is known to be > the value reported.
 N = Presumptive evidence of presence of material.
 O = Sampled, but analysis lost or not performed.
 Q = Sample held beyond accepted hold time.

T = Value reported is < MDL. Reported for informational purposes only and shall not be used in statistical analysis.

U = Analyte analyzed but not detected at the value indicated.

V = Analyte detected in sample and method blank. Results for this analyte in associated samples may be biased high. Standard, Duplicate and Spike values are within control limits. Reported data are usable.

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.

! = Data deviate from historically established concentration ranges.

? = Data rejected and should not be used. Some or all of QC data were outside criteria, and the presence or absence of the analyte cannot be determined from the data.

* = Not reported due to interference.

Oil & Grease - If client does not send sufficient sample quantity for spike evaluation surface water samples are supplied by the laboratory.

NOTES:

MBAS calculated as LAS; molecular weight = 340.

PQL = 4xMDL.

ND = Not detected at or above the adjusted reporting limit.

G1 = Accuracy standard does not meet method control limits, but does meet lab control limits that are in agreement with USEPA generated data. USEPA letter available upon request.

G2 = Accuracy standard exceeds acceptable control limits. Duplicate and spike values are within control limits. Reported data are usable.

COMMENTS:

For questions or comments regarding these results, please contact us at (941) 723-9966.

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, Inc**

2122 Johnson Street

Fort Myers, FL 33901

(239) 461-2458 (Tim Denison)

(239) 334-3661 (fax)

Project Name: Mediterra CDD Pond Health (Wet Season)

Project Number: 20023589-021

Laboratory Submission #

250911035

Sample Name	Sample Type ¹ / Sample Matrix ²	Collection		Container / Total # of Containers = 5			Preservative ³	Parameters for Analysis	Laboratory Sample #
		Date	Time	Qty	Capacity	Type ¹			
L-35	G / SW	9/29/25	1000	1	½ Pint	P	1.1 mL 1:4 H ₂ SO ₄ pH<2 Acid Lot #24-10	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.)	1
L-37	G / SW	9/29/25	1215	1	½ Pint	P	1.1 mL 1:4 H ₂ SO ₄ pH<2 Acid Lot #24-10	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.)	2
L-52	G / SW	no sample		1	½ Pint	P	1.1 mL 1:4 H ₂ SO ₄ pH<2 Acid Lot #24-10	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.)	
L-55	G / SW	9/29/25	1120	1	½ Pint	P	1.1 mL 1:4 H ₂ SO ₄ pH<2 Acid Lot #24-10	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.)	3
	G / SW	no sample		1	½ Pint	P	1.1 mL 1:4 H ₂ SO ₄ pH<2 Acid Lot #24-10	TKN (351.2) NO ₃ -NO ₂ (353.2) TP (365.3) TN (Calc.)	

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

Laboratory Sample Acceptability:

pH < 2 / BEA Temperature 0.9°C

BEAS Temperature:

1	Collector & Affiliation (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
	Lily Silva Julianne Silva	9/29/25	1600	Joe Sen Beas	9/30/25	10:40
2	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
	Joe Sen Beas	9/30/25	1208	PAIS BARRERACKER Daniel BEA	9/30/25	1208
3	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
	PAIS BARRERACKER Daniel BEA	9/30/25	1501	Kera McBaron J BEA	9/30/25	1501
4	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:

APPENDIX C
POND PHOTOGRAPHS

Appendix B: Mediterra CDD Lake Photographs (Wet Season 2025)



Photo 1: L-24 (OS-Coco 2), facing east



Photo 2: L-35 (WQ Pond), facing east

Appendix B: Mediterra CDD Lake Photographs (Wet Season 2025)



Photo 3: L-37 (OS-Oak 1), facing east



Photo 4: L-52 (OS-Oak 2), facing north

Appendix B: Mediterra CDD Lake Photographs (Wet Season 2025)

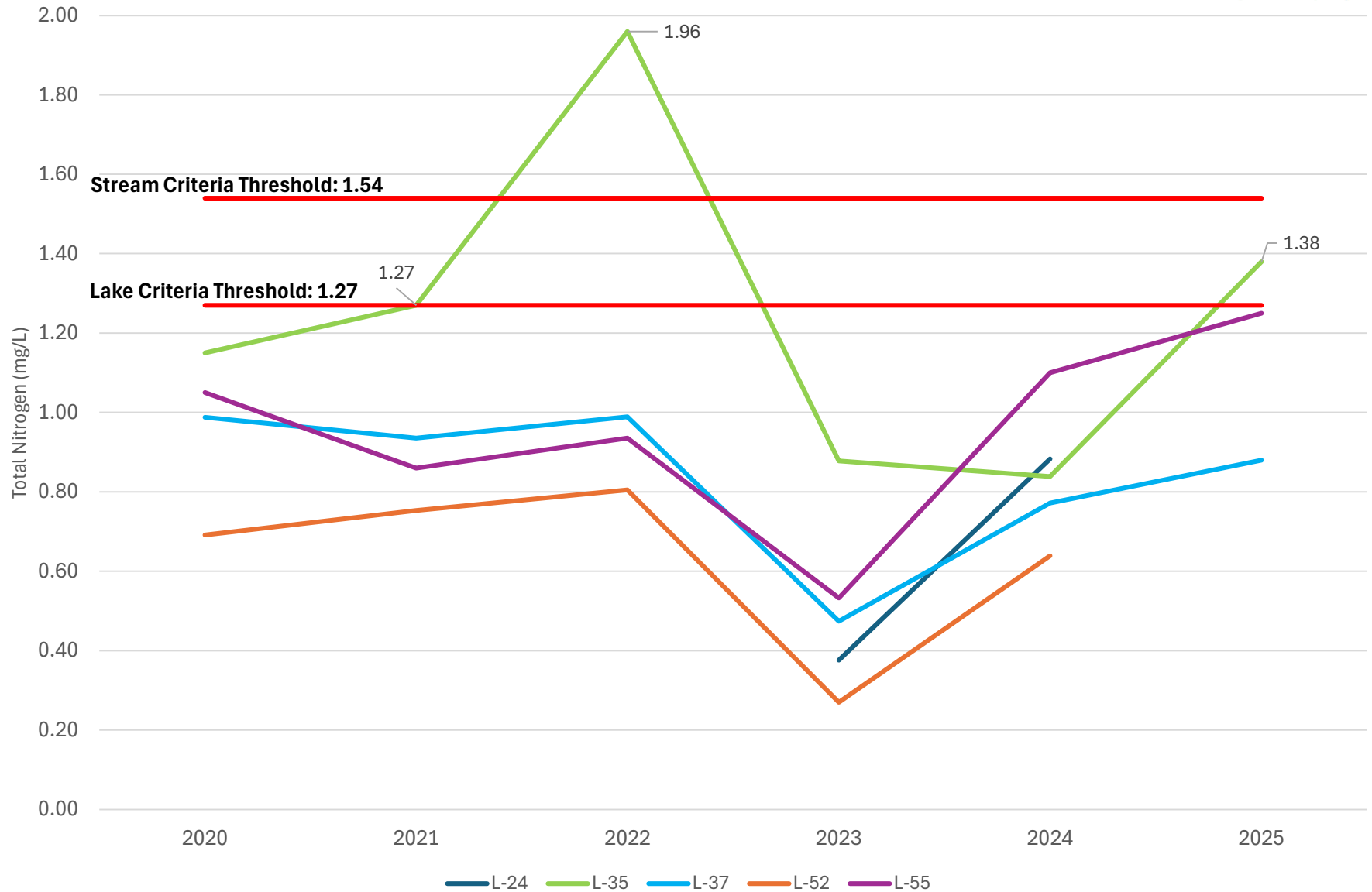


Photo 5: L-55 (OS-Coco 1), facing south

APPENDIX D
NUTRIENT CONCENTRATION CHARTS
2020-2025

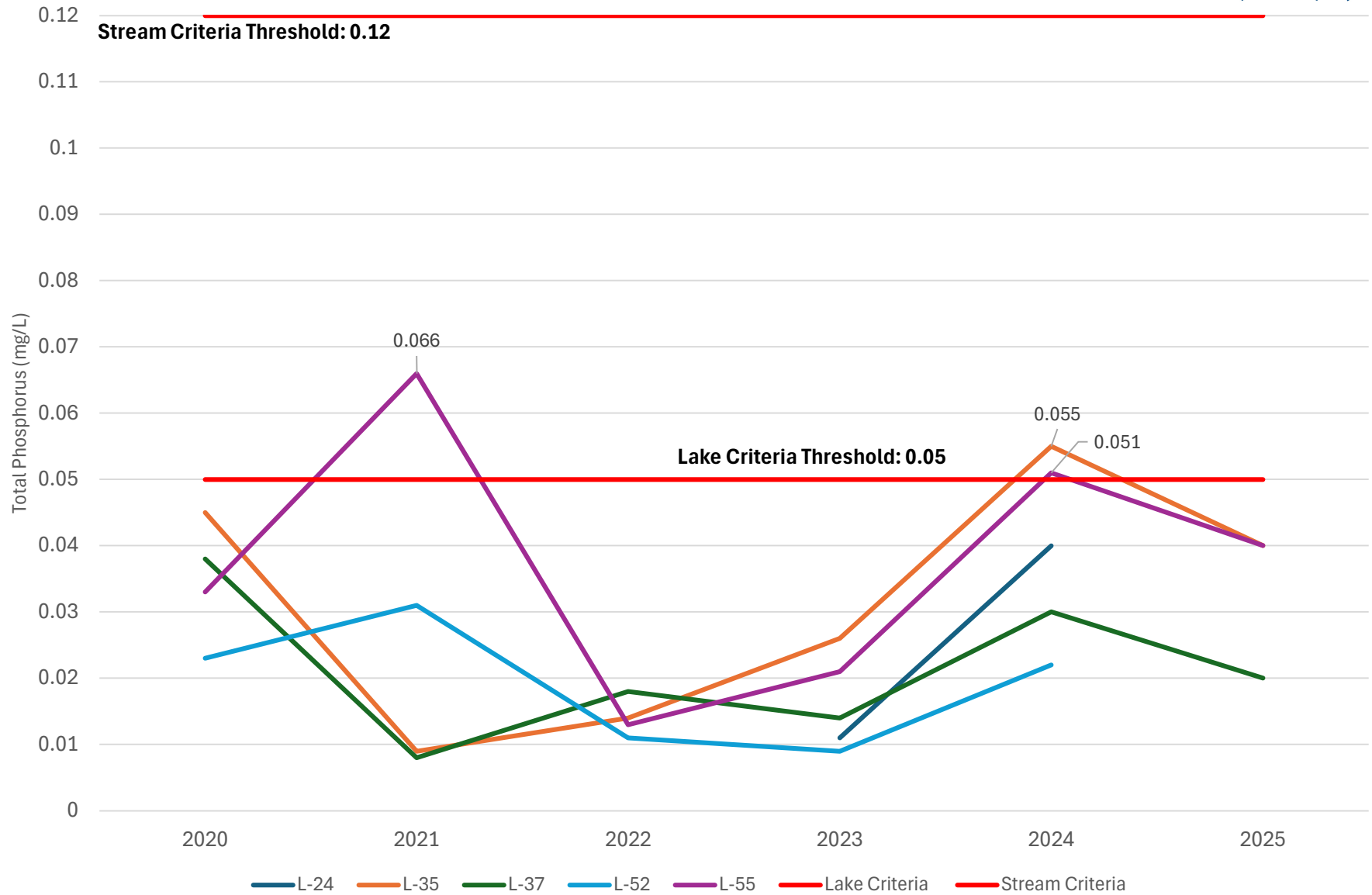
Mediterra CDD Annual Water Quality 2020-2025

Total Nitrogen (mg/L)



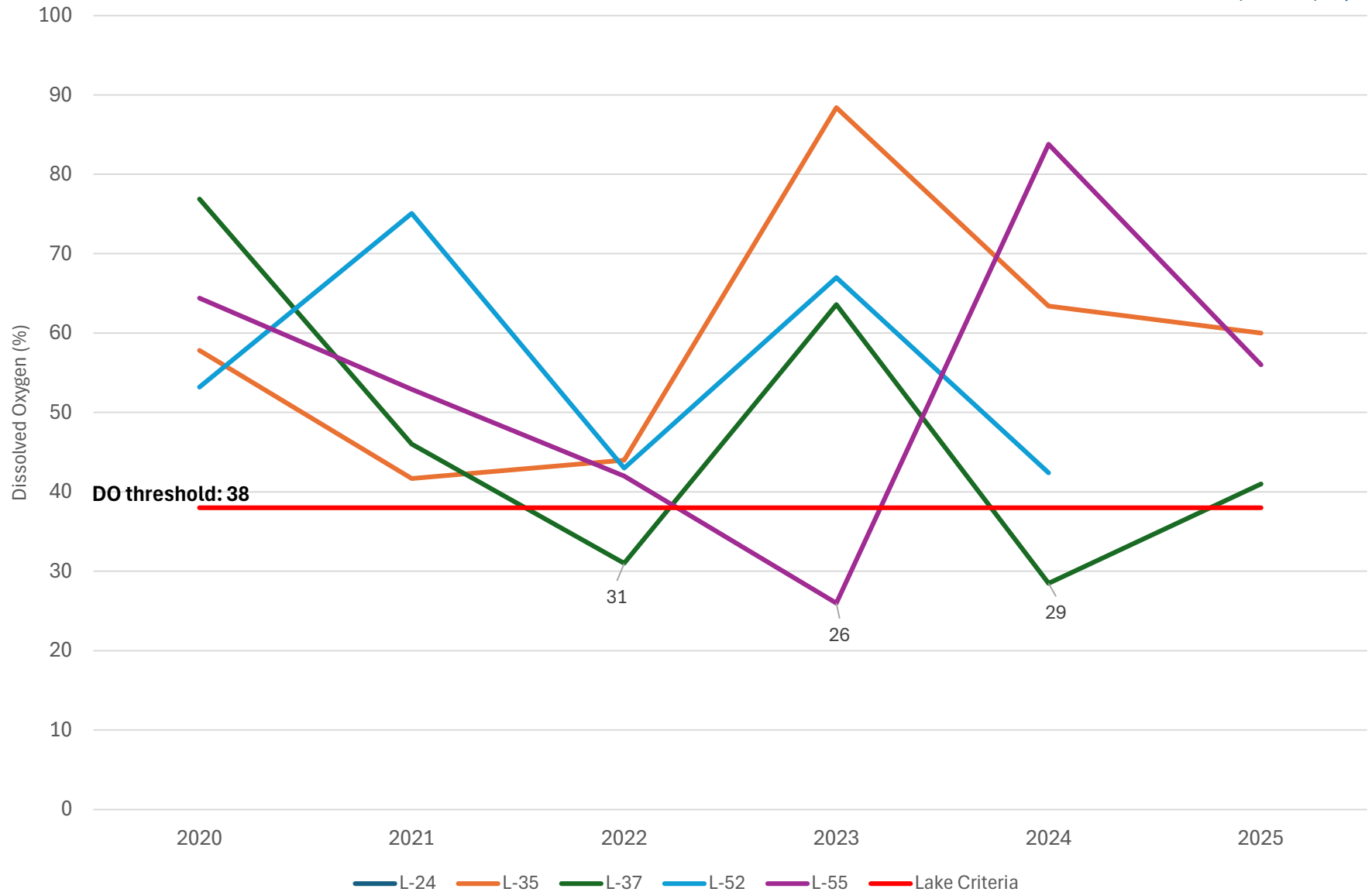
Mediterra CDD Annual Water Quality 2020-2025

Total Phosphorus (mg/L)



Mediterra CDD Annual Water Quality 2020-20245

Dissolved Oxygen (%)



MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

6B



Florida Department of Environmental Protection

Florida *Green Lodging* Program Best Management Practice



STORMWATER POLLUTION PREVENTION

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland or coastal water. Anything that enters a storm sewer system is eventually discharged into the groundwater or waterbodies we use for swimming, fishing and providing drinking water.

For additional information, including publications, visit [DEP Nonpoint Source Management](#).

See Rule 62-624.200(2), Florida Administrative Code for the complete details.

Stormwater Pollution Prevention Best Management Practices

Polluted stormwater runoff can have many adverse side effects on plants, fish, animals and people

- Sediment can cloud the water and make it difficult or impossible for aquatic plants to grow.
- Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
- Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closure necessary.
- Plastic bags, six-pack rings, bottles and cigarette butts washed into waterbodies can choke, suffocate or disable aquatic life like otters, fish, turtles and birds.
- Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil and other auto fluids can poison aquatic life.
- Polluted stormwater often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

Keep debris out of stormwater drains

Landscaping debris, leaves, grass clippings and sediment must be composted or disposed of properly. They should not be hosed, swept or blown into the street or stormwater drain for disposal.

Educate your guests with effective signage

Clearly mark stormwater drains that discharge directly to stormwater facilities or waterbodies such as lakes, streams or estuaries.

Properly manage wastewaters

Storm drains are only for stormwater. Cleaning wastewaters generated from mopping, carpet cleaning or from cleaning HVAC coils, air handlers or PTAC must be disposed of properly via sanitary sewer, if allowed. Consider using steam cleaning and a wet vacuum to remove material.



Florida Department of Environmental Protection

Florida *Green Lodging* Program Best Management Practice



Questions on proper disposal can be directed to the local DEP District Office. Click [here](#) for contact information.

Water landscape wisely

Keep irrigation water on the lawn or garden and off the parking areas where runoff from watering can pick up pollutants such as oil, gasoline and sediments to prevent them from being discharged to the stormwater system. Use “Florida-Friendly” plants in landscaping to reduce the need for watering.

[Florida Yards and Neighborhoods Handbook: A Guide to Environmentally Friendly Landscaping](#) from the University of Florida (UF) Institute of Food and Agricultural Science (IFAS), describes how to minimize nonpoint source pollution from landscapes, especially residential ones.

Practice proper management of chemicals, fertilizers, pesticides and paints

Label and store substances in a designated chemical storage cabinet to avoid leaks and spills. Clean up spills immediately and dispose of properly. Properly dispose of excess or expired products through established waste collection programs or donate unused portions, such as paints, to local organizations.

Questions on proper disposal can be directed to the local DEP District Office. Click [here](#) for contact information.

Swimming Pool Discharges

Background

Swimming pool discharges can be a source of illicit discharges in municipal separate storm sewer systems (MS4). Chlorine and other chemicals used in maintaining pools and spas which often include acidic or alkaline cleaning compounds, can have a negative impact on the plant and aquatic life in surface waters. Even at low levels, chlorine can be toxic to aquatic life. Subsection 62-302.530(19), Florida Administrative Code (F.A.C.) limits the discharge of chlorine to surface water bodies to ≤ 0.01 milligram per liter (mg/L). In addition, turbidity associated with backwashing and cleaning can also violate surface water quality standards.

Existing Regulations

The Florida Department of Health regulates public swimming pools and bathing places. Subsection 64E-9.007(15) “Pool waste water disposal” states in part: “Pool waste water shall be discharged through an air gap; disposal shall be to sanitary sewers, storm sewers, drainfields, or by other means, in accordance with local municipal and building official requirements including obtaining all necessary permits.”

Other states including Michigan, Pennsylvania, Maryland and New Jersey, require public swimming pools to obtain general national Pollution Discharge Elimination System (NPDES) permit to discharge wastewater from public swimming pools. There is no such requirement in Florida, Dechlorinated swimming pool discharges are authorized in Florida in accordance with 62-624.200(2)(q), F.A.C.;



Florida Department of Environmental Protection

Florida *Green Lodging* Program Best Management Practice



provided that they do not cause a violation of water quality standards.

Guidance

To help protect Florida's environment, the following best management practices should be followed when draining swimming pools or discharging filter backwash into the environment.

- Only drain your pool when necessary. Avoid draining/backwashing your pool during periods of drought and during significant rainfall events. Do not drain your pool when watering restrictions are in place.
- Before draining your pool, allow the water to stand for at least 48 hours after the last addition of chlorine or until the free chlorine residual is ≤ 0.01 mg/L. (If you need to drain your pool quickly, you can purchase chlorine-neutralizing chemicals such as sodium thiosulfate at your local pool supply company.)
- Test the free chlorine residual before discharging. A free chlorine residual should not be detected. The chlorine residual can be tested using a standard pool test kit. (Refer to 64E-9.004(11), F.A.C. for additional information).
- The water should be clear and free of solids.
- The pH must be between 6.5 and 8.5 before it is discharged.
- Algaecides containing copper or silver can interrupt algal and plant growth in surface water bodies and should be used with caution. Follow the manufacturer's instructions before discharging water that has had an algaecide added recently.
- Control the rate of discharge across your property to avoid erosion and nuisance conditions for neighboring properties. Nuisance conditions such as the creation of odors, mosquito breeding conditions or flooding can occur when water is ponded for a prolonged period.
- Direct the discharge over a vegetated surface so that some level of filtration can occur.
- Do not discharge on areas recently treated with herbicides or pesticides.

Disposal to Sanitary Sewer Systems

- Pool and spa wastewater should not be discharged into the sanitary sewer system without the permission of the wastewater treatment facility.
- Avoid discharging to the sanitary sewer system during or immediately after a significant rainfall event.

This document was developed in part using information obtained from the following sources. It should not be considered comprehensive as other local permitting requirements may apply.

Environmental Times. *"From the Pool to the Lagoon. Pool Owners Can Protect the Lake Worth Lagoon,"* Reprinted from the *"Lake Worth Lagoon Update."* Spring 2004.

Maryland Department of Environmental Protection. *"Fact Sheet for General No. 01SI Discharges from Swimming Pools and Spas"*



Florida Department of Environmental Protection

Florida *Green Lodging* Program Best Management Practice



Maryland Department of Environmental Protection. *"Just the Facts About.....Swimming Pool & Spa Guidelines."*

\\\\ftms01\\Drawings\\2020\\20203218-005\\Engineering\\Drawings\\EXHIBITS\\203218-000 OPTIONS - GSS.dwg (Bottom-Landscape) rmtPASHB May 05, 2025 - 4:50pm

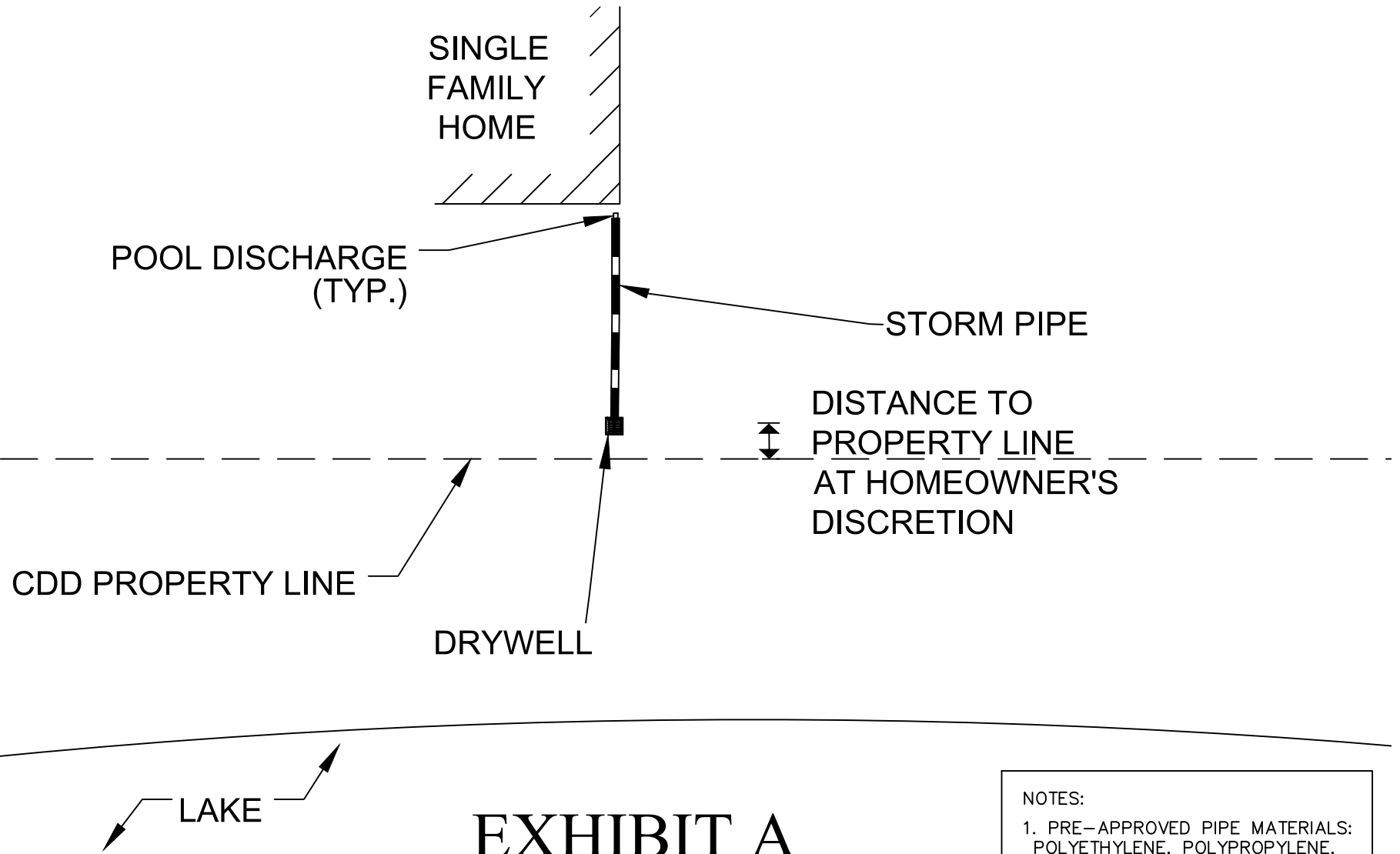


EXHIBIT A

N.T.S.

NOTES:

1. PRE-APPROVED PIPE MATERIALS:
POLYETHYLENE, POLYPROPYLENE,
REINFORCED CONCRETE,
AND PVC (SCH. 40).

STORMWATER MANAGEMENT
CONNECTION DETAILS



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

POOL DISCHARGE
EXHIBIT A

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
MAY 2025	20203218-000	20-46-26	AS SHOWN	A

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
MEDITERRA COMMUNITY DEVELOPMENT DISTRICT RELATING
TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING
SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, on August 21, 2024, the Board of Supervisors (“Board”) of the Mediterra Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 17th day of December, 2025.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
AMENDED BUDGET
FISCAL YEAR 2025
EFFECTIVE NOVEMBER 30, 2025**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
AMENDED BUDGET
FISCAL YEAR 2025
EFFECTIVE NOVEMBER 30, 2025**

	FY 2025 Actual	FY 2025 Adopted Budget	Budget to Actual Variance	Proposed amendment increase/ (decrease)	FY 2025 Amended Budget
REVENUE					
Special assessment: on roll	\$ 1,355,349	\$ 1,352,268	\$ (3,081)	\$ 3,081	\$ 1,355,349
Interest and miscellaneous	33,050	30,000	(3,050)	3,050	33,050
Total revenues	<u>1,388,399</u>	<u>1,382,268</u>	<u>(6,131)</u>	<u>6,131</u>	<u>1,388,399</u>
EXPENDITURES					
Administrative					
Supervisors	12,893	9,900	(2,993)	2,993	12,893
Management	49,973	49,973	-	-	49,973
Accounting	16,700	16,700	-	-	16,700
Audit	4,500	15,000	10,500	(10,500)	4,500
Legal	17,982	15,000	(2,982)	2,982	17,982
Field management	15,300	15,300	-	-	15,300
Engineering	164,966	50,000	(114,966)	114,966	164,966
Trustee	8,718	10,000	1,282	(1,282)	8,718
Dissemination agent	4,000	4,000	-	-	4,000
Arbitrage rebate calculation	500	1,500	1,000	(1,000)	500
Assessment roll preparation	5,000	5,000	-	-	5,000
Postage	1,640	1,500	(140)	140	1,640
Insurance	12,871	13,600	729	(729)	12,871
Legal advertising	5,506	3,000	(2,506)	2,506	5,506
Contingencies	3,874	3,000	(874)	874	3,874
Annual district filing fee	175	175	-	-	175
Website	705	705	-	-	705
ADA website compliance	210	210	-	-	210
Total administrative	<u>325,513</u>	<u>214,563</u>	<u>(110,950)</u>	<u>110,950</u>	<u>325,513</u>
Water management					
Lake maintenance	356,483	350,000	(6,483)	6,483	356,483
Contractual services	20,960	37,900	16,940	(16,940)	20,960
Aquascaping/cutbacks/pipe cleanout	311,649	100,000	(211,649)	211,649	311,649
Fuel load reduction of right of ways	196,672	-	(196,672)	196,672	196,672
Fuel load reduction conservation areas	859,647	350,000	(509,647)	509,647	859,647
Lake bank erosion repairs	70,972	100,000	29,028	(29,028)	70,972
Electricity	42,607	30,000	(12,607)	12,607	42,607
Aeration replacement and repairs	133,428	44,730	(88,698)	88,698	133,428
Miscellaneous	128	-	(128)	10,128	10,128
Total water management	<u>1,992,546</u>	<u>1,012,630</u>	<u>(979,916)</u>	<u>989,916</u>	<u>2,002,546</u>
Other fees & charges					
Property appraiser & tax collector	13,748	35,456	21,708	(21,708)	13,748
Total other fees & charges	<u>13,748</u>	<u>35,456</u>	<u>21,708</u>	<u>(21,708)</u>	<u>13,748</u>
Total expenditures	<u>2,331,807</u>	<u>1,262,649</u>	<u>(1,069,158)</u>	<u>1,079,158</u>	<u>2,341,807</u>
Excess/(deficiency) of revenues over/(under) expenditures	(943,408)	119,619	1,063,027	(1,073,027)	(953,408)
Fund balances - beginning	1,494,099	1,194,456	(299,643)	299,643	1,494,099
Fund balance - ending (projected)					
Assigned					
3 months working capital	315,662	315,662	-	-	315,662
Future aeration cabinet replacment	35,000	35,000	-	-	35,000
Unassigned	200,029	963,413	763,384	(773,384)	190,029
Fund balances - ending	<u>\$ 550,691</u>	<u>\$ 1,314,075</u>	<u>\$ 763,384</u>	<u>\$ (773,384)</u>	<u>\$ 540,691</u>

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8A

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

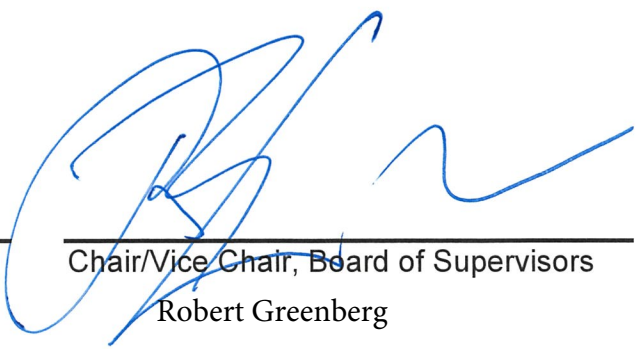

District Manager

Chuck Adams

Print Name

Date

8.21.24


Chair/Vice Chair, Board of Supervisors

Robert Greenberg

Print Name

Date

08.21.24

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8B

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

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
OCTOBER 31, 2025**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2025**

	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2022	
ASSETS				
Cash				
Suntrust - 7218	\$ 19,908	\$ -	\$ -	\$ 19,908
Suntrust - 9789	632	-	-	632
BankUnited - 0882	88,453	-	-	88,453
ICS - Bankunited	373,786	-	-	373,786
Series 2013				
Revenue	-	276,804	-	276,804
Reserve	-	75,000	-	75,000
Series 2022				
Prepayment	-	-	1,001	1,001
Revenue	-	-	313,954	313,954
Due from general fund	-	-	5,932	5,932
Due from MS 2022	55,405	-	-	55,405
Due from other	4,156	-	-	4,156
Assessments receivable	-	3,489	-	3,489
Electric deposit	2,346	-	-	2,346
Total assets	<u>\$ 544,686</u>	<u>\$ 355,293</u>	<u>\$ 320,887</u>	<u>\$ 1,220,866</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 16,245	\$ 2,688	\$ 4,006	\$ 22,939
Due to General fund	-	-	55,404	55,404
Due to Debt Service Fund				
Due to debt service - series 2013	3,489	-	-	3,489
Due to debt service - series 2022	5,932	-	-	5,932
Total liabilities	<u>25,666</u>	<u>2,688</u>	<u>59,410</u>	<u>87,764</u>
Fund Balances				
Restricted for:				
Debt service	-	352,605	261,477	614,082
Assigned				
3 months working capital	337,325	-	-	337,325
Future fire mitigation clean-up	35,000	-	-	35,000
Unassigned	146,695	-	-	146,695
Total fund balances	<u>519,020</u>	<u>352,605</u>	<u>261,477</u>	<u>1,133,102</u>
Total liabilities and fund balances	<u>\$ 544,686</u>	<u>\$ 355,293</u>	<u>\$ 320,887</u>	<u>\$ 1,220,866</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 OCTOBER 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ -	\$ -	\$ 1,352,268	0%
Interest and miscellaneous	451	451	-	N/A
Total revenues	451	451	1,352,268	0%
EXPENDITURES				
Administrative				
Supervisors	940	940	9,900	9%
Management	4,164	4,164	49,973	8%
Accounting	1,392	1,392	16,700	8%
Audit	-	-	15,000	0%
Legal	-	-	15,000	0%
Field management	1,275	1,275	15,300	8%
Engineering	1,043	1,043	135,000	1%
Trustee	-	-	10,000	0%
Dissemination agent	333	333	4,000	8%
Arbitrage rebate calculation	-	-	1,500	0%
Assessment roll preparation	417	417	5,000	8%
Postage	100	100	1,500	7%
Insurance	13,643	13,643	14,980	91%
Legal advertising	-	-	3,000	0%
Contingencies	204	204	3,000	7%
Annual district filing fee	175	175	175	100%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total administrative	23,686	23,686	300,943	8%
Water management				
Lake maintenance	-	-	350,000	0%
Contractual services	-	-	37,900	0%
Aquascaping/cutbacks/pipe cleanout	-	-	100,000	0%
Lake bank erosion repairs	-	-	100,000	0%
Electricity	-	-	30,000	0%
Wildfire mitigation	-	-	350,000	0%
Aeration replacement and repairs	-	-	45,000	0%
Total water management	-	-	1,012,900	0%
Other fees & charges				
Property appraiser & tax collector	8,278	8,278	35,456	23%
Total other fees & charges	8,278	8,278	35,456	23%
Total expenditures	31,964	31,964	1,349,299	2%
Excess/(deficiency) of revenues over/(under) expenditures	(31,513)	(31,513)	2,969	
Fund balances - beginning	550,534	550,534	1,038,189	
Fund balance - ending (projected)				
Assigned				
3 months working capital	337,325	337,325	337,325	
Future fire mitigation clean-up	35,000	35,000	35,000	
Unassigned	146,696	146,696	668,833	
Fund balances - ending	\$ 519,021	\$ 519,021	\$ 1,041,158	

**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 OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ -	\$ -	\$ 315,756	0%
Interest	1,108	1,108	-	N/A
Total revenues	<u>1,108</u>	<u>1,108</u>	<u>315,756</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	195,000	0%
Interest	-	-	108,750	0%
Total debt service	<u>-</u>	<u>-</u>	<u>303,750</u>	0%
Other fees & charges				
Property appraiser & tax collector	2,688	2,688	11,512	23%
Total other fees & charges	<u>2,688</u>	<u>2,688</u>	<u>11,512</u>	23%
Total expenditures	<u>2,688</u>	<u>2,688</u>	<u>315,262</u>	1%
Excess/(deficiency) of revenues over/(under) expenditures	(1,580)	(1,580)	494	
Fund balances - beginning	354,185	354,185	337,121	
Fund balances - ending	<u>\$ 352,605</u>	<u>\$ 352,605</u>	<u>\$ 337,615</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 OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ -	\$ -	\$ 827,957	0%
Interest	991	991	-	N/A
Total revenues	<u>991</u>	<u>991</u>	<u>827,957</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	722,000	0%
Interest	-	-	95,492	0%
Total debt service	<u>-</u>	<u>-</u>	<u>817,492</u>	0%
Other fees & charges				
Property appraiser & tax collector	4,006	4,006	17,140	23%
Total other fees & charges	<u>4,006</u>	<u>4,006</u>	<u>17,140</u>	23%
Total expenditures	<u>4,006</u>	<u>4,006</u>	<u>834,632</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	(3,015)	(3,015)	(6,675)	
Fund balances - beginning	264,492	264,492	237,182	
Fund balances - ending	<u>\$ 261,477</u>	<u>\$ 261,477</u>	<u>\$ 230,507</u>	

Mediterra CDD
2026 Operations Financial Impact Analysis
11.24.25

	Budget		Encumbered		Variance	<u>Notes</u>
<u>Operations Account</u>	<u>FY 2026</u>		<u>FY 2026</u>		<u>FY 2026</u>	
Lake Maintenance Contract	\$ 350,000	\$	349,365	\$	635	
Other Contract Services	\$37,900	\$	31,684	\$	6,216	
Aqua/cut backs/pipe cleanout	\$ 100,000	\$	6,500	\$	93,500	
Wildfire Mitigation	\$ 350,000	\$	350,000	\$	-	
Lake Bank - Erosion Repairs	\$ 100,000	\$	5,000	\$	95,000	
Electricity	\$ 30,000	\$	-	\$	30,000	
Aeration Repairs and replacements	\$ 45,000	\$	-	\$	45,000	
				\$	-	
				\$	-	
				\$	-	
	\$ 1,012,900	\$	742,549	\$	270,351	
Carry Over Unassigned as of 9/30/25:					122,624	
Current Balance as of 11/24/25:				\$	392,975	

Mediterra CDD
2026 Summary Report/Breakdown
11.24.25

Summary

Water Management:

Lake Maintenance Contract	\$	349,365
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Total:	\$	349,365
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Contract Services

Cane Toad Removal Project	\$	20,000
Lake 52 Bacteria Application	\$	5,700
Water Quality Testing	\$	5,984
Iguana Inspections		\$0

Total:	\$	31,684
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Aqua/Cutbacks/Pipe Cleanout

Annual Pipe Inspection	\$6,500.00
Annual Pipe Cleanout 2026	\$0.00
Littoral Plantings Projects	\$0.00

Total:	\$6,500.00
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Wildfire Mitigation

Dryrad Installation Project	\$262,070.00
Superior Waterway	\$44,000.00
Annual Monitoring Fee	\$43,930.00

Total:	\$350,000.00
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Lake Bank - Erosion Repairs

Lake 22/Medici Project	\$5,000.00
Lake 16/Milan Project	\$0.00
Lake 43/Verona Project	\$0.00

Total:	\$5,000.00
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Aeration Repairs/Replacement:

Aeration Repairs/Replacement:	\$0.00
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Total:	\$0.00
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Mediterra
Summary/Notes
11/24/25

Summary:

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). Does not include Sediment Sampling as the Board approved in August 2025 to conduct this exercise every three years.

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
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MEDITERRA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

*Bella Vita I Room at the Sports Club at Mediterra
15735 Corso Mediterra Circle, Naples, Florida 34110*

¹*Boardroom in Main Clubhouse, 15755 Corso Mediterra Circle, Naples, Florida 34110*

²*Garden Room, 15755 Corso Mediterra Circle, Naples, Florida 34110*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025	Regular Meeting	9:00 AM
November 19, 2025	Regular Meeting	9:00 AM
December 17, 2025 ²	Regular Meeting	9:00 AM
December 17, 2025 ²	Workshop <i>Lake Bank Maintenance</i>	10:30 AM
January 21, 2026 ²	Regular Meeting	9:00 AM
February 18, 2026 ¹	Regular Meeting	9:00 AM
March 18, 2026 ¹	Regular Meeting	9:00 AM
April 15, 2026 ¹	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	9:00 AM
May 20, 2026 ¹	Regular Meeting	9:00 AM
June 17, 2026 ¹	Public Hearing & Regular Meeting <i>Adoption of FY2027 Budget</i>	9:00 AM
August 19, 2026 ¹	Regular Meeting	9:00 AM

<https://zoom.us/j/96925073432>

Meeting ID: 969 2507 3432

One tap mobile:

+13052241968,,96925073432# US +16469313860,,96925073432# US

Join instructions

https://zoom.us/join/96925073432/invitations?signature=kf29WYQpB9gOf0OLHTIRKpNlIga9BeSn_G-YqH4DNfU

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

MEDITERRA CDD

Key Activity Dates

Updated: December - 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	Contract Agreement with EarthBalance for Lake and Wetland Services. Approved by the Board an additional two years at the current contract price \$349,364.60.	11.1.25 thru 10.31.27
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.	April Agenda Item and Due 6/30/2026
Proposed Budget April 15th 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. Public Hearing to Adopt the Budget will be held during the June 17, 2026 Public Hearing and Regular Meeting.	April 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.	5/1/2026 draft notice to Chairman & 5/7/26 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.	9/15/2026

Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective date of October 1st thru September 30th	10/1/2026
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.	10/1/2026
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)	10/15/2026
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 - Three year Rotation	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). As approved by the Board 8/20/25 This exercise will be conducted every three (3) years moving forward.	September & February thru May every three years. Due 2028
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
Dryad Silvanet Wildfire Detection System Program	SOP	N/A	As approved November 19, 2025; Not To Exceed Amount of \$350K.	Estimated time frame:
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 August 26, 2032
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.	7/1/2026 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).	11/1/2029

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 date moved to completed to the Archive List.	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 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	Give BOS w/ Permit Extent Phase 3 East Stormwater Pond 74.	Mr. Adams	X		
7	08.21.24	ACTION	Webmaster to send Shane monthly email regarding updates.	Mr. Willis	X		
8	08.21.24	ACTION	Email Board when agenda packages are late.	Corporate	X		
9	10.16.24	ACTION	Submit proposal for independent performance review of stormwater system according to scope of work as discussed.	Mr. Zordan	X		
10	10.16.24	ACTION	Monitor Operating Account to maintain \$250,000 & sweep excess to BankUnited ICS account.	Corporate	X		
11	02.19.25	BOTH	Draft policy to hold homeowners accountable for failure to make recommended lake bank remediations.	Ms. Willson	X		
12	04.16.25	ACTION	Document areas w/ trees/vegetation planted in the LME.	Mr. Nott	X		
13	08.20.25	ACTION	Mr. Spungen: Give contract to Ms. Willson. Ms. Willson: Work w/ Mr. Spungen, structure Agrmt & add list of required items, statutory language. Include Mr. Tarr on correspondence.	CDD Staff	X		
14	08.20.25	BOTH	Invite Mr. Wrathell to attend a meeting virtually.	CDD Staff	X		
15	10.15.25	ACTION	Provide recorded encroachment into existing easement document at nxt mtg.	Mr. Adams	X		
16	11.19.25	ACTION	Inspect Conservation Area by 15167 Brolio Lane, speak w/Tom Lively at The Club, determine what is needed to address invasives and remediate area, & obtain estimates for cleanup and ongoing maintenance.	Mr. Willis	X		
17	11.19.25	ACTION	Revise final Dryad contract, add all Florida requirements, address warranty limitations.	Ms. Willson	X		
18	11.19.25	ACTION	Circulate final Dryad Agreement to Mr. Henry for final review.	Mr. Adams	X		

MEDITERRA CDD

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19	11.19.25	ACTION	Confirm County codes for removing invasives from CDD property that is not conservation or preserve area.	Staff	X		
20	11.19.25	ACTION	Schedule a Workshop for after December meeting.	Mrs. Adams	X		
21	11.19.25	ACTION	Prioritize 3 areas of worst noncompliance of County requirements for Board to inspect.	CDD Staff	X		
22	11.19.25	ACTION	Provide list of areas with extensive invasives based on notes for December meeting.	Mr. Barron	X		
23	11.19.25	ACTION	Provide adjusted proposal based on updated guidelines.	Mr. Barron	X		
24	11.19.25	ACTION	Request 3 proposals for lake bank maintenance of 12 excluded areas.	Mr. Zordan	X		
25	11.19.25	ACTION	Accompany Board Members for inspection during December Workshop.	Mr. Zordan, Willis & Barron	X		
26	11.19.25	ACTION	Obtain new proposals utilizing synthetic mats, with a grading and sloping approach, with sod installation.	Staff	X		
27	11.19.25	ACTION	Begin communications with property owners at Lakes 16 and 43, where washouts are causing damage.	Staff	X		
28	11.19.25	ACTION	Draft notification letter to MCA & The Club initially, and to all affected parties. Try to find info related to Porto Vecchio.	Ms. Willson	X		
29	11.19.25	ACTION	Add Budget Amendment to the December agenda.	Mr. Adams	X		
30	11.19.25	ACTION	Send Letter of No Objection to Lucarno HOA for planting of Clusia near fence in lake bank near Lake 70.	Staff	X		
31	11.19.25	ACTION	Send Memorandum and links to free ethics training course options to Board Members.	Mrs. Adams	X		

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1	04.17.24	ACTION	Draft specs for future lake bank remediations.	District Eng		X	08.20.25
2	10.16.24	ACTION	Ensure palm fronds, trash & debris are removed from lakes as water levels recede.	Mr. Willis		X	08.20.25
3	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	08.20.25
4	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	08.20.25
5	02.19.25	ACTION	Research if plantings are prohibited in drainage easements.	Mr. Zordan		X	08.20.25
6	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	08.20.25
7	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	08.20.25
8	02.19.25	ACTION	Email EarthBalance preserve cleanup timeline to Mrs. Adams.	Mr. Barron		X	08.20.25
9	02.19.25	BOTH	Include comprehensive Lake Bank Analysis for next calendar year on April agenda.	Mr. Zordan		X	08.20.25
10	02.19.25	ACTION	Update Frequently Asked Questions (FAQs).	CDD Staff		X	08.20.25
11	02.19.25	ACTION	Attempt to borrow "Owl" camera for future meetings when all Supervisors are not present.	Mr. Willis		X	08.20.25
12	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	08.20.25
13	03.19.25	BOTH	Board: Generate a list of questions re: fire mitigation	Board		X	08.20.25
14	03.19.25	ACTION	FedEx Nov 2017 Johnson Eng report to Ms. Wheeler.	Management		X	08.20.25
15	03.19.25	ACTION	Email Dryad report to Board.	CDD Staff		X	08.20.25
16	03.19.25	BOTH	Ask GIS professionals if map overlay showing preserves w/in 60' of a residence can be done & cost; present at nxt meeting.	Mr. Nychyk		X	08.20.25
17	03.19.25	ACTION	Email Board FY24 cost for Johnson Eng. Work Auth. for Surface Water & Sedmt Testing Anal & Rptg (FY25: \$13,995).	CDD Staff		X	08.20.25

MEDITERRA CDD

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18	03.19.25	ACTION	Discuss Unaudited Financials & CDD accounting with Mr. Light.	Mr. Adams		X	08.20.25
19	03.19.25	ACTION	Reduce level of detail & conversation in meeting minutes.	Management		X	08.20.25
20	03.19.25	ACTION	Reorganize agenda order to 1, 2, 3, 4, 11, 14, 7, 5, 12.	Management		X	08.20.25
21	04.16.25	ACTION	Move Operations Financial Impact Analysis up in Agenda, following Unaudited Financials.	Management		X	08.20.25
22	04.16.25	ACTION	Present Standard Operating Procedure for notifying & following up with residents re: needed remediations.	Ms. Willson		X	08.20.25
23	04.16.25	ACTION	Present example of revised drainage schematic for residents who must arrange for drainage remediation.	Mr. Zordan		X	08.20.25
24	04.16.25	ACTION	Schedule a pre-application call with SFWMD, Dryad & Mr. Nott re: the DRYAD system.	Mr. Zordan		X	08.20.25
25	04.16.25	ACTION	Consult fire department, a monitoring company & the MCA re: the DRYAD system.	Mr. Light		X	08.20.25
26	04.16.25	ACTION	Revise Section 2C of Resolution 2025-03.	Ms. Willson Mr. Adams		X	08.20.25
27	04.16.25	ACTION	Modify Reso 2025-03 Exhibit to include PVC pipe as standard.	Mr. Zordan		X	08.20.25
28	04.16.25	ACTION	Tell Mr. Bowden that Board Members at MCA mtgs are not representing CDD. Questions/comments about CDD business should be submitted to CDD Board for discussion at CDD mtg.	Mr. Adams		X	08.20.25
29	06.12.25	ACTION	Purchase OWL for August 2025 meeting.	Mr. Adams		X	08.20.25
30	06.12.25	ACTION	Board & Staff to review Agrmt & discuss at next mtg; CDD can reimburse Medici if Dist Counsel advises CDD is responsible.	Mr. Haber/ Ms. Willson		X	08.20.25
31	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	08.20.25
32	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	10.15.25
33	06.12.25	ACTION	Review "Orphan Lake Banks" Agreement & advise if CDD can continue above high-water mark.	Mr. Haber/ Ms. Willson		X	10.15.25
34	08.20.25	ACTION	Give Mr. Nott full list CDD meters; affix CDD sticker to each CDD meter. Provide calculations for back pay amount due and amounts to be paid moving forward. Ms. Willson: Prep Agrmt.	CDD Staff		X	10.15.25

MEDITERRA CDD

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35	08.20.25	ACTION	Ms. Gartland: Update letter to members of CDD as discussed, add heading & provide updated version to Mrs. Adams to distribute final version to all BOS Members for final review.	CDD Staff		X	10.15.25
36	08.20.25	ACTION	Reduce sediment sampling to every 3 years.	CDD Staff		X	10.15.25
37	08.20.25	ACTION	Request Environmental Resource Permit (ERP) extension. Give update at nxt meeting after Hurricane Ian Exec Order expires.	CDD Staff		X	10.15.25
38	08.20.25	BOTH	Discuss Direct Deposit of Reimbursements at nxt meeting.	CDD Staff		X	10.15.25
39	08.20.25	ACTION	Evaluate lake bank erosion on the south side of Cortana.	Mr. Zordan		X	10.15.25
40	08.20.25	ACTION	Conduct full inventory of meters & present at next meeting.	Willis/Nott		X	10.15.25
41	08.20.25	ACTION	Email draft minutes only to Mr. Tarr for advance review.	Corporate		X	11.19.25
42	08.20.25	ACTION	Evaluate lake bank Areas 1-10. Obtain maintenance costs.	Mr. Zordan		X	11.19.25
43	08.20.25	ACTION	Request costs to maintain lake bank Areas 11 through 22 from EarthBalance or Superior; photos will be taken of each area.	CDD Staff		X	11.19.25
44	10.15.25	ACTION	Ask Pesky Varmints to check Lake 58 lake bank for iguanas again and address the issue.	CDD Staff		X	11.19.25
45	10.15.25	ACTION	Speak with Dryad's references and provide input to the Board.	Mr. Zordan		X	11.19.25
46	10.15.25	ACTION	Ask EarthBalance for detailed breakdown of what they propose to do at 12 specific MCA lake bank areas.	Mrs. Adams		X	11.19.25
47	10.15.25	ACTION	Anchor one floating black pipe observed in Medici.	Mr. Nott		X	11.19.25
48	10.15.25	ACTION	Request proposals from EMC for Lake 43 and Lake 22, to include installation of soil from lake.	CDD Staff		X	11.19.25
49	10.15.25	ACTION	Add page # to Key Activity Dates Report.	Mrs. Adams		X	11.19.25
50							