

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Workshop on December 17, 2025 at 10:30 a.m., or as soon thereafter as the matter could be heard, in the Garden Room, 15755 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:

Shane Willis	Operations Manager
Mark Zordan	District Engineer
James Barron	EarthBalance

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The workshop was called to order at approximately 10:46 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Discussion/Inspection of Selected Lake Bank Areas (Noncompliance with County Requirements)

Those in attendance observed and discussed the condition of Lake 22 and the scope of work proposed by EarthBalance.

Mr. Tarr discussed Fakahatchee grass installed without irrigation that died, Arboricola that The MCA planted in its place at no charge to the CDD, and issues with plantings of Fakahatchee grass. He noted the presence of a bottle that was not removed by Superior for three weeks.

Discussion ensued regarding the vegetation, slope of the lake bank, water levels, dirt underneath the mat, and placement of sod and/or dirt on top of the mat.

Mr. Tarr stated that, in Medici, the Developer installed common drains between two units and, in the single-family neighborhoods, each home has an individual drain. When drains required repair, the Medici HOA paid MRI \$10,000 to repair all the drains.

Mr. Barron and Mr. Zordan identified and discussed vegetation, including Brazilian Pepper, which must be removed and transported out by hand, and the proposed scope of work.

The Board and Staff discussed easement access, use of mechanical carts, access routes for hauling, the \$200 per linear foot cost to install stone, artificial turf remediations, the EarthBalance estimate of approximately \$29,000 for Lake 22 clearing and maintenance, and the need to maintain the vegetation and remove vines in order for plantings to thrive.

Mr. Tarr stated The MCA recently stopped maintaining this berm after maintaining it for years. He stated the berm was created and planted and requires maintenance, such as trimming and vine removal, as opposed to the Bella Lago berm that includes palm trees, looks very good and requires minimal maintenance.

Discussion ensued regarding past maintenance at Lake 22, cutting of Fakahatchee grass, ability of Fakahatchee grass to tolerate fluctuating water levels, dredging and lake bank remediations.

Mr. Tarr suggested considering the Cortile lake bank before choosing a solution.

Mr. Zordan stated his Report regarding Lake 43 includes pictures and recommendations.

The workshop recessed at 11:46 a.m., and the attendees proceeded to the next lake.

The meeting reconvened at 12:00 p.m., at Lake 35.

Those in attendance discussed the riprap and #4 stone remediations at Lake 35.

Mr. Zordan stated that Collier County currently does not classify #4 stone and shell remediations as hardening the shoreline; whereas, limits are imposed on riprap remediations.

Mr. Barron identified examples of exotic vegetation to be removed, including Brazilian Pepper and Leadtree. In response to a question by Mr. Henry, Mr. Willis stated that in other projects, when extensive invasives are removed as required by permit, aesthetic renovation replacement plantings can be installed.

Discussion ensued regarding targeted use of herbicide, visual appeal and tendency of Spikerush to fill in, and examples of Canna Lily. Areas of Brazilian Pepper to be removed were pointed out. It was noted that cutting back Brazilian Pepper is not effective, as it grows back rapidly.

Discussion ensued regarding "Excluded Maintenance Areas" and "Orphan Lake Bank" areas, and why some areas were added to the map.

Mr. Tarr voiced his belief that this area was not present when the area was developed 25 years ago and that, while The MCA could initially maintain it easily, The MCA gave up when the invasives took over.

Mr. Willis noted that, in this area, there could be two costs: the cost of removing invasives and the cost of installing replacement plantings. It might be an area on which the CDD can partner with The MCA.

The workshop recessed at 12:08 p.m., and the attendees proceeded to the next lake.

The workshop reconvened at 12:23 p.m., at Lake 43.

All Supervisors were still present, except for Mr. Light.

Mr. Tarr identified areas with washouts and preserve areas where mats were installed without irrigation and were holding better than mats in irrigated areas.

Mr. Willis noted the presence of arrowhead, pickerelweed, homeowner runoff and an area where runoff was remediated. Plantings were noted in those areas. Mr. Zordan stated that plantings will die if installed during the dry months from October to May without irrigation.

Those in attendance discussed the condition of the lake bank, a washout on top of a control structure, issues caused because golf courses are exempted from remediations that interfere with course layout and playability, the level to which sod should be installed, plants that tolerate submersion well, artificial plants and the cost of approximately \$200 per linear foot for artificial turf.

Mr. Zordan discussed an example of a gully with flowing water and dirt washing out from a pipe between two homes where he suspects there is an underground pipe issue. He recommended a letter be sent to the homeowner regarding the private drain.

Discussion ensued regarding whether slope issues on private property would be exempt from slope requirements, whether property owners would be required to remediate slope and drop offs to meet requirements, and whether properties were grandfathered in.

Mr. Willis discussed the 4:1 slope and the 9” drop off requirements and voiced his belief that Mediterra’s permit requires both parameters to be met. Mr. Zordan will find out if that applies to both private property and CDD property.

Discussion ensued regarding areas with and without erosion, the area in question still not being considered successful without the drainage issues, areas where the mat failed to contain the soil, and the numerous contractors and professionals including Mr. Zordan and Mr. Radford that recommended installing stone.

It was noted that some wave action contributes to the erosion observed.

Mr. Tarr voiced his opinion that, with this level of erosion after less than one year, additional use of those types of methods is unwise.

Mr. Zordan was asked to bring examples of successful remediations, including stone and riprap, to the next meeting.

Discussion ensued regarding aesthetic issues, the need to monitor preserve cleanups, and ensuring that invasive species are addressed promptly and contractors are held accountable.

Discussion ensued regarding easements and property lines.

The consensus was that a letter will be sent to the homeowner.

THIRD ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

FOURTH ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

FIFTH ORDER OF BUSINESS

NEXT MEETING DATE: January 21, 2026 at 9:00 AM

○ **QUORUM CHECK**

This item was not addressed.

SIXTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at 12:50 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair