

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on December 17, 2025 at 9:00 a.m., in-person in the Board 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:

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
Carmen Mauceri	General Manager/COO, The Club at Mediterra
Bill Bowden	MCA General Manager
James Barron	EarthBalance
Mike Radford	M.R.I. Construction, Inc. (MRI)
Bud Gartland	Resident
Peter Rea	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 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 and stated that a workshop is scheduled for after today's meeting, at 10:30 a.m., at which Mr. Zordan will conduct a tour of selected areas, accompanied by Shane Willis.

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

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

Carmen Mauceri, General Manager of The Club at Mediterra, stated that The Club would like to study whether The Club can partner with the CDD to reduce the size of Lake 11B adjacent to the grand lawn. The Club's site engineer, Dakota, will perform an analysis and advise of the needs and requirements to alter the lake bank in front of The Club. This two-phase project is just beginning. Phase 1 is estimated to take about sixteen months; it is currently day 16. There is ample time to facilitate any of the South Florida Water Management District's (SFWMD) needs or requirements. The Club wants to be very transparent; nothing would be done without the true partnership of the CDD Board and Staff, The Club and The MCA. Phase 1 will take a substantial amount of time. Phase 2 is near the lake edge where the current pool is and where the new pool will be located.

Mr. Tarr stated that Mr. Mauceri asked if part of the lake could be filled in and Mr. Zordan advised that other CDDs have filled in portions of stormwater management systems; however, the SFWMD might have some opinions on which other lakes must be modified to add capacity. It can be done, but it might also not be feasible. At this time, The Club has not made any specific requests.

Mr. Light asked when this was identified as an issue, and what The Club would offer the CDD for the consumption of lake property. Mr. Mauceri stated he will ask Dakota to provide the information when these things are known.

Discussion ensued regarding the very early stage of the project, the need for SFWMD involvement, concerns about the project, and the need for an Agreement stating The Club would pay any legal and/or engineering fees necessary to satisfy SFWMD applications if they

must be done by the CDD. Mr. Tarr advised the Supervisors of Mr. Mauceri's willingness for The Club to receive and store the Dryad equipment in advance of the upcoming installation.

Asked when specifics might be shared with the CDD, Mr. Mauceri stated he is working with Dakota; specifics will be shared as soon as possible. He believes that a small amendment to the lake bed near the grand lawn inside the blue fence could be done initially, and a larger amendment made during Phase 2 when the pool is demolished. Complete pictures of Phases 1 and 2 can likely be provided when all SDPAs are approved, in a few months.

Discussion ensued regarding the need to consider compensation, the benefits of the CDD maintaining goodwill towards The Club, the CDD and The Club both representing the property owners who fund both entities, the CDD's taxing authority, having a responsibility to be fair to property owners, avoiding adding incremental costs to taxes, and The Club being the largest taxpayer to the CDD based on its acreage.

Mr. Tarr stated that Mr. Adams distributed the Consent to Easement that was approved and recorded earlier in the year. Asked if the CDD must sell the property in question, Mr. Adams stated that, once the footprint is established, the District Engineer can determine how much capacity the CDD may have overbuilt in that basin or series of lakes and advise if a land swap is necessary to add capacity. If within capacity, no land swap would be necessary.

Regarding the CDD's obligations to the State, Ms. Willson stated that, absent a few certain personal property items for which an applicable State Statutory process is required, CDDs have been able to conduct swaps as outlined, because the State Statutory requirements, including holding a public auction, do not apply to Special Districts. Mr. Adams stated that, while the CDD has the right to fill in a lake on the east side, the capacity being taken must be put back into the basin or the series of connected lakes.

Mr. Mauceri expressed appreciation for the assistance. He stated that the front drive approaching the Clubhouse is beautiful and enjoyed by residents, and there are no plans to fill in the lakes. The Club will do what it needs to do to be a great partner.

Resident Peter Rea thanked Staff for removing dead trees across from his home on Lake 45N. He recalled previous discussions about lake slopes and stated that, since work was

recently done, the presence of mud everywhere is unsightly. He asked if plantings in the water would be appropriate. Staff will review the area and report accordingly.

FOURTH ORDER OF BUSINESS

Approval of November 19, 2025 Regular Meeting Minutes

The following changes were made:

Line 401: Change "MCA" to "Club at Mediterra"

Line 424: Change "taken" to "takes"

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the November 19, 2025 Regular Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS

Update: Dryad Silvanet Wildfire Detection System

Mr. Tarr stated that the Dryad project cannot proceed until Certified Security, the Dryad reseller in the U.S., receives an executed contract.

Ms. Willson stated that she is working with Certified's Counsel. He partially accepted the CDD's form of contract for installation, services and materials; however, their contract must be executed for ongoing alarm service monitoring, which is governed by the laws of the State of Washington.

Discussion ensued regarding the warranty information, which was distributed; alarm monitoring; the Dryad system features; the Dryad warranty; sensor failures and replacements; a letter assuring that, in the event the reseller stops servicing the system, Dryad will honor the warranty.

It was noted that the contract allows for 9% increases in monitoring. At the suggestion of Mr. Henry, Ms. Willson will request indexing against the Consumer Price Index (CPI) and will ask for the typo in Section 6, where the comma is missing from the \$186,000 contract price, to be corrected.

Discussion ensued regarding Section 6 of the contract, related to the call list for fire alarms, which states "Subscriber agrees to furnish CSI with a written list of names and

telephone numbers of persons the subscriber wishes to receive fire alarms. Unless otherwise provided in the call list, CSI will make a reasonable effort to contact the first person reached or notified on the list, either by a telephone call, text or email message. No more than one call to the list shall be required, and any form of notification provided herein, including leaving a message on an answering machine, shall be deemed “reasonable/compliant” with CSI’s notification obligation.”

Mr. Light voiced his opinion that CSI should be told to call until they talk to somebody.

Discussion ensued regarding the hierarchy of calls, sending the first call to the Police or the Fire Department, call monitoring, sequence of events during an alarm event and when phone calls are triggered, use of GPS sensors, and the expectation that it is the Fire Department’s responsibility to notify affected residents of a fire.

Ms. Willson believes it would be a Fire Department or the Fire Response Team’s responsibility to notify neighbors; she will research the matter and advise.

Mr. Bowden stated his hope and expectation that the alarm would tie in with The MCA’s “Code Red” system which conveys emergency notifications to hundreds of homes. He discussed use of the system and noted that emergency notifications should be sent around the clock to ensure resident safety.

Mr. Tarr will speak with Mr. Spungen regarding the CSI contract and the annual contract increase for alarm monitoring. The consensus was that the Board supports the negotiation; the escalator can be revisited after one year if necessary.

Mr. Adams suggested the contract be accepted, in substantial form, as presented, and give Staff direction to negotiate the escalator.

Ms. Wilson stated that the contract provides for auto-renewal; the CDD must provide notice 60 days before the end of the contract of the intent to cancel.

Mr. Adams stated that once the contract is signed, when an invoice is received, the check will be expedited and be sent via overnight shipping.

The consensus was to proceed as discussed.

A. Johnson Engineering, Inc. Status Report

Mr. Tarr displayed photographs of the lake bank in Milan. He and Mr. Zordan met with Bill Bowden and Terry Wood in Milan. Numerous hedges need to be removed in order to access the lake access easement. The lake bank is washing out on the mat in Cortile and three washouts occurred despite repairs being completed as specified. He suggested visiting Cortile during the workshop. Mr. Zordan is not prepared to submit a request for bids at this point.

B. Swimming Pool Overflow Discharges

Discussion ensued regarding the overflow discharge schematic in the agenda, overflow drainage discharging into the lake, failed remediations in Cortile, sheet flow and the ineffectiveness of the mat solution.

Mr. Zordan discussed the dry well remediation system and stated that additional research and information will be provided.

Discussion ensued regarding the need to communicate the solution to homeowners, other issues contributing to erosion including overwatering, the need for proper irrigation, revisiting methods of lake bank restoration, considering riprap, lake bank access issues, the need to maintain the 4:1 lake banks slopes, gravel, and methods of hardening lake banks.

Discussion ensued regarding erosion, failure of the mat due to not installing vegetation or grass on top of the material, excessive rainfall, eco-sock and geotube solutions with sacrificial socks installed on top, failure of the lake bank slope and soil composition.

Mr. Zordan will present additional options at the next board meeting.

SEVENTH ORDER OF BUSINESS**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**

Mr. Adams presented Resolution 2026-02. This is necessary because total expenditures at the end of Fiscal Year 2025 exceeded the adopted budget appropriations. Expenditures for Fuel Load Reduction in Conservation Areas and Aeration Replacement exceeded the budgeted

amounts, and Rights-of-Way (ROWs) were added to the Fuel Load Reduction program. Adoption of this Resolution helps alleviate the potential for a finding in the audit.

Discussion ensued regarding governmental accounting processes, use of the modified accrual basis, budgeting, unbudgeted and/or underbudgeted expenditures for which fund balance was used, and disclosure of the Board’s decision-making processes.

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

EIGHTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

On MOTION by Mr. Light and seconded by Ms. Wheeler, with all in favor, the Performance Measures/Standards & Annual Reporting Form for October 1, 2024 - September 30, 2025, was ratified.

B. October 1, 2025 - September 30, 2026

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, the Performance Measures/Standards & Annual Reporting Form for October 1, 2025 - September 30, 2026, was approved.

NINTH ORDER OF BUSINESS

**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**

The Board and Staff reviewed the 2025 Operations Financial Impact Analysis and the Unaudited Financial Statements as of October 31, 2025.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, the Unaudited Financial Statements as of October 31, 2025, were accepted.

TENTH ORDER OF BUSINESS

Discussion of Community Update Letter

The Board and Staff discussed the Draft Community Update Letter.

Discussion ensued regarding sending a flyer with photos of the Dryad equipment after the system is installed, safety reminders and warning to beware of alligators.

It was noted that the letter will be sent in January 2026 after the contract is fully executed, deposit received by Certified Security and an installation date set.

ELEVENTH ORDER OF BUSINESS

Old Business

There was no old business.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Ms. Willson stated that several legislative bills of interest will be considered in the upcoming January 2026 legislative session. The Board will be advised of any actions affecting special districts.

B. District Engineer: Johnson Engineering, Inc.

There was no report.

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

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

- **QUORUM CHECK**

Supervisors Tarr, Henry, Light and Gartland confirmed their attendance at the January 21, 2026 meeting.

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

- **Key Activity Dates Report**

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

THIRTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

This item was not addressed.

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Discussion ensued regarding an issue in Terrazzo, where CDD property comes up to homes and trees overhang homeowner properties.

Mr. Zordan will perform a survey of all houses on the right side of the street and contact the property owner at 28344 Terrazzo Lane.

Regarding work to be done on Brolio Lane, Mr. Willis stated he met with Tom Lively, of The Club's staff, who stated he is not interested in taking on that project. GulfScapes submitted a bid to manage the area, perform cleanup, add pine straw and blend the area into the lake bank for a one-time \$2,900 fee. The cost to add irrigation and additional vegetation would be approximately \$6,700.

Mr. Willis will contact Bill Bowden and obtain a quote from their contractor.

Regarding Lake 70 and Mr. Henry's email, Mr. Zordan will provide an update.

Regarding erosion on Lake 63, Mr. Zordan will review the area and report his findings.

Regarding the extension granted for Lake 74, Mr. Zordan stated the same letter filed at the time of Hurricane Ian was filed. An email was just received advising to submit the Letter of Withdrawal and then resubmit in January. He believes the Executive Order will be continually renewed. He will continue monitoring the progress of the Executive Order related to Hurricane Milton.

FIFTEENTH ORDER OF BUSINESS

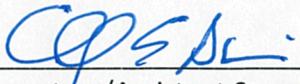
Public Comments (3 minutes per speaker)

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, the meeting adjourned at 10:45 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair