

MEDITERRA

COMMUNITY DEVELOPMENT DISTRICT

January 21, 2026

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/>

January 14, 2026

Board of Supervisors
Mediterra Community Development District

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

Dear Board Members:

The Board of Supervisors of the Mediterra Community Development District will hold a Regular Meeting on January 21, 2026 at 9:00 a.m., in-person in the Boardroom, 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. Mediterra Lake Banks
 - A. Presentation: Mediterra Lake Bank Repair Options (Erick Howard, Johnson Engineering, Inc.)
 - B. Discussion/Decision : Lake Bank Projects
 - Lake 22 [Medici]
 - Lake 16 [Milan]
 - Lake 43 [Verona]
 - Lake 45 [Cortile]
5. Johnson Engineering, Inc. 2025 Water Quality Report
6. Update: Status of Dryad Silvanet Wildfire Detection System Installation
7. Discussion: Invasive Plants in CDD Non Conservation Areas
8. Consideration of Proposal for Brolio Lane Project

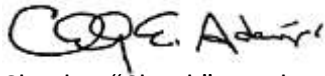
9. Update: Superior Waterway Services, Inc. Lake Treatment Report
10. Approval of Minutes
 - A. December 17, 2025 Regular Meeting
 - B. December 17, 2025 Workshop
11. Acceptance of Unaudited Financial Statements as of November 30, 2025
 - Operations Financial Impact Analysis 12/18/25
 - Summary Report/Breakdown 12/18/25
 - Summary/Notes 12/18/25
12. Old Business
13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - Discussion: Drains to Lake Typical Detail Schematic
 - Update: Lake 70 Vegetative Maintenance Area [Lucarno]
 - Update: Lake 74 Permit Extension Update [Lucarno II, East Gate Entrance]
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. NEXT MEETING DATE: February 18, 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
 - II. Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (*for informational purposes*)
 - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - Key Activity Dates Report
14. Action/Agenda or Completed Items

15. Supervisor's Requests
16. Public Comments (*3 minutes per speaker*)
17. 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

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Lake Bank Repair Options

Mediterra Community Development District

JOHNSON
ENGINEERING

— An Apex Company —

Erik Howard, PE – Water Resource Engineer
Mark Zordan, PMP – Project Manager
Leanne Olson, EI – Project Engineer
January 21, 2026



Geotube

\$85-\$120/LF



Dredging Machine and Geotube Stacking



Geotube Split for Grading

1. Prepare and grade shoreline; stake alignment and remove debris
2. Place and anchor empty geotube containers along design line
3. Hydraulically fill tubes with approved sand or fill material
4. Secure fill ports and allow tubes to dewater and consolidate
5. Install coir matting, protective cover, and vegetation to restore surrounding areas

Geotube

\$85-\$120/LF



Final Grading



Lake Bank Sodding

- Large, permeable polypropylene fabric containers for shoreline stabilization
- Forms a durable, long-term erosion control barrier when installed to specifications
- Allows proper drainage and filters underwater seepage
- Helps protect water quality by reducing sediment and pollutant entry

Flexamat

\$160-\$200/LF



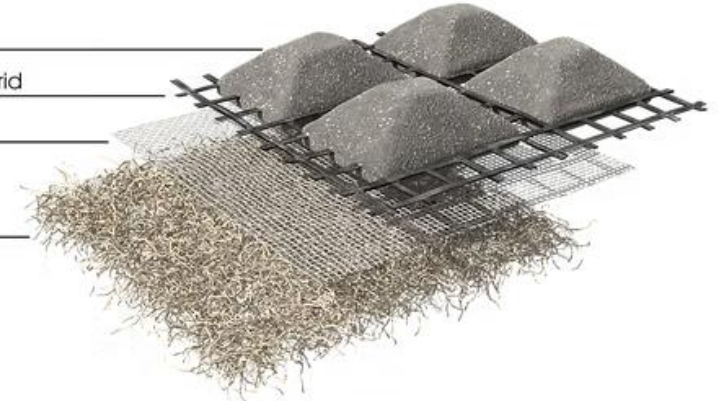
Flexamat with Littorals

5000 PSI Concrete Blocks

High Strength Biaxial Geogrid

5-Pick Leno Weave

Curlex® II Wood Excelsior



Flexamat Configuration

- Flexible, articulated concrete mat system for long-term erosion control and slope protection
- Made of individual concrete blocks connected by high-strength cables
- Conforms to ground contours while providing durable armoring



Geotextile Keyed In



White Shell Lake Bank Cover

- Place fill and compact to 95% of Modified Proctor density
- Key geotextile into the top of slopes using a 6-inch × 6-inch excavated anchor trench
- Install geotextile fabric and secure with 18-inch pins spaced at 3-foot centers
- Place 4–6 inches of shell over the geotextile
- Install sod as required to control final elevation and stabilize the surface

Stone

\$180-\$200/LF



Geotextile Keyed In



Stone Being Placed on
Lake Bank



Stone Lake Bank Cover

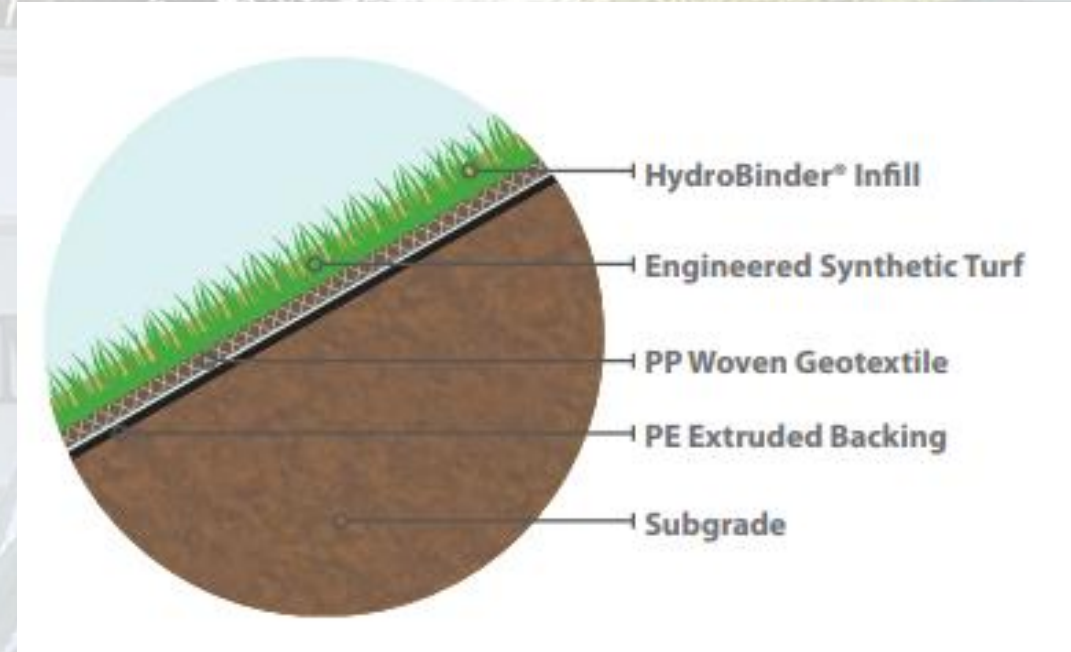
- Place fill and compact to 95% of Modified Proctor density
- Key geotextile into the top of slopes using a 6-inch × 6-inch excavated anchor trench
- Install geotextile fabric and secure with 18-inch pins spaced at 3-foot centers
- Place 4–6 inches of No. 4 stone over the geotextile
- Install sod as required to control final elevation and stabilize the surface

HydroTurf

\$180-\$200/LF



Ford Street Canal



HydroTurf Configuration

- Engineered revetment system for shoreline and slope erosion protection
- Combines impermeable geomembrane with engineered turf and HydroBinder infill
- Forms a fiber-reinforced, high-strength concrete surface
- Resists high water velocities, wave action, and shear stress



GeoSOX Installation



Filling GeoSOX with Sediment



Sodding Over GeoSOX

- Flexible, tubular geotextile containers for shoreline and bank stabilization
- Filled with sand or soil and placed at the base of eroding banks
- Reduces wave energy and prevents soil loss
- Supports vegetation growth and natural shoreline restoration
- Provides a low-profile, environmentally friendly erosion control solution

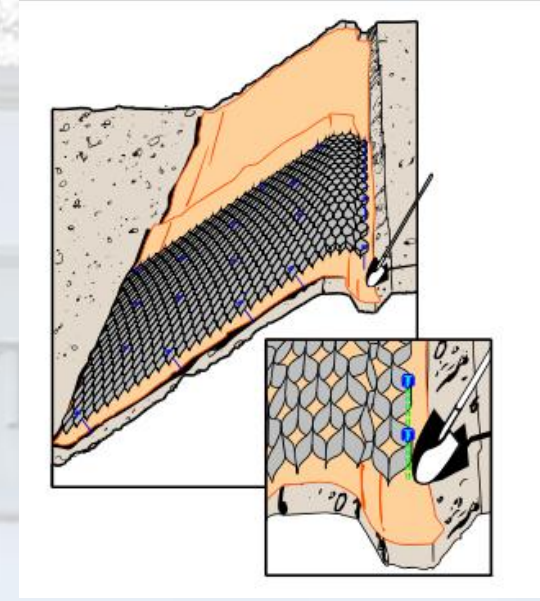
Geoweb

\$200-\$250/LF



Geoweb Infill Installation

- Provides load distribution and erosion control on slopes and shorelines
- Reduces soil movement and improves slope stability
- Supports vegetation growth for a natural, stabilized appearance



Geoweb Installation Configuration

- Prepare subgrade and dig anchor trench for geotextile fabric
- Install geotextile fabric, ensuring required overlap is achieved
- Secure Geoweb at the top of slope using anchors
- Expand Geoweb down the slope and anchor in accordance with manufacturer requirements
- Place infill within cell walls, working from the top of slope downward

Comparison

Material	Pros	Cons
Geotube	<ul style="list-style-type: none"> - Filled with onsite material - Lowest overall cost 	<ul style="list-style-type: none"> - Material segregation within the tube can cause uneven support - Difficult to adjust or modify after installation
Flexamat	<ul style="list-style-type: none"> - Highly durable and long-lasting system - Effectively limits erosion from wave and hydraulic forces 	<ul style="list-style-type: none"> - Not visually natural
Shell	<ul style="list-style-type: none"> - Natural appearance that blends with lake banks - Supports aquatic habitat 	<ul style="list-style-type: none"> - Easily displaced by wave action - Requires periodic maintenance and replenishment
Stone	<ul style="list-style-type: none"> - Natural appearance, blends in with lake bank 	<ul style="list-style-type: none"> - Requires periodic maintenance and replenishment
Hydroturf	<ul style="list-style-type: none"> - Blends well with existing turf and landscaped areas - Provides engineered erosion protection 	<ul style="list-style-type: none"> - Limited adaptability after installation - Higher repair complexity if damaged
GeoSox	<ul style="list-style-type: none"> - Filled with onsite material 	<ul style="list-style-type: none"> - Material segregation within the tube can cause uneven support - Difficult to adjust or modify after installation
Geoweb	<ul style="list-style-type: none"> - Flexible cellular system adapts to varying lake bed conditions 	<ul style="list-style-type: none"> - Difficult to keep infill in cells walls with wave action

Budget

Phasing

- All
- Condition
- Location

Access

- Material Storage
- Equipment Storage
- Work Area

Project Costs

	Average Cost Per Lake	Total Cost
Least Expensive	\$175,000	\$6 Million
Most Expensive	\$400,000	\$15 Million

Phased Approach Options			
Duration	5 Years	10 Years	15 Years
Lakes/Year	15 Lakes	7 Lakes	5 Lakes
Least Expensive	\$1.3 Million	\$665,000	\$445,000
Most Expensive	\$3 Million	\$1.5 Million	\$1 Million

Total Perimeter = 132,829 LF

Average Lake Perimeter = 1,750 LF

Assumption 50% of Lake Banks Need Restoration $132,829 \text{ LF} \times 50\% = 66,414 \text{ LF}$

Does not include engineering, permitting, or escalation costs

Cost Per Household

	Average Cost Per Lake	Total Cost
Least Expensive	\$190	\$6,315
Most Expensive	\$420	\$15,800

Phased Approach Options			
Duration	5 Years	10 Years	15 Years
Lakes/Year	15 Lakes	7 Lakes	5 Lakes
Least Expensive	\$1,375	\$700	\$475
Most Expensive	\$3,150	\$1,575	\$1,050

Assumption 950 Homes in Mediterra

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COMMUNITY DEVELOPMENT DISTRICT

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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 long, sweeping underline.

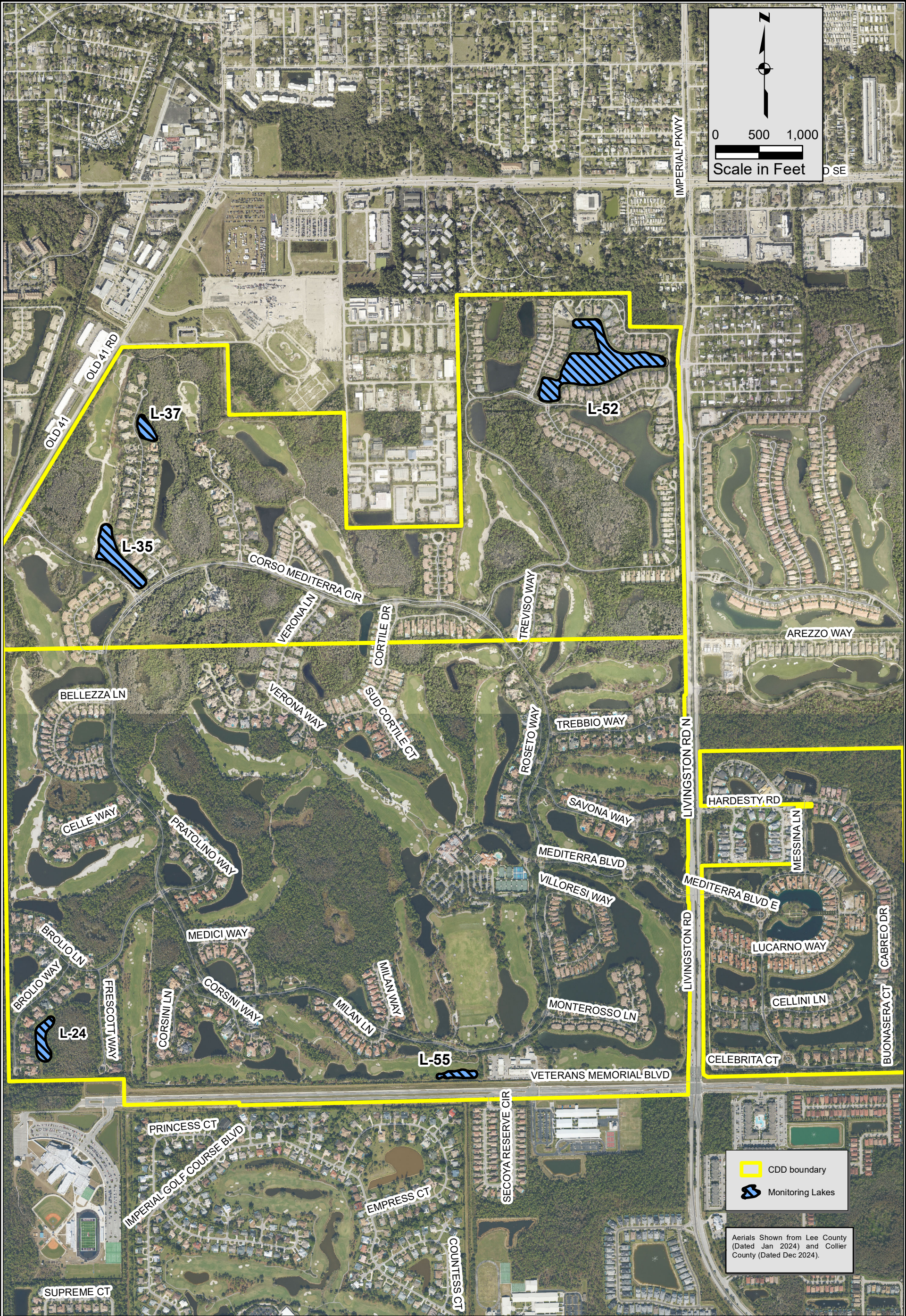
Abe Elizarraraz
Environmental Scientist

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 I	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

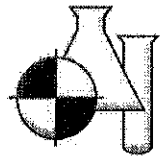
Sample Description: L-55

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

Date

Dr. Dale D. Dixon Laboratory Director

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.
 I = 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) 723-9986.

Results relate only to the samples.

Benchmark EnviroAnalytical, Inc.

1711 Twelfth Street East

Palmetto, FL 34221

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

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

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

Client
Information:**Johnson Engineering, 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 4°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 Juliana Silva	9/29/25	1600	Low on BEAS	9/30/25	10:40
2	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
	Low on BEAS	9/30/25	1208	PAIS PAPERBACK Daniel BEA	9/30/25	1208
3	Relinquished By & Affiliation: (Print & Sign)	Date:	Time:	Received By & Affiliation: (Print & Sign)	Date:	Time:
	PAIS PAPERBACK Daniel BEA	9/30/25	1501	Kara 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)

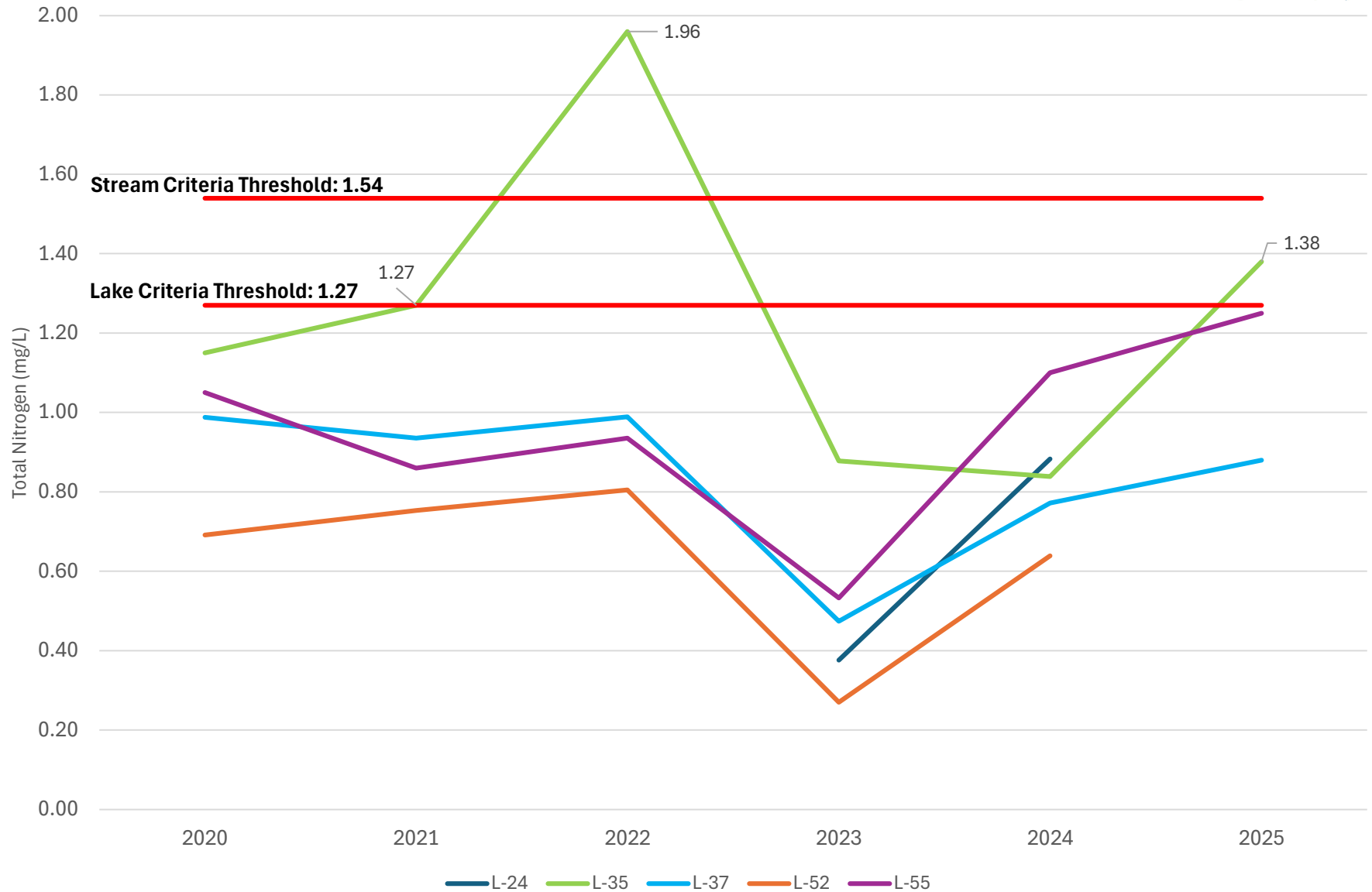


Photo 5: L-55 (OS-Coco 1), facing south

APPENDIX D
NUTRIENT CONCENTRATION CHARTS
2020-2025

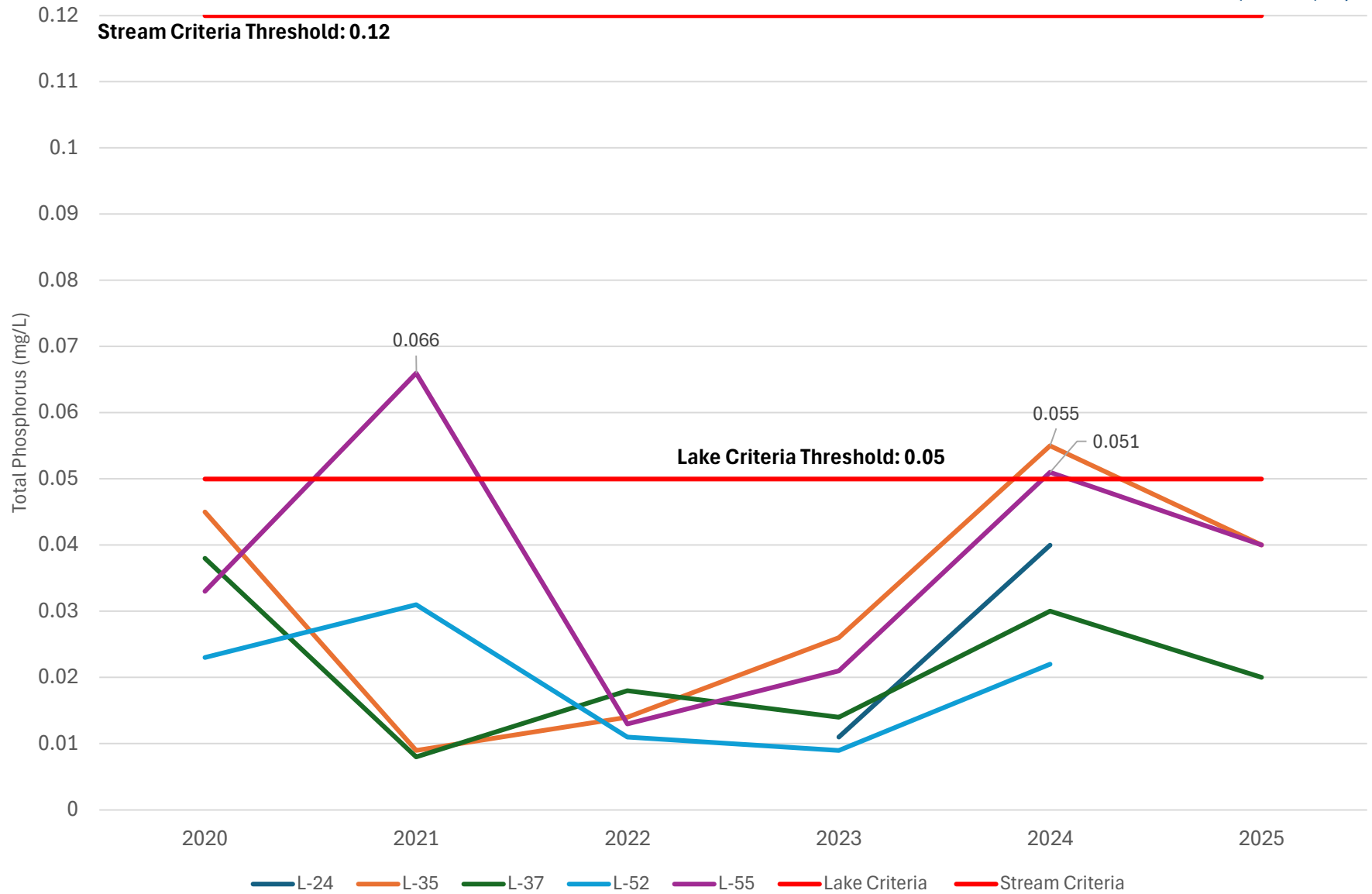
Mediterra CDD Annual Water Quality 2020-2025

Total Nitrogen (mg/L)



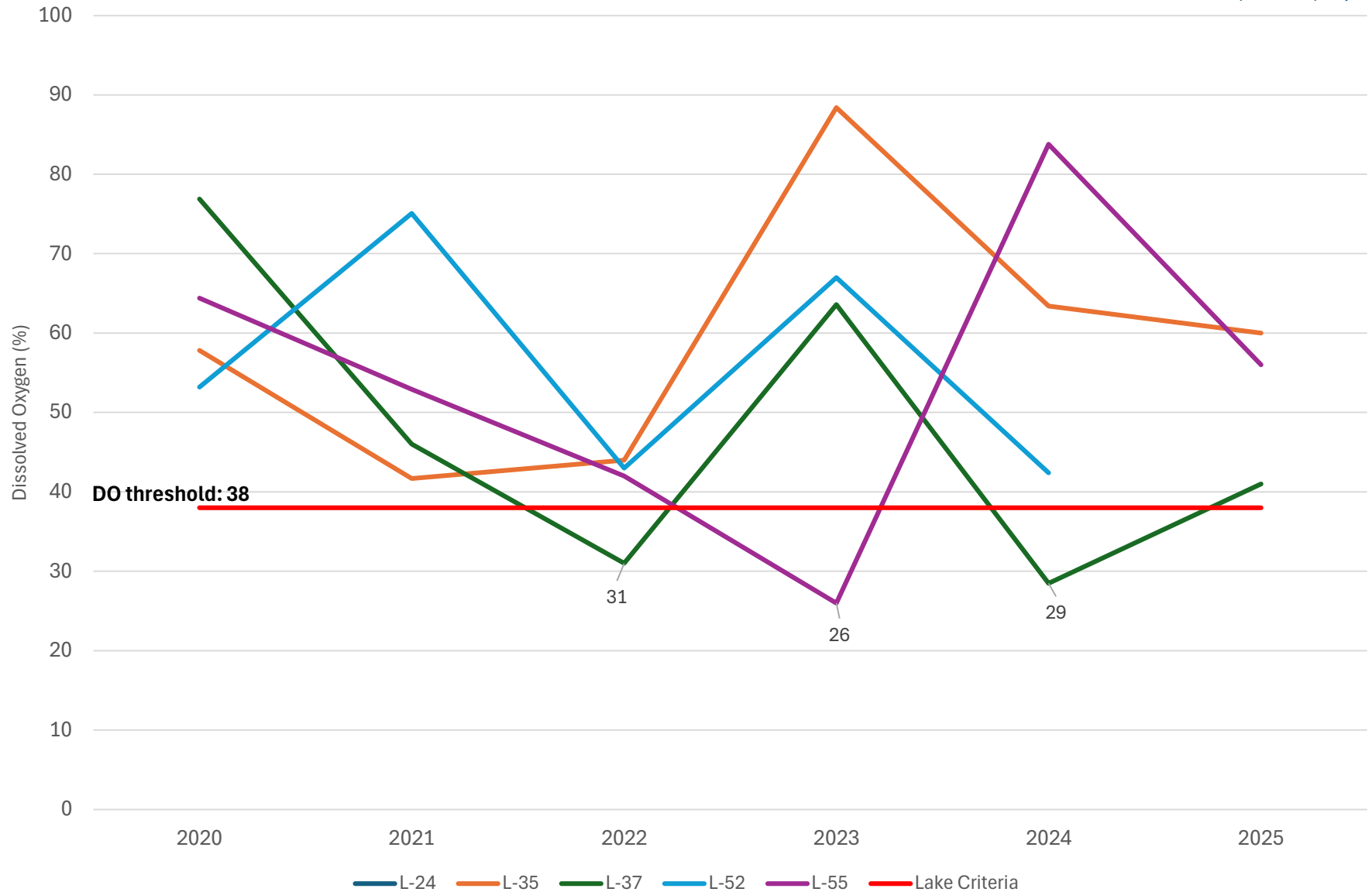
Mediterra CDD Annual Water Quality 2020-2025

Total Phosphorus (mg/L)



Mediterra CDD Annual Water Quality 2020-20245

Dissolved Oxygen (%)



MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

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DAILY TREATMENT REPORT (TR)

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Number:	03270.59 (001) 1.0
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PM:	JPB
-----	-----

Final TR:	
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Date (Fecha): 8/7/2025

Thursday

On Site: 9:15am

Off Site: 1:45pm

Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Tratada)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

NOTES: Total hours = 8.25/9.25(driver)

Cumulative SV = 1.00

[illegible]

Cumulative Man Days = 11.71

Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Number:	03270.59 (001) 1.0	PM:	JPB
	Final TR:		

Cumulative SV = 1.00

Comments (Comentarios):

1 hr lunch

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Date (Fecha):	8/11/2025	Monday	On Site:	8:30am	Off Site:	2:30pm
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Project Number:	03270.59 (001) 1.0	PM:	JPB
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Final TR:	
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Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Tratada)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

NOTES: Total hours = 9.00/10.00(driver)

Cumulative SV = 1.00

Employee Information				Man Days In Each Area (Mano de obra por dia in cada Área)							
Employee ID (Empleado):	Code	Travel Hrs	Site Hrs	Area A	Area B	Area C	Area D	Area E	Area F	Area G	Total MD
Miguel Romo	CRD	5.00	5.00								0.91
Aurelio Lorenzo Perez	TEMP	4.00	5.00								0.90
Henry Membreno Andino	TEMP	4.00	5.00								0.90
Jesus Castorena Garcia	TEMP	4.00	5.00								0.90
Rubiel Silvan Guzman	TEMP	4.00	5.00								0.90
Wilson Perez Godinez	TEMP	4.00	5.00								0.90
			Total MD								5.41

Cumulative Man Days = 22.82

Safety Topics (Teme de Seguridad):
PPE

Comments (Comentarios):
1 hr lunch

[illegible]

DAILY TREATMENT REPORT (TR)

Project Name (Nombre del proyecto): **Mediterra CDD Water Management Areas**

Project Number:	03270.59 (001) 1.0	PM:	JPB
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Final TR:	
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Date (Fecha): 8/12/2025

Tuesday

On Site: 8:30am

Off Site: 4:00pm

Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Tratada)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

NOTES: Total hours = 11.00/12.00(driver)

Cumulative SV = 1.00

[illegible]

Cumulative Man Days = 29.41

Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Number:

03270.59 (001) 1.0

PM:

JPB

Date (Fecha): 8/13/2025

Wednesday

On Site: 8:30am

Off Site: 4:00pm

Final TR:

NOTES: Total hours = 10.50/11.50(driver)

Cumulative SV = 1.00

Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

Cumulative Man Days = 35.71

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Number:	03270.59 (001) 1.0	PM:	JPB
	Final TR:		

Date (Fecha): 8/14/2025 Thursday On Site: 8:15am Off Site: 4:15pm

Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Tratlada)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

Cumulative SV = 1.00

Employee Information				Man Days In Each Area (Mano de obra por día in cada Área)							Total MD
Employee ID (Empleado):	Code	Travel Hrs	Site Hrs	Area A	Area B	Area C	Area D	Area E	Area F	Area G	Total MD
Miguel Romo	CRD	5.00	7.00								1.09
Aurelio Lorenzo Perez	TEMP	4.00	7.00								1.10
Henry Membreno Andino	TEMP	4.00	7.00								1.10
Jesus Castorena Garcia	TEMP	4.00	7.00								1.10
Rubiel Silvan Guzman	TEMP	4.00	7.00								1.10
Wilson Perez Godinez	TEMP	4.00	7.00								1.10
			Total MD								6.59

Cumulative Man Days = 42.30

Safety Topics (Teme de Seguridad):
PPE

Comments (Comentarios):
1 hr lunch

[illegible]

DAILY TREATMENT REPORT (TR)

Project Name (Nombre del proyecto): **Mediterra CDD Water Management Areas**

Project Number:

03270.59 (001) 1.0

PM:

JPB

Date (Fecha): 8/15/2025

Friday

On Site:

8:30am

Off Site:

4:00pm

Final TR:	
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Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Trateda)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

NOTES: Total hours = 10.50/11.50(driver)

Cumulative SV = 1.00

[illegible]

Cumulative Man Days = 48.60

Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

[illegible]

Project Name (Nombre del proyecto): **Mediterra CDD Water Management Areas**

Project Name (Nombre del proyecto):

Mediterra CDD Water Management Areas

Project Number:

03270.59 (001) 1.0

PM:

JPB

Date (Fecha): 8/18/2025

Monday

On Site:

9:15am

Off Site:

4:00pm

Final TR:	
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Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Tratada)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

NOTES: Total hours = 10.75/11.75(driver)

Cumulative SV = 1.00

[illegible]

Cumulative Man Days = 53.97

Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

[illegible]

DAILY TREATMENT REPORT (TR)

Project Name (Nombre del proyecto): **Mediterra CDD Water Management Areas**

Project Number:

03270.59 (001) 1.0

PM:

JPB

Date (Fecha): 8/19/2025

Tuesday

On Site:

8:30am

Off Site: 2:00pm

Final TR:	
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Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Tratada)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

NOTES: Total hours = 6.50/7.25(driver)

Cumulative SV = 1.00

[illegible]

Cumulative Man Days = 57.88

Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

Finished day working at TAP Planting (separate TR)

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Date (Fecha): 10/27/2025

MondayOn Site: 8:30amOff Site: 4:15pm

03270.59 (001) 1.0

PM:

JPB

Final TR:

Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Trateda)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

Working on area CE-4AS

Cumulative SV = 1.00

[illegible]

Cumulative Man Days = 6.59

PPE

1 hr lunch

[illegible]

Project Name (Nombre del proyecto): **Mediterra CDD Water Management Areas**

Project Name (Nombre del proyecto): **Mediterra CDD Water Management Areas**

Project Number:

03270.59 (001) 1.0

PM:

JPB

Date (Fecha): 10/28/2025

Tuesday

On Site: 7:45/9:00am

Off Site: 4:00/4:30pm

Final TR:

NOTES: Total hours = 11.00/12.00(driver)
Total hours = 11.00 - Juan Lopez

Working on area CE-4AS

Cumulative SV = 1.00

Safety Topics (Teme de Seguridad):
PPE

Comments (Comentarios):

1 hr lunch

Cumulative Man Days = 14.18

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

PM:

JPB

Date (Fecha): 10/29/2025

Wednesday

On Site: 8:00am

Off Site: 4:30pm

Final TR:	
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Cumulative SV = 1.00Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

Cumulative Man Days = 21.07

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Number:	03270.59 (001) 1.0	PM:	JPB
	Final TR:		

Area	Acres Treated	Total Area	Production Goal	Actual Production	
	(Acres Tratada)	(AC)	AC/MD	AC/MD	Variance
A					1.00
B					
C					
D					
E					
F					
G					

Cumulative SV = 1.00

Employee Information				Man Days In Each Area (Mano de obra por día in cada Área)							Total MD
Employee ID (Empleado):	Code	Travel Hrs	Site Hrs	Area A	Area B	Area C	Area D	Area E	Area F	Area G	Total MD
Ignacio Carreno	CRD	4.00	8.00								1.09
Adolfo Lopez	TEMP	3.00	8.00								1.10
Andre Alvarez Chavez	TEMP	3.00	8.00								1.10
Angel Alvarez Vega	TEMP	3.00	8.00								1.10
Fernando Gutierrez Moreno	TEMP	3.00	8.00								1.10
Manuel Hernandez	TEMP	5.00	6.00								1.00
			Total MD								6.49

Cumulative Man Days = 27.56

PPE

1 hr lunch

[illegible]

Project Name (Nombre del proyecto): Mediterra CDD Water Management Areas

Project Number:	03270.59 (001) 1.0	PM:	JPB
	Final TR:		

Cumulative SV = 1.00

Comments (Comentarios):
1 hr lunch

[illegible]

DAILY TREATMENT REPORT (TR)

Project Name (Nombre del proyecto): **Mediterra CDD Water Management Areas**

Project Number:	03270.59 (001) 1.0
-----------------	--------------------

PM:	JPB
-----	-----

Date (Fecha): 11/3/2025

Monday

On Site: 9:00/9:30am

Off Site: 4:30/4:45pm

Final TR:

Area	Acres Treated	Total Area (AC)	Production Goal AC/MD	Actual Production	
	(Acres Tratada)			AC/MD	Variance
A	13				1,00
B					
C					
D					
E					
F					
G					

NOTES: Total hours = 11.00/12.75(driver) Alvaro's crew
Total hours = 12.00/13.00(driver) Florentino's crew
Total hours = 11.25/12.25(driver) Noel's crew
Total hours = 11.25 Juan Lopez

Cumulative SV = 1.00

Employee Information				Man Days In Each Area (Mano de obra por día in cada Área)							Total MD
Employee ID (Empleado):	Code	Travel Hrs	Site Hrs	Area A	Area B	Area C	Area D	Area E	Area F	Area G	
Alvaro Cerda	CRD	6.25	6.50								1.16
Adan Lopez Santis	TEMP	4.50	6.50								1.10
Tono Barcos Garsia	TEMP	4.50	6.50								1.10
Florentino Martinez	CRD	6.50	6.50								1.18
Carlos Ventura	TEMP	5.50	6.50								1.20
Ciro Perez Aguilar	TEMP	5.50	6.50								1.20
Gabriel Perez Perez	TEMP	5.50	6.50								1.20
Pedro Martinez	TEMP	5.50	6.50								1.20
Noel Carreno	CRD	6.00	6.25								1.11
Francisco Mendez Moreno	TEMP	5.00	6.25								1.13
Henry Membreno Andino	TEMP	5.00	6.25								1.13
Jesus Castorena Garcia	TEMP	5.00	6.25								1.13
Luis Hernandez	TEMP	5.00	6.25								1.13
Juan Lopez	CRD	4.75	6.50								1.02
			Total MD								15.98

Cumulative Man Days = 49.74

Safety Topics (Teme de Seguridad):

PPE

Comments (Comentarios):

1 hr lunch

Alvaro drove to shop in the am. Picked up Tono and Adan.

Noel 30 minutes OP (washing equipment at shop)

[illegible]

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

8

Sarah Gourdine

From: shane willis
Sent: Monday, January 5, 2026 1:27 PM
To: Daphne Gillyard; Gianna Denofrio; Ruta Viola
Cc: Cleo Adams
Subject: FW: Mediterra

Good Afternoon,

Please add this email on the next agenda under old business "Lake 26 buffer discussion"

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

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

From: Bill Bowden <billb@mediterraca.com>
Sent: Monday, December 22, 2025 9:41 AM
To: shane willis <williss@whhassociates.com>; Cleo Adams <crismond@whhassociates.com>
Subject: RE: Mediterra

Hi Shane and thanks,

MCA only does small projects as we are in the maintenance business.

We typically sub these out so our crews can do their normal routine.

Thanks again,

Bill

From: shane willis <williss@whhassociates.com>

Sent: Monday, December 22, 2025 9:38 AM

To: Bill Bowden <billb@mediterraca.com>; Cleo Adams <crismond@whhassociates.com>

Subject: FW: Mediterra

Good Morning Bill,

I presented a proposal to the BOS at the last meeting but they wanted me to ask if your landscaper would be interested in presenting a proposal, I attached Gulfscapes proposal as an FYI. Thanks!

Respectfully,

Shane Willis

Operations Manager

Wrathell, Hunt, & Associates, LLC

9220 Bonita Beach Road

Suite #214

Bonita Springs, FL 34135

(239) 259-4299 ©

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

From: shane willis

Sent: Friday, December 5, 2025 11:15 AM

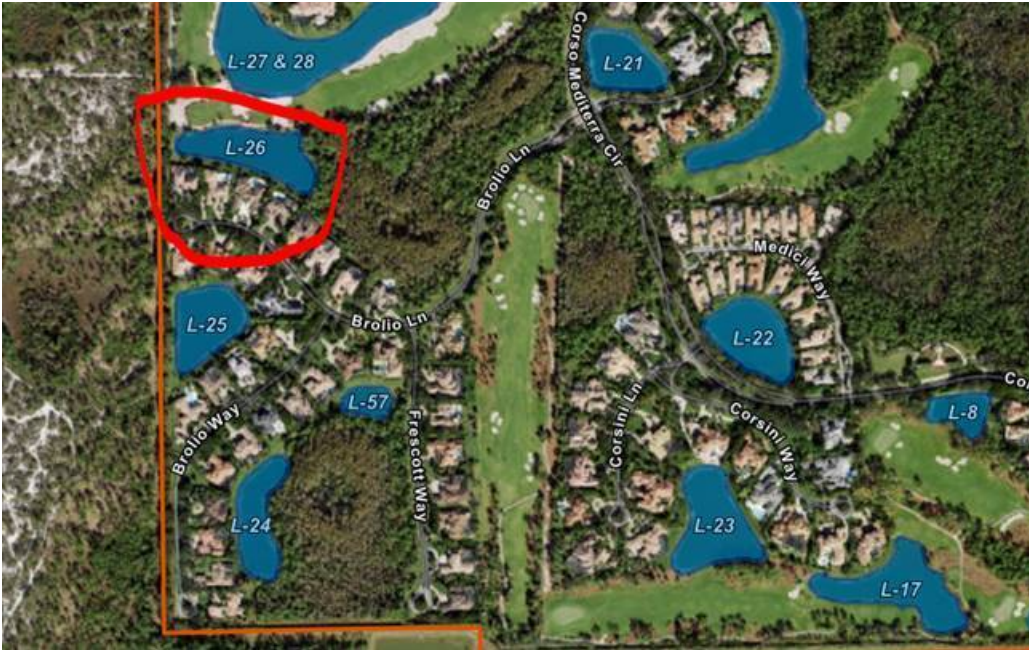
To: 'Blake' <blake@gulfscapeslandscape.com>

Cc: Cleo Adams <crismond@whhassociates.com>

Subject: Mediterra

Hi Blake,

Like we spoke about on the phone, please provide a proposal for some minor clean up and to install some cord grass & pine straw in the area below (match the golf course buffer) and then once a year install for pine straw. Behind 15167 Brolio Lane, thanks!





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

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

9

Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
L-1	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L-2	Treated	Grasses/Weeds		12/19	Treated exposed banks for grasses and weeds
L-3	Inspected			12/19	No treatments needed at this time
L-4	Treated	Grasses/Weeds		12/3	Treated exposed banks for grasses and weeds
L-5	Inspected			12/19	No treatments needed at this time
L-6	Inspected			12/19	No treatments needed at this time
L-7	Treated	Grasses/Weeds		12/3	Treated exposed banks for grasses and weeds
L-8	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L-9	Treated	Grasses/Weeds		12/3	Treated exposed banks for grasses and weeds
L-10	Treated	Grasses/Weeds		12/2	Treated exposed banks for grasses and weeds
L-11	Treated	Grasses/Weeds		12/3 and 12/17	Treated exposed banks for grasses and weeds
L-11B	Treated	Grasses/Weeds		12/11 and 12/17	Treated exposed banks for grasses and weeds
L-12	Treated	Grasses/Weeds		12/3 and 12/17	Treated exposed banks for grasses and weeds
L-12B	Treated	Grasses/Weeds		12/3 and 12/17	Treated exposed banks for grasses and weeds
L-13	Treated	Grasses/Weeds		12/11	Treated exposed banks for grasses and weeds

Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
L-14	Treated	Grasses/Weeds		12/3 and 12/17	Treated exposed banks for grasses and weeds
L-15	Treated	Grasses/Weeds		12/3	Treated exposed banks for grasses and weeds
L-16	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L-17	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L-18	Treated	Grasses/Weeds		12/3 and 12/17	Treated exposed banks for grasses and weeds
L-19	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L-20	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L-21	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L-22	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L-23	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L-24	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L25	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L26	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L27,28	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L29	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds

Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
L30	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L31	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L32	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L33	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L34	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L35	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L36	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L37	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L38	Treated	Grasses/Weeds		12/16	Treated Littorals for Torpedograss
L39	Treated	Grasses/Weeds		12/16	Treated Littorals for Torpedograss
L40	Treated	Grasses/Weeds		12/3	Treated exposed banks for grasses and weeds
L41	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L42	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L43	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L44	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds

Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
L45	Inspected			12/16	No treatments needed at this time
L46	Inspected			12/16	No treatments needed at this time
L47	Inspected			12/16	No treatments needed at this time
L48	Treated	Grasses/Weeds		12/2	Treated exposed banks for grasses and weeds
L49	Treated	Grasses/Weeds		12/2	Treated exposed banks for grasses and weeds
L50	Treated	Grasses/Weeds		12/2	Treated exposed banks for grasses and weeds
L52	Treated	Grasses/Weeds		12/2	Treated exposed banks for grasses and weeds
L53	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L54	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L55	Treated	Grasses/Weeds		12/3	Treated exposed banks for grasses and weeds
L56	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L57	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L58	Treated	Grasses/Weeds		12/16	Crew treated lake bank grasses and weeds
L59	Treated	Grasses/Weeds		12/3 and 12/17	Treated exposed banks for grasses and weeds
L60	Treated	Grasses/Weeds		12/3	Treated exposed banks for grasses and weeds

Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
L61	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L62	Treated	Grasses/Weeds		12/2 and 12/17	Treated exposed banks for grasses and weeds
L63	Treated	Grasses/Weeds		12/2	Treated exposed banks for grasses and weeds
L64	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L65	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
L66S	Treated	Grasses/Weeds		12/19	Treated exposed banks for grasses and weeds
L67	Treated	Chara	Algae	12/16	Treated lake for Chara/Algae
L68	Treated	Grasses/Weeds		12/19	Treated exposed banks for grasses and weeds
L69	Treated	Chara	Algae	12/16	Treated lake for Chara/Algae
L70	Treated	Grasses/Weeds		12/19	Treated exposed banks for grasses and weeds
L71	Treated	Grasses/Weeds		12/19	Treated exposed banks for grasses and weeds
L72	Treated	Grasses/Weeds		12/19	Treated exposed banks for grasses and weeds
L73	Treated	Chara	Grasses/Weeds	12/16 and 12/19	Treated lake for Chara/Algae
L74	Treated	Grasses/Weeds		12/19	Treated exposed banks for grasses and weeds
L75	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds



Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
L76	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds
51	Treated	Grasses/Weeds		12/17	Crew treated lake bank grasses and weeds



Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025

Lake inspection was done on January 8th there where no major problem noted. Minor algae on lake 48, will be treated this week.

Aerator on lakes 15 and 43, tripped breakers reset both are running, aerator for lake 53 and 65, broke air line at cabinet repaired system running

Mediterra CDD

Lake Treatment Report

Treatment Dates December 2025



Lake 8

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 11

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 13

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Treatment Dates December 2025



Lake 14

Notes/Comments

No problem noted during my inspection

Action Needed

Follow up treatment needed



Lake 15

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 16

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Mediterra CDD
Lake Treatment Report
Treatment Dates December 2025



Lake 18

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 19

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 21

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Treatment Dates December 2025



Lake 22

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 23

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 24

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Treatment Dates December 2025



Lake 45

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 48

Notes/Comments

Minor

Algae

Action Needed

Will be treated on the next scheduled service



Lake 49

Notes/Comments

No problem noted during my inspection

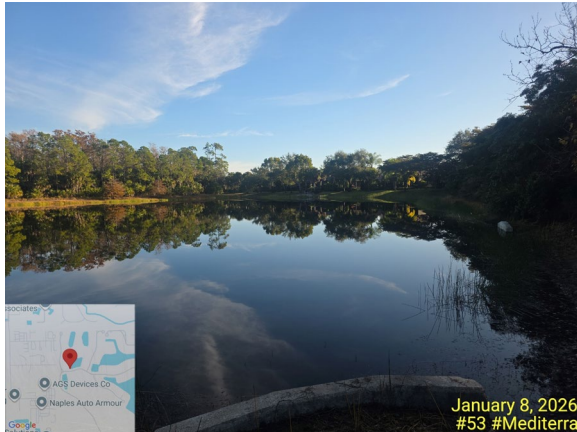
Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Treatment Dates December 2025



Lake **53**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **57**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **59**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Treatment Dates December 2025



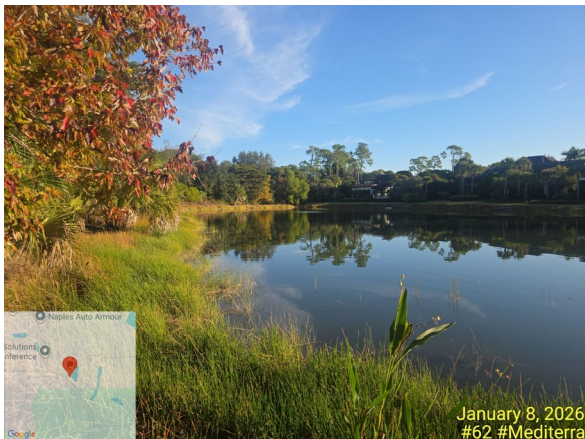
Lake 60

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 62

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 63

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

Mediterra CDD

Lake Treatment Report

Treatment Dates December 2025



Lake 65

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 67

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 76

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

A

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**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.

41

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

43

44 Mr. Tarr welcomed all meeting attendees and stated that a workshop is scheduled for
45 after today's meeting, at 10:30 a.m., at which Mr. Zordan will conduct a tour of selected areas,
46 accompanied by Shane Willis.

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

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

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

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

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

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

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

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

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

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

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

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

96 Resident Peter Rea thanked Staff for removing dead trees across from his home on Lake
97 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.

SIXTH ORDER OF BUSINESS

**Lake Bank Remediation Project - Lake 43
(Verona) and Lake 16 (Milan)**

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.

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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**

260

261 This item was not addressed.

262

263 **FOURTEENTH ORDER OF BUSINESS****Supervisors' Requests**

264

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

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

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

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

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

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

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

282

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

284

285 No members of the public spoke.

286

287 **SIXTEENTH ORDER OF BUSINESS****Adjournment**

288

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

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295 _____
Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

B

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**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 Club and 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 law, 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.

Mr. Willis noted that the preserves are part of the stormwater management system.

A safety concern related to a feature installed by a homeowner was identified.

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.

127 **FIFTH ORDER OF BUSINESS**

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

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130 ○ **QUORUM CHECK**

131 This item was not addressed.

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133 **SIXTH ORDER OF BUSINESS**

Adjournment

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135 The workshop adjourned at 12:50 p.m.

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139 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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144 _____
Secretary/Assistant Secretary

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_____ Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2022	
ASSETS				
Cash				
Suntrust - 7218	\$ 16,381	\$ -	\$ -	\$ 16,381
Suntrust - 9789	554	-	-	554
BankUnited - 0882	88,453	-	-	88,453
ICS - Bankunited	1,343,261	-	-	1,343,261
Series 2013				
Revenue	-	223,547	-	223,547
Reserve	-	75,000	-	75,000
Series 2022				
Prepayment	-	-	1,004	1,004
Revenue	-	-	267,206	267,206
Due from general fund	-	142,803	308,937	451,740
Due from MS 2022	55,405	-	-	55,405
Due from other	4,156	-	-	4,156
Electric deposit	2,346	-	-	2,346
Total assets	<u>\$ 1,510,556</u>	<u>\$ 441,350</u>	<u>\$ 577,147</u>	<u>\$ 2,529,053</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 27,747	\$ 2,688	\$ 4,006	\$ 34,441
Due to General fund	-	-	55,404	55,404
Due to Debt Service Fund				
Due to debt service - series 2013	142,803	-	-	142,803
Due to debt service - series 2022	308,937	-	-	308,937
Total liabilities	<u>479,487</u>	<u>2,688</u>	<u>59,410</u>	<u>541,585</u>
Fund Balances				
Restricted for:				
Debt service	-	438,662	517,737	956,399
Assigned				
3 months working capital	-	-	-	-
Future fire mitigation clean-up	-	-	-	-
Unassigned	1,031,069	-	-	1,031,069
Total fund balances	<u>1,031,069</u>	<u>438,662</u>	<u>517,737</u>	<u>1,987,468</u>
Total liabilities and fund balances	<u>\$ 1,510,556</u>	<u>\$ 441,350</u>	<u>\$ 577,147</u>	<u>\$ 2,529,053</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 NOVEMBER 30, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 534,303	\$ 534,303	\$ 1,352,268	40%
Interest and miscellaneous	1,927	2,378	-	N/A
Total revenues	<u>536,230</u>	<u>536,681</u>	<u>1,352,268</u>	40%
EXPENDITURES				
Administrative				
Supervisors	-	940	9,900	9%
Management	4,164	8,328	49,973	17%
Accounting	1,391	2,783	16,700	17%
Audit	-	-	15,000	0%
Legal	-	-	15,000	0%
Field management	1,275	2,550	15,300	17%
Engineering	-	1,043	135,000	1%
Trustee	-	-	10,000	0%
Dissemination agent	333	667	4,000	17%
Arbitrage rebate calculation	-	-	1,500	0%
Assessment roll preparation	416	833	5,000	17%
Postage	-	100	1,500	7%
Insurance	-	13,643	14,980	91%
Legal advertising	-	-	3,000	0%
Contingencies	210	414	3,000	14%
Annual district filing fee	-	175	175	100%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Total administrative	<u>7,789</u>	<u>31,476</u>	<u>300,943</u>	10%
Water management				
Lake maintenance	-	-	350,000	0%
Contractual services	1,785	1,785	37,900	5%
Aquascaping/cutbacks/pipe cleanout	-	-	100,000	0%
Lake bank erosion repairs	-	-	100,000	0%
Electricity	3,632	3,632	30,000	12%
Wildfire mitigation	-	-	350,000	0%
Aeration replacement and repairs	-	-	45,000	0%
Total water management	<u>5,417</u>	<u>5,417</u>	<u>1,012,900</u>	1%
Other fees & charges				
Property appraiser & tax collector	9,074	17,352	35,456	49%
Total other fees & charges	<u>9,074</u>	<u>17,352</u>	<u>35,456</u>	49%
Total expenditures	<u>22,280</u>	<u>54,245</u>	<u>1,349,299</u>	4%
Excess/(deficiency) of revenues over/(under) expenditures	513,950	482,436	2,969	
Fund balances - beginning	517,119	548,633	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	658,744	658,744	668,833	
Fund balances - ending	<u>\$ 1,031,069</u>	<u>\$ 1,031,069</u>	<u>\$ 1,041,158</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 142,157	\$ 142,157	\$ 315,756	45%
Interest	1,118	2,226	-	N/A
Total revenues	<u>143,275</u>	<u>144,383</u>	<u>315,756</u>	46%
EXPENDITURES				
Debt service				
Principal	-	-	195,000	0%
Interest	54,375	54,375	108,750	50%
Total debt service	<u>54,375</u>	<u>54,375</u>	<u>303,750</u>	18%
Other fees & charges				
Property appraiser & tax collector	2,843	5,531	11,512	48%
Total other fees & charges	<u>2,843</u>	<u>5,531</u>	<u>11,512</u>	48%
Total expenditures	<u>57,218</u>	<u>59,906</u>	<u>315,262</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	86,057	84,477	494	
Fund balances - beginning	352,605	354,185	337,121	
Fund balances - ending	<u>\$ 438,662</u>	<u>\$ 438,662</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 NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 307,220	\$ 307,220	\$ 827,957	37%
Interest	1,001	1,992	-	N/A
Total revenues	<u>308,221</u>	<u>309,212</u>	<u>827,957</u>	37%
EXPENDITURES				
Debt service				
Principal	-	-	722,000	0%
Interest	47,746	47,746	95,492	50%
Total debt service	<u>47,746</u>	<u>47,746</u>	<u>817,492</u>	6%
Other fees & charges				
Property appraiser & tax collector	4,215	8,221	17,140	48%
Total other fees & charges	<u>4,215</u>	<u>8,221</u>	<u>17,140</u>	48%
Total expenditures	<u>51,961</u>	<u>55,967</u>	<u>834,632</u>	7%
Excess/(deficiency) of revenues over/(under) expenditures	256,260	253,245	(6,675)	
Fund balances - beginning	261,477	264,492	237,182	
Fund balances - ending	<u>\$ 517,737</u>	<u>\$ 517,737</u>	<u>\$ 230,507</u>	

Mediterra CDD
2026 Operations Financial Impact Analysis
12.18.25

	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:					190,029	
Current Balance as of 12/18/25:				\$	460,380	

Mediterra CDD
2026 Summary Report/Breakdown
12.18.25

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

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

Wildfire Mitigation

Dryrad Installation Project	\$262,070.00
Superior Waterway	\$44,000.00
Annual Monitoring Fee	\$43,930.00
Total:	\$350,000.00

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

Aeration Repairs/Replacement:

Aeration Repairs/Replacement:	\$0.00
Total:	\$0.00

Mediterra
Summary/Notes
12/18/25

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.

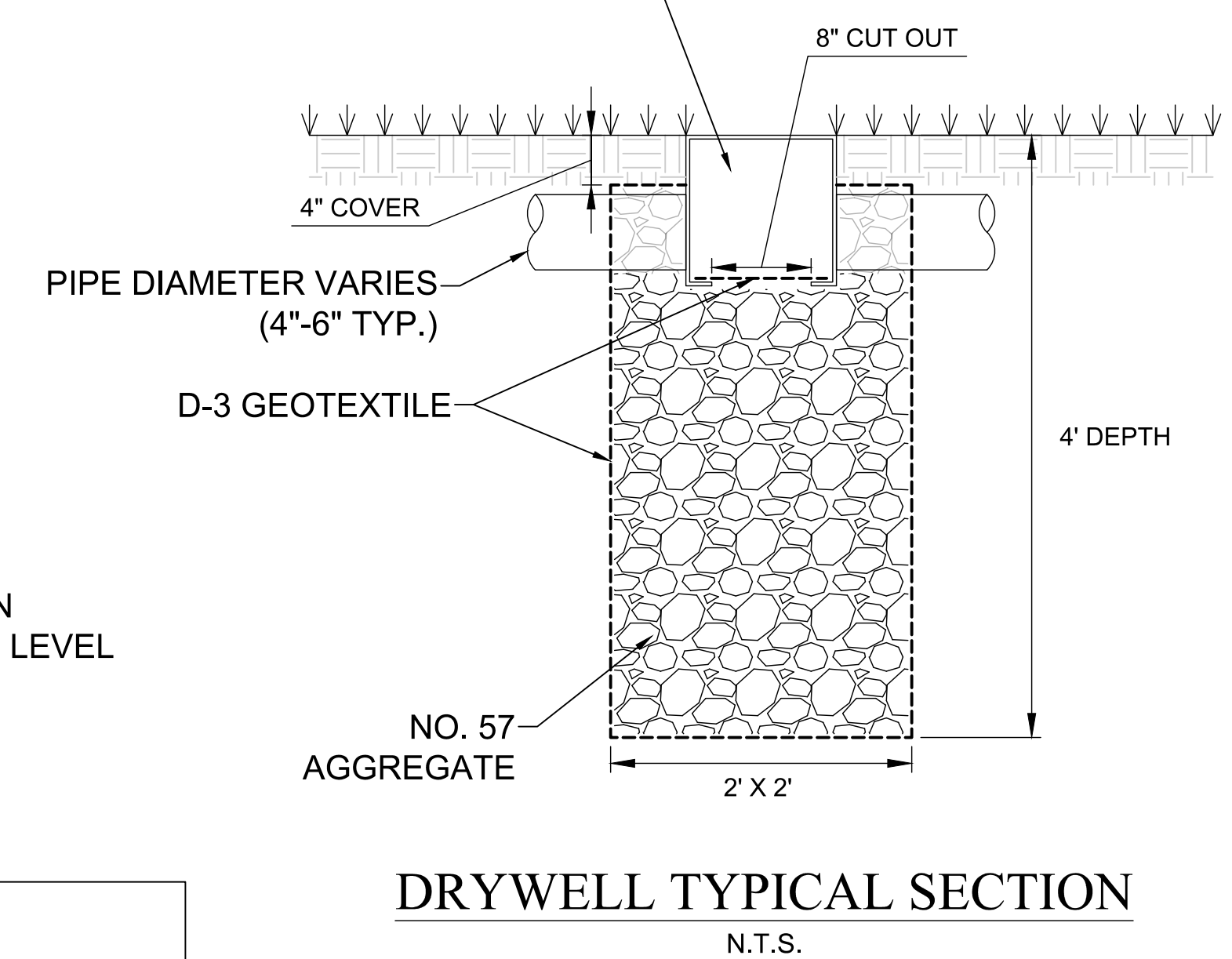
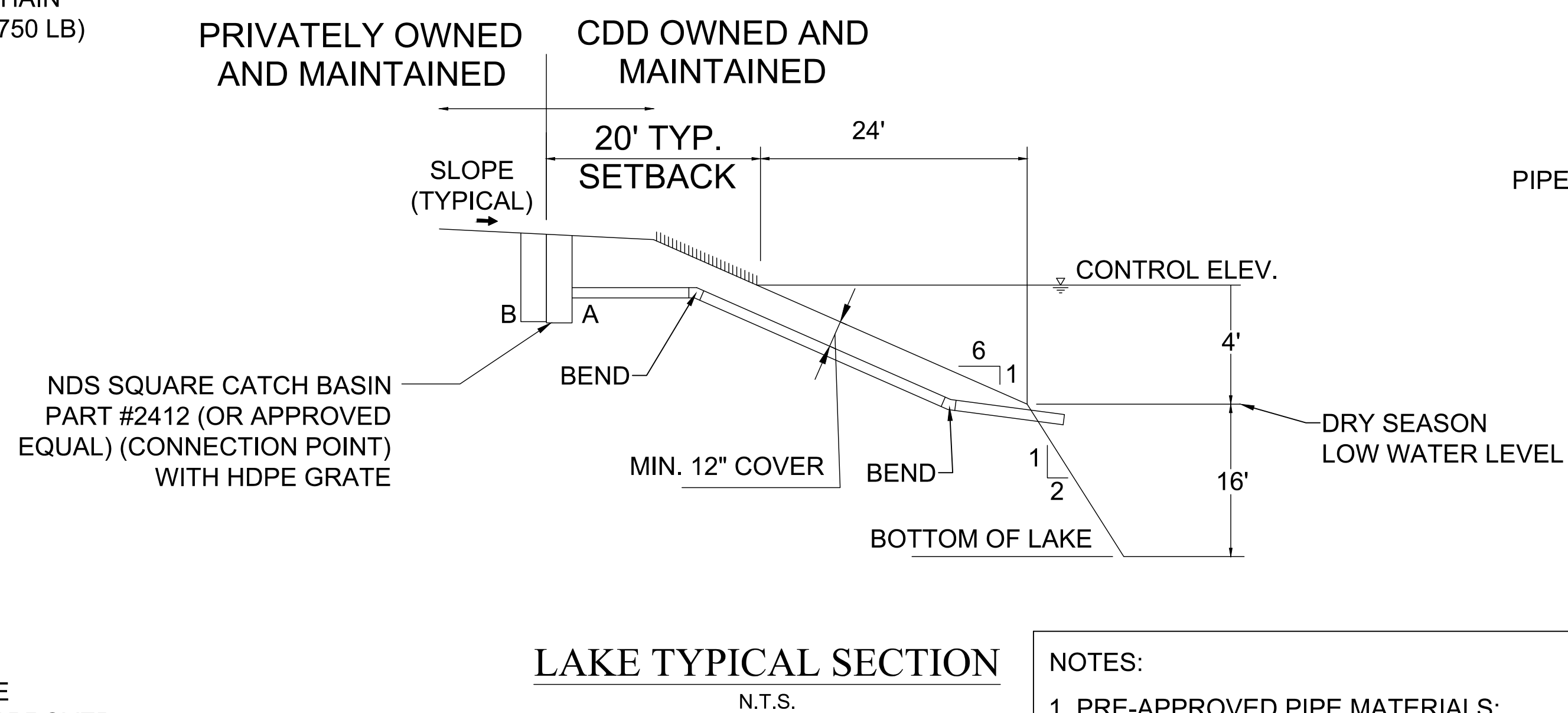
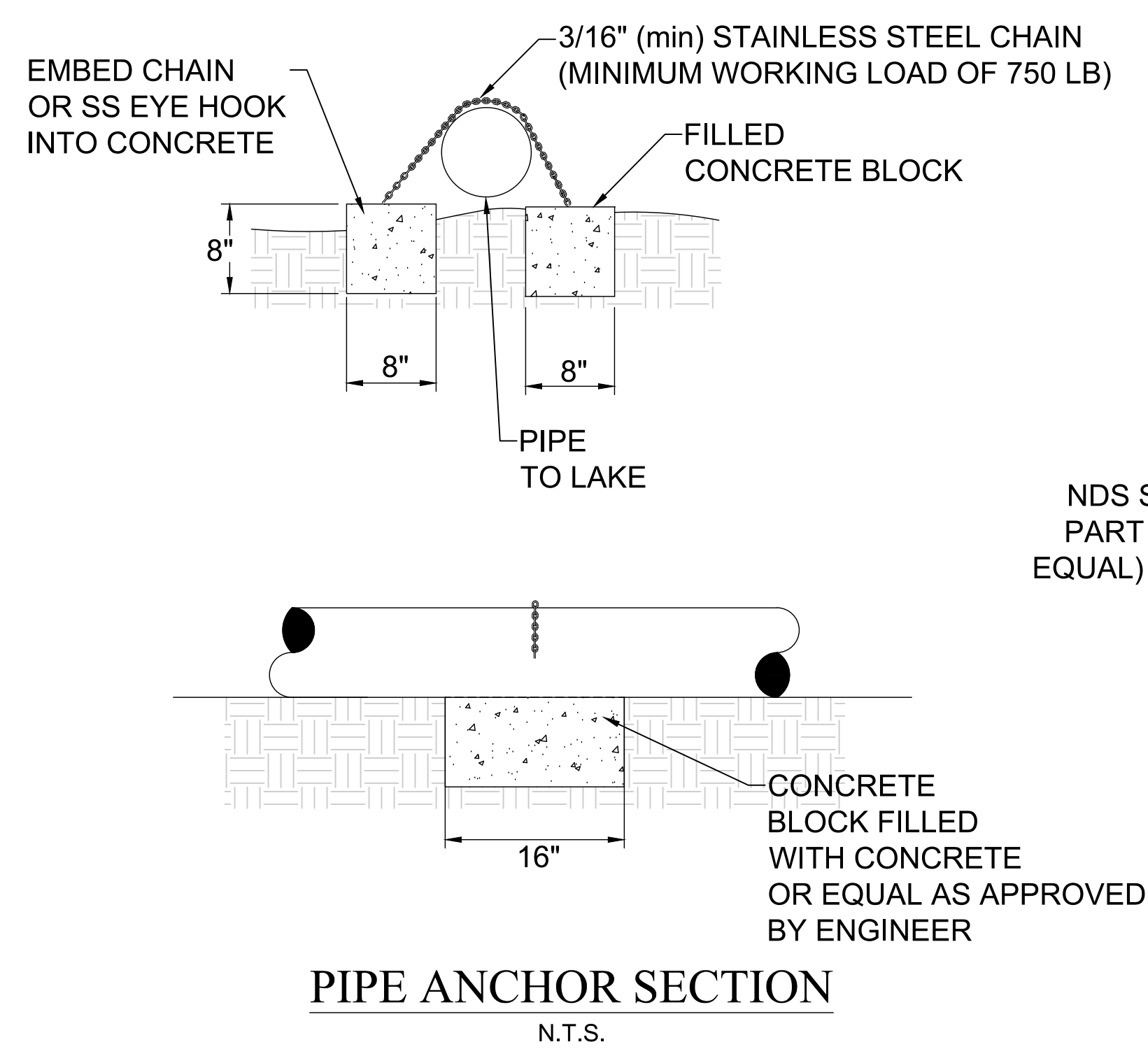
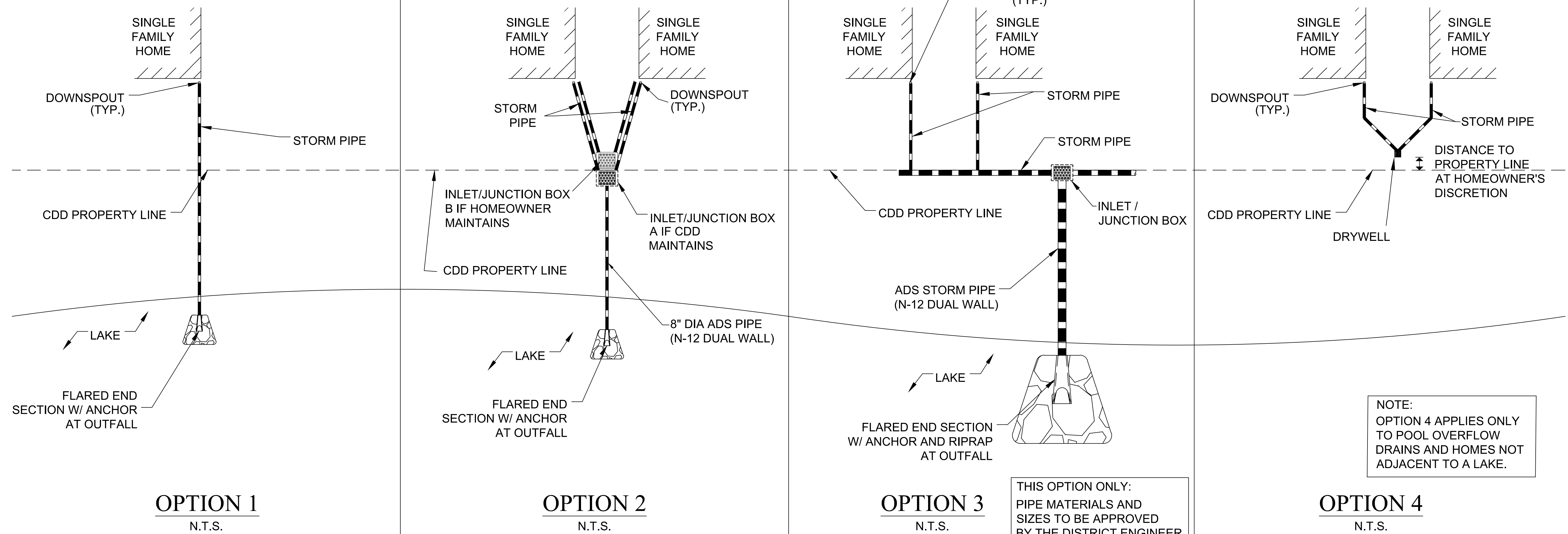
Water Testing/Sampling of four outfall ponds: (Lake-24, Lake 35, L-37, L-52 & L-55) performed during the month of September (wet season); and February thru May (dry season). Does not include Sediment Sampling as the Board approved in August 2025 to conduct this exercise every three years.

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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 ¹	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

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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 ☐

Cef S Ali

District Manager

Chuck Adams

Print Name

12/17/25

Date

Kenneth J. Tarr

Chair/Vice Chair, Board of Supervisors

Kenneth J. Tarr

Print Name

12/17/25

Date

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Key Activity Dates

Updated: January - 2026

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	12/31/2026
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

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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: Copy Mrs. Adams/Mr. Willis/Chair on 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	Ms. Willson & Mr. Spungen, structure Agrmt & list of required items, statutory language. Include Mr. Tarr on emails.	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. 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		
19	11.19.25	ACTION	Confirm County codes for removing invasives from CDD property that is not conservation or preserve area.	Staff	X		

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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	Obtain new proposals utilizing synthetic mats, with a grading and sloping approach, with sod installation.	Staff	X		
26	11.19.25	ACTION	Begin communications with Lakes 16 and 43 property owners, where washouts are causing damage.	Staff	X		
27	11.19.25	ACTION	Draft notification letter to MCA & The Club initially, and to all affected parties. Find info related to Porto Vecchio.	Ms. Willson	X		
28	11.19.25	ACTION	Add Budget Amendment to December agenda.	Mr. Adams	X		
29	11.19.25	ACTION	Send Letter of No Objection to Lucarno HOA for planting Clusia near fence on lake bank near Lake 70.	Staff	X		
30	11.19.25	ACTION	Send Memo & free ethics training course links to BOS.	Mrs. Adams	X		
31	12.17.25	ACTION	Inspect across Lake 45N where dead trees were removed and advise if plantings in the water would be appropriate.	Staff	X		
32	12.17.25	ACTION	Once Dryad contract executed & invoices received, overnight payment check.	Staff	X		
33	12.17.25	ACTION	Present add'l research & info about dry well remediation & add'l options for swimming pool overflow discharges.	Mr. Zordan	X		
34	12.17.25	ACTION	Send Community Update Letter in Jan 2026.	Staff	X		
35	12.17.25	ACTION	Perform survey of all houses on right side of street. Contact 28344 Terrazzo Lane property owner.	Mr. Zordan	X		
36	12.17.25	ACTION	Contact Bill Bowden for quote from their contractor to address Terrazzo issue, where CDD property comes up to homes and trees overhand properties.	Staff	X		
37	12.17.25	ACTION	Provide update to Mr. Henry's email about Lake 70.	Mr. Willis	X		

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38	12.17.25	ACTION	Review reported erosion on Lake 63 and advise.	Mr. Zordan	X		
39	12.17.25	ACTION	Lake 74 Hurricane Ian letter: Submit Letter of Withdrawal then resubmit in Jan 2026. Monitor Executive Order progress related to Hurricane Milton.	Mr. Willis	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

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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

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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	11.19.25	ACTION	Accompany Board Members for inspection during December Workshop.	Mr. Zordan, Willis & Barron		X	12.17.25