

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on January 21, 2026 at 9:00 a.m., in-person in the Boardroom, 15755 Corso Mediterra Circle, Naples, Florida 34110.

Present:

Kenneth Tarr	Chair
Vicki Gartland	Vice Chair
Mary Wheeler (via Zoom)	Assistant Secretary
John Henry (via Zoom)	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
Erik Howard	Johnson Engineering, Inc.
Abe Elizarraraz	Johnson Engineering, Inc.
Andy Nott	Superior Waterways
Bill Bowden	MCA General Manager
James Barron	EarthBalance

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Tarr, Gartland and Light were present. Supervisor Henry attended via Zoom. Supervisor Wheeler was absent at roll call.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Tarr welcomed all meeting attendees and stated that he spoke with Wolfie Diehl, President of the Milan Neighborhood Association, Inc., regarding possibly remediating the lake bank. Mr. Diehl will arrive late and would like to reserve his public comments. Mr. Tarr stated that Mr. Diehl wanted him to convey his opinion that whatever is done should have the best and longest lasting results given the impact on real estate values.

FOURTH ORDER OF BUSINESS**Mediterra Lake Banks****A. Presentation: Mediterra Lake Bank Repair Options (Erick Howard, Johnson Engineering, Inc.)**

Mr. Howard stated that he has been employed by Johnson Engineering (JEI) for over twenty years and has been working with Mr. Zordan and Jared Brown, the Engineer of Record (EOR) for the CDD. He stated that JEI values Mediterra as a client and noted the importance of maintaining the lake banks to preserve home values.

Mr. Howard stated this presentation is meant to help develop a program and plan and gain feedback regarding how the CDD Board would like to proceed. The CDD must comply with Lee County and Collier County land development codes, as well as the South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) requirements, all of which require maintaining lake bank slopes. Compliance with regard to maintenance and permit validations is somewhat subjective; although some lake banks might have issues, the CDD being proactive and working towards solutions generally indicates compliance, and regulatory officials are not inclined to be punitive in such cases.

Mr. Howard discussed slides with pictures of various options and noted the following:

- Geotube: Filled with dredged material from the lake bottom that varies greatly from one lake to another. Sod on top. This is the least costly option with the lowest construction impact.
- Flexamat: Has a concrete block appearance and has more opportunity to grow littorals. More robust than geotube, supports littoral growth, does not fade from sunlight and deteriorate as quickly.
- Shell: Installed on geotextile fabric. Provides a beach-type atmosphere. Better results obtained with more shell material. Large wind and waves can erode the material.
- Stone: A heavier solution that can withstand wind and erosion better, depending on depth of material, preparation of sub grade and water levels.
- HydroTurf: A grass façade geotextile solution keyed in at the top of the slope. Used in canals. It might not be as applicable to lakes and can have high water markings. Additional information will be provided when received from the manufacturer.
- GeoSOX: Similar to geotube. It is staked in, filled with sand and silt, and stacked in layers with sod on top.

➤ Geoweb: Interlocking mechanism at the top and bottom keeps slopes from sliding down. Used for steeper slopes. Filled with sediment.

Ms. Wheeler joined the meeting via Zoom/telephone at 9:15 a.m.

Mr. Howard and the Board Members discussed the solutions described, the varying conditions of the lakes, where the slopes vary from 2:1 to 4:1, control elevations, permitting requirements, depth and construction of lakes, use of hardening techniques at areas of slope change, using different solutions in different areas, water level fluctuations, and budgeting considerations. It was noted that the CDD's compliance is demonstrated by its past maintenance program and current evaluation and deliberations.

Mr. Howard recommended developing a budget and a phasing plan and working through two or three lakes per year by evaluating the lakes, studying the slope changes and choosing the most appropriate solution for each lake.

Discussion ensued regarding the appearance and longevity of solutions, best solutions in areas with steep slopes, previous inspections, and findings regarding the conditions of the lakes.

Mr. Howard recommended a very thorough evaluation of the lakes and taking cross sections to confirm the condition of each lake.

Discussion ensued regarding the recent repairs in which mats are washing out and the durability and cost of riprap.

MCA General Manager Bill Bowden discussed the durability and use of riprap in Pelican Bay. It was noted that the CDD installed riprap in areas with a steep slope four years ago and it is still in good condition.

Conversation occurred about the need to determine a custom solution for each lake, use of riprap to conceal drains, the issue of unidentified drains, shallow lakes, the need to determine the extent of work necessary, and the need to determine the ERP requirements.

Mr. Light itemized the following action items: 1) understand the golf course lake bank situation; 2) have a subsequent session to decide on a target lake and measure and understand; 3) obtain a bid for the various approaches for that specific lake as an experiment; and 4) review the financials to determine when the project can be budgeted.

Mr. Tarr stated that the project will obviously not be accomplished in one fiscal year. Mr. Light asked if, as long as the Board is engaged in finding solutions, it is in compliance. Mr.

Howard stated that is correct and recommended that he and Mr. Zordan develop a regimen that seems reasonable and determine the duration necessary.

The Board Members expressed support for carefully evaluating options and viewing actual installations of the aforementioned solutions.

Discussion ensued regarding the longevity and success of riprap, potential permitting considerations related to riprap given the hardening of the lake bank, the need to document the justification for the use of riprap, the Lee County limits on riprap believed to be no more than 20% of the lake bank, and determining whether Collier County has a similar limit.

Mr. Tarr discussed the list of lakes in Item 4B and voiced his opinion that because Cortile was recently remediated, it would be the least likely to be in most severe need. He noted that the smallest lake bank is in Milan, and the lake in Medici has been in poor condition for the longest time. He stated that while he does not want to promote the lake in Medici, especially because he and Ms. Wheeler both live in Medici, on the other hand, the others who live on the lake bank in Medici should not have to suffer due to their neighbors serving on the Board.

The Board and Staff discussed lake bank hardening projects in other CDDs with geotubes via the Limited Development Order (LDO) process, 15-year manufacturer warranty on geotubes, longevity of geotubes and riprap, unprecedented low water levels, aesthetic issues related to sod which might vary by slope, and the geotubes on the golf course by Hole 18 and the putting green. Regarding whether the CDD should maintain the lake banks on the Golf Course, Mr. Adams stated that the lakes are ultimately the CDD's responsibility, but the golf course has specific requirements. The geotube project was a joint venture with the sod being paid for by the Golf Course.

Discussion ensued regarding the need to determine which types of remediation are preferred and scheduling a workshop to inspect remediations such as geotube at 18 North, riprap at 10 North or in Pelican Bay and lake banks in question. Lake access easement issues were noted.

Mr. Bowden will assist with scheduling a review of the riprap at Pelican Bay.

Mr. Tarr suggested deferring any lake bank remediation until the next dry season.

Discussion ensued regarding the previously approved work to be done by M.R.I. in Medici for \$5,000, the \$100,000 budgeted for lake bank remediation, directing JEI to develop a detailed analysis and recommendation, and scheduling a workshop at Pelican Bay and at another location to view previous remediations.

Discussion ensued regarding finding out about golf course slope requirements; asking Johnson Engineering to evaluate the four lakes and make recommendations based on actual measurements and present at a Board meeting; and scheduling a workshop at Pelican Bay and at another location within the CDD to view previous remediations.

Discussion ensued regarding M.R.I. Proposal #594 Lake #22 Bank Remediation that was approved at the November 19, 2025 meeting, rescinding approval of Proposal #594, and not proceeding with the proposed work.

Ms. Wheeler suggested JEI select the four worst lake banks in the CDD.

Discussion ensued regarding which lakes were identified in the lake bank audit.

Ms. Willson recommended a professional assess the lakes to determine where to begin.

Mr. Howard stated he did not hear a consensus as to the best lake management approach and of what to install on all 76 lakes. He can develop a methodology to complete all 76 lakes but that seems premature so he proposed arbitrarily beginning with the four lakes listed in Item 4B. The consensus was for JEI to do a detailed analysis and measurements.

On MOTION by Ms. Gartland and seconded by Mr. Light, with all in favor, rescinding the motion approved at the November 19, 2025 meeting related to M.R.I. Proposal #594 to install fill dirt, remediate washed out areas, regrade the lake bank and restore Lake #22 to the same standard as Cortile, in the amount of \$5,000, to include warranty information, was approved.

The Board and Staff thanked Mr. Howard for the presentation. Mr. Adams stated that a separate Work Authorization will be needed for the Engineering scope of work for the four-lake review, which will be billed against the “Lake erosion repair” line item. The consensus was for the Work Authorization to be presented at the next Board meeting. The evaluation will be completed three months from today and work will be performed during the dry season.

B. Discussion/Decision: Lake Bank Projects

- **Lake 22 [Medici]**
- **Lake 16 [Milan]**
- **Lake 43 [Verona]**
- **Lake 45 [Cortile]**

These items were discussed during Item 4A.

Mr. Elizarraraz presented the 2025 Water Quality Report and responded to questions. He noted the following:

- Overall water quality at the sampling locations are in compliance with acceptable limits.
- Of four outfall lakes and one lake by the CDD to be sampled, only three samples from the lakes could be obtained due to the drought.
- Nitrogen was slightly high but still within acceptable levels.
- The CDD is not subject to any self-reporting requirements.

SIXTH ORDER OF BUSINESS

Update: Status of Dryad Silvanet Wildfire Detection System Installation

Mr. Tarr stated the Dryad order was placed, and the check was received. The order cannot be shipped until final payment is made. It appears that installation will proceed on schedule in mid-March. The only delay could be due to the need to manufacture additional gateways. The equipment will be shipped via air freight and Dryad must decide whether to ship part of the equipment and store the equipment off site. Mr. Tarr stated that he does not support taking possession of partial shipments and keeping them on site.

Discussion ensued regarding when the ownership transfers and whether insurance is necessary.

Ms. Willson stated she will review the contract and advise. She noted that phased delivery was not contemplated in the contract.

SEVENTH ORDER OF BUSINESS

Discussion: Invasive Plants in CDD Non Conservation Areas

The Board and Staff discussed EarthBalance’s internal Daily Treatment Reports. Mr. Tarr noted that EarthBalance provided 625 man hours of service in the CDD. Mr. Barron stated that EarthBalance complies with all E-Verify requirements. Ms. Willson stated that CDD contracts require that all contractors and subcontractors comply with E-Verify.

Going forward, Mr. Barron was asked to provide these reports each time the semiannual treatments are completed.

Ms. Willson stated that she and Mr. Zordan reviewed the Lee County, Collier County and SFWMD permits regarding maintaining these areas free from invasive species. While it appears

that permit violations can be associated with noncompliance, there is no evidence of administrative hearings held solely on such violations. County Code Enforcement could assess fines; however, Code Enforcement seems to take into account the CDD’s efforts to resolve the issues and develop a plan to ensure that areas are brought into compliance and noting that methods and budget are a factor as well.

Discussion ensued regarding how ground coverage limits, which are governed by the permit, are evaluated; how noncompliance is calculated across multiple properties owned; taking canopy and ground cover into account; how Brazilian Pepper has choked out native plants; the need for remediation to restore properties to their former condition and maintain property values; previous EarthBalance maintenance and bids; characteristics and presence of Brazilian Pepper and invasives in the Medici parcel; and the difference in cost between lake bank maintenance and fire cleanup.

Mr. Barron was asked to modify a previously submitted bid by reducing it to include only invasive removals, adding Mediterra Drive, and offering various options for removal. This item will be a standalone item on the next agenda.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Brolio Lane Project

Mr. Tarr discussed ongoing issues and remediations related to the Brolio Lane project, which he believes should never have been owned by the CDD as it is adjacent to a homeowner’s property, MCA property and golf club property. The stub property was never irrigated or landscaped; it is not an orphan lake bank, it did not qualify for cleanup, it is not a preserve area, and it is not directly adjacent to the homeowner’s property. He stated that Carmen Mauceri, General Manager at The Club, agreed to clean up the area if the CDD pays for the pine straw. He suggested that, going forward, work be performed when the north course is closed and landscapers can have access to the golf course.

NINTH ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Lake Treatment Report

The December 2025 Lake Treatment Report was included for informational purposes.

Mr. Nott stated the property looks good. He asked technicians to be mindful about picking up trash and noted that, with 27 miles of shorelines, trash cannot be picked up daily.

Discussion ensued about reports of algae, differences in water color from one lake to another, and suspended sediment due to drought and turbidity in the irrigation holding ponds.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. December 17, 2025 Regular Meeting

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the December 17, 2025 Regular Meeting Minutes, as presented, were approved.

B. December 17, 2025 Workshop

The following changes were made:

Line 66: Change “law” to “permit”

Line 36: Delete “The Club and”

Regarding Line 95, it was noted that Mr. Barron will send a letter to the homeowner.

On MOTION by Ms. Wheeler and seconded by Mr. Light, with all in favor, the December 17, 2025 Workshop Minutes, as amended, were approved.

The following additional changes were made:

Lines 114 and 115: Delete

On MOTION by Mr. Henry and seconded by Ms. Gartland, with all in favor, the December 17, 2025 Workshop Minutes, as amended to include the additional edit, were reapproved.

ELEVENTH ORDER OF BUSINESS

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**

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

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

TWELFTH ORDER OF BUSINESS

Old Business

Mr. Tarr stated that he and Mr. Zordan inspected the Cortile lake bank.

Discussion ensued regarding a significant washout behind Mr. Rae's property, which appears to originate from the house. Mr. Zordan will inform Mr. Rae about the erosion.

Mr. Tarr stated The MCA still has a Maintenance Agreement for the orphan lake banks. He noted that the matter is in limbo. He asked what more must be done regarding the issue of electricity being used from other peoples' meters.

Ms. Willson stated that a draft letter was circulated to Staff and the letters will be mailed as soon as final signoffs are received. An update will be provided at the next meeting.

Mr. Tarr suggested revisiting the issue of the orphan lake banks with The MCA after the annual meetings and elections. He expressed support for The MCA continuing to cut the grass. Ms. Gartland stated that The MCA trims the hedges adjacent to Lake 63 once a year.

Mr. Willis stated he and Mr. Nott inspected preserve areas bordering homes on Lake 63 in Terrazzo. Mrs. Adams stated that homeowners have the right to trim trees up to their property line; the CDD will not enter into private property to trim vegetation. If homeowners are unsure of where their property begins, she recommends they have a survey done.

It was noted that homeowners can trim vegetation overhanging their property.

Mr. Tarr stated that a resident complained about Lake 63 in Amerone, where The MCA removed hedges near the curve of the road due to pedestrian safety concerns. A crosswalk cannot be installed on a curve, and the opinion is that the visual of the lake was made worse.

Discussion ensued regarding issues with Lake 63 and having all lakes surveyed.

Mr. Nott was requested to put dye in the lake. It was noted that dye can help reduce algae; Lake 22 was just dyed and there is no algae present.

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

Ms. Willson noted that the Dryad contract states, "Due to the various installation methods and delivery items, the subscriber, which is the District, assumes the risk of loss of material once delivered to the job site."

Ms. Willson stated that the CDD has an obligation to act in a reasonable manner by notifying the fire department in the event of a fire; however, the CDD is not responsible for alerting adjacent property owners, so long as the fire department is notified.

Ms. Willson stated the legislative session is underway. The Board should receive the Capitol Conversations newsletter from her office. The Board will be advised of any actions affecting special districts.

B. District Engineer: Johnson Engineering, Inc.

- **Discussion: Drains to Lake Typical Detail Schematic**

Discussion ensued regarding the schematic diagrams. It was noted that saltwater pools cannot discharge into ponds because they are not chlorine-free.

Ms. Gartland suggested removing “AND HOMES NOT ADJACENT TO A LAKE” from the Note to Option 4.

It was noted that, during remediation, pipes from pools going into the lake will be removed as illicit discharges are not allowed. Homeowners will need to install a “bubble up” structure to allow water to pass over the grass, or install a dry well, to dechlorinate.

Mr. Tarr suggested sharing the schematics with the Design Review Committee (DRC). It was noted that the schematic does not apply to pool maintenance; rather, it applies to lake bank restoration and repairs.

Mr. Adams stated that, in a controlled discharge for maintenance, the water would be dechlorinated to one part per million and then discharged across the grass.

Discussion ensued regarding pools filling automatically getting stuck in the on position and overflowing; the possibility that such a pool can overflow onto the golf course, leading to chlorine killing the grass; and a \$300 limit for reimbursement of water theft in Collier County.

- **Update: Lake 70 Vegetative Maintenance Area [Lucarno]**

The Board and Staff discussed the maintenance area that needs to be cleaned up, vegetation in the lake maintenance easement, the responsibility of the adjacent property owner to maintain vegetation to the water’s edge, and The MCA’s position that it is not required to perform the maintenance given that it is an orphan lake bank because it is in the Lake Maintenance Easement (LME), along the bend of the lake.

Mr. Henry stated that the LME is blocked because the trees maintained and trimmed by The MCA are only trimmed on the Giordano Lane side; they are not trimmed on the interior side abutting the lake. Mrs. Adams stated that the area is not an orphan lake bank, it is an unmaintained LME where trees hang over the lake. Mr. Tarr suggested bringing these matters to the President of The MCA for resolution following elections.

Mr. Henry will address the issue with The MCA and report his findings.

- **Update: Lake 74 Permit Extension Update [Lucarno II, East Gate Entrance]**

Mr. Zordan stated the Executive Order expires on Saturday; it is anticipated that it will be extended again.

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

Mrs. Adams stated that M.R.I. will begin annual pipe inspections on February 2, 2026.

- **NEXT MEETING DATE: February 18, 2026 at 9:00 AM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 18, 2026 meeting. It was noted that a workshop will be scheduled at the end of the February 18, 2026 meeting.

- **Performance Measures/Standards & Annual Reporting Form: October 1, 2025 - September 30, 2026 (for informational purposes)**

This item will be removed from the agenda. Mr. Tarr asked for agenda items to be sent to District Management further in advance to relieve administrative burdens.

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

- **Key Activity Dates Report**

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

FOURTEENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

This item was not addressed.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

SIXTEENTH ORDER OF BUSINESS

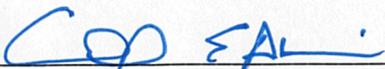
Public Comments (3 minutes per speaker)

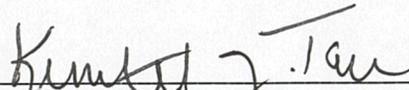
No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the meeting adjourned at 11:55 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair