

**MINUTES OF MEETING  
MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on February 18, 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	Assistant Secretary
John Henry	Assistant Secretary
Stephen Light	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Mark Zordan	District Engineer
Andy Nott	Superior Waterways
Bill Bowden	MCA General Manager
Harry Scott	Resident
Terri Scott	Residents

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:00 a.m.  
All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

This item was presented following the Third Order of Business.

**THIRD ORDER OF BUSINESS**

**Chairman's Comments**

Mr. Tarr welcomed all meeting attendees and stated that a workshop is scheduled for after this meeting. He noted the request for this meeting to be as expeditious and efficient as possible and encouraged speakers to keep their comments as brief as possible.

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

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

New residents Harry Scott and Terry Scott introduced themselves. Mr. Scott discussed the request included in the Fourth Order of Business and noted their goals to minimize the work to be done and to minimize disruption for other homes.

**FOURTH ORDER OF BUSINESS**

**Consideration of Request for Lake Bank Access at 16656 Lucarno Way**

The Board and Staff discussed and considered the request for lake bank access.

Mr. Scott responded to questions regarding the area of proposed access, the preference to use the existing path utilized by landscapers to avoid the need to remove vegetation, and the intention to repair grass as necessary.

Discussion ensued regarding the Certificate of Insurance and the CDD’s requirement to be added as an additional insured rather than as a certificate holder.

Ms. Willson was asked to prepare the Access Agreement and address the insurance details. Mr. Scott stated the contractor does not have an umbrella policy and they advised that no work will be done on CDD property; CDD property will only be used for access.

**On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, authorizing access across CDD property to the rear of 16656 Lucarno Way and directing Staff to prepare a form of Agreement, were approved.**

**FIFTH ORDER OF BUSINESS**

**Discussion: EarthBalance Revised Price Quote for Removal of Invasives in Orphan Lake Banks**

Mr. Tarr presented the EarthBalance Revised Price Quote for Removal of Invasives in Orphan Lake Banks. He stated that Mr. Barron is not in attendance, but he knew the entire scope of work would not be completed all at once and it was all submitted as a lump sum

amount. The Shape Files include areas of roadway, which are MCA property. He suggested the Board authorize Mr. Zordan to work with EarthBalance to identify the invasives given the importance of the project and the sums involved and voiced his belief that Johnson Engineering (JEI) should have oversight. Mr. Zordan stated JEI has a full staff of environmentalists, ecologists and landscape architects.

**On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, authorizing Johnson Engineering, Inc. to oversee the EarthBalance lake bank review and proposal, was approved.**

Ms. Gartland prefers not rushing into a solution per Engineering direction, given that the CDD will not be considered in violation as long as progress is being made. Mr. Tarr voiced his opinion that invasives can grow exponentially and that, once they are removed, the lake banks will appear bare, especially when water levels are low and that the CDD has a fiduciary responsibility to maintain the property. Mr. Henry agreed that rushing is not warranted and noted the cost.

**SIXTH ORDER OF BUSINESS**

**Update: Status of Dryad Silvanet Wildfire Detection System Installation**

Mr. Tarr stated the Dryad equipment is en route and will arrive next week. Decorators Warehouse in Bonita Springs will warehouse the equipment. On February 26, 2026, the Dryad Engineer will assess the equipment and supervise moving it to Mediterra. He was advised that Certified staff and Superior Waterways crews will begin installation on Monday March 2, 2026; crews will work 10-hour days and they hope to complete installation by Thursday March 5 or 6. The system is expected to be operational on March 6, 2026. Dryad’s engineer will not leave until the system is operational.

Mr. Nott stated that he agreed to increase the manpower from eight to ten people per day, and to ten hour days, to complete the work more quickly. Details will be finalized during a phone conference next week.

Mr. Tarr recalled being told that one golf course is closed each Monday for maintenance, so he advised Mr. Spungen that the cart path on the closed course can be an

ideal access point into the preserves. He stated each contractor will provide food and water for staff members.

Discussion ensued regarding crew transportation, crews, and equipment.

**SEVENTH ORDER OF BUSINESS**

**Update/Review: Electrical Connections  
Settlements Offer Letters**

Referring to the August 20, 2025 meeting minutes at which this issue was discussed, Mr. Tarr read, “Staff will give Mr. Nott a full list of all CDD meters. A CDD sticker will be affixed to each CDD meter.” Mr. Willis stated that this was completed.

Mr. Tarr read, “Ms. Willson suggested that in addition to the meter audit, calculations be provided for the amount of back pay due and for amounts to be paid moving forward. She will prepare an agreement accordingly.” He stated the Agreement does not include back pay.

Discussion ensued regarding whether to include a provision for back pay, lack of a provision for rate increases, previous back pay The MCA issued for a water bill issue, budgeting processes used in past periods and a windfall resulting from back pay and ensuring fairness going forward.

As this came to light in 2025, Mr. Tarr suggested paying for 2025 since it became known to the District mid-year and continuing to pay going forward in 2026.

Discussion ensued regarding whether back pay or rate increases should be included, given that all property owners pay The Club and The MCA; Mr. Light’s offer to serve as liaison to work with District Management in negotiations and whether different legal entities can be reimbursed differently.

Mr. Tarr suggested Staff address the matter, given Mr. Bowden’s email stating that many of the meters are not owned by The MCA, but are owned by associations. Mr. Zordan stated his understanding that the only two non-MCA meters are in Porta Vecchio and at a golf course lake. Mr. Adams noted that Staff can be authorized to work with the appropriate party.

Staff was directed to address the matter of reconciling all electrical meter ownership. Mr. Bowden’s email and updates will be provided by Staff as the reconciliation is addressed.

Mr. Tarr stated The MCA will have new leadership in the near future.

**EIGHTH ORDER OF BUSINESS**

**Update: Superior Waterway Services, Inc.  
Lake Treatment Report**

The January 2026 Lake Treatment Report was included for informational purposes.

Mr. Nott stated that dye was applied to Lake 63. Treatments will be continued until rain increases and water flow resumes. It was noted that the results were very well received.

Mr. Tarr thanked Mr. Nott for his team’s responsiveness.

**NINTH ORDER OF BUSINESS**

**Approval of January 21, 2026 Regular  
Meeting Minutes**

The following changes were made:

Line 168 Change “looks good” to “are in compliance with acceptable limits”

Ms. Wheeler asked for the comments related to the following to be added to the minutes: 1) remediating Lake 22 and two Board Members residing in Medici, 2) the recommendations to remediate the lakes beginning with those in the worst condition, and 3) the suggestion that Johnson Engineering determine which lake banks are most in need of remediation and to provide an objective opinion.

Mr. Adams stated District Staff will listen to the recording and insert the requested comments where appropriate.

**On MOTION by Mr. Light and seconded by Ms. Wheeler, with all in favor, the January 21, 2026 Regular Meeting Minutes, as amended and including the commentary requested by Ms. Wheeler, were approved.**

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of December 31, 2025**

- **Operations Financial Impact Analysis 02/06/26**
- **Summary Report/Breakdown 02/06/26**
- **Summary/Notes 02/06/26**

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

Mr. Tarr voiced his hope that the MRI pipe inspection will not lead to any unpleasant surprises. He discussed a potential sinkhole identified in Brendisi, which was originally thought to be related to a CDD pipe, but the GIS map indicated that it is near a Brendisi drainpipe that runs from the street, behind the homes and into the lake next to Brendisi. He suggested they work with MRI to determine the cause and noted that a pipe leading from a junction box that was never capped was identified. Mr. Tarr discussed a drain box in Medici that was placed directly in front of a home when the number of homes increased from 17 homes to 19 and voiced his opinion that a site plan change occurred.

Regarding the potential sinkhole, MCA General Manager Bill Bowden stated a long series of catch basins and pipes run behind the condos and the golf course that eventually lead to a master storm system drain. One pipe that made an abrupt turn filled with mud and, when it was cleared, it was found to be uncapped. MRI fixed it the next day. The Brendisi Condominium Board was very pleased with MRI’s responsiveness.

Mr. Tarr expressed appreciation for responsive contractors, such as MRI and Superior Waterways.

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS**

**Old Business**

Mr. Tarr stated he contacted Mr. Mauceri about the area behind the former Gronlund house and Mr. Mauceri advised that it looks very good. Mr. Tarr hopes for an update from a supervisor who is a golfer, at the next meeting. He stated that he requested a bill from The Club for the pine straw, but it was not provided; perhaps there will be no charge.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Ms. Willson will continue working on open items.

**B. District Engineer: Johnson Engineering, Inc.**

- **Discussion: Lake 74 Hurricane Milton Extension**

Mr. Zordan stated the Executive Order was reissued for another 60 days. Executive Order #26-16 will expire on March 24, 2026; he will check it in another two months.

- **Discussion: Drain to Lake Detail**

Mr. Zordan stated, as directed by the Board, the “Drain to Lake Detail” was updated to include their comments.

Mr. Tarr stated this was sent to the Design Review Committee (DRC). The Design Review Guidelines specifically discuss not directing stormwater onto adjacent properties. He asked for Staff to send this to the Scotts, who are installing a pool.

Mr. Bowden stated the DRC meeting is today at 1:00 p.m. He will give the document to the Scotts, who will attend the meeting, and bring it up at the meeting so it can be incorporated into the DRC process. Mr. Zordan will forward the document to Mr. Bowden, who will share it with the Scotts. He will also ask the DRC to make sure concrete trucks do not wash their washout from the mixing drum into the street drains.

Discussion ensued about construction, teardowns, the Sales Center and available lots.

Mr. Adams stated that London Bay pays assessments on platted parcels they own.

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

Mr. Adams stated the CDD typically relies on the golf course to do the restoration on its lake banks because they are very sensitive to the sloping, how it is finished, and the type of grass. Staff might leave it to the Golf Course Superintendent to manage remediations in accordance with the specifications of the South Florida Water Management District (SFWMD).

Mr. Tarr stated erosion on the golf course side of the Cortile lake bank is severe and pipes are exposed. He thinks the question becomes whether the CDD should work with the golf course on remediations. Ms. Wheeler asked if the golf course is required to remediate the lake banks. Mr. Adams stated that, if it is out of compliance, the CDD will inform the golf course and give a reasonable time to correct the issue; thereafter, the CDD will remediate as the CDD can be subject to fines for being out of compliance with the SFWMD permits.

Mr. Tarr stated that he asked Mr. Zordan to look into this matter.

Mr. Adams stated, while some exemptions are provided to golf courses, at the water's edge and into the water itself a 2:1 slope is still required for the first 20' or so to allow for littoral plantings. This slope needs to be confirmed by Mr. Adams or Mr. Zordan.

Mr. Adams stated that, in residential areas, a vertical drop of 9" or more at the water's edge is considered out of compliance. While some leeway can be given at first, a vertical drop of 12" or more must be addressed.

Discussion ensued about liability to the CDD and the golf course, the need for periodic review, Mr. Willis' annual lake bank review, and an area of erosion on the golf course lake bank.

Mr. Adams stated that the CDD has an obligation to ensure that the noncompliance is corrected. The CDD can rely on the golf course to perform remediations in such cases or, in cases where the work will not be performed in a manner that satisfies the SFWMD, the CDD can perform the remediation within a reasonable timeframe.

Mr. Light stated The Club is in active discussions to modify the courses and suggested this would be a good time to remind them of their responsibility and the CDD's reliance on their performance. Mr. Adams thinks that is a good idea.

Discussion ensued regarding the Cortile lake bank, out of bounds status of the lake bank, likelihood that golfers will walk on the lake bank to retrieve an errant ball, and erosion on a lake bank on 18 North.

Mr. Tarr asked Staff to inform the golf course of the areas of their lake bank that need remediation. Mr. Adams stated Mr. Willis will do his review, generate a list of locations of noncompliance and communicate the information to the golf course. Mr. Willis stated the lake bank audit is scheduled for April 2026 but one of the golf courses will be closed, so he will reschedule the lake bank audit for March 2026.

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

All Supervisors confirmed their attendance at the March 18, 2026 meeting. It was noted that a workshop will be scheduled for immediately after the March 18, 2026 meeting.

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

- **Key Activity Dates Report**

The February 2026 Key Activity Dates Report was included for informational purposes.

**THIRTEENTH ORDER OF BUSINESS**

**Action/Agenda or Completed Items**

Mr. Tarr stated this item was not addressed recently and asked Staff to review and revise the list. Mr. Willis stated the most recent version of the list was not included in the agenda. Mr. Tarr asked for the title to be revised to also include the date the list was updated.

Mr. Tarr asked for the “Stormwater Ponds and Approximate Location” list to be moved so that it is right before the “Staff Reports” tab in the agenda.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

Mr. Henry stated he spoke with The MCA regarding remediation of a specific area at Lake 70, as previously discussed. Work commenced and he expects it to be completed soon.

Mr. Adams stated, to comply with Sunshine Law requirements during the workshop, Supervisors will take multiple golf carts and refrain from any conversation while traveling between locations. The recorder will be turned on when discussion begin at each location.

Ms. Willson will not attend the workshop.

Discussion ensued regarding areas to be inspected and the logistics for the workshop.

Mr. Tarr stated that large golf carts will be made available at Pelican Bay for the next workshop.

**FIFTEENTH ORDER OF BUSINESS**

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

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the meeting adjourned at 10:15 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair