

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on March 18, 2026 at 9:00 a.m., in-person in the Boardroom, 15755 Corso Mediterra Circle, Naples, Florida 34110.

Present:

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|----------------|---------------------|
| 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 |
| Michelle Rigoni (via Zoom) | District Counsel |
| Mark Zordan | District Engineer |
| Andy Nott | Superior Waterways |
| Mike Radford | M.R.I. Construction, Inc. (MRI) |
| Neal Spungen | Dryad |
| Eric Barnett | Dryad |
| Jeff Hanley (via Zoom) | Certified Security & Integration (Certified) |
| Bill Bowden | MCA General Manager |
| J.F. Scherer | MCA President |

**DUE TO TECHNICAL DIFFICULTIES,
AUDIO WAS NOT AVAILABLE FOR THE FIRST & SECOND ORDERS OF BUSINESS**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

TRANSCRIPTION FROM AUDIO COMMENCED

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Tarr welcomed and introduced the meeting attendees.

FOURTH ORDER OF BUSINESS

Approval of Minutes

A. February 18, 2026 Regular Meeting

The following changes were made:

Line 82: Insert “per Engineering direction,” after “solution,”

Discussion ensued regarding suggested revisions. Mr. Tarr stated that all Board meetings are recorded and those recordings are retained and available for review.

Line 186: Change “Grunlund” to “Gronlund”

On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, the February 18, 2026 Regular Meeting Minutes, as amended, were approved.

B. February 18, 2026 Workshop

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, the February 18, 2026 Workshop Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Update: Status of Dryad Silvanet Wildfire Detection System Installation

Mr. Tarr discussed the Dryad equipment. As of this morning, all sensors have been deployed in the Preserve; one needs to be moved, the majority are active, some are inactive pending ongoing work, and some are calibrating. The entire system was deployed in four days. Mr. Tarr was advised by Mr. Barnett that the system is expected to be fully functional within 14 days.

Mr. Barnett discussed the Dryad system and installation. He and others displayed a map of the coverage area, sensors and equipment; identified equipment and coverage; and discussed system functionality, such as temperature, air quality, air pressure and fire risk.

Discussion ensued regarding coverage, fire alerts, functionality, new features to the platform, access to the system, fire alarm notifications, a central station, cameras, the need for visual confirmation and response from multiple sensors before dispatching emergency response, proximity of sensors to residences, installation, and ongoing maintenance or service. It was noted that evidence of trespassing was found in the preserves.

Eric Barnett discussed the process whereby sensors learn the normal conditions, detect and measure changes to air quality and submit information to the system which determines if an issue exists. The gatehouse notifies the monitoring company, and issues notifications and alerts to designated individuals, and to the guardhouse and the fire department.

The Board and Staff discussed protocols for contacting the fire department and the risk of false alarms. It was noted that the system will go live next week.

Mr. Tarr stated that Jeff Hanley, from Certified, was contracted to manage the communication process with the monitoring company.

Mr. Bowden stated The MCA would not play a role in inspecting or investigating fires. How to help gatehouse staff coordinate with Lee County, Collier County and the North Naples fire departments must be determined. It was noted that the system sensors provide GPS locations.

Discussion ensued regarding fire department response, communication, training, and access points.

It was noted that fire department personnel will remove fences when necessary and without permission from property owners.

The consensus was to conduct a “proof of concept” controlled fire to test the system. Mr. Bowden and all Supervisors will receive information regarding how to access the system. It was noted that Dryad technicians will also engage with the fire response community. Mr. Tarr will assist in this regard.

SIXTH ORDER OF BUSINESS**Consideration of The Club’s Lake Infill Project**

- **Fill in 0.48 Acres of Lake #11B (Club House) Near Racquet Courts**
- **Expand Lake #11 (Benvenuto) Adjacent to South Course by 0.48 Acres Within Same Basin**

Regarding the Club’s request to fill part of Lake #11B and expand Lake #11, Mr. Zordan stated Stormwater Engineer Eric Howard and District Engineer Jared Brown think the CDD can send a letter advising that the CDD takes no exception to the project, if the Developer obtains an ERP Modified Permit. Mr. Tarr stated the consensus is that no Agreement is needed because Mr. Mauceri believes the easements and Agreement are already in place, there would be no additional fees to the CDD, and work can proceed with Board approval. Mr. Adams concurred.

Discussion ensued regarding the area in question, easements, the Lucarno bulkhead, previous discussion about moving the pool, and permission to encroach on the easement.

Mr. Adams stated The Club’s facilities will go to the water’s edge, so the CDD will access the lake from other locations. It was noted that areas depicted on the map in green will be filled in; blue areas will be expanded as depicted in the handout.

Discussion ensued regarding whether the Board can stipulate what materials will be used to stabilize the lake bank, the need to meet minimum slope requirements on the golf course, items to be included in the submittal for the ERP, the proximity to heavily vegetated areas, and the slope requirements.

Ms. Gartland recalled that, at the January meeting, Mr. Howard advised that the South Florida Water Management District (SFWMD) has a 4:1 lake bank requirement to 5’ below control and 2:1 from control level down, which is not different for residential or golf course property, and Mr. Howard had noted some out of compliance areas. Mr. Tarr suggested approval, subject to Mr. Zordan discussing this with The Club’s Engineer and Mr. Howard. Mr. Henry noted the need to comply with the SFWMD requirements. The desire to avoid setting a precedent and this being a unique case was noted. Ms. Rigoni will advise Ms. Willson that the intent is to specify the circumstances by which this approval has been provided.

Ms. Gartland asked if an issue exists because her husband and Ms. Wheeler’s husband serve on The Club’s Board. Mr. Adams stated it is not an issue.

Discussion ensued regarding requiring riprap, the lake’s position adjacent to the golf course, the location and presence of trees, the responsibility of the golf course to address lake erosion, and the presence of infrastructure in the area.

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, The Club’s Lake Infill Project request fill in part of Lake #11B and expand Lake #11, subject to both lake banks meeting all Florida and regulatory agency requirements, was approved.

On MOTION by Ms. Gartland and seconded by Mr. Light, with all in favor, authorizing Staff to issue an approval letter to The Club, with the stated specificities that the Board discussed, was approved.

Mr. Tarr recalled Mr. Henry voicing his opinion at the last meeting that the original letters need to be modified to adjust for escalations in meter prices and electrical supply costs.

A. MCA Communication

Mr. Tarr presented Mr. Bowden’s letter stating The MCA’s position and noted that The MCA’s new President, J.F. Scherer, is in attendance.

B. Settlement Communication

Mr. Tarr presented the modified letter Ms. Willson prepared. The last sentence of the first paragraph states, “Such initial payment shall include payments for prior use commencing January 1, 2025.” He stated this issue was discovered in mid-2025 and voiced his understanding that The MCA will accept it if the CDD pays for all of 2025 and pays for 2026, going forward. According to the letters, the cost for The MCA is \$913.74 per month at the current rate, which is \$10,965 per year. The cost for Porta Vecchio is approximately \$1,357 for the year. The de minimis cost for The Club is \$558.

Ms. Gartland asked the MCA representatives if residents will be reimbursed for being double charged.

Ms. Rigoni stated the Board discussion today is about how the CDD will reimburse the respective entities for the CDD’s use of the other entities’ electricity. Matters outside the purview of this CDD and this Board include how those respective entities decide they will treat those reimbursement funds, how they will account for the applicability of that, and whether they choose to reimburse the homeowners or account that into next year’s assessments for those respective entities. The only decision in front of the CDD Board today is whether the CDD is agreeing to The MCA’s proposed terms for the Settlement Agreement, and whether the same terms will be applied equitably to The Club and the Neighborhood Associations, as well.

On MOTION by Mr. Henry and seconded by Mr. Light, with all in favor, accepting the pro forma letter drafted by Ms. Willson, reflecting the escalation in meter prices, and paying for 2025, was approved.

Regarding the approval for The MCA communication, Ms. Rigoni asked if the same edits should be made to the Neighborhood Association and The Club letters as well. Mr. Adams replied affirmatively.

The Board and Staff reviewed the Unaudited Financial Statements as of January 31, 2026. Mr. Adams stated that an unfunded account will be established for the payments. Going forward, the item will be included in the budget.

Regarding the approximately \$1.3 million in the “ICS – BankUnited” line item, Mr. Adams believes the Insured Cash Sweep (ICS) account managed by BankUnited earns an interest rate in the mid to upper 3% range. Funds are dispersed among multiple entities to ensure FDIC Insurance coverage while earning top yields. The “Interest and miscellaneous” line item on Page 2 is not budgeted but reflected in surplus fund balance.

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, the Unaudited Financial Statements as of January 31, 2026, were approved.

Mr. Adams stated that there are no deviations from the norm; there are no red flags.

- **Operations Financial Impact Analysis 3/9/26**
- **Summary Report/Breakdown 3/9/26**
- **Summary/Notes 3/9/26**

Mr. Tarr noted that the total cost for the Dryad Installation Project should be \$218,211, which includes hardware, monitoring setup and project oversight.

He stated the Annual Monitoring Fee was double counted and should be deducted from the total amount shown. The total will be adjusted accordingly.

Discussion ensued regarding Superior Waterway’s fee of \$44,000.

Mr. Nott stated he has not billed the CDD yet. He indicated that, because the original bid included six crew members but seven were needed, and because additional equipment was shipped by Dryad and supervision were required to meet the expedited deadline, he will ask the Board to approve an additional \$2,500 to cover expenses. Mr. Tarr voiced his opinion that Superior was very reliable and expressed appreciation for their work.

Mr. Tarr stated Dryad is no longer present and Certified’s staff is no longer on the phone. He stated that Certified did not deliver the number of technicians originally specified; rather than three technicians for five days working a 40-hour week, the first day, Mr. Hanley and one technician were working with Mr. Barnett, and a third technician, who performed photography, was not sent until Thursday. Mr. Tarr believes work ended mid-day on Thursday. He expects Mr. Hanley to adjust Certified’s invoice, originally estimated at \$42,000, accordingly, and he will address the issue with him.

Mr. Tarr recalled that Superior’s proposal allowed for flexibility. Mr. Adams stated that approving the adjustments falls within Management’s purview.

Discussion ensued regarding the installation, hours worked, completion of installation on Wednesday and photography done on Thursday, difficulty overseeing installation in the preserve, and the need to address the discrepancy with Certified.

Mr. Adams stated that Certified only billed under \$25,000 up front and Dryad only billed \$8,000 of the \$14,000 estimated. Mr. Tarr noted that, while Mr. Barnett, of Dryad, was scheduled to be on site for two weeks, he has been on site for one month.

There were no further questions.

NINTH ORDER OF BUSINESS

Discussion/ Consideration: M.R.I. Under Water Specialists, Inc. Mediterra Drain Pipe Inspection Report and Cleaning Proposal - February 16, 2026

▪ **Stormwater Ponds and Approximate Location**

Mr. Radford presented the Drainpipe Inspection Report and Cleaning Proposal.

Discussion ensued regarding the scope of work, equipment, and how cleaning is performed.

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the M.R.I. Under Water Specialists, Inc. Mediterra Drain Pipe Inspection Report and Cleaning Proposal Estimate #6348, in the amount of \$109,800, were approved.

TENTH ORDER OF BUSINESS

Old Business

There was no old business.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

This item was presented following Item 11B.

B. District Engineer: Johnson Engineering, Inc.

- **Update: Invasive Plant Removal Project in Non-Preserve Areas**

The Board and Staff displayed and discussed a schematic, locations of invasives, remediation of bare ground once the invasives are removed, legal obligations, aesthetic considerations, and Mr. Zordan accompanying Mr. Barron to review all affected areas.

Before landscaping is removed, Mr. Light would like to know what will remain once the invasives are removed and what the landscaping plan will be. There was a discussion about not knowing what the remediation would do and thus trying to develop a landscape plan might have to wait until the remediation is completed.

- **Update: Lake Bank Remediation Project**

Discussion ensued regarding lake bank remediations and invasives.

Mr. Zordan stated that he, Mr. Barron and Ecologist Gary Nychyk visited all 12 areas, and Mr. Nychyk's Report is finalized. The Report will be distributed once Mr. Barron has provided itemized costs for each parcel. Mr. Zordan is working with a geotechnology firm to develop a list of recommendations from the options described in the Lake Bank Remediation Presentation. Borings will be taken to determine the quality of dredge material.

Mr. Zordan stated that six letters were sent to residents. Three letters were sent to property owners on Lake 16 in Cortile; however, one property owner stated that several property owners contracted with Mr. Cintron to install pipes and connect everything into the lakes and claims that MRI broke the pipes when the installation was done. He will meet with the property owners in April; a determination cannot be made without an inspection.

Mr. Zordan stated that Mr. Rae, on Lake 45, thinks the source of erosion is right between two heavily fenced properties with pools and patios, and the property owner believes that the source might be his neighbor's property.

Discussion ensued regarding access issues for inspections and remediation; allowances for fences; consulting the Design Review Committee (DRC) regarding fences, gates, landscape and setbacks; and whether London Bay allowed exceptions. It was noted that extensive work can be needed to repair cracks, breaks and issues related to erosion.

Mr. Henry voiced his opinion that the DRC should have advised homeowners of their responsibility to pay for any damage caused by their intrusion over the easement.

Mr. Adams noted that language should also be included in the Declarations.

Mr. Zordan will provide a sample Encroachment letter and information requiring access gates to be a minimum of 6'-wide for easements.

This item will be included on a future agenda.

- **District Counsel: Kutak Rock LLP**

This item, previously Item 11A, was presented out of order.

Ms. Rigoni stated the Legislative Session has concluded, but the state budget was not finalized. A Special Session will be held, and further updates will be provided.

- **Discussion resumed: Lake Bank Remediation Project**

Mr. Tarr recalled that, regarding lake bank remediation, Johnson Engineering decided to set a standard for material used with geotubes. Mr. Zordan stated that the work is complete and in final review.

Discussion ensued regarding the size and appearance of riprap, rock, the lake bank slope, ingress and egress, and the cost, which varies based on depth.

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

There was no report.

- **NEXT MEETING DATE: April 15, 2026 at 9:00 AM [Presentation of FY2027 Proposed Budget]**
 - **QUORUM CHECK**

Supervisors Wheeler, Tarr, Henry and Gartland confirmed their attendance at the April 15, 2026 meeting. Supervisor Light will not attend.

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

I. Action/Agenda or Completed Items

Mr. Tarr thanked District Management for updating the list. He asked for the date to be added at the top of the list.

II. Key Activity Dates Report

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

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the meeting adjourned at 10:58 a.m.

Cop SAL:
Secretary/Assistant Secretary

Kenneth J. Tan
Chair/Vice Chair