

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on April 15, 2026 at 9:00 a.m., in-person in the Boardroom, 15755 Corso Mediterra Circle, Naples, Florida 34110.

Present:

Kenneth Tarr
Mary Wheeler
John Henry
Stephen Light

Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Cleo Adams
Shane Willis
Alyssa Willson (via Zoom)
Mark Zordan
Leeanne Olsen
Andy Nott
Neal Spungen (via Zoom)
Eric Barnett (via Zoom)
Jeff Hanley (via Zoom)
Bill Bowden

District Manager
District Manager
Operations Manager
District Counsel
District Engineer
Johnson Engineering, Inc.
Superior Waterways
Dryad
Dryad
Certified Security & Integration (Certified)
MCA General Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:03 a.m.

Supervisors Tarr, Wheeler, Henry and Light were present. Supervisor Gartland was not present.

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 and introduced the meeting attendees.

FOURTH ORDER OF BUSINESS

Approval of March 18, 2026 Regular Meeting Minutes

The following changes were made:

Line 67: Change “CDD” to “Preserve”

Line 69: Change “He” to “Mr. Tarr”

Line 78: Change “A representative” to “Eric Barnett”

Line 80: Change “It” to “The gatehouse”

Line 84: Insert “Hanley” after “Jeff”

Line 96: Change “suppression” to “response”

Line 114: Insert “on the map” after “depicted”

Line 115: Insert “as depicted in the handout” after “expanded”

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

FIFTH ORDER OF BUSINESS

Update: Status of Dryad Silvanet Wildfire Detection System Installation

Mr. Tarr discussed the successful installation and testing of the Dryad equipment. He noted that, despite the initial estimate of 14 days for installation, Mr. Barnett remained on site for 33 days. He noted that Dryad worked to make it right. Mr. Tarr thanked Mr. Nott for his contributions, shifting his workers, and managing deliveries. The CDD had agreed to pay Certified Security \$42,000 for three technicians for 40 hours of work and transportation from the State of Washington and hotel accommodations. Superior’s final invoice of approximately \$45,000 represented a great value to the District.

Mr. Tarr discussed the smoke test, and alerts and fire warning demonstrations. He stated The MCA installed a special monitor in the gatehouse, which displays the Dryad application, 24 hours a day, seven days a week. Staff was instructed in the use of the system and understanding the early alert signals and how to identify false alarms. The sensors are very sensitive to air quality and, in some cases, smoke from equipment adjacent to a sensor could result in a first alert, but not the second alert necessary to issue a wildfire warning.

Mr. Tarr stated that Tony Giles and Mr. Bowden expressed support for the Dryad system. Mr. Tarr contacted the North Naples Fire Department Captain responsible for fire alarm systems and, while he did not have the time to attend a demonstration, the response was positive. Mr. Bowden spoke with a Bonita Springs Fire Department representative. When fire alerts are received at the gatehouse, Staff will call 911 and, ideally, provide the GPS coordinates of the fire. Bonita Springs Fire Department has a special number to call. Mr. Giles stated, in borderline situations between the two counties, the possible fire will be reported to Collier 911, which will route the call to Bonita Springs Fire Department if the fire is not in their district.

Mr. Tarr discussed why working with a central monitoring station is not workable with the Dryad system, including the cost, software, and the need for certification and a liability waiver. Mr. Tarr negotiated a refund from Certified Security for services not received, including the central station monthly monitoring fee and one less technician during the installation. A \$5,220 refund from Certified is pending.

Mr. Tarr stated the system has been operational for several weeks. MCA staff was trained and ready to go. The system was tested; however, a few sensors are not yet up and running due to needed software updates, and some communication issues must be addressed.

Mr. Light asked if anything unanticipated, unusual or unresolvable in a short time is occurring. Mr. Barnett replied no; there is nothing unusual with the system. The remaining six sensors are in the calibration phase because some gateways were installed later due to shipping dates; they needed time to come online. All other sensors are fully operational; firmware updates are underway. The system is 98% operational and should be approaching 100% in the not-too-distant future.

Mr. Light asked Mr. Bowden if the MCA documented policies and procedures so that new Community Patrol personnel will have an understanding of the Dryad system. Mr. Tarr asked Mr. Barnett when the Instructional Manual for the MCA will be completed. Mr. Barnett stated he is preparing it; once completed, an online Training Session will be conducted as soon as possible.

Mr. Light noted the importance of training MCA Community Patrol personnel.

Mr. Bowden discussed The MCA's commitment to constant retraining and stated the processes related to the Dryad system are very simple. He thanked Mr. Barnett for the Manual and stated he would like to discuss the Dryad system with his peers, who also manage similar

gated communities. He thinks there will be great interest in the system and recommended composing a press release.

Mr. Spungen stated he welcomes feedback and participating; he is making links to print and other media related to the Dryad system.

Discussion ensued regarding publicity and the consensus to issue a press release and cooperate with Dryad and Mr. Spungen.

Mr. Bowden stated MCA employees reporting a wildfire will be recognized and rewarded.

Mr. Henry thinks it is of the utmost importance to communicate the information regarding the Dryad system to the community, in advance of any publicity. Mr. Tarr stated an email was previously sent and an update will be sent.

Mr. Tarr stated Certified Security is the CDD’s Dryad dealer and, per their contract, issues with Dryad will be communicated to Mr. Hanley. Mr. Tarr stated some sensors are not communicating with four bars and asked for this equipment issue to be resolved. He would like the system fully functioning by the end of the month. Mr. Hanley stated he will work with the Dryad team to resolve the issues and facilitate the refund.

Ms. Willson recommended the CDD reconcile the Agreement with the services actually provided and the compensation. Mr. Hanley will email the information related to the scope of work to Ms. Willson, who will draft a one-page Addendum to the Agreement.

Mr. Tarr stated his concern is the limited firefighting resources if multiple wildfires are occurring in Collier and Lee Counties. He expressed appreciation for the support and cooperation of the Board, Staff, the MCA, and contractors.

Mr. Adams asked for the link to the application to be shared with the Board and Staff.

SIXTH ORDER OF BUSINESS

Consideration of Mediterra Community Association, Inc. Second Amendment to Landscape Maintenance Agreement

Mr. Tarr presented the Mediterra Community Association, Inc. Second Amendment to the Landscape Maintenance Agreement and noted that the final form of the Agreement and Exhibit are not included in the agenda. The Agreement indicates that “The MCA will not be responsible for the removal of invasive plants for the lakes identified in green highlight on the attached Exhibit A.” Mr. Tarr presented an updated version of Exhibit A and stated The MCA

will continue maintaining what they have maintained in the past. Having met with Mr. Bowden and MCA President J.F. Scherer, Mr. Tarr anticipates that The MCA will approve the Agreement at its next meeting.

Mr. Tarr stated this item was prompted by a challenge to the replacement of dead plant material on the lake bank on a like-for-like basis, as outlined in the Maintenance Agreement, which The MCA had historically performed without CDD approval unless an improvement or higher level of plantings were being installed.

Discussion ensued regarding review of the Agreement, history of platting errors, arrival of invasive plants, the CDD’s responsibility for invasives, shifting cost burdens from the CDD to The MCA, and Exhibit A, on which the statuses “M” and “L” refer to “Maintenance” and “Landscaping”, respectively.

Mr. Bowden stated most lake banks require only mowing.

On MOTION by Mr. Light and seconded by Mr. Henry, with all in favor, the Mediterra Community Association, Inc. Second Amendment to Landscape Maintenance Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Update: Status of Electric Meter Resolution Letters

Mr. Tarr stated The MCA accepted the Electric Meter Resolution Letter and will present it to their Board for consideration. It is his understanding that the Property Manager signed and returned the letter on behalf of Porta Vecchio.

It was noted that no response was received from The Club. Mr. Tarr will follow up with the General Manager.

Mr. Tarr stated his understanding that the South Florida Water Management District (SFWMD) is historically slow to grant permission to fill in a portion of a storm water pond. He asked Mr. Zordan to work with The Club’s engineer and also inquire of his associates if an expedited approval process is possible.

EIGHTH ORDER OF BUSINESS

Discussion: Excluded Lake Maintenance Areas Exotic Removal Report

A. Consideration of EarthBalance Revised Price Quote for Removal of Invasives in Orphan Lake Banks

B. GIS Map

The Board and Staff considered and discussed the revised EarthBalance Quote for removal of invasives in orphan lake banks, and the GIS Map.

Mr. Tarr was surprised that L64 and L68 are not included in the proposal.

Mr. Zordan stated L64 and L68 are within the 5% parameters allowed for invasives.

Mr. Tarr stated he was surprised to see that the Senegal Date Palm is listed as an invasive, along with Brazilian Pepper. He discussed the original Mediterra Design Review Guidelines from 2000, that were updated. He noted that the Senegal Date Palm is still included on the Approved Plants List. Upon looking it up, he learned that the Senegal Date Palm is not considered a Category 1 invasive and stated these were planted by design. He questioned the directive to remove them and asked Mr. Zordan to research it.

Mr. Zordan discussed his research, which indicates that Senegal Date Palms are not recommended and that they are now considered a Category 2 invasive species in South Florida; further clarification is needed from Gary Nychyk.

Mr. Tarr noted the need to inform the Mediterra DRC to remove them from the Approved Plants List. He recommended not removing selected Senegal Date Palms from small areas on Lakes 16, 22, 37, 45 and 65. He also recommended not removing the Senegal Date Palm from Lake 62 and noted the need to determine what type of post-removal remediation will be necessary.

Mrs. Adams stated the cost to remove invasives from all areas listed is \$29,575.

Discussion ensued regarding removal of invasives, costs, scope of work, and budgeting funds for the upcoming fiscal year.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the EarthBalance Revised Price Quote for Removal of Invasives in Orphan Lake Banks for Lakes 16, 22, 37, 45, 62 and 65 only, in a not-to-exceed amount of \$29,575, was approved.

NINTH ORDER OF BUSINESS

Consideration of Johnson Engineering, LLC Professional Services Supplemental Agreement No. 27 for Lakes 16, 22, 43, & 45 Lake Bank Assessment

MEDITERRA CDD

April 15, 2026

Mr. Tarr noted the high cost of the project, such as the \$26,000 cost per lake for assessment and \$50,000 for borings going 20 feet. He questioned the need for borings on the lake bank and asked if borings are needed on every single lake to be remediated.

Mr. Zordan replied no and stated Eric wanted to do a pilot project for the four lakes, which would be used to develop a geotechnical report. Recommendations will be made for each of the various remediation materials, based on the findings.

Discussion ensued regarding the use of riprap and whether this assessment is needed if riprap is utilized versus other remediation methods.

Mr. Adams stated the water’s edge and causes of erosion are generally the concern.

This item was deferred.

Discussion ensued regarding deferring the Workshop until the fall and inspecting a hardened lake bank at the Wild Blue community. Mr. Adams will take videos and send them to the Board.

It was noted that all five Board Members need to be paid for the February 18, 2026 workshop meeting.

The meeting recessed at 10:08 a.m., and reconvened at 10:12 a.m.

Supervisors Tarr, Light, Henry and Wheeler were present.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date

Mr. Adams presented Resolution 2026-03. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

The Board and Staff discussed year-to-date performance, increasing fund balance, trying to keep the increase at 5%, how much to budget for hardening the lake banks, eroded lake banks in need of remediation, the severe drought, worsened appearance of the Medici lake bank since it was fixed, the number of lake banks to be remediated in Fiscal Year 2026, relying on Johnson Engineering to prioritize the lake bank remediations, and Mr. Henry’s suggestion of

initially budgeting \$500,000 for lake bank remediation and \$100,000 for removal of invasive species.

Mr. Tarr expressed support for increasing the amount budgeted by a greater amount.

JEI’s observations that six lakes need remediation in the near future and 11 others will need remediation in the future and increasing the “Total expenditures” line item from \$1,350,220 to \$2 million, were discussed.

The following changes were made:

“Wildfire mitigation”: Change “55,000” to “45,000”

“Aquascaping/aesthetic enhance/pipe cleanout”: Change to “Aquascaping/aesthetic enhance/pipe cleanout/lake bank exotics” and change “100,000” to “200,000”

“Lake bank-erosion repairs”: Change “425,000” to “500,000”

Mr. Adams stated the changes above would increase the per unit assessments from \$1,286 to \$1,446 and generate a year-end surplus of \$625,000 if other line items remain within budget.

Discussion ensued regarding the impact on assessments, the need to begin lake bank remediation, phasing lake bank remediation over several years, the spread of invasives, the EarthBalance proposal which equates to a reset after which only routine maintenance would be needed, Mr. Henry’s suggestion for an assessment increase to \$1,500, and the need to communicate clearly the reasons for assessment increases and inform the community of the need to address aging infrastructure. Mr. Light suggested an assessment increase to \$2,000.

The following additional change was made:

“Lake bank-erosion repairs”: Change “425,000” to “657,500”

On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with Mr. Tarr, Ms. Wheeler and Mr. Light in favor and Mr. Henry dissenting, setting the Fiscal Year 2027 per unit assessment increase to \$1,600, was approved. [Motion passed 3-1]

Mr. Light left the meeting at 10:36 a.m.

On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, Resolution 2026-03, Approving Proposed Budget(s) for FY 2027, as amended; Setting a Public Hearing Thereon on June 17, 2026 at 9:00 a.m., in-person in the Boardroom, 15755 Corso Mediterra Circle, Naples, Florida 34110; and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

Discussion ensued regarding the previously discussed changes to the proposed Fiscal Year 2027 budget, \$135,000 in unassigned funds, and \$420,000 in three months’ working capital.

Mr. Adams stated further adjustments can be made to line items as needed.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2026

The Board and Staff reviewed the Unaudited Financial Statements as of February 28, 2026. Mr. Tarr asked if the “Future fire mitigation clean-up” line item should be revised. Mr. Adams stated that line item will remain in this year’s financials and will be removed in the future. Mrs. Adams stated the verbiage on Page 4 of the proposed Fiscal Year 2027 budget will be updated.

On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, the Unaudited Financial Statements as of February 28, 2026, were approved.

- **Operations Financial Impact Analysis 4/6/26**

Mr. Tarr noted that the current balance is slightly over \$300,000

- **Summary Report/Breakdown 4/6/26**

- **Summary/Notes 4/6/26**

Discussion ensued regarding the Dryad Installation Project, which is to be reduced by the amount of the refund due from Certified.

Mrs. Adams stated the “Water Quality Testing” will be updated to reflect that \$7,800 was received on March 30, 2026.

TWELFTH ORDER OF BUSINESS

Old Business

There was no old business.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

This item was presented following Item 13B.

B. District Engineer: Johnson Engineering, Inc.

- **Update: Lake 74 Hurricane Milton Extension [expiration date: Saturday, May 23, 2026]**

Mr. Tarr stated the emergency has been extended for another six months.

- **District Counsel: Kutak Rock LLP**

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

Ms. Willson stated the Legislative Session concluded, and the Capitol Conversations update was sent. A Special Session will be held and updates will be provided. Sovereign immunity limits were increased from \$200,000 to \$350,000 per person, and from \$400,000 to \$500,000 per incident. Insurance costs might increase in the future; however, Board Members currently have insurance coverage for these amounts.

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

There was no report.

- **NEXT MEETING DATE: May 20, 2026 at 9:00 AM**
 - **QUORUM CHECK**

Supervisors Tarr and Henry confirmed their attendance at the May 20, 2026 meeting. Supervisor Wheeler will attend via telephone.

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

Mr. Tarr distributed and discussed a handout that he asked Mr. Willis to provide containing an update about the lake assessments related to the golf course. A complete update will be provided at the next meeting. The consensus was that it will be called "Golf Course Side" rather than "Fetch". Mr. Tarr asked if it was determined which of the lakes are on the south course. Mr. Willis stated he had not; once identified, he will submit a report.

Ms. Wheeler noted that the golf course is currently being excavated. Mr. Adams hopes that issues will be addressed in conjunction with regrading.

Mr. Willis was asked to make the required edits and transmit the handout to The Club.

- I. **Action/Agenda or Completed Items**

Mr. Tarr thanked District Management for updating the list.

Items 10, 11, 12, 13, 14, 15, 17 and 18 were completed.

Item 11: Change "Staff" to "Mr. Tarr"

It was noted that Mr. Zordan is still not receiving an Agenda book.

Item 18: Mr. Zordan will resend the Sample Encroachment letter to the Board and Staff.

Completed Item #15: Returned to Open Item.

II. Key Activity Dates Report

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

FOURTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Tarr discussed photos of artifacts found in the preserve that were shared by Mr. Barnett. Mr. Nott stated debris is commonly found in preserves. Mr. Zordan stated that, according to the ERP Permit and Mr. Nychyk, cleanup is required. Mr. Tarr stated Mr. Nott is responsible for the lakes and noted that his team also performs preserve management.

Mr. Henry asked when the Audit will be presented. Mr. Adams stated the Audit will be presented at the May meeting.

Mr. Tarr noted that his and Ms. Wheeler's Seats will be up for election at the November 2026 General Election. Ms. Willson stated interested candidates should contact the Department of State. The candidate Qualification Period is from noon on June 8, 2026 through noon on June 12, 2026.

Mr. Zordan introduced his colleague Leeanne Olsen, a Project Engineer with Johnson Engineering, who has been working behind the scenes and providing reports.

FIFTEENTH ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

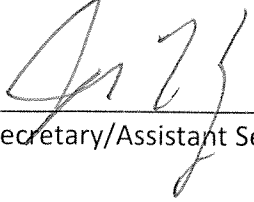
No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the meeting adjourned at 11:13 a.m.

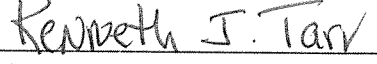
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Secretary/Assistant Secretary



Chair/Vice Chair



Print Name
Chair/Vice Chair