MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on May 20, 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 telephone)	Assistant Secretary
John Henry	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
Neal Spungen (via Zoom)	Dryad
Eric Barnett (via Zoom)	Dryad
Jeff Hanley (via Zoom)	Certified Security & Integration (Certified)

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:03 a.m. Supervisors Tarr, Gartland and Henry were present. Supervisor Wheeler attended via telephone. Supervisor Light was absent.

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 the meeting attendees. He thanked Mr. Nott and the staff of Superior Waterways for their assistance installing the Dryad System.

FOURTH ORDER OF BUSINESS **Approval of April 15, 2026 Regular Meeting Minutes**

The following changes were made:

Lines 341 and 342: Delete

Line 266: Change “at” to “to”

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the April 15, 2026 Regular Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS **Update: Dryad Silvanet Wildfire Detection System**

Mr. Tarr discussed his experience watching the Dryad system sensors; effects of variations in air quality, humidity and changes in temperatures; the need for the system to learn about the surrounding area over a period of one year; the current unique conditions due to the ongoing golf course renovation; and various issues with Dryad sensors. He thinks it is unfair to blame the Dryad system for an environmental issue related to smoke or herbicides, as was utilized yesterday to treat Bermuda grass. He hopes to discover what herbicide was used that might affect the sensors in order to convey the information to Dryad in the hopes that it enlightens them as to what the sensors were detecting. If there are sensors that fail to update in the near future, he expects the sensors will be replaced at no cost to the CDD.

Mr. Tarr discussed the power and capabilities of the new Generation 4 Sensor and voiced his opinion that an upgrade would alleviate communication issues if the mobile phone service was interrupted.

Mr. Tarr presented Dryad’s discounted proposal of just under $52,000 to add 140 Gen 4 sensors, not including Mr. Nott’s installation fee of $7,000 to $8,000. He noted the need for a sales contract and to revisit shipping and tariff expenses. He stated the goal would be for installation to be during the 2027 dry season. Mr. Henry expressed support for the proposal and stated he thinks the Board should consider installing it. Mr. Hanley will confirm how long Dryad will honor the discount.

Discussion ensued regarding sensors and alerts.

In response to Ms. Gartland's question, Mr. Barnett discussed how the system forms a baseline, sensors send alerts, new baselines are developed, false positives and alerts are minimized, and data is gathered. It was noted that Early Warning Alerts are driven by one sensor; a Fire Alert occurs when two adjacent sensors trigger within one hour, as occurred on Lagos Way; the cause is unknown. Mr. Barnett discussed the function and purpose of Early Warnings, which draw attention to a potential issue. Over time, the number of false alerts will decrease. It was noted that golf course construction will be finished in November 2026.

Mr. Tarr believes the sense of the Board is that more time is needed to be satisfied that the system is functioning and the atmosphere has stabilized. Questions to be answered include matters of tariffs and shipping, and how long the discount option will be offered. Installation would ideally occur during the dry season.

Mr. Tarr noted that District Management Staff have been unable to access the Dryad app. Mr. Hanley suggested checking the spam folder for the activation email. Mr. Willis will email Mr. Hanley all email addresses for Staff and Board Members who want access to the app.

Ms. Wheeler suggested the January meeting would be the appropriate time to consider approving additional sensors. It was noted that installation might occur in May 2027.

Mr. Henry suggested asking Dryad for the option to be open until February 1, 2027. Ms. Willson asked for the final reconciliation from Certified. Mr. Adams stated the reconciliation and the check for the credit were received; he will forward the documentation to Ms. Willson.

SIXTH ORDER OF BUSINESS **Discussion: Status of Audited Financial Report for the Fiscal Year Ended September 30, 2025**

Mr. Adams stated that he reviewed a draft of the Audited Financial Report in April and, while he expected a draft to be included on this agenda, it was not possible due to some minor open items. He anticipates that the audit will be available within the next week and, once received, it will be distributed to the Board for review in advance of the next meeting.

Mr. Adams expects the Audited Financial Report to be included in the next agenda. He noted that the June 30, 2026 legal submittal deadline will be met.

Discussion ensued regarding the need for ample time to review the Audited Financial Report before the next meeting and numerous requests for the Report to be provided in April.

Mr. Adams stated, if a June meeting does not occur, the Report will still be filed in advance of the June 30, 2026 deadline. The Board will have an opportunity to review the Report with the Auditor at the July meeting, and if any material revisions must occur, a replacement can be submitted to the State.

Mr. Tarr stated he repeatedly raised the issue of a statement that there were no losses that were not covered by insurance. Mr. Adams stated that Staff will focus on that statement.

SEVENTH ORDER OF BUSINESS **Update: Status of Electric Meter Resolution Letters and MCA Lake Bank Maintenance Agreement**

Mr. Tarr stated all the letters were received. He noted that he was at The MCA Board Meeting at which votes were taken regarding the Electric Meter Agreement and the Lake Bank Maintenance Agreement. At that meeting, one resident took exception to the MCA Board agreeing to it, and the Controller defended the settlement. He noted that the Board is happy with the settlement and voiced his opinion that MCA President J.F. Scherer wants to have a good working relationship with the CDD. He expressed appreciation for the support of Tony Giles and his team in implementing the Dryad system.

Mr. Adams stated, each year, an invoice will be requested from Mr. Bowden, Carmen and the HOA, via email.

EIGHTH ORDER OF BUSINESS **Consideration of Brazilian Pepper Removal Lake 59N and 59S by Mediterra Community Association**

The Board and Staff considered The MCA's request.

Mr. Tarr stated he was unable to find Lakes 59N and 59S on the Lake Study. Mr. Willis will review the documentation. Mr. Tarr stated he asked Mr. Zordan to certify the area that the MCA states is CDD property is really CDD property. Mr. Zordan stated that it is CDD property. He distributed maps and identified the highlighted area around Lake 59, which is CDD property.

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, Brazilian Pepper Removal at Lakes 59N and 59S by the Mediterra Community Association, in the amount of $1,175, was approved.

NINTH ORDER OF BUSINESS **Consideration of Johnson Engineering, LLC Professional Services Supplemental Agreement for Mediterra Lakes Assessment 2026-2028**

The Board and Staff discussed and considered the Johnson Engineering, LLC Professional Services Supplemental Agreement for the Mediterra Lakes Assessment for 2026 through 2028.

Mr. Tarr noted that unbudgeted funds can be utilized for the expenditure.

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, the Johnson Engineering, LLC Professional Services Supplemental Agreement for the Mediterra Lakes Assessment for 2026 thorough 2028, in the amount of $83,322 for 2026, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Ratifying the Date of Adoption of Resolution 2021-10 Adopting an Amended and Restated Policy Governing Engagement of District Staff by Board Members; and Providing for Severability and Effective Date**

Mr. Tarr presented Resolution 2026-04.

On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, Resolution 2026-04, Ratifying the Date of Adoption of Resolution 2021-10 Adopting an Amended and Restated Policy Governing Engagement of District Staff by Board Members; and Providing for Severability and Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS **Discussion: Memorandum Regarding Quality Assurance Inspection - Lake Maintenance**

Mr. Willis presented the Memorandum regarding the Quality Assurance Inspection for lake maintenance.

The Board and Staff discussed vegetation, lake access, additions to the scope of work, inability to inspect Lake 42 due to easement blockages, the need to coordinate with Mr. Bowden so that a communication can be emailed regarding protocols, growth of littorals, and the poor condition of Lake 70 on the east side.

Mr. Willis stated additional lakes in poor condition can be added to the scope of work. He will get a proposal once the water levels rise, probably for the August agenda.

Mr. Willis stated the information related to washouts on the golf courses was emailed to the Club on April 17, 2026.

Mr. Willis will ask when the golf course's next phase will be done. The lakes will be inspected in advance of the work to be completed so that the Club receives timely notice.

TWELFTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of March 31, 2026**

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the Unaudited Financial Statements as of March 31, 2026, were accepted.

- **Operations Financial Impact Analysis 5/12/26**
- **Summary Report/Breakdown 5/12/26**
- **Summary/Notes 5/12/26**

The above items were included for informational purposes.

THIRTEENTH ORDER OF BUSINESS **Mailed Notice to Property Owners Regarding Assessment (for informational purposes)**

The Board and Staff discussed the Mailed Notice to be sent to Property Owners.

FOURTEENTH ORDER OF BUSINESS **Old Business**

There was no old business.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

There was no report.

B. District Engineer: Johnson Engineering, Inc.

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

Mr. Zordan stated another extension was requested. Updates will be provided.

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

There was no report.

- **Registered Voters in District as of April 15, 2026**
  - **Collier: 826**
  - **Lee: 435**
- **Reminder: General Election Qualifying Period [Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026]**
- **NEXT MEETING DATE: June 17, 2026 at 9:00 AM [Adoption of FY2027 Budget & O&M Assessments]**
  - **QUORUM CHECK**

Supervisors Wheeler, Gartland and Henry confirmed their attendance at the June 17, 2026 meeting. Supervisor Tarr will attend via telephone.

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

I. Action/Agenda or Completed Items

Items 12, 14, 15, and 16 were completed.

II. Key Activity Dates Report

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

SIXTEENTH ORDER OF BUSINESS **Supervisors' Requests**

There were no Supervisors' requests.

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

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Henry and seconded by Ms. Gartland, with all in favor, the meeting adjourned at 10:56 a.m.

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Secretary/~~Assistant Secretary~~

____
~~Chair~~/Vice Chair

VICTORIA J. GARTLAND
Print Name
~~Chair~~/Vice Chair