

Dear Members of the Mediterra Community Development District,

The Mediterra CDD Board of Supervisors would like to update you on the following:

Storm-water System – Despite significant rainfall this summer, including two major hurricanes, Mediterra’s storm-water system operated properly to prevent flooding in the community. A multi-year active program to inspect, clean and maintain the series of pipes which connect to the lakes has paid off. The CDD owned system of interconnected lakes operates by gravity. Storm water can flow into or out of a lake in multiple directions depending on the height of the water in adjacent lakes. Water eventually flows out of the community via 5 outfall structures. **The CDD cannot control the level of the lakes, which are self-regulating.** Therefore, maintaining the drain pipes is very important to ensure the system operates as designed.

Mediterra CDD Board of Supervisors - The Board consists of five Supervisors. In November, three board seats were up for election, however only two people filed their applications with the State of Florida to be on the ballot. Unopposed, Supervisors John Henry and Victoria (Vicki) Gartland were re-elected to the Board in the November election.

At the November 20th meeting, the Board appointed Stephen Light to the vacant seat. Mr. Light has been a Mediterra resident since 2013 and served on the Mediterra Homeowners Association Board as Vice-President. He has attended CDD meetings and expressed a strong interest in becoming a supervisor.

As required under the Florida Community Development District statute, an election of officers also occurred at the meeting. Ken Tarr was elected as Chairman after serving as Vice Chairman. Vicki Gartland was elected as Vice Chair and the remaining supervisors are Assistant Secretaries.

Fiscal Year 2025 Assessment - There was no assessment increase for the 2025 fiscal year which began on October 1st. Our balance sheet is in excellent condition, with adequate unassigned cash to meet unforeseen events. The CDD does not have reserves, per se. Your assessment is on your county real estate tax bill under Non-Ad Valorem Assessment. The CDD annual operating charge is \$1,286.96. The total amount you are required to pay includes payment for any outstanding CDD bond debt on your property. If you desire to pay off the bond debt, please email: estoppels@whhassociates.com and provide the District your name and parcel number.

Cane Toads, Iguanas, and Alligators - The CDD continues to fund a successful program to suppress Mediterra’s population of invasive Cane Toads. Cane Toads, which secrete a toxin that can kill pets when ingested, are not native to Florida. They have no natural predators and therefore can crowd out the native population of Southern Toads. Since this program started in 2020, the number of Cane Toads living in the community has decreased significantly and the population of Southern Toads has rebounded.

Another non-native species spotted in Mediterra is the Iguana. Iguanas eat plants on a massive scale, which results in less oxygen in the environment and deprives pollinators, such as butterflies, of food sources. They are also known to chew through underground cables; sidewalks, seawalls and foundations can be at risk.

The Board of Supervisors voted to fund an initial investigation into the Iguana population. Inspections by Pesky Varmints, our Cane Toad removal vendor, of all the lake banks found no iguanas, but did find evidence of iguana activity. The population is low and Pesky will continue to monitor areas of concern. Any sightings should be reported immediately to Pesky Varmints by email to: PeskyVarmintsFL@aol.com.

Alligators are native to Florida and help to maintain a balanced ecosystem. We remind residents to always be aware of their surroundings and do not leave children unattended on the lake banks. **If you have any concerns about an alligator in one of the lakes, call the Florida Fish and Wildlife Conservation Commission at (866)-392-4286.** Or visit their website at www.myfwc.com/alligator.

Preserve Cleaning for Fire Risk Reduction - In 2018, the CDD implemented a Preserve Management Plan to reduce the fire fuel load in preserve areas adjacent to Mediterra's homes. 2025 will be the third year in our maintenance cycle. Therefore, the Board will be contracting to have preserve areas within 60 feet of residences cleaned. This process involves the removal of dead trees, limbs, dead palm fronds, saw palmetto fronds, and duff (decaying plant material on the ground) from the preserves to reduce fire risk. **Note that removal of vegetation in the preserve is only permitted by the CDD and its contracted service providers. No clearing or dumping is allowed in the preserves and is strictly enforced by the South Florida Water Management District.**

The Board also approved cleanup of preserve areas in a 60-foot swath along roadways that serve as the single ingress and egress to neighborhoods. For example, Castellano Way is critical for emergency services access and resident evacuation for all the neighborhoods that use this road. This work will be completed in the current dry season.

Homeowner Stormwater Responsibilities - Many homes have drainage pipes which move rainwater or other runoff away from their structures into the lakes. The CDD is responsible for the lake and the lake bank immediately adjacent to the lake. Homeowners are responsible for the remainder of the property to a point adjacent to the lake bank, which is usually where the grass or landscaping ends. This is called the Control Level of the storm water pond. Drainage pipes running from the structure to the lake must be properly installed and maintained by the homeowner or condo association to prevent erosion to the lake bank. CDD staff conducts annual inspections of the lakes/lake banks and will inform homeowners if they have a drainage pipe that needs to be submerged or repaired.

Mediterra has many new residents. Please see the attached FAQ to familiarize yourself with the CDD. If you have any questions or concerns, or would like more information about the District, please contact any of the Supervisors, or the District Staff at (877) 276-0889. The CDD's web site is www.info@mediterracdd.net.

Kenneth Tarr, Chair

Victoria Gartland, Vice Chair

John Henry

Mary Wheeler

Stephen Light

December 2, 2024