

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held Multiple Public Hearings and a Regular Meeting on August 18, 2021 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present were:

Robert Greenberg	Chair
Ken Tarr (via telephone)	Vice Chair
Mary Wheeler	Assistant Secretary
Vicki Gartland (via telephone)	Assistant Secretary
John Henry	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Andy Tilton	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:05 a.m. Supervisors Greenberg, Wheeler and Henry were present, in person. Supervisors Gartland and Tarr were attending via telephone.

SECOND ORDER OF BUSINESS

Chairman's Comments

Mr. Greenberg shared the news of former Supervisor Michael Bishko's passing. All attending observed a moment of silence in memory of Mr. Bishko.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2021/2022 Budget**

A. Proofs/Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2021-11, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Greenberg presented Resolution 2021-11 and read the title.

Mr. Greenberg opened the Public Hearing.

Mr. Greenberg stated he only received two comments about the budget. The first complimented the Board on the cane toad removal and the ponds and further commented that the District Manager's company has been managing the CDD since Mediterra's turnover and asked why the Board does not put it out for competitive bid. Mr. Greenberg stated he responded that, while there may be one or two other companies with the capabilities of the current District Manager, any of those would have a deficit of experience. He stated he was personally satisfied with the services that the District Manager's organization is providing but, if the Board was ever unsatisfied or the majority of the Board wanted to put it out to bid, he would agree to do so. The second resident commented that, while the assessment increase is only \$153, they felt that it is a huge percentage increase.

Mr. Tarr stated he was unable to submit a correction to the letter to residents in time and there was one typo worth noting. The letter stated that it was the first audit since the merger but it was not, it was the second audit. Mr. Greenberg acknowledged the error.

Mr. Adams noted that no members of the public were present.

Mr. Greenberg closed the Public Hearing.

Mr. Tarr observed that, in the proposed Fiscal Year 2022 budget, the Tables for the neighborhoods were marked "preliminary." Mr. Adams stated, when the proposed budget is approved and adopted, the heading would be removed from the final version. Mr. Tarr asked why the \$49,973 budgeted for Management expenditures, on Page 1 of the proposed budget, was highlighted in yellow. Mr. Adams stated the highlighting was related to reallocation of expenses and should have been removed before the proposed budget in the agenda went to print.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, Resolution 2021-11, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2021/2022, Pursuant to Florida Law

A. Proofs/Affidavits of Publication

B. Mailed Notice(s) to Property Owners

These items were included for informational purposes.

C. Consideration of Resolution 2021-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Greenberg presented Resolution 2021-12 and read the title.

Mr. Greenberg opened the Public Hearing.

Mr. Adams noted that no members of the public were present.

Mr. Greenberg closed the Public Hearing.

On MOTION by Mr. Tarr and seconded by Ms. Gartland, with all in favor, Resolution 2021-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Presentation of Annual Quality Assurance Audit: Lake Maintenance

A. Memorandum

B. Evaluation Sheets/Lake Photos

Mr. Greenberg commended Mrs. Adams on the presentation of the Lake Maintenance Audit and thanked Mrs. Adams and Mr. Willis for their hard work.

Mr. Willis stated 14 aeration systems were found to have an issue; seven have been repaired and returned to full function, five would be repaired when warranty issues are addressed and parts are received and the remaining two are Resource Conservation Systems (RCS) aeration systems and RCS was notified about the issue.

Mr. Greenberg asked for the MCA to be informed about the RCS aerators as they are out of the CDD's purview.

Mr. Tarr noted that Canna was generally trimmed after a freeze and suggested that trimming be rescheduled to a February or March exercise. Mrs. Adams stated Canna trimming would be scheduled accordingly.

SIXTH ORDER OF BUSINESS

**Discussion: SFWMD New Application
210716-6843**

Mr. Greenberg stated Mr. Tilton would discuss a new South Florida Water Management District (SFWMD) application for Stormwater Pond 74, based on events that have occurred.

Mr. Tilton stated, as of today, the extension was not issued; as soon as it is issued, he would send it to the Board. Mr. Greenberg requested that this be included on the Action Items List and that the extended date is included in the Critical Dates List, once approved. Mr. Adams calculated that the date would be February 1, 2027; a series of reminders would begin on October 1, 2026. Mrs. Adams stated this has been added to the Key Activity Dates List.

Mr. Greenberg stated the next step is for Mr. Tilton to monitor and report on the issuance of the extension. Mr. Tilton stated he would also continue to watch for other Executive Orders that may be extended by the same process.

Mr. Greenberg asked if any issues or deadlines with Collier County might affect permits. Mr. Tilton stated, unless zoning is somehow changed, there should not be a problem going forward. Mr. Greenberg expressed concern because two new single-family home communities would be built on Livingston Road, in addition to a high school to be built in the area. He wondered whether the increased traffic and density would affect the CDD's ability to obtain a building permit. Mr. Tilton stated he did not expect an issue with the current project but access

issues may be a more immediate concern. He stated that buildings for internal use keep traffic on site, which can be seen as a positive. Mr. Greenberg stated he would never support a project requiring access from Livingston Road, due to the security and external traffic issues. The possibility of a ground lease was discussed.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2021

Mr. Greenberg presented the Unaudited Financial Statements as of June 30, 2021. Mr. Greenberg asked if the Lake 52 bacteria applications would be an ongoing exercise. Mr. Adams discussed the extent of the algae issue on the very problematic lake and stated treatment was advised to continue, given its success. Mr. Tarr stated the algae was always present; the bacteria treatment merely keeps it at bay so continued treatment was advised. Mrs. Adams noted that many residents live on Lake 52 and the Board agreed to continue bacteria treatments to minimize the algae.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of June 16, 2021 Regular Meeting Minutes

Mr. Greenberg presented the June 16, 2021 Regular Meeting Minutes. Mr. Greenberg stated that edits were submitted to management.

Regarding Line 102, Mr. Tarr stated he believed the motion was to approve work to be done but somehow the budget item was incorporated into the motion, which he found confusing. Mr. Greenberg stated he would work with Mr. Adams and rewrite the motion in two sentences.

On MOTION by Mr. Greenberg and seconded by Ms. Wheeler, with all in favor, the June 16, 2021 Regular Meeting Minutes, as amended to include the edit discussed, which would be submitted to Management, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Hopping Green & Sams, P.A.*

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: October 20, 2021 at 9:00 A.M.**
 - **QUORUM CHECK**

Mr. Tarr, Mr. Henry, Mr. Greenberg and Ms. Gartland confirmed their in-person attendance at the October 20, 2021 meeting. Ms. Wheeler would attend via telephone.

Mr. Tarr asked Mr. Tilton if he was satisfied with the quality of the engineering related to the stormwater system. Mr. Tilton stated, after inspection and reviewing the information submitted by Mr. Richards, he had no concerns about roadway flooding or flooding of residences. Future phases of the roadways to be installed should have no impact on the CDD's operation. Mr. Tarr asked if the CDD should be concerned if the MCA proceeds with the berm and wall. Mr. Tilton discussed why he did not believe there would be an issue and stated he would review the proposal once it is submitted.

Mr. Tarr asked Mr. Adams for the status of the Cortile resident who chopped down trees. Mr. Adams stated he was waiting on a final invoice and signoff from SFWMD. Mr. Tarr asked how much the resident would owe the CDD. Mr. Adams stated he did not have a final tally but it would likely be \$7,000 to \$8,000 for initial work and then \$6,000 for future monitoring events. No invoices have been sent to the resident; a reinspection was scheduled to survey damage following Hurricane Elsa.

Ms. Wheeler recalled that, at a previous meeting, the Board discussed whether the Imperial Parkway pipes were open and asked if there was any follow up on it. Mr. Tilton stated that, per their Manager, they have a program to keep the pipes clean. At one point, Collier County was performing some maintenance and, while the County has the right to maintain it, if it is not maintained to the level that Imperial wants, Imperial steps in and performs some additional maintenance.

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

- **Key Activity Dates**

The August Key Activity Dates Report was included for informational purposes and would be updated, as needed. Mr. Greenberg noted the second item, the Club notices, was completed.

Mr. Tarr asked Mr. Adams what happened with Cintron and the bid for the wildfire preserve cleanup. Mrs. Adams stated the bid included downed trees; the only thing that would cause a change would be if a hurricane brought down more trees than originally documented. Mr. Tarr asked how much was committed to pay, absent a hurricane. Mrs. Adams stated \$168,000 was approved at the meeting. Discussion ensued regarding an additional \$7,000 budgeted in the event of a hurricane.

TENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

This item was not addressed.

ELEVENTH ORDER OF BUSINESS

Old Business

There was no old business.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Tarr requested advance notice of deadlines, such as the Chairman's letter. Mr. Greenberg stated the Chairman's letter would be added as a Key Activity Dates item.

THIRTEENTH ORDER OF BUSINESS

Public Comments

There were no public comments.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Tarr and seconded by Mr. Henry, with all in favor, the meeting adjourned at 9:54 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair