

# **MEDITERRA**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 19, 2020**

**BOARD OF SUPERVISORS**

**VIRTUAL PUBLIC**

**HEARINGS AND MEETING**

**AGENDA**

**Mediterra Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**

August 12, 2020

Board of Supervisors  
Mediterra Community Development District

<b>ATTENDEES:</b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.
--

Dear Board Members:

The Board of Supervisors of the Mediterra Community Development District will hold a Virtual Public Hearings and Meeting on August 19, 2020 at 9:00 a.m., remotely, via Zoom, at <https://us02web.zoom.us/j/84180992482>, Meeting ID 841 8099 2482 or via phone at **1-929-205-6099, Meeting ID: 841 8099 2482**. The agenda is as follows:

1. Call to Order/Roll Call
2. Chairman's Comments
3. Public Comments [**3 minutes per person**]
4. Consideration of Resolution 2020-09, Ratifying and Approving Board Actions at a Duly Advertised Meeting of the Board of Supervisors Held on June 17, 2020, and All Other Actions Taken by the Board
5. Public Hearing on Adoption of Fiscal Year 2020/2021 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2020-10, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date
6. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2020/2021, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners

- C. Consideration of Resolution 2020-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; 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
7. Consideration of Resolution 2020-12, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2020/2021 and Providing for an Effective Date
8. Discussion: Policy for Lake Bank Replanting by Adjacent Property Owners within CDD Lake Tract
9. Discussion/Consideration: Lake 47 and 48 Inspection Results and Interconnect Structure Cleaning Proposal
10. Discussion/Consideration: Updated Proposal for Padova Interconnect Structure Lake 25 to Lake 26
11. Discussion: Calabria Neighborhood Interface with Preserve
12. Acceptance of Unaudited Financial Statements as of June 30, 2020
13. Approval of June 17, 2020 Virtual Public Meeting Minutes
14. Staff Reports
  - A. District Counsel: *Hopping Green & Sams, P.A.*
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
    - Key Activity Dates
15. Action/Agenda or Completed Items
16. Old Business
17. Supervisors' Requests
18. Public Comments

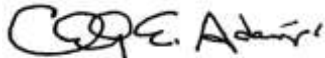
19. Adjournment

“Further, please be advised that the Florida Governor’s Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus.”

“That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting may do so remotely, via Zoom, at <https://us02web.zoom.us/j/84180992482>, or by calling **1-929-205-6099, Meeting ID 841 8099 2482**. Additionally, participants are encouraged to submit questions and comments to the District’s manager at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com).”

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley “Chuck” E. Adams, Jr.  
District Manager

**OPTIONS FOR MEETING PARTICIPATION**

<https://us02web.zoom.us/j/84180992482>

**MEETING ID: 841 8099 2482**

or

**CALL-IN NUMBER: 1-929-205-6099**

**MEETING ID: 841 8099 2482**



**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2020-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT RATIFYING AND APPROVING BOARD ACTIONS AT A DULY ADVERTISED MEETING OF THE BOARD OF SUPERVISORS HELD JUNE 17, 2020, AND ALL OTHER ACTIONS TAKEN BY THE BOARD.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Mediterra Community Development District (the “District”), held a duly advertised public meeting on June 17, 2020 and

**WHEREAS**, due to the COVID-19 public health emergency, the District conducted the June 17, 2020, meeting by Zoom video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, and 20-123 issued by Governor DeSantis, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*; and

**WHEREAS**, due to technical interference of an unknown source, the District had to issue updated Zoom access information that was different from what had been previously published; and;

**WHEREAS**, it is the desire of the Board to ratify the Board’s actions taken at the June 17, 2020 meeting, and all other actions taken by the Board through August 18, 2020.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT;**

1. All actions taken by the Board relative to the June 17, 2020 meeting are hereby ratified and approved and shall remain in full force and effect until modified by appropriate Board action.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2020.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**



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Show results beginning at page:

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Mediterra Community Development District ("District") will hold a public hearing on August 19, 2020 at 9:00 a.m., at The Sports Club at Mediterra (Bella Vita I Room), 15735 Corso Mediterra Circle, Naples, Florida 34110 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://mediterracdd.net/>. It is anticipated that the public hearing and meeting will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-123, and 20-150 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so remotely, via Zoom at <https://us02web.zoom.us/j/84180992482>, Meeting ID 841 8099 2482 or telephonically at 1-929-205-6099, Meeting ID 841 8099 2482. Participants are strongly encouraged to submit questions and comments to the District Manager's Office at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or by calling 561-571-0010 by August 17, 2020 at 2:00 p.m., in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to

the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Chuck Adams District Manager  
AD#4297757 8/5/2020

**News-Press, The**

July 29, 2020

Government Publications - Notices of Hearings

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*Keywords:* MEDITERRA COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR  
2020/2021 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE  
IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION  
OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND  
ENFORCEMENT OF THE SAME; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING  
PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF  
REGULAR BOARD OF SUPERVISORS MEETING

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**News-Press, The**

July 29, 2020

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*Keywords:* MEDITERRA COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR  
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PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE  
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ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT  
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OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO  
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REGULAR BOARD OF SUPERVISORS MEETING.

# Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily  
Naples, FL 34110

MEDITERRA COMMUNITY DEVELOP  
2300 GLADES RD STE 410 W

BOCA RATON, FL 33431

## Affidavit of Publication

STATE OF WISCONSIN  
COUNTY OF BROWN

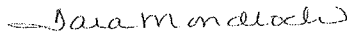
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said

Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Published: 08/05/2020



Subscribed and sworn to before on August 5, 2020:



Notary, State of WI, County of Brown

TARA MONDLOCH  
Notary Public  
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: \$532.00

Ad No: 0004297824

Customer No: 1306338

PO #: ad # 4297824

# of Affidavits 1

This is not an invoice

## MEDITERRA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGETS; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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Chuck Adams  
District Manager

AD#4297824

8/5/2020

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**



## RESOLUTION 2020-10

### THE ANNUAL APPROPRIATION RESOLUTION OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has submitted to the Board of Supervisors ("**Board**") of the Mediterra Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT:

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a),

*Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Mediterra Community Development District for the Fiscal Year Ending September 30, 2021.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2020/2021, the sum of \$2,242,689 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 858,202
DEBT SERVICE FUND (SERIES 2012)	\$ 1,067,997
DEBT SERVICE FUND (SERIES 2013)	<u>\$ 316,490</u>
TOTAL ALL FUNDS	\$ 2,242,689

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF AUGUST, 2020.**

ATTEST:

**MEDITERRA COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Exhibit A

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2021  
PROPOSED BUDGET  
UPDATED JUNE 17, 2020**

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
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**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND 001 BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Estimated through 9/30/2020	Total Actual and Estimated	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 660,851				\$ 759,316
Allowable Discounts (4%)	(26,434)				(30,373)
Assessment levy: on-roll - net	634,417	\$ 607,208	\$ 27,209	\$ 634,417	728,943
Assessment levy: off-roll	112,055	56,028	56,027	112,055	129,259
Interest and miscellaneous	-	109	100	209	-
Total revenues	<u>746,472</u>	<u>663,345</u>	<u>83,336</u>	<u>746,681</u>	<u>858,202</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	6,600	4,091	2,509	6,600	9,900
Management	48,000	24,000	24,000	48,000	48,000
Accounting	16,700	8,350	8,350	16,700	16,700
Audit	10,000	-	10,000	10,000	10,000
Legal	10,000	6,001	3,999	10,000	10,000
Field management	15,300	7,650	7,650	15,300	15,300
Engineering	35,000	28,861	6,139	35,000	95,000
Trustee	10,000	-	10,000	10,000	10,000
Dissemination agent	4,000	2,000	2,000	4,000	4,000
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Assessment roll preparation	5,000	2,500	2,500	5,000	5,000
Telephone	259	129	130	259	259
Postage	1,000	793	207	1,000	1,000
Insurance	11,750	11,462	-	11,462	11,750
Printing & binding	1,714	857	857	1,714	1,714
Legal advertising	2,000	3,529	2,000	5,529	4,000
Contingencies	2,500	934	1,566	2,500	2,500
Annual district filing fee	175	175	-	175	175
Website	705	705	-	705	705
ADA website compliance	200	199	-	199	210
Total professional & admin	<u>182,403</u>	<u>102,236</u>	<u>83,407</u>	<u>185,643</u>	<u>247,713</u>

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND 001 BUDGET  
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Estimated through 9/30/2020	Total Actual and Estimated	
<b>Water management</b>					
Contractual services	203,980	90,350	121,130	211,480	215,000
Aquascaping/lake banks/pipe cleanout	100,000	8,280	91,720	100,000	100,000
Streetsweeping	8,000	3,075	-	3,075	-
Electricity	33,000	13,670	16,000	29,670	31,500
Capital Outlay-Drain Pipe Repair	-	-	-	-	37,500
Future aeration replacement	17,400	4,129	13,271	17,400	57,840
Capital outlay-aeration FCB loan pymt	89,960	6,030	83,930	89,960	89,960
Total water management	<u>452,340</u>	<u>125,534</u>	<u>326,051</u>	<u>451,585</u>	<u>531,800</u>
<b>Other fees and charges</b>					
Property appraiser	10,699	333	10,366	10,699	10,699
Tax collector	8,030	8,139	-	8,139	8,030
Total other fees and charges	<u>18,729</u>	<u>8,472</u>	<u>10,366</u>	<u>18,838</u>	<u>18,729</u>
Total expenditures and other uses	<u>653,472</u>	<u>236,242</u>	<u>419,824</u>	<u>656,066</u>	<u>798,242</u>
Excess/(deficiency) of revenues over/(under) expenditures	93,000	427,103	(336,488)	90,615	59,960
Fund balance - beginning (unaudited)	87,094	10,304	437,407	10,304	100,919
Fund balance - ending (projected)	<u>\$ 180,094</u>	<u>\$ 437,407</u>	<u>\$ 100,919</u>	<u>\$ 100,919</u>	<u>\$ 160,879</u>

Assessment Summary

Description	Units	FY 2020	FY 2021	Total Revenue
		Actual Assessment	Proposed Assessment	
On-roll assessments	926.00	\$ 713.66	\$ 820.00	\$ 759,315.72
Off-roll assessments	168.53	\$ 664.89	\$ 766.97	\$ 129,259.28
Total Units:	<u>1,094.53</u>		Total Revenue:	<u>\$ 888,575.00</u>



**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITION OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

Supervisors	\$ 9,900
Supervisors pay is statutorily set at \$200 , per Supervisor, (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800, per Supervisor, for each fiscal year. It is anticipated the Board will meet 9 times a year.	
Management	48,000
<b>Wrathell, Hunt and Associates, LLC</b> , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Accounting	16,700
Fees related to all aspects of accounting for the District funds, including budget and financial statement preparation, cash management and accounts payable. These functions are performed by <b>Wrathell, Hunt and Associates, LLC</b> , on behalf of the District.	
Audit	10,000
The District are required to complete annual, independent examinations of their accounting records and procedures. These audit is conducted pursuant to Florida Law and the Rules of the Florida Auditor General.	
Legal	10,000
Fees for on-going general counsel and legal representation on behalf of the District.	
Field management	15,300
<b>Wrathell, Hunt &amp; Associates, LLC</b> , is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.	
Engineering	95,000
Johnson Engineering, Inc. provides an array of engineering, consulting, and construction services to the District, assisting them in crafting solutions with sustainability for the long-term interests of the community, while recognizing the needs of the government, environment and maintenance of the community's facilities. For fiscal year 2021, the projected costs also include pursuing Collier County permitting for the partial filling of lake 74 in preparation for future community facilities.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	4,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934. The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide this service.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	5,000
The District has amended their contracts with Wrathell, Hunt and Associates, LLC to provide assessment roll management services.	
Telephone	259
Telephone and fax machine services.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITION OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Insurance	11,750
<p>The District carries public officials liability, general liability and fire damage insurance. The District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$5,000,000 (\$5,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.</p>	
Printing & binding	1,714
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	4,000
<p>Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Contingencies	2,500
<p>Bank charges, automated AP routing and miscellaneous expenses incurred throughout the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Department of Economic Opportunity.</p>	
Website	705
ADA website compliance	210
Contractual services	215,000
<p>Contracts entered into by the District for water management related professional services, including lake and wetland maintenance, as well as water quality testing and Cane Toad removal.</p>	
Aquascaping/lake banks/pipe cleanout	100,000
<p>Addresses the continued supplementation of the lake perimeter beneficial aquatic plant program as well as inspection and cleanout of District owned drainage pipes and structures on a rotational basis. It is also anticipated that the District will continue the lake repair and aesthetic enhancement program in 2021.</p>	
Electricity	31,500
<p>Electrical expenses incurred relating to water management of the District.</p>	
Capital Outlay-Drain Pipe Repair	37,500
<p>In fiscal year 2021, will complete a drainage pipe repair in the Padova neighborhood which has been identified as being broken in several locations and has been infiltrating soil causing the pipe to plug up and not operate properly as well as causing dangerous deep depressions in the ground over the broken pipe.</p>	
Future aeration replacement	57,840
<p>In 2018 the District adopted an aeration major component replacement schedule. The budgeted amount is per that schedule</p>	
Capital outlay-aeration FCB loan pymt	89,960
<p>In 2017 the District completed the remaining aeration systems and began repaying the 5 year loan from FCB during fiscal year 2018 maturing during fiscal year 2023.</p>	
Property appraiser	10,699
<p>The property appraiser's fee is \$1.00 per parcel in Lee County. The property appraiser's fee is 2% of assessments levied in Collier County.</p>	
Tax collector	8,030
<p>The tax collector's fee is 1.5% of assessments collected.</p>	
Total expenditures	\$ 798,242

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2012 (\$6,025,000 and \$7,430,000)  
REFUNDING MEDITERRA SOUTH SERIES 1999 & 2001  
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Estimated through 9/30/2020	Total Actual and Estimated	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,148,645				\$ 1,112,497
Allowable Discounts (4%)	(45,946)				(44,500)
Assessment levy: on-roll - net	1,102,699	\$ 1,055,587	\$ 47,112	\$ 1,102,699	1,067,997
Interest	-	9,345	-	9,345	-
Total Revenues	1,102,699	1,064,932	47,112	1,112,044	1,067,997
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	610,000	-	610,000	610,000	615,000
Principal prepayment	-	-	270,000	270,000	-
Interest	469,998	234,999	234,999	469,998	431,010
Total debt service	1,079,998	234,999	1,114,999	1,349,998	1,046,010
<b>Other fees &amp; charges</b>					
Property appraiser	9,729	-	9,729	9,729	9,423
Tax collector	12,972	14,149	-	14,149	12,564
Total other fees & charges	22,701	14,149	9,729	23,878	21,987
Total expenditures	1,102,699	249,148	1,124,728	1,373,876	1,067,997
Excess/(deficiency) of revenues over/(under) expenditures	-	815,784	(1,077,616)	(261,832)	-
Beginning fund balance (unaudited)	1,280,453	1,315,581	2,131,365	1,315,581	1,053,749
Ending fund balance (projected)	\$1,280,453	\$2,131,365	\$1,053,749	\$1,053,749	1,053,749
Use of fund balance					
Debt service reserve account balance (required)					(804,268)
Interest expense - November 1, 2021					(201,975)
Projected fund balance surplus/(deficit) as of September 30, 2021					\$ 47,506

## Mediterra

Community Development District

Series 2012 (Refunded Mediterra North CDD Series 2001 and Mediterra South CDD Series 1999 & 2001)  
\$6,025,000 and \$7,430,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	-	-	215,505.00	215,505.00
05/01/2021	615,000.00	4.400%	215,505.00	830,505.00
11/01/2021	-	-	201,975.00	201,975.00
05/01/2022	640,000.00	4.500%	201,975.00	841,975.00
11/01/2022	-	-	187,575.00	187,575.00
05/01/2023	670,000.00	4.650%	187,575.00	857,575.00
11/01/2023	-	-	171,997.50	171,997.50
05/01/2024	705,000.00	5.100%	171,997.50	876,997.50
11/01/2024	-	-	154,020.00	154,020.00
05/01/2025	745,000.00	5.100%	154,020.00	899,020.00
11/01/2025	-	-	135,022.50	135,022.50
05/01/2026	780,000.00	5.100%	135,022.50	915,022.50
11/01/2026	-	-	115,132.50	115,132.50
05/01/2027	825,000.00	5.100%	115,132.50	940,132.50
11/01/2027	-	-	94,095.00	94,095.00
05/01/2028	865,000.00	5.100%	94,095.00	959,095.00
11/01/2028	-	-	72,037.50	72,037.50
05/01/2029	910,000.00	5.100%	72,037.50	982,037.50
11/01/2029	-	-	48,832.50	48,832.50
05/01/2030	960,000.00	5.100%	48,832.50	1,008,832.50
11/01/2030	-	-	24,352.50	24,352.50
05/01/2031	955,000.00	5.100%	24,352.50	979,352.50
<b>Total</b>	<b>\$8,670,000.00</b>	<b>-</b>	<b>\$2,841,090.00</b>	<b>\$11,511,090.00</b>

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND 204 BUDGET - SERIES 2013 BONDS  
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed Budget FY 2021
	Adopted Budget FY 2020	Actual through 3/31/2020	Estimated through 9/30/2020	Total Actual and Estimated	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 329,677				\$ 329,677
Allowable discounts (4%)	(13,187)				(13,187)
Assessment levy: on-roll - net	316,490	\$ 302,916	\$ 13,574	\$ 316,490	316,490
Interest	-	1,888	-	1,888	-
Total revenues	316,490	304,804	13,574	318,378	316,490
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	150,000	-	150,000	150,000	155,000
Interest	151,825	75,912	78,903	154,815	145,638
Total debt service	301,825	75,912	228,903	304,815	300,638
<b>Other fees &amp; charges</b>					
Property appraiser	4,945	-	4,945	4,945	4,945
Tax collector	6,594	4,060	2,534	6,594	6,594
Total other fees & charges	11,539	4,060	7,479	11,539	11,539
Total expenditures	313,364	79,972	236,382	316,354	312,177
Excess/(deficiency) of revenues over/(under) expenditures	3,126	224,832	(222,808)	2,024	4,313
Beginning fund balance (unaudited)	225,791	240,742	465,574	240,742	242,766
Ending fund balance (projected)	<u>\$228,917</u>	<u>\$465,574</u>	<u>\$242,766</u>	<u>\$ 242,766</u>	<u>247,079</u>
Use of fund balance					
Debt service reserve account balance (required)					(75,000)
Interest expense - November 1, 2021					(69,622)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 102,457</u>

**Mediterra**

Community Development District

Series 2013

\$4,030,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2020	-		72,818.75	72,818.75
05/01/2021	155,000.00	4.125%	72,818.75	227,818.75
11/01/2021	-		69,621.88	69,621.88
05/01/2022	165,000.00	4.125%	69,621.88	234,621.88
11/01/2022	-		66,218.75	66,218.75
05/01/2023	170,000.00	4.125%	66,218.75	236,218.75
11/01/2023	-		62,712.50	62,712.50
05/01/2024	180,000.00	4.125%	62,712.50	242,712.50
11/01/2024	-		59,000.00	59,000.00
05/01/2025	185,000.00	5.000%	59,000.00	244,000.00
11/01/2025	-		54,375.00	54,375.00
05/01/2026	195,000.00	5.000%	54,375.00	249,375.00
11/01/2026	-		49,500.00	49,500.00
05/01/2027	210,000.00	5.000%	49,500.00	259,500.00
11/01/2027	-		44,250.00	44,250.00
05/01/2028	220,000.00	5.000%	44,250.00	264,250.00
11/01/2028	-		38,750.00	38,750.00
05/01/2029	230,000.00	5.000%	38,750.00	268,750.00
11/01/2029	-		33,000.00	33,000.00
05/01/2030	240,000.00	5.000%	33,000.00	273,000.00
11/01/2030	-		27,000.00	27,000.00
05/01/2031	255,000.00	5.000%	27,000.00	282,000.00
11/01/2031	-		20,625.00	20,625.00
05/01/2032	265,000.00	5.000%	20,625.00	285,625.00
11/01/2032	-		14,000.00	14,000.00
05/01/2033	280,000.00	5.000%	14,000.00	294,000.00
11/01/2033	-		7,000.00	7,000.00
05/01/2034	280,000.00	5.000%	7,000.00	287,000.00
<b>Total</b>	<b>\$3,030,000.00</b>		<b>\$1,237,743.75</b>	<b>\$4,267,743.75</b>

**Mediterra  
Community Development District  
FY 2020-2021 Final Assessments**

**\*\*\*PRELIMINARY\*\*\***

**Lee County "North" 2012 Series A Bond Issue - Refinanced 2001 Bonds**

**Lee County  
10 years remaining**

<b>Neighborhoods</b>	<b>Parcel</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2020-2021 tax payment</b>
Teramo	115	Manor 2	\$2,970.69	\$ 820.00	\$ 3,790.69	\$21,509.21
Il Cuore Ct	115A	Manor A	4,263.16	820.00	5,083.15	30,867.24
Verona (Lots 1-5,31-34)	117	Manor 3	3,050.99	820.00	3,870.99	22,090.62
Cortile (lots 1-5, 37-48)	118	Villa 1	1,405.06	820.00	2,225.05	10,173.27
Treviso (Lots 2 - 10)	120	Manor 1	2,890.40	820.00	3,710.40	20,927.87
Marcello	114	Estate 1	2,890.40	820.00	3,710.40	20,927.87
Marcello	114	Estate 1A	3,680.40	820.00	4,500.40	26,647.82
Amarone	124	Estate 1	2,890.40	820.00	3,710.40	20,927.87
Positano	116	Villa 1	1,405.06	820.00	2,225.05	10,173.27
Villalago	121	Villa 2	1,124.04	820.00	1,944.04	8,138.61
Terrazza	123	Villa 2	1,124.04	820.00	1,944.04	8,138.61
Serata	122A	Villa 2	1,124.04	820.00	1,944.04	8,138.61
Serata II	122A	Villa 2A	1,885.66	820.00	2,705.65	13,653.04
Brendisi	119	Coach 1	838.09	820.00	1,658.09	6,068.16
Calabria	122B	Coach 1	838.09	820.00	1,658.09	6,068.16
Porta Vecchio	113	Coach	802.89	820.00	1,622.89	5,813.32

Fiscal year 2019-2020 Assessments:	Manor 1	\$ 2,984.32	\$ 713.66	\$ 3,697.98	\$23,227.21
	Manor 2	3,067.22	713.66	3,780.88	23,872.42
	Manor 3	3,150.13	713.66	3,863.79	24,517.71
	Manor A	4,401.68	713.66	5,115.34	34,258.62
	Estate 1	2,984.32	713.66	3,697.98	23,227.21
	Estate 1A	3,799.99	713.66	4,513.65	29,575.61
	Villa 1	1,450.71	713.66	2,164.37	11,291.00
	Villa 2	1,160.57	713.66	1,874.23	9,032.80
	Villa 2A	1,946.93	713.66	2,660.59	15,153.09
	Coach 1	865.32	713.66	1,578.98	6,734.87
	Coach	828.98	713.66	1,542.64	6,452.03

**Mediterra  
Community Development District  
FY 2020-2021 Final Assessments**

**\*\*\*PRELIMINARY\*\*\***

**Collier County "South" 2012 Series Bond Issue - REFINANCED 1999 Bonds**

**Collier County  
10 years remaining**

<b>Phase I Neighborhoods</b>	<b>Parcel</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2020-2021 tax payment</b>
Benvenuto	100	Manor SF	\$ 2,380.03	\$ 820.00	\$ 3,200.03	\$ 17,232.55
IL Corsini	108	Manor SF	2,380.03	820.00	3,200.03	17,232.55
IL Trebbio Lots 1-14	101	Estate SF	2,380.03	820.00	3,200.03	17,232.55
Savona	102	Estate SF	2,380.03	820.00	3,200.03	17,232.55
Medici	107	Villa A	948.54	820.00	1,768.54	6,867.87
Milan	105/106	Villa B	948.54	820.00	1,768.54	6,867.87
Villoresi	103	Villa C	948.54	820.00	1,768.54	6,867.87
Monterosso	104	Coach	711.41	820.00	1,531.41	5,150.94
Fiscal year 2019-2020 Assessments:		Manor SF	\$2,457.37	\$ 713.66	\$ 3,171.03	\$19,125.88
		Estate SF	2,457.37	713.66	3,171.03	\$19,125.88
		Villa A,B,C	979.36	713.66	1,693.02	7,622.44
		Coach	734.53	713.66	1,448.19	5,716.87



**Mediterra  
Community Development District  
FY 2020-2021 Final Assessments**

**\*\*\*PRELIMINARY\*\*\***

**Collier County "South" 2012 A-1 Series Bond Issue - REFINANCED 2001 Bonds**

**Collier County  
10 years remaining**

<b>Phase II Neighborhoods</b>	<b>Parcel</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2020-2021 tax payment</b>
Bello Lago	109	Manor SF B	\$ 2,808.03	\$ 820.00	\$ 3,628.02	\$ 20,331.44
Padova (Lots 28-35)	110	Manor SF C	2,340.03	820.00	3,160.03	16,942.94
Ravello	111	Manor SF B	2,808.03	820.00	3,628.02	20,331.44
Cortile (lots 6-18,26-36)	118A	Villa A	1,460.94	820.00	2,280.94	10,577.91
Cortile (lots 19-25)	118B	Manor SF A	2,496.02	820.00	3,316.02	18,072.39
Treviso (Lot 1)	120	Manor SF B	2,808.03	820.00	3,628.02	20,331.44
IL Trevvio Lots (15-22)	101A	Estate SF A	2,340.03	820.00	3,160.03	16,942.94
Padova Lots 1-27	110	Estate SF A	2,340.03	820.00	3,160.03	16,942.94
Verona (lots 6-30)	117	Estate SF B	2,964.04	820.00	3,784.03	21,461.03
Bellezza	112	Villa B	1,092.01	820.00	1,912.01	7,906.67
Porta Vecchio (Bldgs 13,14)	113	Coach	780.01	820.00	1,600.00	5,647.62
Fiscal year 2019-2020 Assessments:		Manor SF A	\$ 2,577.13	\$ 713.66	\$ 3,290.79	\$ 20,058.00
		Manor SF B	2,899.27	713.66	3,612.93	22,565.25
		Manor SF C	2,416.07	713.66	3,129.73	18,804.45
		Estate SF A	2,416.07	713.66	3,129.73	18,804.45
		Estate SF B	3,060.35	713.66	3,774.01	23,818.95
		Villa A	1,508.41	713.66	2,222.07	11,740.10
		Villa B	1,127.49	713.66	1,841.15	8,775.37
		Coach	805.35	713.66	1,519.01	6,268.12

**Mediterra  
Community Development District  
FY 2020-2021 Final Assessments**

**\*\*\*PRELIMINARY\*\*\***

**Collier County "South" 2013 Series Bond Issue (Phase III) - REFINANCED 2003 Bonds**

**Collier County  
13 years remaining**

<b>Phase III Neighborhoods</b>	<b>Parcel</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2020-2021 tax payment</b>
Lucarno	125	Villa C	\$ 1,379.40	\$ 820.00	\$ 2,199.40	\$ 12,029.31
Lucarno	126	Villa C	1,379.40	820.00	2,199.40	12,029.31
Felicita	127	SF - 90	2,758.81	820.00	3,578.81	24,058.62
Cellini	128	SF - 90	2,758.81	820.00	3,578.81	24,058.62
Celebrita	129	SF - 90	2,758.81	820.00	3,578.81	24,058.62
Buonasera	130	SF - 90	2,758.81	820.00	3,578.81	24,058.62
Cabreo	131	Villa C	1,379.40	820.00	2,199.40	12,029.31
Caminetto						
Fiscal year 2019-2020 Assessments:		SF - 90	\$ 2,758.81	\$ 713.66	\$ 3,472.47	\$ 25,355.69
		Villa C	1,379.40	713.66	2,093.06	12,677.85

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**The News-Press**  
**media group**  
news-press.com A GANNETT COMPANY

MEDITERRA NORTH CDD  
2300 GLADES RD SUITE 410W  
BOCA RATON FL 33431

STATE OF WISCONSIN COUNTY OF BROWN:

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE

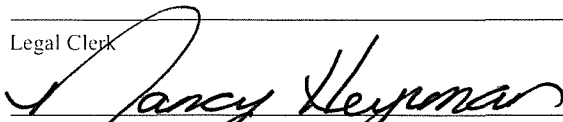
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

7/29/2020

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida. for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 29th day of July, 2020.

Legal Clerk



Notary Public State of Wisconsin County of Brown

5.15.23

My commission expires

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

**MEDITERRA COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Mediterra Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 19, 2020  
 TIME: 9:00 a.m.  
 LOCATION: The Sports Club at Mediterra (Bella Vita I Room)  
 15735 Corso Mediterra Circle  
 Naples, Florida 34110

It is anticipated that the public hearing and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-123 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

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**Description of Assessments**

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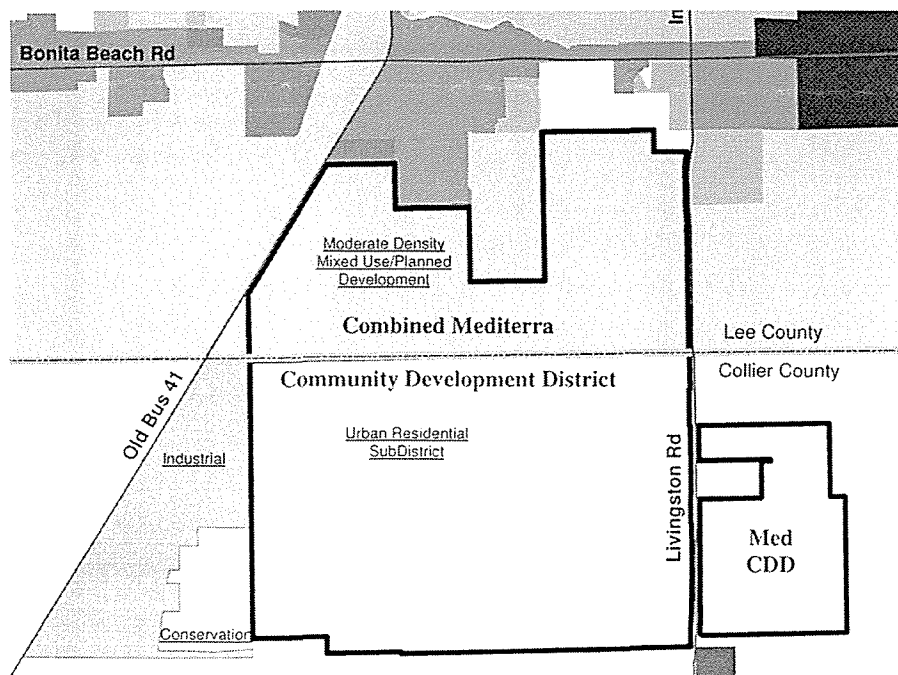
**Additional Provisions**

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Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Chuck Adams  
 District Manager



# Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily  
Naples, FL 34110

**MEDITERRA SOUTH COMMUNITY  
2300 GLADES RD SUITE 410W  
BOCA RATON FL 33431**

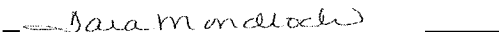
**Affidavit of Publication  
STATE OF WISCONSIN  
COUNTY OF BROWN**

Before the undersigned they serve as the authority, personally appeared Joe Heynen who on oath says that he serves as **legal clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

7/26/2020



Subscribed and sworn to before on July 26th, 2020:



Notary, State of WI, County of Brown



My commission expires: August 6, 2021

Publication Cost: \$4,040.26  
Ad No GCI0461871  
Customer No: 525778  
PO#: PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("Board") for the Mediterra Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 19, 2020  
 TIME: 9:00 a.m.  
 LOCATION: The Sports Club at Mediterra (Bella Vita I Room)  
 15735 Corso Mediterra Circle  
 Naples, Florida 34110

It is anticipated that the public hearing and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-123 and 20-150, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

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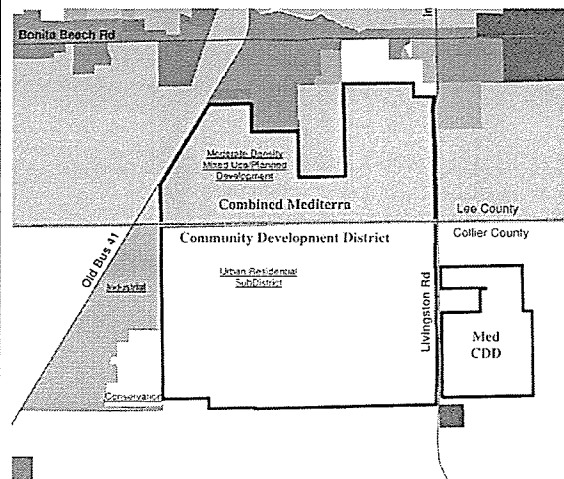
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Chuck Adams  
 District Manager





**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6B**

# Mediterra Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

THIS IS NOT A BILL – DO NOT PAY

July 30, 2020

T I P I 1

JOSEPH J MOLINARI LIVING TRUST  
16838 CABREO DR  
NAPLES, FL 34110-3272

By US Mail, First Class Delivery



PARCEL ID: 25115000103

RE: Mediterra Community Development District  
Fiscal Year 2020/2021 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Mediterra Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2020/2021, on August 19, 2020, at 9:00 a.m., at The Sports Club at Mediterra (Bella Vita I Room), 15735 Corso Mediterra Circle, Naples, Florida 34110. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

It is anticipated that the public hearing and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.


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If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in black ink that reads "C. E. Adams, Jr." with a stylized flourish at the end.

Chesley "Chuck" E. Adams, Jr.  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2020/2021, the District expects to collect no more than **\$888,575** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per Equivalent Residential Unit (“ERU”) basis for platted lots and the Golf Club. Your property is classified as **1** platted lot(s) with **1** ERU(s).
3. **Schedule of O&M Assessments:**

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4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Proposed Annual O&M Assessment (October 1, 2020 – September 30, 2021)	Change in Annual Dollar Amount
\$713.66	\$820.00	\$106.34

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2020/2021, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2020. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Dear Mediterra CDD Member:

Today, you received a Mediterra Community Development District (“CDD”) notice of proposed budget and annual assessment for fiscal year 2020-2021 (“Notice”).

The Notice is required each year by Florida Statute when there is going to be an increase. It alerts you to what the CDD proposes to assess you as a property owner to fund operations for the coming year. It sets out your rights to be heard during the public process we follow to adopt the budget. The exhibit attached to the Notice is designed to fully explain how your CDD calculated the assessment to meet the proposed budget.

The other part of your annual assessment, to pay down the bonds (principal and interest) issued to create the infrastructure of our storm water management system, is fixed and pre-determined and is not part of the Board’s current Notice. Both assessments are combined and will appear on your annual real property tax bill issued by the county in which your Mediterra home is located. (If you wish to pre-pay the bond amount on your property, please contact the CDD Manager’s office at (561) 571-0010. They will provide you with the amount and more information.)

To help you with what the numbers mean, on behalf of the Board of Supervisors, I write to summarize the CDD’s accomplishments this fiscal year and items that impact next year’s budget.

#### *Ponds and Stormwater Infrastructure*

Our investment in aeration equipment and pipe/outfall sediment cleaning continues to pay handsome dividends. Water quality in the ponds is evident from increased clarity and less debris in our piping infrastructure. All ponds had good amounts of dissolved oxygen and nitrogen levels in the samples were lower than found in Class III bodies of water (Fish Consumption, Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife). So, too, were levels of phosphorous. We continued to emphasize remediation of those two ponds with the highest sediment/quality issues and are confident their numbers will improve over time. Indeed, even the one pond that missed the Class III level, was only slightly elevated during one of the two test dates.

The CDD is responsible for 344 inspectable structures within the community. Of these, 123 showed an accumulation of sand and other debris in excess of the Board’s 25% occlusion threshold triggering a cleaning mandate by our vendor. Since this is only the second year of the 25% policy, it remains to be seen what the year over year budget impact will be, although we are optimistic it will make planning easier and reduce the erratic expenses experienced historically. We do already know that it is having a positive effect on water quality, and as our experience grows, we will make any necessary adjustments in the threshold level.

We also took steps to repair several lake banks that exhibited significant erosion, and one outfall pipe that had cracked in several places, was deteriorating rapidly, was causing surface area depressions, and has become a potential injury liability. The erosion was addressed with the installation of “rip-rap” rocks (on 11 North – best seen from the comfort station on 12 North), and the pipe repair is included in the new budget.

#### *Cane Toads*

We were late in realizing the severity of the cane toad invasion this year. Indeed, until this year, Mediterra never had an organized cane toad control plan. After consultations with the MCA, we promulgated a two -prong, dual phase effort to ameliorate the impact of the cane toad population. We engaged an experienced varmint control vendor to skim the pond edges of tadpoles and to collect adult breeding toads starting this past May and continuing each month through the late September/October second breeding season. I want to thank the MCA for contributing to this year’s funding of the pest control effort.

In the 2021 budget, the CDD has planned for the entire toad control effort during both the Spring and late Summer when the toads give birth, and we will continue with the monthly eradication sweeps each month in between the two breeding times. Toad control will become a regular annual feature of the CDD’s services to the Mediterra community.

#### *Rules of Procedure*

After the Legislature passed several agency procurement amendments, the Board in conjunction with outside counsel, took the opportunity to update all of its contracting rules of procedure, not just those affected by the legislative session. We have adopted all the rules required by the new laws as well as best practices that go

beyond the minimums required by law. This activity will benefit the CDD for many years to come and all without a significant budget impact.

#### Lake 74 Restoration

This is the pond that abuts the east entrance to Mediterra just north of the gatehouse. In the original planning of the community, the area nearest Livingston Road was shown to have a town center type use. The CDD successfully prosecuted a determination by the Corps of Engineers that we have the existing authority (without additional federal permitting) to restore this pond to its original configuration. We also successfully obtained South Florida Water Management District's concurrence about our right to restore the pond to its original contours and size, without further regulatory interference.

The next step would be a development permit from Collier County. Nothing further is planned at this time, and Board and the MCA will continue to discuss the opportunities we have created for the community, and all the attendant issues any development would entail. Such activities would have a significant budget impact.

#### Audit, Reserve Fund, and Merger Savings

Our outside accountants conducted its first statutory audit of the CDD's finances since the merger was accomplished. We received a "clean" audit letter, meeting or exceeding all of the statutory requirements for state agencies such as the CDD.

As you may recall, the cost to accomplish the merger of the CDD was \$77,000. We hypothesized that in addition to ongoing operational savings (one audit, one budget, one management fee, one insurance policy), as well as unitary planning and operation of the district, we would recover the cost of the merger in 15 to 18 months following completion. At a savings of \$57,000 annually, to date, we have saved a total of \$114,000 just from reduced audit and management fees, and insurance.

The merger, the wildfire reduction plan, completing the aeration of all our ponds, and procuring the governmental approvals necessary to enable future restoration/development of pond 74, were all accomplished through a mixture of modest assessment increases and use of our undesignated reserve funds.

#### The Assessment

We are required by law to maintain adequate reserves to replace capital items (pipes and outfall structures); we are not for landscaping, lake bank erosion and the like. We typically use undesignated reserves (a rainy day fund if you will), to fund projects that were unanticipated at budget preparation time (cane toad remediation), or unusual planned expenses (merger, wildfire reduction).

In three years, we will have to undertake our first planned wildfire fuel reduction maintenance cycle, at a significant cost. The Board has determined that staging the cost impact over several years is in the best interest of the community, and that is reflected in the new budget. The Board also determined that we should rebuild our undesignated reserves to historic levels which has proven to be a prudent level.

To maintain what we have achieved and to meet the fiscal responsibilities described above, your Board has proposed a modest operations/maintenance assessment increase of \$106.34 per home.

I thank all my Supervisor colleagues (Ken Tarr, Mike Bishko, Mary Wheeler and Tom Van Tassel) and the District Staff for their tireless work to improve our community.

Please feel free to contact any of the Supervisors on your Board, or our District Manager regarding any matter of interest within the CDD's purview.

Sincerely,

Robert E. Greenberg  
Chair, Mediterra Community Development District

# Mediterra Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

THIS IS NOT A BILL – DO NOT PAY

July 30, 2020

T1 P1 1

BELL ROBERT H + GINGER D  
2669 WALNUT RIDGE RD  
AKRON, OH 44333-2245

By US Mail, First Class Delivery



PARCEL ID: 01-48-25-B1-02100.0090

RE: Mediterra Community Development District  
Fiscal Year 2020/2021 Budget and O&M Assessments

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It is anticipated that the public hearing and meeting will take place at the location above. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69 and 20-123, issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.


*While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so remotely, via Zoom at <https://us02web.zoom.us/j/84180992482>, Meeting ID 841 8099 2482 or telephonically at 1-929-205-6099, Meeting ID 841 8099 2482. Participants are strongly encouraged to submit questions and comments to the District Manager’s Office at [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or by calling 561-571-0010 by August 17, 2020 at 2:00 p.m., in advance of the meeting to facilitate the Board’s consideration of such questions and comments during the meeting.*

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561)571-0010 ("**District Manager's Office**"), during normal business hours, or on the District's website at <https://mediterracdd.net/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in black ink that reads "C. E. Adams, Jr." with a stylized flourish at the end.

Chesley "Chuck" E. Adams, Jr.  
District Manager



**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2020/2021, the District expects to collect no more than **\$888,575** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per Equivalent Residential Unit (“ERU”) basis for platted lots and the Golf Club. Your property is classified as **1** platted lot(s) with **1** ERU(s).
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	ERU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Residential Unit	926	1	\$820.00
Golf Club	168.53	1	\$766.97 - <i>may be collected off-roll at the discretion of the District</i>

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2020/2021. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2019 – September 30, 2020)	Proposed Annual O&M Assessment (October 1, 2020 – September 30, 2021)	Change in Annual Dollar Amount
\$713.66	\$820.00	\$106.34

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2020/2021, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2020. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill.

**IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Dear Mediterra CDD Member:

Today, you received a Mediterra Community Development District (“CDD”) notice of proposed budget and annual assessment for fiscal year 2020-2021 (“Notice”).

The Notice is required each year by Florida Statute when there is going to be an increase. It alerts you to what the CDD proposes to assess you as a property owner to fund operations for the coming year. It sets out your rights to be heard during the public process we follow to adopt the budget. The exhibit attached to the Notice is designed to fully explain how your CDD calculated the assessment to meet the proposed budget.

The other part of your annual assessment, to pay down the bonds (principal and interest) issued to create the infrastructure of our storm water management system, is fixed and pre-determined and is not part of the Board’s current Notice. Both assessments are combined and will appear on your annual real property tax bill issued by the county in which your Mediterra home is located. (If you wish to pre-pay the bond amount on your property, please contact the CDD Manager’s office at (561) 571-0010. They will provide you with the amount and more information.)

To help you with what the numbers mean, on behalf of the Board of Supervisors, I write to summarize the CDD’s accomplishments this fiscal year and items that impact next year’s budget.

#### *Ponds and Stormwater Infrastructure*

Our investment in aeration equipment and pipe/outfall sediment cleaning continues to pay handsome dividends. Water quality in the ponds is evident from increased clarity and less debris in our piping infrastructure. All ponds had good amounts of dissolved oxygen and nitrogen levels in the samples were lower than found in Class III bodies of water (Fish Consumption, Recreation, Propagation and Maintenance of a Healthy, Well-Balanced Population of Fish and Wildlife). So, too, were levels of phosphorous. We continued to emphasize remediation of those two ponds with the highest sediment/quality issues and are confident their numbers will improve over time. Indeed, even the one pond that missed the Class III level, was only slightly elevated during one of the two test dates.

The CDD is responsible for 344 inspectable structures within the community. Of these, 123 showed an accumulation of sand and other debris in excess of the Board’s 25% occlusion threshold triggering a cleaning mandate by our vendor. Since this is only the second year of the 25% policy, it remains to be seen what the year over year budget impact will be, although we are optimistic it will make planning easier and reduce the erratic expenses experienced historically. We do already know that it is having a positive effect on water quality, and as our experience grows, we will make any necessary adjustments in the threshold level.

We also took steps to repair several lake banks that exhibited significant erosion, and one outfall pipe that had cracked in several places, was deteriorating rapidly, was causing surface area depressions, and has become a potential injury liability. The erosion was addressed with the installation of “rip-rap” rocks (on 11 North – best seen from the comfort station on 12 North), and the pipe repair is included in the new budget.

#### *Cane Toads*

We were late in realizing the severity of the cane toad invasion this year. Indeed, until this year, Mediterra never had an organized cane toad control plan. After consultations with the MCA, we promulgated a two -prong, dual phase effort to ameliorate the impact of the cane toad population. We engaged an experienced varmint control vendor to skim the pond edges of tadpoles and to collect adult breeding toads starting this past May and continuing each month through the late September/October second breeding season. I want to thank the MCA for contributing to this year’s funding of the pest control effort.

In the 2021 budget, the CDD has planned for the entire toad control effort during both the Spring and late Summer when the toads give birth, and we will continue with the monthly eradication sweeps each month in between the two breeding times. Toad control will become a regular annual feature of the CDD’s services to the Mediterra community.

#### *Rules of Procedure*

After the Legislature passed several agency procurement amendments, the Board in conjunction with outside counsel, took the opportunity to update all of its contracting rules of procedure, not just those affected by the legislative session. We have adopted all the rules required by the new laws as well as best practices that go

beyond the minimums required by law. This activity will benefit the CDD for many years to come and all without a significant budget impact.

#### Lake 74 Restoration

This is the pond that abuts the east entrance to Mediterra just north of the gatehouse. In the original planning of the community, the area nearest Livingston Road was shown to have a town center type use. The CDD successfully prosecuted a determination by the Corps of Engineers that we have the existing authority (without additional federal permitting) to restore this pond to its original configuration. We also successfully obtained South Florida Water Management District's concurrence about our right to restore the pond to its original contours and size, without further regulatory interference.

The next step would be a development permit from Collier County. Nothing further is planned at this time, and Board and the MCA will continue to discuss the opportunities we have created for the community, and all the attendant issues any development would entail. Such activities would have a significant budget impact.

#### Audit, Reserve Fund, and Merger Savings

Our outside accountants conducted its first statutory audit of the CDD's finances since the merger was accomplished. We received a "clean" audit letter, meeting or exceeding all of the statutory requirements for state agencies such as the CDD.

As you may recall, the cost to accomplish the merger of the CDD was \$77,000. We hypothesized that in addition to ongoing operational savings (one audit, one budget, one management fee, one insurance policy), as well as unitary planning and operation of the district, we would recover the cost of the merger in 15 to 18 months following completion. At a savings of \$57,000 annually, to date, we have saved a total of \$114,000 just from reduced audit and management fees, and insurance.

The merger, the wildfire reduction plan, completing the aeration of all our ponds, and procuring the governmental approvals necessary to enable future restoration/development of pond 74, were all accomplished through a mixture of modest assessment increases and use of our undesignated reserve funds.

#### The Assessment

We are required by law to maintain adequate reserves to replace capital items (pipes and outfall structures); we are not for landscaping, lake bank erosion and the like. We typically use undesignated reserves (a rainy day fund if you will), to fund projects that were unanticipated at budget preparation time (cane toad remediation), or unusual planned expenses (merger, wildfire reduction).

In three years, we will have to undertake our first planned wildfire fuel reduction maintenance cycle, at a significant cost. The Board has determined that staging the cost impact over several years is in the best interest of the community, and that is reflected in the new budget. The Board also determined that we should rebuild our undesignated reserves to historic levels which has proven to be a prudent level.

To maintain what we have achieved and to meet the fiscal responsibilities described above, your Board has proposed a modest operations/maintenance assessment increase of \$106.34 per home.

I thank all my Supervisor colleagues (Ken Tarr, Mike Bishko, Mary Wheeler and Tom Van Tassel) and the District Staff for their tireless work to improve our community.

Please feel free to contact any of the Supervisors on your Board, or our District Manager regarding any matter of interest within the CDD's purview.

Sincerely,

Robert E. Greenberg  
Chair, Mediterra Community Development District

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6C**

## RESOLUTION 2020-11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; 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.**

**WHEREAS**, the Mediterra Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Collier and Lee Counties, Florida ("**Counties**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraisers and Tax Collectors of the Counties for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collectors pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collectors by this Resolution, as the Property Appraisers update the property rolls for the Counties, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE  
MEDITERRA COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 25, 2020 and 50% due no later than April 25, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2020/2021, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collectors and shall be collected by the County Tax Collectors in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2020.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



## Exhibit A: Budget

**Exhibit B: Assessment Roll**

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2020-12**

**A RESOLUTION OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2020/2021 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Mediterra Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Collier and Lee Counties, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2020/2021 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Collier County, Lee County, the City of Bonita Springs and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2020.

Attest:

**MEDITERRA COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A**

<b>MEDITERRA COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 21, 2020</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>November 18, 2020</b>	<b>Regular Meeting</b>	<b>3:00 PM</b>
<b>January 20, 2021</b>	<b>Regular Meeting</b>	<b>3:00 PM</b>
<b>February 17, 2021</b>	<b>Regular Meeting</b>	<b>3:00 PM</b>
<b>March 17, 2021</b>	<b>Regular Meeting</b>	<b>3:00 PM</b>
<b>April 21, 2021</b>	<b>Regular Meeting</b>	<b>3:00 PM</b>
<b>May 19, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>June 16, 2021</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 18, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>9:00 AM</b>

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**From:** [Cleo Adams](#)  
**To:** [Debbie Tudor](#); [Daphne Gillyard](#)  
**Cc:** [Chuck Adams](#)  
**Subject:** FW: 20023589-001 storm structure search results.pdf  
**Date:** Tuesday, July 07, 2020 12:34:32 PM  
**Attachments:** [20023589-001 storm structure search results.pdf](#)

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Debbie,

Please place both the attached and this email on the agenda for Mediterra.

Stay Safe, Healthy & Donate Plasma –

Cleo Adams  
Assistant District Manager  
Wrathell, Hunt & Associates, LLC  
9220 Bonita Beach Road  
Suite #214  
Bonita Springs, FL 34135  
(239) 989-2939 (M)

---

**From:** Andy Tilton <adt@johnsoneng.com>  
**Sent:** Tuesday, July 7, 2020 10:36 AM  
**To:** Cleo Adams <crismondc@whhassociates.com>  
**Cc:** Chuck Adams <adamsc@whhassociates.com>; Cindy Keen <CMK@johnsoneng.com>; Brent O. Burford <bob@johnsoneng.com>; Jordan L. Varble <jlv@johnsoneng.com>  
**Subject:** 20023589-001 storm structure search results.pdf

Please find attached a drawing of the culverts, inlet, and manhole located as requested. The inlet and manhole previously not found have been found and marked in the field. Elevations on the two found structures are on the top and not the pipe inverts as are shown at other locations.

Roadway elevations were also taken on Brendisi Way and Germano Court. The elevations were taken using GPS with a tolerance of +/-0.3 feet. The elevations on Brendisi are half a foot to a foot lower than on Germano. Brendisi is uphill in the drainage system.

The water surface elevation difference from Pond 48 to Pond 47 shows a decrease of about a quarter of a foot. This may be due to a blockage or it could be a difference due to the measurement tolerance.







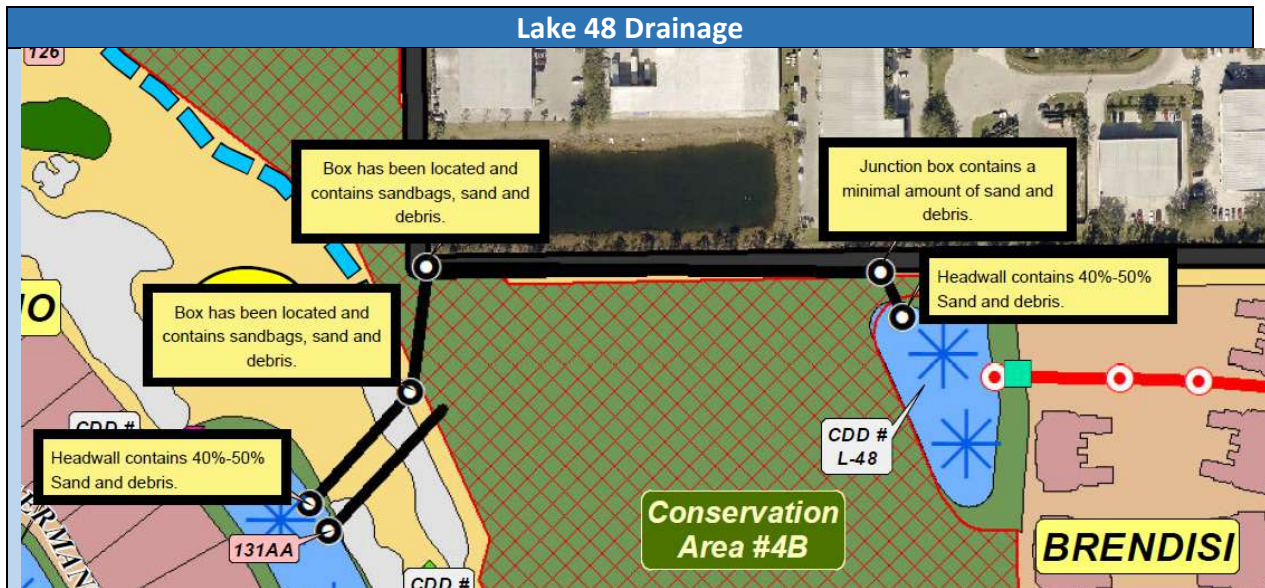


17891 Wetstone Rd.  
 North Fort Myers, Fl. 33917  
 239-984-5241 Office  
 239-707-5034 Cell  
 239-236-1234 Fax

August 7, 2020

## Mediterra CDD

### Lake 48 and Lake 47 Interconnect Inspection



Upon excavation and inspection of the interconnect line between Lake 48 and Lake 47 it was determine that both headwalls contain 40% to 50% sand and debris. The two structures that were previously marked N/A have since been located and were found to contain sandbags, sand, material and debris within each box.

Please be aware that the amount of sand present is not currently causing any flow obstructions, however, cleaning of each structures is still recommended for preventative maintenance. A proposal has been provided to complete this cleaning of the specified structures for your review.



**M.R.I. Inspection LLC**  
 17891 Wetstone Rd.  
 N. Ft. Myers, FL. 33917  
 239-984-5241 Office  
 239-707-5034 Mike  
 239-236-1234 Fax



CGC 1507963

**Name**

Mediterra CDD  
 c/o Wrathell, Hunt, & Associates,  
 LLC  
 9220 Bonita Beach Rd Suite 214  
 Bonita Springs, Florida 34135

**Proposal**

**Project**

Lake 48 & 47 Interconnect  
 Structure Cleaning

**Date**

**Estimate #**

8/7/2020

2242

Description	Cost
<p>This proposal is for the total cost to clean two headwalls and two boxes which were found to contain sand, sediment and debris upon inspection. We will utilize a diver to enter each structures to pump out and remove all material to establish optimal flow. This price includes all labor, material and equipment needed to complete this job.</p>	<p>2,800.00</p>
<p style="text-align: right;"><b>Total</b></p>	<p><b>\$2,800.00</b></p>

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature \_\_\_\_\_

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature \_\_\_\_\_

Date of acceptance \_\_\_\_\_

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**



# M.R.I Construction Inc.

Certified General Contractors - CGC 1507963

17891 Wetstone Rd  
North Fort Myers, FL 33917  
239-984-5241 Office  
239-236-1234 Fax  
mriunderground@gmail.com

Date

Proposal #

8/10/2020

144

## Proposal

### Customer

MEDITERRA CDD  
WRATHELL, HUNT, & ASSOCIATES  
9220 BONITA BEACH RD. STE 214  
BONITA SPRINGS, FL. 34135

### Scope of Work

Padova Sinkhole Line Repair

### Description

Cost

This proposal is for the total cost to repair the pipe which was compromised by a sinkhole located between structures #66 (L-25) and #69 (L-26) in Padova. We will complete this repair by installing a CIPP UV Liner in approximately 250 feet of 24" RCP pipe. 78,000.00

We will utilize Cured-In-Place Pipe (CIPP) technology which consists of a composite/fiber glass material. A sock liner will be installed inside of the existing pipe and inflated with compressed air. Then, using robotics, ultraviolet light is used to cure and harden the sock liner, thus creating a new pipe. There is no need to pre-line or grout existing pipe to stop infiltration, due to the liner design. Installation of the CIPP UV liner is approximately one day. The stronger but thinner material allows minimal impact on the existing sewer capacity and does not reduce the amount of flow as much as traditional slip-lining.

The CIPP liner is DOT certified for 100 years and provides a trenchless and quick method of pipe rehabilitation leaving no construction foot print and requiring no landscaping restoration.

Prior to inserting the liner, we will utilize the Vac truck to clean pipe of all sediment and debris. Please be aware that all sediment and material removed from the area is to be dumped on site in a designated area. If the material has to be hauled off site then additional charges will incur that cannot be determined until the cleaning is completed.

Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen circumstances or acts of Mother Nature that may occur.

A 50% deposit will be required prior to the start of work.

**Total Cost: \$78,000.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any wet well system due to sink holes, crevases, or breeches in or around wet well. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature \_\_\_\_\_

Mike Radford President

#### Acceptance of Proposal

The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. I will agree to pay a 10% late fee of invoice amount if payment is not made within 30 days of invoice date. This proposal may be withdrawn if not accepted within 30 days.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date of Acceptance \_\_\_\_\_

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11**





**Calabria 3917**





**Calabria 3919**





**Calabria 3921**





**Calabria 3922**

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**12**

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICTS  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2020**

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICTS  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2020**

	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2012	Debt Service Series 2013	
<b>ASSETS</b>				
Cash				
Operating	\$ 252,353	\$ -	\$ -	\$ 252,353
BB&T - CDARS	1,496	-	-	1,496
Series 2012				
Revenue	-	258,240	-	258,240
Reserve	-	801,219	-	801,219
Prepayment	-	5,024	-	5,024
Series 2013				
Revenue	-	-	178,395	178,395
Reserve	-	-	75,000	75,000
Series 2017 Note				
Reserve	10,000	-	-	10,000
Due from other	8	-	-	8
Electric deposit	2,346	-	-	2,346
Total assets	<u>\$ 266,203</u>	<u>\$ 1,064,483</u>	<u>\$ 253,395</u>	<u>\$ 1,584,081</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities</b>				
Accounts payable	\$ 1,000	\$ -	\$ -	\$ 1,000
Total liabilities	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>1,000</u>
<b>Fund Balances</b>				
Restricted for:				
Debt service	-	1,064,483	253,395	1,317,878
Unassigned	265,203	-	-	265,203
Total fund balances	<u>265,203</u>	<u>1,064,483</u>	<u>253,395</u>	<u>1,583,081</u>
Total liabilities and fund balances	<u>\$ 266,203</u>	<u>\$ 1,064,483</u>	<u>\$ 253,395</u>	<u>\$ 1,584,081</u>

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED JUNE 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on roll	\$ 3,243	\$ 634,649	\$ 634,417	100%
Special assessment: off-roll	-	112,055	112,055	100%
Interest and miscellaneous	12	151	-	N/A
Total revenues	<u>3,255</u>	<u>746,855</u>	<u>746,472</u>	100%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,153	6,244	6,600	95%
Management	4,000	36,000	48,000	75%
Accounting	1,392	12,525	16,700	75%
Audit	-	4,000	10,000	40%
Legal	303	8,549	10,000	85%
Field management	1,275	11,475	15,300	75%
Engineering	5,212	48,014	35,000	137%
Trustee	3,659	3,659	10,000	37%
Dissemination agent	333	3,000	4,000	75%
Arbitrage rebate calculation	500	1,000	1,500	67%
Assessment roll preparation	417	3,750	5,000	75%
Telephone	22	194	259	75%
Postage	90	899	1,000	90%
Insurance	-	11,462	11,750	98%
Printing & binding	143	1,285	1,714	75%
Legal advertising	1,251	4,780	2,000	239%
Contingencies	300	1,529	2,500	61%
Annual district filing fee	-	175	175	100%
Website	-	705	705	100%
ADA website compliance	-	199	200	100%
Total administrative	<u>21,050</u>	<u>159,444</u>	<u>182,403</u>	87%
<b>Water management</b>				
Contractual services	33,235	143,954	203,980	71%
Aquascaping/cutbacks/pipe cleanout	45,500	59,780	100,000	60%
Street sweeping	-	3,075	8,000	38%
Electricity	1,918	19,893	33,000	60%
Future aeration replacement	750	4,879	17,400	28%
Capital outlay-aeration FCB loan pymt	-	92,081	89,960	102%
Total water management	<u>81,403</u>	<u>323,662</u>	<u>452,340</u>	72%
<b>Other fees &amp; charges</b>				
Property appraiser	-	333	10,699	3%
Tax collector	20	8,517	8,030	106%
Total other fees & charges	<u>20</u>	<u>8,850</u>	<u>18,729</u>	47%
Total expenditures	<u>102,473</u>	<u>491,956</u>	<u>653,472</u>	75%
Excess/(deficiency) of revenues over/(under) expenditures	(99,218)	254,899	93,000	
Fund balances - beginning	364,421	10,304	87,094	
Fund balances - ending	<u>\$ 265,203</u>	<u>\$ 265,203</u>	<u>\$ 180,094</u>	

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 210 - SERIES 2012 (REFUNDED 1999 & 2001 BONDS)  
FOR THE PERIOD ENDED JUNE 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on roll	\$ 5,638	\$ 1,103,291	\$ 1,102,699	100%
Interest	5	10,416	-	N/A
Total revenues	<u>5,643</u>	<u>1,113,707</u>	<u>1,102,699</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	610,000	610,000	100%
Prepayment	-	270,000	-	N/A
Interest	-	469,998	469,998	100%
Total debt service	<u>-</u>	<u>1,349,998</u>	<u>1,079,998</u>	125%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	9,729	0%
Tax collector	36	14,807	12,972	114%
Total other fees & charges	<u>36</u>	<u>14,807</u>	<u>22,701</u>	65%
Total expenditures	<u>36</u>	<u>1,364,805</u>	<u>1,102,699</u>	124%
Excess/(deficiency) of revenues over/(under) expenditures	5,607	(251,098)	-	
Fund balances - beginning	1,058,876	1,315,581	1,280,453	
Fund balances - ending	<u>\$ 1,064,483</u>	<u>\$ 1,064,483</u>	<u>\$ 1,280,453</u>	

**MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES , EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 204 - SERIES 2013 (REFUNDED 2003A BONDS)  
FOR THE PERIOD ENDED JUNE 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on roll	\$ 1,618	\$ 316,606	\$ 316,490	100%
Interest	1	2,122	-	N/A
Total revenues	<u>1,619</u>	<u>318,728</u>	<u>316,490</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	150,000	150,000	100%
Interest	-	151,825	151,825	100%
Total debt service	<u>-</u>	<u>301,825</u>	<u>301,825</u>	100%
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	4,945	0%
Tax collector	10	4,250	6,594	64%
Total other fees & charges	<u>10</u>	<u>4,250</u>	<u>11,539</u>	37%
Total expenditures	<u>10</u>	<u>306,075</u>	<u>313,364</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	1,609	12,653	3,126	
Fund balances - beginning	251,786	240,742	225,791	
Fund balances - ending	<u>\$ 253,395</u>	<u>\$ 253,395</u>	<u>\$ 228,917</u>	

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**13**



**DRAFT**

**MINUTES OF MEETING  
MEDITERRA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Virtual Public Meeting on June 17, 2020 at 9:00 a.m., at <https://us02web.zoom.us/j/88343007481> and 1-929-205-6099, meeting ID 883 4300 7481.

**Present were:**

Robert Greenberg	Chair
Ken Tarr	Vice Chair
Thomas H. Van Tassel	Assistant Secretary
Mike Bishko	Assistant Secretary
Mary Wheeler	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa Willson	District Counsel Hopping Green & Sams
Andy Tilton	District Engineer
Mike Radford	M.R.I. Underwater Specialists, Inc. (MRI)
Vicky Gartland	Resident
Charlotte Tarr	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 9:01 a.m. Supervisors Greenberg, Tarr, Van Tassel and Wheeler were present. Supervisor Bishko was not present at roll call.

In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's current Executive Orders, allowing local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District's website.

**Mr. Bishko joined the meeting at 9:05 a.m.**

**SECOND ORDER OF BUSINESS**

**Chairman's Comments**

Mr. Greenberg made the following comments:

- 41 ➤ Mr. Adams should relay to Staff his gratitude in receiving a quality agenda package, in a  
42 timely manner, in light of working remotely.
- 43 ➤ Residents were grateful for the Board's swift action addressing the cane toad issue. He  
44 hoped that incorporating this program in the upcoming fiscal year to see greater results.
- 45 ➤ As Mr. Greenberg and Mr. Bishko qualified as candidates, they would be on the  
46 November General Election ballot. Although he would not run again, Mr. Van Tassel would be  
47 asked to remain on the Board until his term expires.

48

**49 THIRD ORDER OF BUSINESS****Public Comments [3 minutes per person]**

50

51 Ms. Vicki Gartland, a resident, stated she attended to show interest, after neighbors  
52 spoke about what the Board is doing. Her background is in hydrology. She thanked the Board  
53 for having the cane toads removed.

54

**55 FOURTH ORDER OF BUSINESS****Continued Discussion: M.R.I. Underwater  
Specialists, Inc. 2020 Drainage Inspection**

56

57

**58 A. Outfall Inspection Results of the ROV**

59 This item was presented following the Seventh Order of Business.

**60 B. Discussion: Brendisi Street Flooding Adjacent to Lake 48**

61 This item was presented during the Fifth Order of Business.

62

**63 FIFTH ORDER OF BUSINESS****Continued Discussion: Fiscal Year 2021  
Draft Budget**

64

65

66 Mr. Adams reviewed the revisions to the proposed Fiscal Year 2021 budget from the last  
67 meeting. The proposed Fiscal Year 2021 budget did not reflect "Supervisors" expense line item  
68 increasing due to the increase in the number of meetings. Mr. Greenberg voiced his opinion  
69 that the assessment increase was excessive and asked the Board to reconsider repurposing  
70 funds from items that do not necessarily need to be done in Fiscal Year 2021, such as the  
71 reserve study, along with using fund balance to offset costs so the assessment increase is less  
72 significant. One Board Member suggested a 15% assessment increase and adjusting other line  
73 items to offset costs and the remaining Board Members wanted to keep the increase, as  
74 originally proposed, instead of repurposing funds. Discussion ensued regarding re-designating

75 capital project funds for items that do not need to be replaced or would not commence in Fiscal  
76 Year 2021, such as the Fire Break Program.

77           Regarding when the District should perform the pipe repair work, Mr. Adams stated the  
78 District would be liable due to knowing that the asset in Padova is not functioning as designed  
79 and needs repairs. Mr. Radford explained that MRI completed a point repair of the issue but,  
80 each year, it would become more blocked. MRI previously identified cracks in the pipe. A quote  
81 to insert the sleeve to repair cracks in the pipe, during the dry season, would be obtained.

82     ▪       **Discussion: Brendisi Street Flooding Adjacent to Lake 48**

83           **This item, previously item 4B, was presented out of order.**

84           Mrs. Adams stated a revised MRI report, dated June 23, 2020 was emailed to the Board  
85 yesterday and the memorandum included in the agenda package should be disregarded.

86           Mr. Radford recommended surveying Pipe #131, towards Lake 47, which was marked  
87 NA, in order to locate the junction boxes. This was necessary so MRI can excavate, inspect and  
88 determine if the pipe has any blockage in the pipe, since metal detectors and other resources  
89 were unable to locate the boxes.

90           Discussion ensued regarding repairing a sinkhole, pipe location issues, pipe size, flooding  
91 due to lake and road elevation levels differing in various subdivisions, determining whether the  
92 industrial area caused the issue, budgeting, water bubbling up from a manhole, etc. The  
93 consensus was for Mr. Tilton to coordinate a survey so that Mr. Radford could proceed with the  
94 inspection. The total cost would be approximately \$2,000. A revised map would be distributed  
95 once the structures are located.

96           Discussion of the Fiscal Year 2021 Draft budget continued.

97           Mr. Greenberg polled the Board regarding the proposed assessments. The consensus  
98 was to split the difference and increase assessments 14%.

99           Mr. Adams would adjust the proposed Fiscal Year 2021 budget and proportion the  
100 adjustments to specific line items based on the discussions. The following changes would be  
101 made:

102           Page 1, "Supervisors" line item: Change "6,600" to "9,900"

103           Page 2, "Capital Outlay-Drain Pipe Repair": Change "75,000" to "37,500"

104           The above changes would result in an increase to fund balance of \$59,960, with a year-  
105 end balance of \$168,079. The proposed assessments would be as follows:

106 On-roll: \$820.00

107 Off-roll: \$766.97

108

109 **SIXTH ORDER OF BUSINESS**

**Discussion: Aeration Summary  
Replacement Schedule**

110

111

112 This item was presented during the Seventh Order of Business.

113

114 **SEVENTH ORDER OF BUSINESS**

**Presentation of Annual Quality Assurance  
Audit: Lake Maintenance**

115

116

117 **A. Memorandum**

118 Mr. Greenberg commended Mrs. Adams and Staff for the outstanding report.

119 **B. Evaluation Sheets/Lake Photos**

120 This item was provided for informational purposes.

121 **Discussion: Aeration Summary Replacement Schedule**

122 **This item, previously the Sixth Order of Business, was presented out of order.**

123 Mrs. Adams responded as follows to questions and concerns regarding the annual audit:

124 ➤ High Number of Deficient Aerators and Notifying RCS: Most downed aerators were due  
125 to a power surge from a storm. SOLitude already addressed them, including those minor  
126 repairs, and the costs were minimal.

127 Mrs. Adams stated that technicians on site treating the lakes were reminded to report  
128 instances of aerators not working properly, outside of the semi-annual inventory and  
129 maintenance schedule. In response to Mr. Greenberg’s request, Mrs. Adams would have this  
130 task added to SOLitude’s scope of work and the results would be included in future reports.

131 ➤ Littoral Plant Installation: Mrs. Adams would proceed with the EarthBalance proposal;  
132 the expense was already allocated to the Fiscal Year 2020 budget.

133 ➤ Riprap installation was budgeted for Fiscal Year 2021.

134 ➤ Cane Toads: Pesky Varmints would collect mature toads, three nights each month for  
135 the foreseeable future, and return in September and April, for the next tadpole breeding  
136 season.

137 Mr. Adams stated that the MCA agreed to split the costs so they would be billed; the  
138 Club was reviewing the District’s request to participate in the remediation program and the golf  
139 cart expense.

140 **The meeting recessed briefly, due to audio difficulties.**

141 **▪ Outfall Inspection Results of the ROV**

142 **This item, previously Item 4A, was presented out of order.**

143 Mr. Bishko asked if there were plans to address the barren lake banks near the golf  
144 course and other areas and discussed how 50’ of blocked pipe, at Lake #48, would be removed.  
145 Mrs. Adams stated that the rocks on numerous lake banks, throughout, prevent vegetation  
146 from growing. Discussion ensued regarding blockages at OS-Oak 2, policies directing Staff to  
147 proceed with having work performed once a certain threshold was met, etc. Mr. Bishko felt it  
148 should be noted, on record, that the Board reviewed and discussed this item and that action  
149 would take place, since it was an agenda item. Mrs. Adams would coordinate to have the  
150 repairs noted in the report completed.

151

152 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of May 31, 2020**

153

154

155 Mr. Greenberg presented the Unaudited Financial Statements as of May 31, 2020.

156

157 **On MOTION by Mr. Tarr and seconded by Mr. Van Tassel, with all in favor, the**  
158 **Unaudited Financial Statements as of May 31, 2020, were accepted.**

159

160

161 **NINTH ORDER OF BUSINESS**

**Approval of May 27, 2020 Virtual Public  
Meeting Minutes**

162

163

164 Mr. Greenberg presented the May 27, 2020 Virtual Public Meeting Minutes. Board  
165 Members would submit their minor, additional changes to Management after the meeting.

166 The following change was made:

167 Lines 171 through 174: Delete entire sentence beginning “The Board and Staff  
168 discussed.....”

169 A Board Member asked if the attachments to the emails sent to the Board in the days  
 170 leading up to the meeting would be attached to the final version of the minutes. Mr. Adams  
 171 replied affirmatively.

172

173 **On MOTION by Ms. Wheeler and seconded by Mr. Van Tassel, with all in favor,**  
 174 **the May 27, 2020 Virtual Public Meeting Minutes, as amended to include the**  
 175 **edits made today, the edits previously submitted to Management and edits**  
 176 **submitted after the meeting, were approved.**

177

178

179 **TENTH ORDER OF BUSINESS**

**Staff Reports**

180

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

182 Ms. Willson stated that the Governor’s Executive Orders were set to expire June 30<sup>th</sup>;  
 183 therefore, if not extended, the next meeting would be held in person. Mr. Greenberg asked  
 184 how this situation affects permitting. Mr. Tilton stated that the District has 90 days to file a  
 185 letter, once the Orders are lifted; he would keep this in the forefront of his “To Do” items.

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

187 There being nothing further to report, the next item followed.

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

- 189 • **NEXT MEETING DATE: August 19, 2020 at 9:00 A.M.**

- 190 ○ **QUORUM CHECK**

191 Supervisors Wheeler, Tarr, Greenberg and Van Tassel confirmed their attendance at the  
 192 August 19, 2020 meeting.

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

- 194 • **Key Activity Dates**

195 The June Key Activity Dates Report was included for informational purposes.

196

197 **ELEVENTH ORDER OF BUSINESS**

**Action/Agenda or Completed Items**

198

199 Mrs. Adams would update the Action/Agenda/Completed Items list after the meeting.

200

201

202

203 **TWELFTH ORDER OF BUSINESS** **Old Business**

204

205 There being no old business, the next item followed.

206

207 **THIRTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

208

209 Mr. Van Tassel stated he would not be on the November General Election ballot, due to  
210 an error in the forms he submitted and the forms he re-submitted must have been received  
211 after the cut-off date. He would serve out his term or resign if a replacement is found.

212 Mr. Tarr asked for the recently approved Revised Rules of Procedure and the Internal  
213 Controls Policy to be posted on the website.

214 Ms. Wheeler wanted the CDD to ask the MCAs and HOAs in other neighborhoods to cut  
215 back the oak tree canopies overhanging the lakes. She directed the landscaper at Medici to do  
216 so to help keep the lakes healthy. Mrs. Adams did not recommend doing this as the tree  
217 canopies provide a shady area for wildlife.

218 Mr. Tarr asked if the District had a policy regarding residents replacing outdated  
219 plantings on the 20' CDD lake tract property behind their homes. If so, he wanted to know  
220 what materials could be used, as Medici residents asked for plants to be replaced. Mrs. Adams  
221 stated the CDD needs access to maintain the ponds; therefore, areas should not be blocked.  
222 Discussion ensued. Mr. Greenberg stated, before the next meeting, the MCAs and HOAs would  
223 be notified of the District establishing the same policy as the HOA and MCA, of replacing like for  
224 like materials, including Resolution. This would be included on the August agenda.

225

226 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

227

228 There being no public comments, the next item followed.

229

230 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

231

232 There being nothing further to discuss, the meeting adjourned at 11:25 a.m.

233

234  
235  
236  
237  
238  
239  
240  
241

---

Secretary/Assistant Secretary

---

Chair/Vice Chair



242

EXHIBITS

TO: Mediterra CDD Board of SupervisorsDATE: 06/15/2020FROM: Andy TiltonRE: Brendisi Way Drainage

## Board Members:

An evaluation of the post Invest 92L and Hurricane Irma water levels on Brendisi Way was performed at the direction of the CDD manager. The following outlines the evaluation and materials reviewed in making our determination.

### Background

In 2017, Southwest Florida endured two storm systems within a two-week period. Between August 24<sup>th</sup> and September 10<sup>th</sup>, Invest 92L and Hurricane Irma inundated the area with rainfall. Flooding of streets and homes was prevalent in many communities. Brendisi Way was reported to have at least 8-inches of water covering the street.

### Drainage

The South Florida Water Management District (SFWMD) Environmental Resource Plans (ERP) for permit number 11-01761-P, application number 010420-3 contains the drainage plans for Mediterra. Brendisi Way is part of Drainage Area 5 (DA5) that also includes streets to the west, Germano Court, Positano Lane, Teramo Way, and Marcello Way. These streets all discharge through a series of lakes and drainage pipes to the northwest outfall structure OAK1 into Oak Creek. Oak Creek discharges into the Imperial River before eventually entering Estero Bay. OAK1 outfall structure discharges at elevation 11.00' NGVD. The lowest elevation of the streets in DA5 is located at the inlets which were permitted at elevation 13.28' NGVD. The high points of these streets range between 14.10' and 14.50' NGVD.

Brendisi Way drains into Lake 48 as it moves west through a series of lakes and drainage pipes, which are also utilized by the streets to the west. Also, there is offsite drainage from the Greyhound Industrial Park that enters this system downstream of Lake 48.

### Historical Imagery

In reviewing the historical satellite imagery from September 14, 2017, four days after Hurricane Irma, standing water is visible around the drainage inlets on Brendisi Way. Standing water is also visible on the streets to the west, however, it is discernable that the water levels on the streets decrease as you view to the west. This is an indication that water is not just standing but, is draining.

### Rainfall Data

The NexRAD Cumulative Rainfall, provided by SFWMD, for the twenty-day period between August 20, 2017 and September 13, 2017 shows that Mediterra received between 20 and 24 inches of rain. Accordingly, Bonita Springs Utilities which is located approximately two miles northeast of Brendisi Way recorded 23.67-inches of rain for the same twenty-day period.

---

According to the National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server 20 inches of rain over a period of twenty days has an average recurrence interval of 50 years and 24 inches of rain over a period of twenty days has an average recurrence interval of 200 years.

### **Stage Recorders**

The Lee County Stage Recorder on the Imperial River at Felts Avenue is the nearest downstream water level that was recorded. It is located approximately 0.7 miles upstream from the intersection with Oak Creek. Though it does not provide a tailwater condition that could be used in modeling upstream conditions, it does support the extreme water level conditions that existed after Invest 92L and Hurricane Irma.

The September 2017 monthly highwater level was recorded on the September 11<sup>th</sup> at an elevation of 7.52' NGVD. This is three feet higher than the highwater levels for September 2016 and 2018, which were 4.41' and 4.09', respectively.

### **Conclusion**

Without having inspection reports for the entire DA5 drainage system, it appears that the standing water on Brendisi Way was due to the two storm systems that produced 20 to 24 inches of rainfall within a twenty-day period. The Imperial River was three feet above normal conditions and the soils would have been saturated in this area.

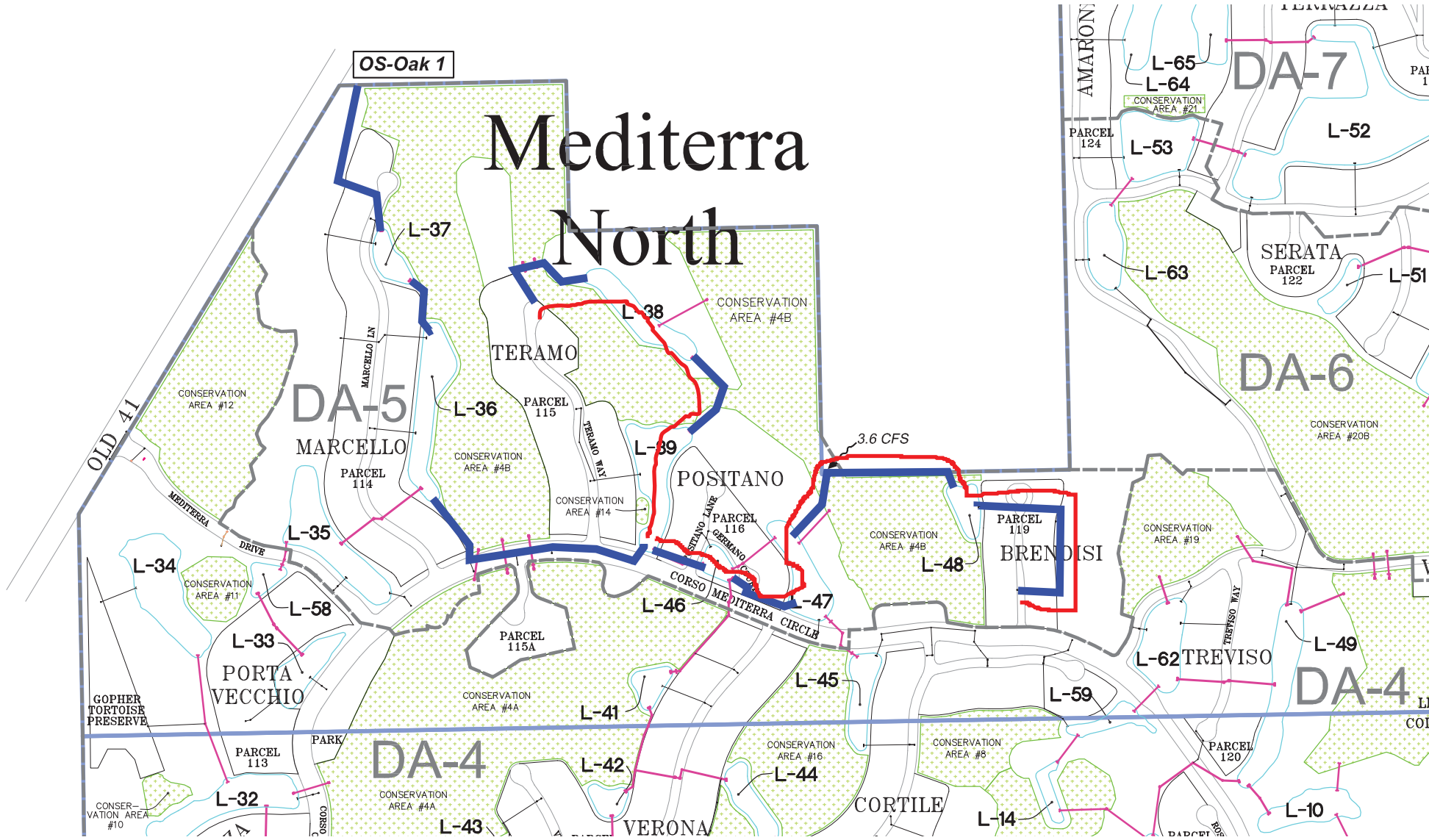
Brendisi Way is at the upper end of the DA5 drainage area and therefore has the longest path for water to flow through the drainage system. This would account for the difference in water levels that was visible on the streets in the historical satellite imagery from September 14, 2017.

The Mediterra CDD does have in place an inspection and maintenance program for the stormwater system. Based on the recent reports for Lake 48 and outfall structure OAK1 there appears to be adequate clearance in these pipes and structures to allow flow. The report in the June 2020 agenda package indicates that some of the downstream culverts were cleaned this year and were cleaned in 2019. This annual review and cleaning is important to the community. See the attached map for the interconnecting culverts highlighted in blue with a squiggly line showing the route water must flow to leave the site.

Prepared by:

Johnson Engineering, Inc.  
District Engineer, Mediterra Community Development District

# Mediterra North



OS-Oak 1

OLD 41

DA-5  
MARCELLO

TERAMO

POSITANO

BRENDISI

DA-6

DA-7

PORTA VECCHIO

DA-4

VERONA

CORTILE

TREVISO

DA-4

GOPHER TORTOISE PRESERVE

3.6 CFS

CONSERVATION AREA #10

CONSERVATION AREA #12

CONSERVATION AREA #11

CONSERVATION AREA #4A

CONSERVATION AREA #14

CONSERVATION AREA #4B

CONSERVATION AREA #4B

CONSERVATION AREA #4B

CONSERVATION AREA #19

CONSERVATION AREA #20B

CONSERVATION AREA #21

CONSERVATION AREA #10

CONSERVATION AREA #12

CONSERVATION AREA #11

CONSERVATION AREA #4A

CONSERVATION AREA #14

CONSERVATION AREA #4B

CONSERVATION AREA #4B

CONSERVATION AREA #4B

CONSERVATION AREA #19

CONSERVATION AREA #20B

CONSERVATION AREA #21

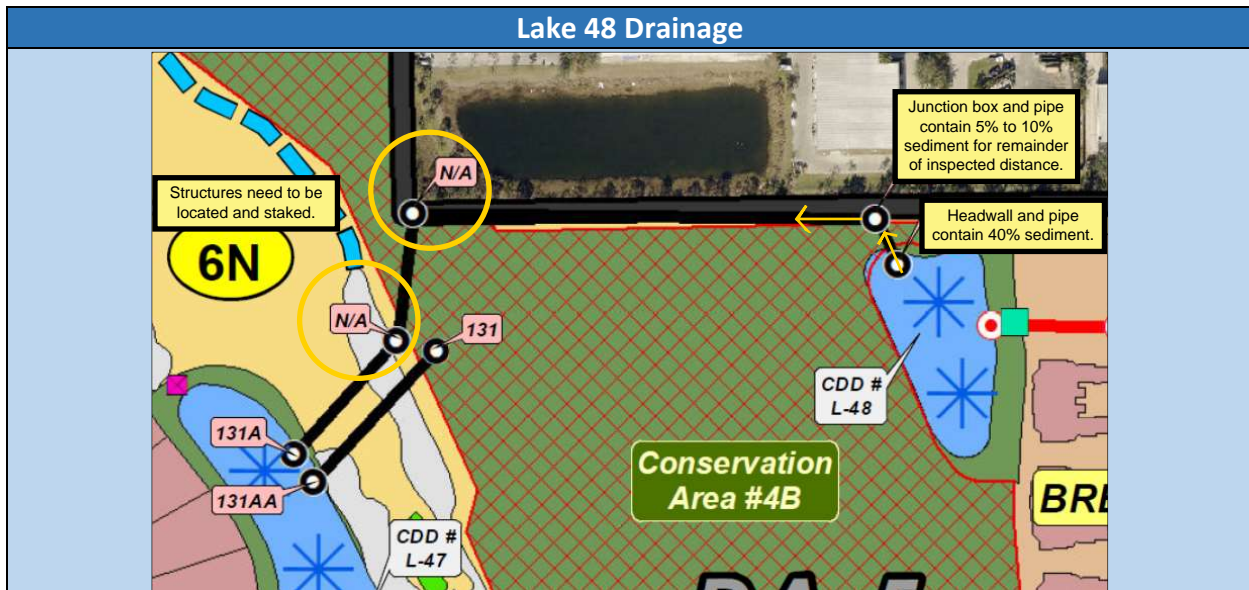


17891 Wetstone Rd.  
 North Fort Myers, Fl. 33917  
 239-984-5241 Office  
 239-707-5034 Cell  
 239-236-1234 Fax

June 15, 2020

## Meditera CDD

Lake 48



The ROV entered through the headwall on Lake-48. The headwall and the pipe contained 40% sediment and debris for approximately 50 feet then gradually thinned out. After the ROV made the turn at the junction box the sediment in the pipe measured 5% to 10% for the remainder of the inspected distance. Please be aware that the ROV could not inspect the entire length of the pipe due to not having an adequate amount of video tether available.

Both structures marked "N/A" off of Lake-47 were not able to be located due to the heavy vegetation in the area.



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Certified General Contractors- CGC 1507963

June 15, 2020

## Mediterra CDD

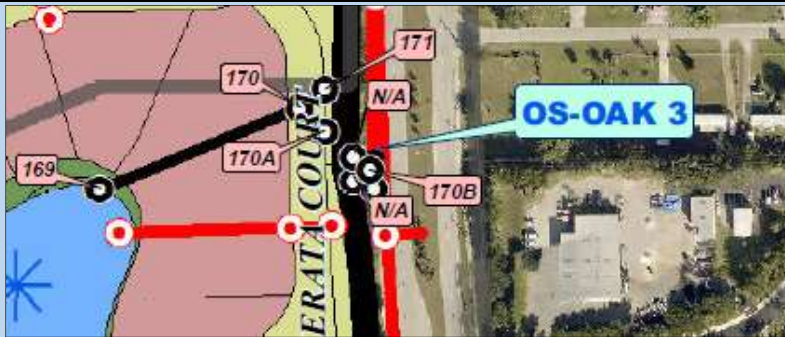
### Outfall ROV Video Inspection

OS Oak1	
	<p><b>Findings:</b> The outfall structure appeared to be very clean. The pipes from the outfall going towards the road contained less than 1% sediment. The pipes going from the road to the lake contained 5% sediment with various areas having 10% to 15% buildup.</p>

OS Oak2	
	<p><b>Findings:</b> The outfall structure and pipe going towards the road were both very clean with little to no sediment present, however, the ROV could not inspect the entire length of the pipe due to inadequate water levels. The pipe approaching the lake contained 30% sediment which thinned out and turned to soft silt as it approached the headwall. Lake bank erosion and sedimentation were visible near headwall.</p>



### OS Oak3



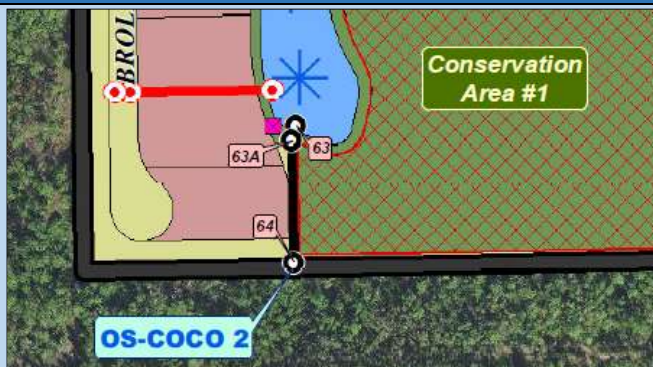
**Findings:** The pipe from the road towards the outfall structure ranged from 5% to 20% with sediment. The outfall structure contained minimal sediment, with no obstructions present. The pipe going towards the lake and the headwall contained 10% sediment.

### OS Coco1



**Findings:** Both the outfall structure and headwall appeared to be fairly clean with only mild sediment present. The pipe connecting the two structures contained 5% to 10% sediment for the majority of the length which increased to 30% sediment towards the middle of the pipe and then thinned out again.

### OS Coco2



**Findings:** Due to the location of the outfall structure the camera trailer was unable to access the area. There was a large amount of trees obscuring the structure and with the wet conditions the camera truck would have become stuck.

The diver entered each structure to physically inspect and scope the lines. Diver found a minimal amount of sediment and debris present with no significant blockages.

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**14D**



# MEDITERRA CDD

## Key Activity Dates

### Updated: August 2020

Description	Reference	Submit To	Due Date	Date
Cane Toad Removal	SOP	N/A	The Cane Toad removal project commenced on Thursday, April 30th into Friday, May 1st. Will continue 2 night visits per month (June through September). With Tadpole removal September/April.	4/2020 thru 9/2020
Special Assessment Off-Roll	The Club @ Mediterra	Carmin Maureci	The Special Assessment Off-roll are due at the end of October (typically received/booked in November) and end of April (typically received/booked in May). The Club to be invoiced March 25th and September 25th yearly. Past due if received on April 26th and October 26th. Late Payment triggers acceleration.	9/25/2020
Wetland Maintenance	SOP	N/A	Wetland Maintenance as required by SFWMD is to be performed at a minimum of two times per year.	9/2020 & 3/2021
Annual Financial Report	190.008/218.32 & 39	Florida Department of Financial Services	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year. Management to provide update when completed. Per the request of the Board, to be provided in their May agenda package yearly. Due to COVID-19, the audit will be presented at the June meeting.	6/1/2020
Proposed Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by June 15th each year.	6/15/2020
Assessment Roll Certification	Local County requirement.	Local County Tax Collector	For most counties, submission and certification of the annual assessment roll is due by September 15th each year.	9/15/2020
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective of October 1st thru September 30th	10/1/2020

Adopted Budget	189.016, 189.418 & 200.065	Due to local governing authority (county or municipality)	Due to local governing authority (county or municipality) by October 1st each year.	10/1/2020
TRIM Compliance Report	200.068	Department of Revenue, Property Tax Oversight, Trim Compliance Section	No later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)	10/15/2020
Canna Lilly cut back	SOP	N/A	Seasonal cut back and removal of large stands of Canna Lilly on lake banks owned by the District, to reduce seasonal unsightliness and promote new lush and vigorous growth. Program to be considered/completed between Thanksgiving and Christmas holidays each year if necessary.	November/December yearly.
Qualified Public Depositor Annual Report to CFO	280.17	Department of Financial Services- Division of Treasury - Collateral Management.	By November 30 of each year, file annual report for the period ending September 30, 2019	11/30/2020
Fiscal Year Annual District Filing Fee and Update Form	190,189.064 & 189.018 & Chapter 73C-24, F.A.C.	Florida department of Economic Opportunity (Special District Accountability Program)	Annual filing fee of \$175 is paid to the Florida department of Economic Opportunity. The filing of the Update Form is required to verify the status of the Special District and to update any changes (including changes to the registered agent). Filing Fee invoice and Update Form is mailed out by the State on October 1st of each year. The fee and form are due and must be postmarked by the following December 3rd.	12/3/2020
Laptop @ MCS	SOP	Tim Richards - MCA General Mgr.	Mr. Adams will have all necessary items, laptop, etc., kept up-to-date at the MCA and provide instructions to Ms. Johnson.	On-going
Special Assessment Off-Roll	The Club @ Mediterra	Carmin Maureci	The Special Assessment Off-roll are due at the end of October (typically received/booked in November) and end of April (typically received/booked in May). The Club to be invoiced March 25th and September 25th yearly. Past due if received on April 26th and October 26th. Late Payment triggers acceleration.	3/25/2021
Certification of District Registered Voters	190(3)(a)(2)(d)	District receives annually from the local Supervisor of Elections	Due April 15th of each year and must be read into the record at a regularly scheduled meeting (no additional filing is required)	4/15/2021

Interconnecting Drain Pipe inspection and cleanout	SOP	N/A	Annual inspection and clean out of all lake and wetland interconnecting drain pipes and control structures, that are owned and operated by the District, where the percentage of pipe block exceeds 25%. Inspections to commence in February, with cleaning to be completed during the month of May	2/2021 thru 5/2021
Bank Stabilization Project	SOP	N/A	20/21 Budget - Rip/Rap install project to be completed on Lake 35. (As of 2019 current proposal cost \$38K). Include rip/rap of headwall in that cove area.	5/1/2021
Lake Audit Report	SOP	N/A	Annual inspection and report of all District owned lakes. Report includes review of specific items related to water quality, lake maintenance deficiencies, littoral plant health and population, structural integrity of lake banks and pipework, aerator operation and any unauthorized activities in or adjacent to the lakes. Report will be include in the June agenda package.	April thru May 2021
Headwall & Mitered End Pipes	SOP	N/A	Budget Discussion: \$911,400.0- - 147 headwalls = \$6,200.00 each.	On-going
Qualified Public Deposit Identification and Acknowledgement Form	280.02	Maintain original document in District Reports	Complete each time a new account is opened with a Qualified Public Depository.	
Bond - Continuing Disclosure	Bond Indenture	E.M.M.A. (Electronic Municipal Marketing Access) and Bond Trustee	Bond indentures generally require continuing disclosure of financial information to bond holders that may impact the bondholders investment. During construction, many bond indenture require quarterly reporting concerning the status of construction, development and real estate closings. Additionally, annual disclosure include posting annual independent audit reports and annual budgets reflecting assessment information. Generally, any material event affecting the bonds must be disclosed timely.	
Bonds - Arbitrage	IRS Regulation	IRS - if a rebate is due.	The Bond Indenture refers to IRS rules which state an issuer must pay (an Arbitrage) rebate installment for computation dates that occur at least once every 5 years. Rebate payments are due within 60 days after each computation date. The final rebate payment for an issue is due within 60 days after the issue is discharged. See IRS Regulation Section 1.148-3(e) through (g).	

**MEDITERRA**  
**COMMUNITY DEVELOPMENT DISTRICT**

**15**

### MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.01.18	<b>ACTION</b>	Per Mr. Greenberg, Mr. Adams to ensure removal of all items from the Completed Items List that are six months old or older.	X			
2	10.17.18	<b>ACTION</b>	Mr. Adams will have all the necessary items, laptop, etc., kept up-to-date at the MCA and provide instructions to Ms. Johnson on a semi-annual basis.	X			
3	01.16.19	<b>ACTION</b>	Going forward, Johnson Engineering to take annual sediment samples only at the outfall lakes that contain muck, along with Lake 35 the same time each year and reduce water quality samples to once in July except for Lake #55 adding September, only if there are issues. Staff to continue to provide year over year tables for nitrogen and phosphorous.	X			
4	01.16.19	<b>ACTION</b>	Per Mr. Greenberg, District Staff to monitor Lake #3 closely for signs of degradation due to the Distinctive Homes Project south of Padova.	X			
5	08.21.19	<b>ACTION</b>	With regard to the financials, Mr. Adams to make sure that fund balance is transferred to avoid a finding in next year's audit.	X			
6	10.16.19	<b>ACTION</b>	Staff to arrange to have riprap installed around the headwall of Lake #35, during the Spring of 2021 bank stabilization project.	X			
7	10.16.19	<b>ACTION</b>	Per Mr. Greenberg, Staff to include a presentation from the District Engineer on the next agenda regarding the next steps for the Lake #74 repurposing project.	X			
8	10.16.19	<b>ACTION</b>	Per Mr. Greenberg, Mr. Adams to provide Supervisors with the email address of the staffer responsible for sending out agenda packets so that Supervisors can contact that person and alert them of the correct forwarding address. Board Members requested to cc her supervisor.	X			
9	10.16.19	<b>ACTION</b>	Per Mr. Tarr, Staff to ensure that the contractor monitor the two signature lakes at the entrance of Mediterra West and make certain that the spikerush does not exceed 15' from control level.	X			
10	11.20.19	<b>ACTION</b>	Mr. Tilton to proceed with newly assigned tasks #3 and #4 listed in Professional Services proposal, dated August 12, 2019, to obtain permit and topographic survey, to repurpose portions of Lake 74 and provide progress reports to the Board.	X			



## MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	POSSIBLY COMPLETED BEFORE NEXT MTG	COMPLETED	MTG DATE MOVED TO COMPLETED
1	01.15.20	<b>ACTION</b>	Mrs. Adams to discuss issues with the street sweeping vendor and if unable to comply, begin the 30-day cancellation notice process to terminate contract.			X	03.11.20
2	01.15.20	<b>ACTION</b>	Mrs. Adams to add the preserves inspection schedule to the Key Activity Dates List.			X	03.11.20
3	01.15.20	<b>ACTION</b>	Mrs. Adams would forward the wetland inspection schedule upon receipt.			X	03.11.20
4	01.15.20	<b>ACTION</b>	Mr. Adams to ensure that the District's office laptop would be updated on a monthly basis. For every meeting going forward, Mr. Adams would bring an updated record of proceedings from the prior meeting and a thumb drive to be placed in every meeting file for real-time recording. <b>03.11.20 ADDED TO ONGOING PROCEDURES LIST</b>			X	03.11.20
5	08.21.19	<b>ACTION</b>	Mr. Richards to provide Mr. Adams with license agreement with the deer hunter along with all insurance coverages. Mr. Richard's Staff to provide the Board with reports when received.			X	03.11.20
6	03.11.20	<b>ACTION</b>	Coastal Resource Division (CRD) permit application to be prepared and forwarded to Management for review prior to submittal to the SFWMD.			X	05.27.20
7	03.11.20	<b>ACTION</b>	Mr. Adams to follow up with Mr. Richards regarding the deer hunter insurance documents.			X	05.27.20
8	03.11.20	<b>ACTION</b>	Related to approval of the MRI proposal to clean the pipes, per policy, and Mr. Greenberg's request for more information to be provided at the next meeting, Mr. Adams to include this item on the next agenda, under Scope of Services for the Outfall Work.			X	05.27.20
9	03.11.20	<b>ACTION/AGENDA</b>	Discussion of the settlement agreement with The Club and remedying the conservation issues to be included on the next agenda.			X	05.27.20
10	05.27.20	<b>ACTION</b>	Mr. Greenberg to print out Agendas for Supervisors for future virtual meetings.			X	06.17.20
11	5.27.20	<b>AGENDA</b>	Staff to include the Stormwater System/Flooding in Brendisi on the June Agenda			X	06.17.20
12	5.27.20	<b>ACTION</b>	Per Mr. Tarr, Mr. Radford to tour the Brendisi neighborhood and report his findings at the next meeting.			X	06.17.20

