

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on October 21, 2020 at 9:00 a.m., at <https://us02web.zoom.us/j/85378255019> and 1-929-205-6099, Meeting ID: 853 7825 5019 for both.

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 District Manager
Tammie Smith	Operations Manager
Alyssa Willson	District Counsel
Vicki Gartland	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:02 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.

SECOND ORDER OF BUSINESS

Chairman's Comments

Mr. Greenberg observed that this would be Mr. Van Tassel's last meeting as a Supervisor and stated that he would be missed.

THIRD ORDER OF BUSINESS

Public Comments [3 minutes per person]

Resident Vicki Gartland stated that she sent her resume for consideration for the upcoming Board vacancy.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-01, Adopting a Policy Regarding Plantings Within the District; Authorizing Actions of District Staff; and Providing for Severability and an Effective Date

Mr. Greenberg presented Resolution 2021-01. He recalled prior discussions regarding creation of a policy allowing replacement of existing plantings and requiring approval of new plantings. Mr. Tarr stated he felt the policy was very well worded and very clear.

On MOTION by Mr. Tarr and seconded by Mr. Van Tassel, with all in favor, Resolution 2021-01, Adopting a Policy Regarding Plantings Within the District; Authorizing Actions of District Staff; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion: CDD Direct Billing of Annual Assessments to The Club

Mr. Greenberg stated this issue was previously discussed and asked Mr. Adams why The Club was being billed directly for its annual assessments. Discussion ensued regarding the pros and cons of the current arrangement, timeliness of payments and billing, administrative costs, protecting the District’s best interests and the budgeting and planning processes.

On MOTION by Ms. Wheeler and seconded by Mr. Van Tassel, with all in favor, changing the method of assessment billing and collection from The Club at Mediterra from Direct Billing to On-Roll billing, commencing in Fiscal Year 2022, was approved.

SIXTH ORDER OF BUSINESS

Discussion: Meeting Room Unavailable on February 17, 2021 and March 17, 2021

- A. February Options: February 3, 10, 24**
- B. March Options: March 3, 10, 24, 31**

Mr. Adams stated the meeting room would not be available on the scheduled February and March dates.

The following changes would be made to the Fiscal Year 2020/2021 Meeting Schedule:

DATE: Delete the February 17, 2021 meeting

DATE: Change “March 17” to “March 3”

Mr. Adams stated the Governor’s most recent Executive Order extension indicated that local governments should plan for in-person meetings beginning on November 1, 2020.

SEVENTH ORDER OF BUSINESS

**Discussion: Impending Supervisor Vacancy,
Seat 5 – Supervisor Van Tassel**

Mr. Greenberg expressed his opinion on the importance of recruiting potential Board Members to have diverse community representation. Discussion ensued regarding recruitment, credentials and upcoming items for consideration. Consideration of appointing Ms. Gartland to the Board would be included on the November agenda.

EIGHTH ORDER OF BUSINESS

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

Mr. Greenberg presented the Unaudited Financial Statements as of August 31, 2020. Discussion ensued regarding the year-to-date “Prepayment” funds received, informing residents about prepayment options and the bonds. The financials were accepted.

NINTH ORDER OF BUSINESS

**Approval of August 19, 2020 Virtual Public
Hearings and Meeting Minutes**

Mr. Greenberg presented the August 19, 2020 Virtual Public Hearings and Meeting Minutes.

The following changes were made:

Line 45: Insert “dollar” after “small”

Line 291: Insert “traffic engineer about it” after “MCA”

Regarding Line 291, Mr. Tarr stated the Traffic Engineer had not heard anything; however, they would discuss this matter with the affected HOA before taking action. He noted the new development across from the fire station was installing a cut-through.

On MOTION by Mr. Tarr and seconded by Ms. Wheeler, with all in favor, the August 19, 2020 Virtual Public Hearings and Meeting Minutes, as amended to include the edits submitted to Management and edits made during the meeting, were approved.

TENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Hopping Green & Sams, P.A.***

Mr. Greenberg asked Ms. Willson to note that the Board would need to consider potential refinancing of the bonds. Discussion ensued regarding surplus in the bond account, private placement versus utilizing the Underwriter and the amounts to be refinanced. This item would be included on a future agenda.

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

There being no report, the next item followed.

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

- **NEXT MEETING DATE: November 18, 2020 at 3:00 P.M.**

- **QUORUM CHECK**

Supervisors Wheeler, Tarr and Greenberg confirmed their attendance at the November 18, 2020 meeting.

On behalf of the Board and Staff, Mr. Greenberg thanked Mr. Van Tassel for his years of valuable service, wise counsel, integrity and friendship.

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

The Field Operations Report was included for informational purposes.

Mrs. Adams reported the following:

- She was working with Mr. Clerico, the Calabria HOA President, and, as soon as she receives proposals from three contractors, they would be sent to the HOA.

Mr. Greenberg asked why the CDD was concerned about RSC Lakes 7 and 73. Mrs. Adams stated the lakes are interconnected and she had spoken to Mr. Barraco, of RCS, who indicated that the aeration is being upgraded at The Brooks and existing equipment would be moved to Mediterra. Discussion ensued regarding water quality.

- Lake 13 had some severe bank restoration needs. The contractor would make the required repairs. The unforeseen expense was not expected to affect the budget, which was not included in the Lake Audit.

➤ SOLitude and EarthBalance, along with Lumberjacks, a competitively priced North Fort Myers landscaper specializing in tree trimming, were bidding on the Calabria project; an additional quote would be requested from Cintron Landscaping.

- **Key Activity Dates**

The October Key Activity Dates Report was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

Action/Agenda or Completed Items

Items 17, 18, 19 and 20 were completed.

Mr. Greenberg asked for a heading to be inserted on the Completed Items pages.

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

TWELFTH ORDER OF BUSINESS

Old Business

There being no old business, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Van Tassel stated it was a pleasure serving on the Board.

Mr. Tarr asked Staff to add pictures of cane toads to the website. Mr. Adams stated there was a new link on the homepage, under "News."

Mr. Bishko joined the meeting at 10:13 a.m.

FOURTEENTH ORDER OF BUSINESS

Public Comments

There being no public comments, the next item followed.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Tarr and seconded by Mr. Van Tassel, with all in favor, the meeting adjourned at 10:15 a.m.

CP5AL:
Secretary/Assistant Secretary


Chair/Vice Chair