

MEDITERRA

COMMUNITY DEVELOPMENT DISTRICT

May 18, 2022

BOARD OF SUPERVISORS

REGULAR 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

May 11, 2022

Board of Supervisors
Mediterra Community Development District

Dear Board Members:

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

NOTE: Meeting Time

The Board of Supervisors of the Mediterra Community Development District will hold a Regular Meeting on May 18, 2022 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes*)
3. Chairman's Comments
4. Consideration of Resolution 2022-05, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Resolution 2022-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
6. Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report
7. Continued Discussion: Trail Design and Analysis
8. Update: Wildfire Management Activities
9. Continued Discussion: Time Change for Summer Meetings to Afternoons
10. Acceptance of Unaudited Financial Statements as of March 31, 2022

11. Approval of April 20, 2022 Regular Meeting Minutes

12. Staff Reports

A. District Counsel: *Kutak Rock LLP*

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

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

I. Registered Voters in District as of April 15, 2022

- Collier County: 770
- Lee County: 447

II. NEXT MEETING DATE: June 15, 2022, _____ a/p.m. (TBD)

- QUORUM CHECK

Mary Wheeler	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kenneth Tarr	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
John Henry	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Greenberg	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Vicki Gartland	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

- Key Activity Dates

13. Action/Agenda or Completed Items

14. Old Business

A. Update: Maintenance for East “Wet Ditch” East Side of Imperial Parkway and Permit Obligations for Mediterra to Maintain

B. Update: Bird Boxes Within CDD Preserves

C. Discussion: MCA-CDD Deer Population Management Program and Hunting

D. Discussion/Update: Wetland Disturbance Est Cortile Ct

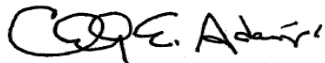
15. Supervisors’ Requests

16. Public Comments (*3 minutes*)

17. Adjournment

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

FOR RESIDENTS TO 'LISTEN IN' TO THE BOARD MEETING

CALL IN NUMBER: 888-220-8474

CONFIRMATION CODE: 3214621

EVENT TITLE: MEDITERRA CDD BOARD OF SUPERVISORS MEETING

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER WILL BE PROVIDED WITHIN 24 HOURS OF MEETING

FEEL FREE TO CONTACT 561-571-0010 FOR CALL-IN NUMBER

CONFIRMATION CODE: 3214621

EVENT TITLE: MEDITERRA CDD BOARD OF SUPERVISORS MEETING

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEDITERRA COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Mediterra Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 17, 2022
HOUR: 9:00 a.m.
LOCATION: Sports Club at Mediterra
Bella Vita I Room
15735 Corso Mediterra Circle
Naples, Florida 34110

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Collier County, Lee County and the City of Bonita Springs at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

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

PASSED AND ADOPTED THIS 18TH DAY OF MAY, 2022.

ATTEST:

**MEDITERRA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY2022/2023 Proposed Budget

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023
PROPOSED BUDGET**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
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**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Estimated through 9/30/2022	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,153,139				\$989,919
Allowable Discounts (4%)	(46,126)				(39,597)
Assessment levy: on-roll - net	1,107,013	\$ 1,074,531	\$ 32,482	\$ 1,107,013	950,322
Interest and miscellaneous	-	55	100	155	-
Total revenues	1,107,013	1,074,586	32,582	1,107,168	950,322
EXPENDITURES					
Professional & admin					
Supervisors	9,900	5,383	4,517	9,900	9,900
Management	49,973	24,987	24,986	49,973	49,973
Accounting	16,700	8,350	8,350	16,700	16,700
Audit	10,000	-	10,000	10,000	10,000
Legal	10,000	4,188	5,812	10,000	10,000
Field management	15,300	7,650	7,650	15,300	15,300
Engineering	95,000	20,913	30,000	50,913	50,000
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
Postage	1,000	916	84	1,000	1,000
Insurance	11,800	11,070	-	11,070	12,400
Legal advertising	4,000	3,076	924	4,000	4,000
Contingencies	2,500	993	1,507	2,500	2,500
Annual district filing fee	175	175	-	175	175
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Total professional & admin	247,763	93,116	109,830	202,946	203,363

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND 001 BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Estimated through 9/30/2022	Total Actual & Projected	
Water management					
Contractual services	237,400	94,254	143,146	237,400	237,400
Aquascaping/aesthetic enhance/pipe cleanou	100,000	9,100	35,000	44,100	100,000
Conservation area fire mitigation clean up	175,000	42,000	133,000	175,000	68,000
Lake bank-erosion repairs	75,000	-	62,150	62,150	75,000
Electricity	31,500	16,471	15,029	31,500	31,500
Future aeration replacement	9,000	14,196	-	14,196	9,900
Capital outlay-aeration FCB loan pymt	112,177	2,056	110,121	112,177	-
Total water management	<u>740,077</u>	<u>178,077</u>	<u>498,446</u>	<u>676,523</u>	<u>521,800</u>
Other fees and charges					
Property appraiser & tax collector	29,173	18,307	10,866	29,173	25,159
Total other fees and charges	<u>29,173</u>	<u>18,307</u>	<u>10,866</u>	<u>29,173</u>	<u>25,159</u>
Total expenditures and other uses	<u>1,017,013</u>	<u>289,500</u>	<u>619,142</u>	<u>908,642</u>	<u>750,322</u>
Excess/(deficiency) of revenues over/(under) expenditures	90,000	785,086	(586,560)	198,526	200,000
Net increase/(decrease) of fund balance	90,000	785,086	(586,560)	198,526	200,000
Fund balance - beginning (unaudited)	206,899	237,902	1,022,988	237,902	436,428
Fund balance - ending (projected)					
Assigned					
3 months working capital	254,253	254,253	-	-	187,581
Unassigned	42,646	768,735	436,428	436,428	448,847
Fund balance - ending (projected)	<u>\$ 296,899</u>	<u>\$ 1,022,988</u>	<u>\$ 436,428</u>	<u>\$ 436,428</u>	<u>\$ 636,428</u>

Assessment Summary

Description	Units	FY 2022	FY 2023	Total Revenue
		Actual Assessment	Proposed Assessment	
On-roll assessments	1,094.53	\$ 1,053.55	\$ 904.42	\$989,919

**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	49,973
Wrathell, Hunt and Associates, LLC , 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 Wrathell, Hunt and Associates, LLC , 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
Wrathell, Hunt & Associates, LLC , is responsible for day-to-day field operations. These responsibilities include, but are not limited to, telephone, printing, 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	50,000
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.	
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.	
Postage	1,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

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

EXPENDITURES (continued)

Insurance		12,400
	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.	
Legal advertising		4,000
	Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies		2,500
	Bank charges, automated AP routing and miscellaneous expenses incurred throughout the year.	
Annual district filing fee		175
	Annual fee paid to the Department of Economic Opportunity.	
Website		705
ADA website compliance		210
Contractual services		237,400
	Contracts entered into by the District for water management related professional services, including lake and wetland maintenance, monthly bacteria packs for lake 52 as well as water quality testing and cane toad removal.	
	Lake maintenance 200,000	
	Cane toad removal 22,000	
	Lake 52 bacteria 5,400	
	Water quality testing 10,000	
	<u>237,400</u>	
Aquascaping/aesthetic enhance/pipe cleanout		100,000
	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. It is also anticipated that the District will continue the lake aesthetic enhancement program in 2022.	
Conservation area fire mitigation clean up		68,000
	This effort is a continuation of the program initiated by the District in 2017 which includes the vegetation and debris clean up of the District's Conservation Area perimeters that are adjacent to residences.	
Lake Bank-Erosion Repairs		75,000
	In fiscal year 2022, the District plans on continuing its lake bank erosion repair and mitigation efforts. Lakes 13 and 35 are planned to have rip raprock installed along the eroded shorelines.	
Electricity		31,500
	Electrical expenses incurred relating to water management of the District.	
Future aeration replacement		9,900
	In 2018 the District adopted an aeration major component replacement schedule. The budgeted amount is per that schedule	
Property appraiser & tax collector		25,159
	In Collier County the tax collector's fee is 1.5% of assessments collected and property appraiser's fee is 2.5% . In Lee County the tax collector's fee is \$1.50 per parcel and the property appraiser's fee is \$1.00 per parcel.	
		\$ 750,322

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND 204 BUDGET - SERIES 2013 BONDS
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Estimated through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 328,913				\$ 328,913
Allowable discounts (4%)	(13,157)				(13,157)
Assessment levy: on-roll - net	315,756	\$ 308,183	\$ 7,573	\$ 315,756	315,756
Interest	-	9	-	9	-
Total revenues	315,756	308,192	7,573	315,765	315,756
EXPENDITURES					
Debt service					
Principal	165,000	-	165,000	165,000	170,000
Interest	139,244	69,622	69,622	139,244	132,438
Total debt service	304,244	69,622	234,622	304,244	302,438
Other fees & charges					
Property appraiser & tax collector	11,512	7,140	4,372	11,512	11,512
Total other fees & charges	11,512	7,140	4,372	11,512	11,512
Total expenditures	315,756	76,762	238,994	315,756	313,950
Excess/(deficiency) of revenues over/(under) expenditures	-	231,430	(231,421)	9	1,806
Fund balance:					
Net increase/(decrease) in fund balance	-	231,430	(231,421)	9	1,806
Beginning fund balance (unaudited)	259,704	268,594	500,024	268,594	268,603
Ending fund balance (projected)	<u>\$259,704</u>	<u>\$500,024</u>	<u>\$268,603</u>	<u>\$ 268,603</u>	<u>270,409</u>
Use of fund balance					
Debt service reserve account balance (required)					(75,000)
Interest expense - November 1, 2023					(62,713)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 132,696</u>

Mediterra
 Community Development District
 Series 2013
 \$4,030,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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
Total	\$2,710,000.00		\$952,862.50	\$3,662,862.50

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Estimated through 9/30/2022	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 862,455
Allowable Discounts (4%)	-				(34,498)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	827,957
Total Revenues	-	-	-	-	827,957
EXPENDITURES					
Debt service					
Principal	-	-	-	-	679,000
Interest	-	-	15,150	15,150	138,964
Costs of issuance	-	31,000	-	31,000	-
Total debt service	-	31,000	15,150	46,150	817,964
Other fees & charges					
Property appraiser & tax collector	-	-	-	-	17,150
Total other fees & charges	-	-	-	-	17,150
Total expenditures	-	31,000	15,150	46,150	835,114
Excess/(deficiency) of revenues over/(under) expenditures	-	(31,000)	(15,150)	(46,150)	(7,157)
OTHER FINANCING SOURCES/(USES)					
Transfers in	-	1,751,438	67,233	1,818,671	-
Bond proceeds	-	7,053,000	-	7,053,000	-
Payment to bond escrow agent	-	(8,154,463)	-	(8,154,463)	-
Total other financing sources/(uses)	-	649,975	67,233	717,208	-
Fund balance:					
Net increase/(decrease) in fund balance	-	618,975	52,083	671,058	(7,157)
Beginning fund balance (unaudited)	-	-	618,975	-	671,058
Ending fund balance (projected)	\$ -	\$ 618,975	\$ 671,058	\$ 671,058	663,901
Use of fund balance					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2023					(62,387)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 601,514

Mediterra
 Community Development District
 Series 2022
 \$7,053,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2022	404,000.00	2.090%	15,150.24	419,150.24
11/01/2022	-		69,482.05	69,482.05
05/01/2023	679,000.00	2.090%	69,482.05	748,482.05
11/01/2023	-		62,386.50	62,386.50
05/01/2024	693,000.00	2.090%	62,386.50	755,386.50
11/01/2024	-		55,144.65	55,144.65
05/01/2025	708,000.00	2.090%	55,144.65	763,144.65
11/01/2025	-		47,746.05	47,746.05
05/01/2026	722,000.00	2.090%	47,746.05	769,746.05
11/01/2026	-		40,201.15	40,201.15
05/01/2027	738,000.00	2.090%	40,201.15	778,201.15
11/01/2027	-		32,489.05	32,489.05
05/01/2028	753,000.00	2.090%	32,489.05	785,489.05
11/01/2028	-		24,620.20	24,620.20
05/01/2029	769,000.00	2.090%	24,620.20	793,620.20
11/01/2029	-		16,584.15	16,584.15
05/01/2030	785,000.00	2.090%	16,584.15	801,584.15
11/01/2030	-		8,380.90	8,380.90
05/01/2031	802,000.00	2.090%	8,380.90	810,380.90
Total	\$7,053,000.00		\$729,219.64	\$7,782,219.64

**Mediterra
Community Development District
FY 2022-2023 Final Assessments**

Lee County "North" 2022 Bond Issue - Refinanced 2012 Series A Bonds

**Lee County
8 years remaining**

Neighborhoods	Parcel	Original Outstanding Principal	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Amarone	124	\$ 18,382.48	Estate 1	\$ 2,247.85	\$ 904.42	\$ 3,152.27	\$ 15,559.82
Brendisi	119	5,330.10	Coach 1	651.78	904.42	1,556.20	4,511.65
Calabria	122B	5,330.10	Coach 1	651.78	904.42	1,556.20	4,511.65
Cortile (lots 1-5, 37-48)	118	8,935.88	Villa 1	1,092.70	904.42	1,997.12	7,563.76
Il Cuore Ct	115A	27,113.12	Manor A	3,315.45	904.42	4,219.87	22,949.86
Marcello	114	18,382.48	Estate 1	2,247.85	904.42	3,152.27	15,559.82
Marcello	114	23,406.78	Estate 1A	2,862.23	904.42	3,766.65	19,812.63
Porta Vecchio	113	5,106.25	Coach	624.40	904.42	1,528.83	4,322.17
Positano	116	8,935.88	Villa 1	1,092.70	904.42	1,997.12	7,563.76
Serata	122A	7,148.69	Villa 2	874.16	904.42	1,778.58	6,051.00
Serata II	122A	11,992.42	Villa 2A	1,466.46	904.42	2,370.88	10,150.97
Teramo	115	18,893.12	Manor 2	2,310.29	904.42	3,214.71	15,992.05
Terrazza	123	7,148.69	Villa 2	874.16	904.42	1,778.58	6,051.00
Treviso (Lots 2 - 10)	120	18,382.48	Manor 1	2,247.85	904.42	3,152.27	15,559.82
Verona (Lots 1-5,31-34)	117	19,403.83	Manor 3	2,372.74	904.42	3,277.16	16,424.34
Villalago	121	7,148.69	Villa 2	874.16	904.42	1,778.58	6,051.00

Fiscal year 2021-2022 Assessments:	Manor 1	\$ 2,862.61	\$ 1,053.55	\$ 3,916.16	\$ 19,498.92
	Manor 2	2,942.13	1,053.55	3,995.68	20,040.56
	Manor 3	3,021.66	1,053.55	4,075.21	20,582.27
	Manor A	4,222.16	1,053.55	5,275.71	28,759.62
	Estate 1	2,862.61	1,053.55	3,916.16	19,498.92
	Estate 1A	3,645.02	1,053.55	4,698.57	24,828.33
	Villa 1	1,391.54	1,053.55	2,445.09	9,478.60
	Villa 2	1,113.23	1,053.55	2,166.78	7,582.88
	Villa 2A	1,867.52	1,053.55	2,921.07	12,720.78
	Coach 1	830.03	1,053.55	1,883.58	5,653.84
	Coach	795.17	1,053.55	1,848.72	5,416.37

**Mediterra
Community Development District
FY 2022-2023 Final Assessments**

Collier County "South" 2022 Series Bond Issue - REFINANCED 2012 Bonds

**Collier County
8 years remaining**

Phase I Neighborhoods	Parcel	Original Outstanding Principal	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Benvenuto	100	\$ 18,509.36	Manor SF	\$ 1,850.94	\$ 904.42	\$ 2,755.36	\$ 12,812.37
IL Corsini	108	31,465.92	Manor SF	1,850.94	904.42	2,755.36	12,812.37
IL Trebbio Lots 1-14	101	22,211.23	Estate SF	1,850.94	904.42	2,755.36	12,812.37
Savona	102	31,465.92	Estate SF	1,850.94	904.42	2,755.36	12,812.37
Medici	107	11,917.35	Villa A	744.83	904.42	1,649.26	5,155.82
Milan	105/106	21,600.20	Villa B	744.83	904.42	1,649.26	5,155.82
Villoresi	103	35,007.22	Villa C	744.83	904.42	1,649.26	5,155.82
Monterosso	104	44,260.72	Coach	553.26	904.42	1,457.68	3,829.72
Fiscal year 2021-2022 Assessments:			Manor SF	\$2,357.15	\$ 1,053.55	\$ 3,410.70	\$15,470.54
			Estate SF	2,357.15	1,053.55	3,410.70	\$15,470.54
			Villa A,B,C	939.42	1,053.55	1,992.97	6,165.65
			Coach	704.57	1,053.55	1,758.12	4,624.27

**Mediterra
Community Development District
FY 2022-2023 Final Assessments**

Collier County "South" 2022 Series Bond Issue - REFINANCED 2012 A-1 Bonds

**Collier County
8 years remaining**

Phase II Neighborhoods	Parcel	Original Outstanding Principal	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Bello Lago	109	\$ 17,858.60	Manor SF B	\$ 2,183.79	\$ 904.42	\$ 3,088.21	\$ 15,116.39
Padova (Lots 28-35)	110	14,882.20	Manor SF C	1,819.82	904.42	2,724.25	12,597.02
Ravello	111	17,858.60	Manor SF B	2,183.79	904.42	3,088.21	15,116.39
Cortile (lots 6-18,26-36)	118A	9,291.31	Villa A	1,136.16	904.42	2,040.58	7,864.62
Cortile (lots 19-25)	118B	15,874.27	Manor SF A	1,941.14	904.42	2,845.56	13,436.75
Treviso (Lot 1)	120	17,858.60	Manor SF B	2,183.79	904.42	3,088.21	15,116.39
IL Trevvio Lots (15-22)	101A	14,882.20	Estate SF A	1,819.82	904.42	2,724.25	12,597.02
Padova Lots 1-27	110	14,882.20	Estate SF A	1,819.82	904.42	2,724.25	12,597.02
Verona (lots 6-30)	117	18,850.80	Estate SF B	2,305.11	904.42	3,209.54	15,956.23
Bellezza	112	6,945.00	Villa B	849.25	904.42	1,753.67	5,878.59
Porta Vecchio (Bldgs 13,14)	113	4,960.74	Coach	606.61	904.42	1,511.03	4,199.01
Fiscal year 2021-2022 Assessments:			Manor SF A	\$ 2,472.02	\$ 1,053.55	\$ 3,525.57	\$ 16,224.49
			Manor SF B	2,781.03	1,053.55	3,834.58	18,252.60
			Manor SF C	2,317.53	1,053.55	3,371.08	15,210.54
			Estate SF A	2,317.53	1,053.55	3,371.08	15,210.54
			Estate SF B	2,935.54	1,053.55	3,989.09	19,266.69
			Villa A	1,446.89	1,053.55	2,500.44	9,496.32
			Villa B	1,081.51	1,053.55	2,135.06	7,098.22
			Coach	772.51	1,053.55	1,826.06	5,070.18

**Mediterra
Community Development District
FY 2022-2023 Final Assessments**

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

**Collier County
11 years remaining**

Phase III Neighborhoods	Parcel	Original Outstanding Principal	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Lucarno	125	\$ 19,897.45	Villa C	\$ 1,376.21	\$ 904.42	\$ 2,280.63	\$ 10,627.62
Lucarno	126	19,897.45	Villa C	1,376.21	904.42	2,280.63	10,627.62
Felicita	127	39,794.89	SF - 90	2,752.41	904.42	3,656.83	21,255.23
Cellini	128	39,794.89	SF - 90	2,752.41	904.42	3,656.83	21,255.23
Celebrita	129	39,794.89	SF - 90	2,752.41	904.42	3,656.83	21,255.23
Buonasera	130	39,794.89	SF - 90	2,752.41	904.42	3,656.83	21,255.23
Cabreo	131	19,897.45	Villa C	1,376.21	904.42	2,280.63	10,627.62
Caminetto			SF - 90	2,752.41	904.42	3,656.83	21,255.23
Fiscal year 2021-2022 Assessments:			SF - 90	\$ 2,752.41	\$ 1,053.55	\$ 3,805.96	\$ 22,677.82
			Villa C	1,376.21	1,053.55	2,429.76	11,338.91

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-06

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 2022/2023 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 2022/2023 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 18th day of May, 2022.

Attest:

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 19, 2022	Regular Meeting	___:___ A/PM
November 16, 2022	Regular Meeting	___:___ A/PM
December 7, 2022*	Regular Meeting	___:___ A/PM
January 18, 2023	Regular Meeting	___:___ A/PM
February 15, 2023	Regular Meeting	___:___ A/PM
March 15, 2023	Regular Meeting	___:___ A/PM
April 19, 2023	Regular Meeting	___:___ A/PM
May 17, 2023	Regular Meeting	___:___ A/PM
June 21, 2023	Regular Meeting	___:___ A/PM
August 16, 2023	Public Hearing & Regular Meeting	___:___ A/PM

Exception

**December meeting date is two weeks earlier to accommodate the holidays*

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

6



TO: Chuck Adams, District Manager
Mediterra CDD

DATE: May 5, 2022

FROM: Jordan L. Varble, P.E.

RE: 20-Year Stormwater Management
Needs Analysis

House Bill 53 passed by the Florida Legislature and signed into law in 2021 included language that requires counties, municipalities, and special districts with stormwater management systems to develop a 20-year needs analysis. Mediterra Community Development District (CDD) is one of the special districts required by law to perform the analysis every five years, the first of which is due June 30, 2022.

The Office of Economic and Demographic Research (EDR) developed a workbook template in Microsoft Excel for use in completing the report. Johnson Engineering, Inc. (JEI), collected information from own records, CDD records, and/or publicly-available sources to complete the report, attached separately for review by the CDD board and eventual submittal to Collier County. Also attached separately is a shapefile of the approximate CDD boundary (based on the parcel linework from the County property appraiser).

A tabular listing of the stormwater conveyance culverts owned and operated by the CDD is provided in **Table I**. Reinforced concrete pipes (RCP) have an anticipated lifespan of 50 years to 100 years. The anticipated replacement date for the culverts within the district is year 2076, based on a 75-year lifespan for RCP and an installation date of 2001. This is beyond the 20-year replacement budget projection requirement by EDR and a replacement estimate has not been prepared.

Table I. Listing of CDD Stormwater Management Culverts.

Diameter (inch)	Total Length (foot)	Material	Date Installed	Approx. Remaining Lifespan	Anticipated Replacement Date
12	45	HDPE	Unknown	100	2122
36	91	Concrete	Unknown	54	2076
Unknown	72	Unknown	Unknown	54	2076
Unknown	379	Unknown	2001	54	2076
15	155	Concrete	2001	54	2076
24	9117	Concrete	2001	54	2076
30	3459	Concrete	2001	54	2076
36	4849	Concrete	2001	54	2076
42	1928	Concrete	2001	54	2076
48	3015	Concrete	2001	54	2076
60	1340	Concrete	2001	54	2076
15	32	Concrete	2002	55	2077
18	263	Concrete	2002	55	2077
24	533	Concrete	2002	55	2077
30	71	Concrete	2002	55	2077
Unknown	235	Unknown	2003	56	2078
24	3191	Concrete	2003	56	2078

30	141	Concrete	2003	56	2078
42	177	Concrete	2003	56	2078
24	567	Concrete	2004	57	2079
24	1438	Concrete	2005	58	2080
36	1049	Concrete	2005	58	2080
24	1782	Concrete	2006	59	2081
30	453	Concrete	2006	59	2081

Other stormwater management facilities within the district including swales, stormwater ponds, and wetland systems do not have anticipated lifespans if properly maintained, and as such do not have associated lifetime replacement costs. These items will continue to be maintained by the CDD on an annual basis. If maintenance is not provided to keep them functional as intended by one or more permits, then refurbishment, retrofit, and/or reconstruction will be necessary and that may be considered a major expense. These facilities are in adequate condition and do not need to be reconstructed. Therefore, no infrastructure components requiring a major expense (as defined by EDR as a single replacement project greater than 5% of the total operation and maintenance expenditures over the most recent five-year period) are targeted for replacement within the 20-year time horizon. Sometimes there are issues during construction that result in the lifespan being much less than anticipated. The cost to repair, replace and/or rehabilitate the pipe should be in the budget process in the form of a reserve. It is recommended that the CDD have reserves to cover of at least two percent of the total cost of pipe replacement throughout the community, which would be approximately \$124,000.

Given that construction within the community is complete, the CDD does not anticipate future expansion. The CDD also does not have anticipated stormwater resiliency projects related to climate change.

cc: 20023589-022

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Governor. For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Mediterra Community Development District
Name of stormwater utility, if applicable:	
Contact Person	
Name:	Chuck Adams
Position/Title:	CDD Manager
Email Address:	adamsc@whhassociates.com
Phone Number:	239-498-9020

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWWMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input checked="" type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Management of the stormwater management is conducted in accordance with the SFWMD Permit 11-01761-P General and Special Conditions. Routine maintenance of the system is performed by experienced stormwater maintenance contractors and is funded by the CDD budget through non-ad valorem assessments.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility? No

If no, do you have another funding mechanism? Yes

If yes, please describe your funding mechanism.

CDD budget through non-ad valorem assessments.
- Does your jurisdiction have a Stormwater Master Plan or Plans? Yes

If Yes:

How many years does the plan(s) cover? Unlimited

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

See SFWMD Permit 11-01761-P.

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? No

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	Yes
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	Yes
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

Public involvement, including reporting stormwater complaints can be addressed during monthly board meetings which are open to the public. The other activities fall within the jurisdiction of SFWMD, and Lee and Collier County.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	34,383.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	47	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	23	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	No
Living shorelines	No	No

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The boundary of the stormwater service area coincides with the CDD boundary.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

No expected changes in the service area within the next 20 years.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	740	4,047	4,692	5,439	6,305
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Resiliency Projects with No Identified Funding Source Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
- If no, how many facilities have been assessed? 0
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
- If yes, please provide a link if available:
- If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None	0	0	0	0	0

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	471,183	471,183	0	0	0	0	0
2017-18	331,989	331,989	0	0	0	0	0
2018-19	573,073	573,073	0	0	0	0	0
2019-20	399,602	399,602	0	0	0	0	0
2020-21	537,992	537,992	0	0	0	0	0

Expansion

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Resiliency

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	4,047	4,692	5,439	6,305
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	4,047	4,692	5,439	6,305

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

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COMMUNITY DEVELOPMENT DISTRICT

7

From: [Willson, Alyssa C.](#)
To: [Chuck Adams](#); [Debbie Tudor](#); [Cleo Adams](#); [Andy Tilton](#); [Brent O. Burford](#); [Robert E. Greenberg Esq. \(reglitig8r@comcast.net\)](#)
Subject: Mediterra Trail Construction and ADA Considerations
Date: Tuesday, May 10, 2022 4:48:59 PM

Good afternoon, as requested at the last meeting please see below summary of potential ADA issues associated with construction of a trail through the District's conservation area. I note, my firm is not an expert on the ADA and its applicability to recreation trails and there are many nuances regarding applicability of the ADA. Before the District makes any decision regarding trail design and construction, the Board is encouraged to retain an expert ADA consultant for further analysis and guidance.

- Title II, Subpart A of the ADA and its implementing regulations prohibit public entities, which includes local governments and special purpose districts, from excluding or denying people with disabilities from any services, programs, or activities because the public entity's facilities were inaccessible or unusable.
- Recreation trails ("Trails") may be considered facilities for the purposes of the ADA and therefore subject to the program accessibility regulations set forth in 28 C.F.R. §§35.150-35.151. For purposes herein only, it is assumed that Trails are facilities for purpose of the ADA.
- These regulations require that facilities build after January 26, 1992, be constructed in such a manner that is readily accessible to and usable by individuals with disabilities, and must be in compliance with the 2010 ADA Standards for Accessibility Design (2010 Standards).
- Although the 2010 Standards do not specifically address trail design, the guidelines do contain provisions, specifically those pertaining to accessibility routes and walking surfaces, that may be applicable to Trails.
 - The Ninth Circuit has held that where the 2010 Standards do not include a facility-specific guideline, a feature-specific guideline is still applicable. *Kirola v. City and County of San Francisco*, 860 F.2s 1164 (2017).
- Full compliance with the 2010 Standards is not required if the District can demonstrate that it is "structurally impracticable" to meet the requirements. This exception is only applicable in "those rare circumstances when the unique characteristic of terrain prevent the incorporation of the accessibility features." See 18 C.F.R. §35.151(a)(2); see also 28 C.F.R. §36.401.
 - The following additional guidance can be found in the DOJ commentary that was published with these regulations:
 - The limited structural impracticability exception means that it is acceptable to deviate from accessibility requirements only where unique characteristics of terrain prevent the incorporation of accessibility features and where providing accessibility would destroy the physical integrity of a facility. A situation in which a building must be built on stilts because of its location in marshlands or over water is an example of one of the few situations in which the exception for structural impracticability would apply.
 - This exception to accessibility requirements should not be applied to situations in which a facility is located in "hilly" terrain or on a plot of land upon which there are steep grades. In such circumstances, accessibility can be achieved

without destroying the physical integrity of a structure, and is required in the construction of new facilities. 28 C.F.R. Part 36, App. B, at 649.

- Based on the foregoing guidance, it could be interpreted that any portions of the Trails that are located on, or adjacent to, wetland or conservation areas where development is prohibited by the Department of Environmental Protection or the South Florida Water Management District could be subject to exemption. Should the District demonstrate that changes would not be feasible due to terrain, the District would only be required to make accessible those portions of the Trails to the extent it is not structurally impracticable.
- In May of 2014, the U.S. Access Board published new accessibility standards for outdoor developed areas (Outdoor Standards) that contained specific technical requirements for trails. Currently the Outdoor Standards only pertain to federally-owned land and are not included in DOJ's binding ADA regulations. Nonetheless, they are worth mentioning because one, they include accessibility specifications for trails under Title II and, two, they acknowledge the constraints and limitations in ADA compliance in an outdoor environment. In phone calls to the ADA Access Board and the Department of Justice, our office was informed that the Outdoor Standards are considered best practices for local governments. In addition to including provisions for surface, clear tread width, passing spaces, tread obstacles, openings, running slope, cross slope, resting intervals, and protruding objects, the Access Board determined that full compliance with specific provisions of the technical requirements was not required under the following conditions:
 - Compliance is not practicable due to terrain (echoing 28 C.F.R. §35.151(a)(2));
 - Compliance cannot be accomplished with the prevailing construction practices;
 - Compliance would fundamentally alter the function or purpose of the facility or setting; or
 - Compliance is limited or precluded by federal, state, or local laws whose purpose is to preserve threatened or endangered species; the environment; or archeological, cultural, historical, or other significant natural features.
- However, because the Outdoor Standards are not included in DOJ's current ADA regulations and have no legal effect on local governments or special purpose districts.

Based on the above analysis, there may be an exemption for Trails constructed in areas in which it is structurally impracticable to meet the requirements, particularly if the area was only usable for a portion of the year due to flooding or other environmental factors. However, I encourage the Board to retain an ADA consultant for additional analysis during any design phase of a Trail within the conservation area. I look forward to discussing at next week's meeting.

Alyssa C. Willson

Transition Partner

Kutak Rock LLP

We've Moved! Our New Address:

107 W. College Avenue, Tallahassee, FL 32301

Alyssa.Willson@kutakrock.com

m: 850.661.9973

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**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

	Governmental Funds				Total Governmental Funds
	General	Debt Service Series 2012	Debt Service Series 2013	Debt Service Series 2022	
ASSETS					
Cash					
Operating	\$1,108,652	\$ -	\$ -	\$ -	\$ 1,108,652
Investments					
BB&T - CDARS	1,496	-	-	-	1,496
Series 2012					
Revenue	-	16,970	-	-	16,970
Prepayment	-	13,808	-	-	13,808
Series 2013					
Revenue	-	-	411,713	-	411,713
Reserve	-	-	75,000	-	75,000
Series 2017 Note					
Reserve*	10,000	-	-	-	10,000
Series 2022					
Principal	-	-	-	404,000	404,000
Interest	-	-	-	84,632	84,632
COI	-	-	-	130,343	130,343
Due from general fund	-	36,455	13,311	-	49,766
Electric deposit	2,346	-	-	-	2,346
Total assets	<u>\$ 1,122,494</u>	<u>\$ 67,233</u>	<u>\$ 500,024</u>	<u>\$ 618,975</u>	<u>\$ 2,308,726</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 49,740	\$ -	\$ -	\$ -	\$ 49,740
Due to debt service - series 2012	36,455	-	-	-	36,455
Due to debt service - series 2013	13,311	-	-	-	13,311
Total liabilities	<u>99,506</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>99,506</u>
Fund Balances					
Restricted for:					
Debt service	-	67,233	500,024	618,975	1,186,232
3 months working capital	254,253	-	-	-	254,253
Unassigned	768,735	-	-	-	768,735
Total fund balances	<u>1,022,988</u>	<u>67,233</u>	<u>500,024</u>	<u>618,975</u>	<u>2,209,220</u>
Total liabilities and fund balances	<u>\$ 1,122,494</u>	<u>\$ 67,233</u>	<u>\$ 500,024</u>	<u>\$ 618,975</u>	<u>\$ 2,308,726</u>

* Required bank loan reserve which will be applied to final payment

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 34,121	\$ 1,074,531	\$ 1,107,013	97%
Interest and miscellaneous	9	55	-	N/A
Total revenues	<u>34,130</u>	<u>1,074,586</u>	<u>1,107,013</u>	97%
EXPENDITURES				
Administrative				
Supervisors	1,077	5,383	9,900	54%
Management	4,164	24,987	49,973	50%
Accounting	1,392	8,350	16,700	50%
Audit	-	-	10,000	0%
Legal	1,575	4,188	10,000	42%
Field management	1,275	7,650	15,300	50%
Engineering	9,743	20,913	95,000	22%
Trustee	-	-	10,000	0%
Dissemination agent	333	2,000	4,000	50%
Arbitrage rebate calculation	-	-	1,500	0%
Assessment roll preparation	417	2,500	5,000	50%
Postage	138	916	1,000	92%
Insurance	-	11,070	11,800	94%
Legal advertising	-	3,076	4,000	77%
Contingencies	157	993	2,500	40%
Annual district filing fee	-	175	175	100%
Website	705	705	705	100%
ADA website compliance	-	210	210	100%
Total administrative	<u>20,976</u>	<u>93,116</u>	<u>247,763</u>	38%
Water management				
Contractual services	16,971	94,254	237,400	40%
Aquascaping/cutbacks/pipe cleanout	9,100	9,100	100,000	9%
Conservation area fire mitigation clean up	42,000	42,000	175,000	24%
Lake bank erosion repairs	-	-	75,000	0%
Electricity	3,217	16,471	31,500	52%
Future aeration replacement	1,479	14,196	9,000	158%
Capital outlay-aeration FCB loan pymt*	-	2,056	112,177	2%
Total water management	<u>72,767</u>	<u>178,077</u>	<u>740,077</u>	24%
Other fees & charges				
Property appraiser	-	2,807	14,587	19%
Tax collector	564	15,500	14,586	106%
Total other fees & charges	<u>564</u>	<u>18,307</u>	<u>29,173</u>	63%
Total expenditures	<u>94,307</u>	<u>289,500</u>	<u>1,017,013</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	(60,177)	785,086	90,000	
Fund balances - beginning	1,083,165	237,902	206,899	
Fund balance - ending (projected)				
Assigned				
3 months working capital	254,253	254,253	254,253	
Unassigned	768,735	768,735	42,646	
Fund balances - ending	<u>\$ 1,022,988</u>	<u>\$ 1,022,988</u>	<u>\$ 296,899</u>	

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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 MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 29,872	\$ 1,021,758	\$ 1,056,882	97%
Interest	8	37	-	N/A
Total revenues	<u>29,880</u>	<u>1,021,795</u>	<u>1,056,882</u>	97%
EXPENDITURES				
Debt service				
Principal	-	-	635,000	0%
Prepayment	-	25,000	-	N/A
Interest	-	200,089	400,178	50%
Total debt service	<u>-</u>	<u>225,089</u>	<u>1,035,178</u>	22%
Other fees & charges				
Property appraiser	-	1,841	10,852	17%
Tax collector	438	11,637	10,852	107%
Total other fees & charges	<u>438</u>	<u>13,478</u>	<u>21,704</u>	62%
Total expenditures	<u>438</u>	<u>238,567</u>	<u>1,056,882</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	29,442	783,228	-	
OTHER FINANCING SOURCES/(USES)				
Transfers out	<u>(1,751,438)</u>	<u>(1,751,438)</u>	-	N/A
Total other financing sources/(uses)	<u>(1,751,438)</u>	<u>(1,751,438)</u>	-	N/A
Net increase/(decrease) in fund balance	(1,721,996)	(968,210)	-	
Fund balances - beginning	1,789,229	1,035,443	1,003,979	
Fund balances - ending	<u>\$ 67,233</u>	<u>\$ 67,233</u>	<u>\$ 1,003,979</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 MARCH 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 11,602	\$ 308,183	\$ 315,756	98%
Interest	2	9	-	N/A
Total revenues	<u>11,604</u>	<u>308,192</u>	<u>315,756</u>	98%
EXPENDITURES				
Debt service				
Principal	-	-	165,000	0%
Interest	-	69,622	139,244	50%
Total debt service	<u>-</u>	<u>69,622</u>	<u>304,244</u>	23%
Other fees & charges				
Property appraiser	-	976	5,756	17%
Tax collector	232	6,164	5,756	107%
Total other fees & charges	<u>232</u>	<u>7,140</u>	<u>11,512</u>	62%
Total expenditures	<u>232</u>	<u>76,762</u>	<u>315,756</u>	24%
Excess/(deficiency) of revenues over/(under) expenditures	11,372	231,430	-	
Fund balances - beginning	488,652	268,594	259,704	
Fund balances - ending	<u>\$ 500,024</u>	<u>\$ 500,024</u>	<u>\$ 259,704</u>	

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 222 - SERIES 2022 (REFUNDED SERIES 2012)
FOR THE PERIOD ENDED MARCH 31, 2022**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Debt service		
Cost of issuance	<u>31,000</u>	<u>31,000</u>
Total expenditures	<u>31,000</u>	<u>31,000</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (31,000)	 (31,000)
 OTHER FINANCING SOURCES/(USES)		
Transfers in	1,751,438	1,751,438
Bond proceeds	7,053,000	7,053,000
Payment to bond escrow agent	<u>(8,154,463)</u>	<u>(8,154,463)</u>
Total other financing sources/(uses)	<u>649,975</u>	<u>649,975</u>
 Net increase/(decrease) in fund balance	 618,975	 618,975
Fund balances - beginning	<u>-</u>	<u>-</u>
Fund balances - ending	<u>\$ 618,975</u>	<u>\$ 618,975</u>

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on April 20, 2022 at 3:00 p.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Andy Tilton	District Engineer
Bill Bowden	MCA GM
Mike Radford (via telephone)	MRI Inspection LLC (MRI)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:00 p.m. Supervisors Greenberg, Wheeler and Henry were present in person. Supervisor Tarr was attending via telephone. Supervisor Gartland was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Comments

40 Mr. Greenberg stated that he received a call from a new Mediterra resident who wants
41 a fountain installed in the pond behind his house. He explained to the resident and the person
42 that referred them to him that the fountains are for aesthetic purposes only. The MCA owns
43 and maintains them. The process to install a fountain is through the HOA if the pond is within
44 an HOA community. If it would be in a CDD pond, the MCA could plan and propose it and
45 request permission from the CDD to install it into one of the CDD's ponds, not at the CDD's
46 expense. The CDD would look at whether the pond is deep enough, if there is an electrical
47 connection and whether it would interfere with the aerators.

48 Mr. Greenberg suggested Ms. Gartland include this information in the resident letter
49 next year to explain the differences between aerators and fountains and that fountains do not
50 enhance water quality and that they are only in the ponds to help deaden noise from the road.

51

52 **FOURTH ORDER OF BUSINESS**

**Consideration of FL GIS Solutions, LLC
Professional Services Agreement for
Geospatial**

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56 Mr. Adams stated that the Passarella and Associates, Inc. (Passarella) Department Head
57 of GIS services started his own company and provided Mr. Adams with a proposal to see if any
58 of WHA's CDDs would be interested in engaging his new company, FL GIS Solutions, LLC for GIS
59 services. The services involve the interactive mapping program on the CDD website.

60 Mr. Adams presented the FL GIS Solutions, LLC Professional Services Agreement. He
61 discussed the savings opportunity, as Passarella currently charges \$140 per hour for this
62 person's services and he negotiated a fee of \$100 per hour with the new company for a
63 minimum of two-years. Although the CDD does not spend a lot on this service, from a
64 percentage respective, it is relatively a steep discount.

65 Mr. Greenberg asked how much the CDD spent last year. Mr. Adams stated it is typically
66 \$3,000 to \$4,000 annually. Ms. Wheeler noted that the fee on the proposal is \$110 per hour.
67 Mr. Adams stated that he negotiated the \$110 per hour rate down to \$100 per hour, for a
68 minimum of two years.

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On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor, the FL GIS Solutions, LLC Professional Services Agreement, for Geospatial services, as amended to reflect the rate change from \$110 per hour to a locked in rate of \$100 per hour for two years, was approved.

FIFTH ORDER OF BUSINESS

Discussion: MCA-CDD Deer Population Management Program and Hunting

- **Consideration of Joinder Agreements**

Mr. Greenberg discussed the historical background for initiating this program over five years ago. He stated that the CDD engaged an environmentalist and a biologist to inspect the area, and the recommendation was to maintain the herd at a total of approximately 50 deer. He did not recall the recommended ratio for male and female deer. Mr. Greenberg stated that the CDD does not manage the hunters or staff in the preserve. The CDD licensed the MCA to manage the herd in the preserve and the MCA hires the hunter and the hunter is a subcontractor of the MCA. The CDD requires insurance and for the hunter to join the insurance program that the MCA runs and provided to the CDD.

Mr. Adams presented the Joinder Agreements for the CDD and MCA for 2021 and discussed the process of determining the deer population. Mr. Greenberg asked if the CDD lets both in to hunt. Mr. Adams stated that the MCA manages this but he believes the MCA engaged both groups to do the work.

Mr. Greenberg asked if the Agreements are being renewed now. Mr. Adams replied no. Mr. Greenberg asked Mr. Adams to notify the MCA that the contract is due for renewal. Mr. Tarr stated he spoke with Mr. Bill Bowden today. Mr. Greenberg stated that Mr. Bowden was present and already acknowledged that it has to be done again.

This item would be included under Old Business on future agendas.

SIXTH ORDER OF BUSINESS

Continued Discussion: Pipes 300-309 Ownership Between Lake 57 to Lake 23

- A. M.R.I. Inspection Report Regarding Pipe 303**
- B. M.R.I. Inspection Report and Proposal #3304 to Raise Structure 112AA**

103 • Legend

104 C. M.R.I. ROV Findings with Proposals #3306 and #3307 for OS-OAK2 and OS-OAK-3
105 Repairs

106 D. M.R.I. Proposals #3295, #3296 and #3297 for Storm Drain Cleaning

107 Mrs. Adams presented the Inspection Report. Mr. Greenberg stated it looked like the
108 threshold was exceeded by at least three proposals, including #3305, #3306 and #3307. Mrs.
109 Adams stated a total of six proposals were included in the enclosed proposal. Mr. Henry
110 referred to three other proposals of about \$25,000, \$35,000 and \$50,000. Mrs. Adams stated
111 that three options are always included and the Board always approves them. Mr. Henry asked
112 Mrs. Adams if she knows how much is in the budget. Mrs. Adams stated it is in the budget and
113 in the spreadsheet she provided. Mr. Greenberg asked if Mr. Tarr received the information.
114 Mrs. Adams replied no but she would email it now.

115 Mr. Adams asked if the number on the spreadsheet just distributed already included this
116 with the assumption that the Board would approve it. Mrs. Adams replied affirmatively,
117 assuming the Board approves these items today. Mr. Greenberg asked which line item on the
118 spreadsheet reflects this. Mr. Tarr asked why it says Pipe #303 is 100% buried and the
119 recommended cleaning was “none”.

120 Mr. Greenberg asked if Pipe #303 is a structure, pipe or a curb. He noted the CDD has a
121 box located in a sand box. Mrs. Adams replied yes, it is cleaned every year.

122 Mr. Greenberg referred to Tab B in which structure 112AA was not located. During the
123 ROV inspection of the outfalls, it was found 188’ away from Structure 112 and 538’ from
124 Structure OS-COCO1. It was dug up to inspect it after locating it. He stated it needs to be
125 added to the map. It says it needs to be realigned and raised 2’ to 3’. Mrs. Adams stated there
126 is a proposal in the agenda package. Mr. Greenberg asked what happened to this structure,
127 what kind of structure it is, why it was not located until now and what it does. Mrs. Adams
128 asked if this is a manhole. Mr. Radford stated it is a junction box that was really covered. Mr.
129 Greenberg asked if 112 is where it was thought to be and if 112AA is where it really is; he asked
130 if they are two different ones. He asked Mr. Radford to review the GIS map. Mrs. Adams stated

131 the GIS person needs to remove 112A and 111 from the map. Mr. Greenberg asked if 112 and
132 112AA belong on the map. Mrs. Adams replied affirmatively.

133 Mr. Greenberg clarified that the location is near Marcello Way. Ms. Wheeler asked if
134 112 is physically there. Mr. Adams replied affirmatively and stated that it must be there
135 because a junction box is needed to run into 112AA. According to the notes neither of them
136 actually ties into the curb side catch basins. It goes straight through from the lake to the south
137 to the outfall, which is 114. Mr. Greenberg asked if the Marcello Way Pond 112 is connected to
138 110 and goes into the pond and follows the route to the southern outfall. Mr. Adams replied
139 affirmatively.

140 Mr. Henry asked for the meaning of the “buried” in the Report. Mrs. Adams stated it
141 was previously listed as “owned by others” and it was MRI’s internal note. Mr. Greenberg
142 asked what line it is on the GIS map. Mrs. Adams stated it is Line 57, Lake 23.

143 Mr. Greenberg asked Mr. Radford for an explanation. Mr. Radford stated it is a junction
144 box that was clean but 100% buried, which is why there was no recommendation to clean it.
145 Mr. Greenberg asked if the only way to inspect it in the future would be with the ROV. Mr.
146 Radford replied affirmatively. Mr. Greenberg asked for future reports to include the amount of
147 blockage from the ROV inspections. Mrs. Adams stated she would include it as an action item
148 for next year. Mr. Greenberg asked for the GIS map to be updated because the line was not
149 showing up on the map.

150 Mr. Greenberg asked if Mr. Tarr heard the discussions. Mr. Tarr replied affirmatively and
151 stated it does show up on the map but listed as structures owned by others. He stated that it
152 was a CDD pipe but Mrs. Adams had it reversed. Mr. Greenberg stated Staff would correct it
153 and move it to the CDD.

154 Mr. Tarr asked if there would be anything unusual to clean. Mr. Radford replied no.

155 Ms. Wheeler and Mr. Henry had no questions.

156 Mr. Tarr felt that the Reports are fantastic and they are the CDD’s ultimate protection in
157 trying to minimize flooding. He believed OS-COCO 1 is one of the most important drain pipes
158 and asked why plastic bags are suddenly an issue with blockage of 30% plastic bags. Mr.
159 Radford stated they are bags of pet debris. Mr. Tarr asked if that means it is flushing through

160 the whole system and going out of OS-COCO1. Mr. Radford stated it looks that way and it is
161 becoming more prevalent in Mediterra and throughout the tri-county area. They want the
162 Board and others to be conscious of the issue and deemed it a hazmat level situation.

163 Mr. Greenberg asked Mr. Adams to prepare a message for Mr. Bowden to e-blast
164 reminding residents not to put dog waste bags down the street drains as it pollutes the ponds.

165 Mr. Tarr asked how dog waste bags thrown into the drain are coming out from OS-
166 COCO1. Mr. Greenberg stated the bags could be thrown anywhere on the west side and go
167 through the pipes to end up at OS-COCO1.

168 Mr. Tarr asked if the bags float, explode or sink. Mr. Greenberg stated he uses them and
169 the bags typically float. Mr. Tarr asked Mr. Radford how MRI gets rid of the bags. Mr. Radford
170 stated that MRI removes the bags and disposes of them in the dumpster at MRI's shop. Mr. Tarr
171 asked how many bags are removed. Mr. Radford did not know. He stated that technicians are
172 told not to worry about one or two bags but to note it when there are numerous bags, such as
173 more than 15, since that is a problem.

174 Mr. Tarr asked if the 30% blockage in the 16" pipe was all plastic bags or if it was plastic
175 bags and sand. Mr. Radford stated the 30% consists of normal sand and debris; the plastic bags
176 were noted because they found quite of few. Mr. Tarr asked if it would be correct to say that it
177 was 30% clogged by sand, debris and dog bags. Mr. Radford replied affirmatively.

178 Mr. Henry asked if it made sense to establish a fine and install a sign on the storm sewer
179 advising that dumping into sewers that lead to the lakes would result in a fine. Mr. Greenberg
180 questioned if the CDD has the ability to fine. Mr. Adams stated fining was already researched
181 and the CDD cannot impose fines. He suggested public education and logos to get the message
182 across. Mr. Greenberg asked Mr. Adams to purchase "No Dumping" placards.

183 Mr. Tarr believed the MCA would fine violators if they observe them doing it because it
184 creates a hazard to other residents. Mr. Greenberg stated the MCA and its Board would have
185 to take this up and the CDD would be in favor of it. He suggested Mr. Bowden convey the
186 Board's consensus. Mr. Willis stated educating residents will help reduce this issue. Mr.
187 Greenberg stated the e-blast should advise that the CDD spends hundreds of thousands of

188 dollars to improve the quality of the pond water and that it wastes CDD money when residents
189 throw debris down the manholes.

190 Mr. Tarr stated some pipes seem to be consistent debris collectors. He noted that the
191 48" pipes and the first four on the list have debris every year and asked if this is consistent with
192 other communities. Mr. Radford replied affirmatively and stated some will be 100% buried and
193 in the same condition the very next year and some will be cleaned and not require handling for
194 five or six years. He noted that there are many reasons why there is sand and debris in the
195 pipes. In most larger pipes it is due to the drainage systems surrounding them and other times
196 the pipes might have issues with the seams through the joints if they are not 100% sealed. Mr.
197 Tarr expressed his surprise that Map #39C had 70% when there is no construction there.

198 Mr. Greenberg asked about manhole #147 and a 24" pipe 100% buried and noted it
199 showed 100% in 2021 and now it shows as 100% buried. He asked if this needs to be addressed.

200 Mr. Tarr stated it is noted as 150A on the GIS map and it is at the end of Cortile Court on
201 the golf course or the preserve. He stated 150B might be in the preserve.

202 Mr. Greenberg stated #147 is being discussed. It is a lot that has not been built on yet
203 according to the map. Mr. Greenberg asked if it can be uncovered if it is a buried manhole and
204 asked if Mr. Radford can do it. He asked if it is in the proposals. Mr. Adams replied
205 affirmatively. Mrs. Adams stated it was included in the proposal.

206 Mrs. Adams presented Estimate #3306 and stated the County cleaned and installed a
207 riser at outfall structure OS-COCO1 and a few days ago told her they were in the process of
208 having a riser fabricated for OS-COCO2. Mr. Greenberg asked if this is near Veterans Parkway
209 and what Mr. Tarr identified. Mrs. Adams replied affirmatively.

210 Mr. Greenberg asked for this item to remain on the activities list and for Mrs. Adams to
211 check on OS-COCO2. Mr. Tarr asked for this to be in the minutes since it is not in any of the
212 information Mrs. Adams just reported.

213 Regarding Mr. Greenberg's attempt to match the proposals to the spreadsheet, Mrs.
214 Adams stated Proposal #3295 should be corrected to reflect a total of \$49,000 to consider for
215 25% blockage and higher and the \$2,100 for raising of the manhole and the \$4,710 on the last
216 sheet before the D Tab bring the total of the three amounts to \$55,810.

217 Mr. Greenberg asked if it is correct that \$100,000 was budgeted for this and the
 218 aggregate of work through the MRI proposals totals \$55,810, which leaves \$44,190 for
 219 unexpected and unforeseen related expenses that might arise during the fiscal year. Mrs.
 220 Adams replied affirmatively and noted the \$6,340 invoice was inadvertently omitted. Mr.
 221 Greenberg asked if it is correct that the \$55,810 must be increased by \$6,340 for the additional
 222 invoice that was omitted from the spreadsheet, bringing the total to \$62,150 and leaving about
 223 \$37,850 unencumbered.

224

225 **On MOTION by Mr. Tarr and seconded by Mr. Henry, with all in favor, MRI**
 226 **Inspection Proposals #3304 for \$2,100 to Raise Structure 112AA, #3306 for**
 227 **\$4,710 and #3307 for \$6,340 for OS-OAK2 and OS-OAK3 Repairs and #3295 for**
 228 **\$49,000 for Storm Drain Cleaning, for a total not-to-exceed amount of \$62,150,**
 229 **was approved.**

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231

- 232 **▪ Consideration of M.R.I. Construction, Inc. Proposal #295 for Lake 35 Rip Rap**
 233 **This item, previously the Eighth Order of Business, was presented out of order.**

234 Mrs. Adams stated that Proposal #295 was previously approved but it was included
 235 again because the price increased by \$3,500 due to the cost of inflation and increased cost for
 236 materials bringing the total to \$41,565. Mr. Greenberg asked where it is on the spreadsheet.
 237 Mrs. Adams stated Lake Bank Erosion, for which \$75,000 was budgeted; she had entered
 238 \$53,440 for both the MRI and the Anchor Marine projects, leaving a balance of \$21,560.

239 Mr. Henry asked why riprap is being installed when it is nowhere else. Mr. Greenberg
 240 indicated that riprap has been used before in areas with significant erosion.

241

242 **On MOTION by Ms. Wheeler and seconded by Mr. Henry, with all in favor,**
 243 **M.R.I. Construction Proposal #295 for Lake 35 Rip Rap, in a not-to-exceed**
 244 **amount of \$41,565, was approved.**

245

246

247 **SEVENTH ORDER OF BUSINESS**

**Update: Easement Agreement for Pipes
 Within Golf Course**

248

249

250 Mr. Tilton stated that the majority of the pipes that were found not to be in an
 251 easement on the plat are on the golf course and a few others involve individual homeowners.
 252 He recommended preparing a License Agreement for the golf course as it would be
 253 considerably less expensive for the CDD than to create new easements. Mr. Greenberg asked if
 254 the CDD needs the golf course to sign off agreeing to the CDD continuing to maintain them and
 255 billing the golf course for the work. Mr. Tilton stated that is a legal question but, from a
 256 practical standpoint, it would be his approach.

257 Ms. Willson stated she would work with Mr. Tilton to prepare the License Agreement
 258 and asked if she should prepare them for the individual homeowners. Mr. Greenberg asked
 259 Mr. Tilton if it is the same issue. Mr. Tilton stated mostly; however, the ones that go across
 260 from 23 to 57 have not been cleaned this year. Mr. Greenberg asked if homeowners were
 261 identified and voiced his opinion that the CDD should take the same approach as with the golf
 262 course. He asked if anyone objected to that approach. There were no objections. Mr.
 263 Greenberg asked Mr. Tilton to work with Ms. Willson and identify the homeowners.

264 Mr. Greenberg asked for this to be under Old Business on the next agenda .
 265

266 **EIGHTH ORDER OF BUSINESS**

**Consideration of M.R.I. Construction, Inc.
 Proposal #295 for Lake 35 Rip Rap**

267
 268
 269 This item was presented following Item 6D.

271 **NINTH ORDER OF BUSINESS**

**Consideration of Anchor Marine Services,
 Inc. Proposal #2205 for Geo-Filter Tube
 (GFT) Installation at Lake 13 N. Hole #18
 Adjacent to Green**

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 276 Mrs. Adams stated this expense was previously approved but it was being presented
 277 again because Anchor Marine advised that they would not be installing the sod, and the quote
 278 reflects inflation costs. She spoke to Mr. Tom Lively about installing the sod and notification of
 279 whether there would be any cost to the CDD was pending. Mr. Greenberg questioned why
 280 there would be any cost to the CDD and why the CDD would do it when Mr. Lively wants to and

281 it is on the golf course. Mr. Adams agreed that the CDD should not incur a cost for the sod
282 work.

283 Mr. Greenberg asked where this is on the spreadsheet. Mrs. Adams stated that the
284 "Lake #35 Rip Rap" and "Lake 13 Geo-Filter" expenses are listed under the \$75,000 budget line
285 item. The total for both is \$53,440, which leaves a balance of \$21,560 for that line item. She
286 confirmed that sod was not included.

287

288 **On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the**
289 **Anchor Marine Services, Inc. Proposal #2205, for Geo-Filter Tube Installation at**
290 **Lake 13 N. Hole #18 adjacent to the green, in a not-to-exceed amount of**
291 **\$11,875, was approved.**

292

293

294 **TENTH ORDER OF BUSINESS** **Continued Discussion: Beach Area**
295 **Encroachments into District Lake**
296 **Maintenance Easement**

297

298 **A. Quit Claim Deed**

299 This item was included for informational purposes.

300 **B. Johnson Engineering Site Observations for Celle Way**

301 Mr. Tilton reported the following regarding encroachment at Lots 7 and 8 on Celle Way:

302 ➤ Photographs of the two lots were provided. Lot 7 was the only one mentioned at the
303 last meeting.

304 ➤ Grading: From an access standpoint and maintenance to the CDD, it is not an
305 impediment for either of the two lots. It is at the same grade as the grass around it.

306 Mr. Greenberg stated the lots face the #14 north green and #15 north tee box. He asked
307 for confirmation that nothing will be polluted. Mr. Tilson stated that the CDD's operations
308 would not be negatively impacted. From an operations standpoint, Mr. Adams likened this to
309 the sand traps on the golf course adjacent to the CDD ponds. It does not impede the CDD's
310 ability to maintain. He noted that permission was not obtained for the encroachment.

311 Mr. Greenberg asked if a notice should be sent to the homeowners advising that they
312 violated the CDD's property rights and explaining that the CDD is not going to take any action

313 now but reserves the right to do so in the future. Ms. Willson stated it is appropriate to put
314 those homeowners on notice that the CDD is aware that the encroachment is on CDD property
315 and that the CDD did not give them permission. The letter should also advise the homeowner
316 that the CDD reserves the ability to ask them to remove the encroachment.

317 Mr. Tarr noted that the MCA might have an issue since it is an architectural change
318 without permission. Mr. Greenberg pointed out that whether to address it is the MCA's
319 decision. Mr. Tarr agreed and stated that the MCA is waiting on the CDD's decision. Mr. Henry
320 asked why the CDD is not letting this matter go since it was determined that it does not impede
321 the CDD's operations. Mr. Greenberg stated that the homeowners need to be put on notice
322 because there is a legal concept. Ms. Willson added that the situation could potentially change.
323 Mr. Henry voiced his opinion that he felt this is a waste of time.

324 Mr. Greenberg directed Ms. Willson to send a nice notice to the homeowners advising
325 that they constructed an encroachment on the CDD easement and, although it does not impact
326 the CDD's operations at the present time and the CDD is not going to do anything, the CDD
327 reserves the right to take action. Mr. Bowden should be copied on the correspondence.

328 **C. Aerial View of Sand Trap Locations for Lots 7 and 8**

329 This item was included for informational purposes.

330

331 **ELEVENTH ORDER OF BUSINESS**

**Discussion: Walking Trail in the
Conservation Area**

332

333

334 Mr. Greenberg recalled that installation of a walking trail was discussed when the
335 Wildlife Management Program was implemented. The program is in place and he felt now is the
336 appropriate time to revisit this one last time. The preferred route for a single trail of about 1.5
337 miles would be from Parque Celestial to Calusa Play Park. The only issue would be mitigation.

338 Mr. Tilton discussed the biologist's thoughts that if the CDD installs a mulch trail or a
339 boardwalk in the conservation area and stays out of the wetland area, it would minimize impact
340 and not decrease the value of the mitigation area; however, the South Florida Water
341 Management District (SFWMD) differed in opinion. In the SFWMD's opinion, since installation
342 was anticipated as an allowed use but because they were not installed doing so now would

343 constitute an incursion requiring mitigation for the amount of areas impacted. Mr. Tilton
344 explained that the mitigation process would involve the CDD purchasing a credit in order for
345 SFWMD to issue a permit modification so the CDD can proceed with building the trail. Mr.
346 Greenberg asked about contacting the SFWMD and the cost for the credit. Mr. Tilton thought
347 the cost would be in the \$75,000 to \$200,000 range; if course property is included it could be
348 lower, at about \$150,000. Mr. Tilton was asked to try to convince the SFWMD that this is an
349 originally permitted use that the CDD wants to do now.

350 Mr. Henry thought this is a good idea and asked if the Board should start discussions
351 with the golf course or if it makes sense to discuss the plans with the MCA to be stewards of the
352 trail. Mr. Greenberg asked if the CDD should license the MCA to maintain the trail.

353 Ms. Wheeler stated she was on the MCA's Fire Prevention Committee and she is in favor
354 of the project. She asked if 8' would be wide enough for a fire truck and equipment to access
355 and how a boardwalk would affect that if there is a fire. Mr. Tilton opined that an 8' wide path
356 would be adequate. Mr. Adams stated the CDD worked with the Forestry Service and the City of
357 Bonita Springs on access points. Ms. Wheeler recalled the Fire Chief stating that this kind of a
358 path would be beneficial to the Fire Department.

359 Mr. Tarr thought the MCA engaged a firm and used something from the Firewise
360 Program and believed it was generated by the Landscape Committee or the Parks Committee.
361 Mr. Henry thought it was the Parks Committee. Mr. Tarr discussed two lines on the map; one
362 being the golf course route. Mr. Greenberg stated that portions of the trail go by the cart paths
363 between holes but it does not mean crossing the middle of the fairway. This is about the
364 amount of mitigation costs the CDD would have to pay. Mr. Tilton stated that the mitigation
365 cost is simply a check to the SFWMD to get permission to do it and the cost of construction
366 based on the territory and materials used would still be incurred.

367 Mr. Tarr asked if there would be any risk if it is constructed on the golf course. Mr.
368 Greenberg was not eager to proceed with that plan due to liability and the efforts necessary to
369 get the Club to buy into the plan would result in further delays. He preferred to keep the uses
370 separate. The Board Members agreed with Mr. Greenberg.

371 Mr. Greenberg asked Staff to take the following steps:

372 ➤ Mr. Tilton to produce a drawing of the proposed route. He would cover it over the
373 current aerial and omit the golf course.

374 ➤ Mr. Tilton to provide Mr. Greenberg with a proposal to construct an 8' wide wood chip
375 only trail of minimal disruption and impediment for Mr. Greenberg to begin discussions with
376 Mr. Chase.

377 ➤ Mr. Tilton to make informal contact with SFWMD regarding this matter.

378 Mr. Tarr asked if there is a way to keep this from the requirement to be American with
379 Disability Act (ADA) certified. Mr. Greenberg stated that ADA requirements apply to all
380 construction.

381 ➤ Ms. Willson will advise of potential ADA issues in bullet point format at the next
382 meeting.

383 Mr. Tarr recalled discussions about the distinctions between a walking track and hiking
384 trail and closing it during the rainy season. Mr. Greenberg stated that Ms. Willson would look
385 into it. He noted the concept is for the CDD to get it permitted and built and to license it to the
386 MCA to maintain and operate it since the CDD does not have staff for that.

387 Mr. Tarr commented that the CDD has the right to operate recreational facilities. Mr.
388 Greenberg explained that the CDD does not have the staff or funds to do it. Mr. Tarr asked if
389 they CDD should hire the MCA to maintain if for the CDD rather than licensing it to the MCA.
390 Mr. Greenberg stated that is a contract and the same difference. Mr. Tarr stated the difference
391 is everybody will get charged on their property tax bill. Mr. Greenberg stated regardless of
392 whether it is a CDD license or a contract with the MCA, the MCA will bill the CDD and the CDD
393 will place it on the tax bill as part of the CDD assessments.

394 Mr. Greenberg thanked the Board on the decision to move forward with this project.
395

396 **TWELFTH ORDER OF BUSINESS**

Update: Wildfire Management Activities

397
398 Mrs. Adams stated Mr. Tilton reported that, as of two weeks ago, the work was 50%
399 completed. The project deadline is May 16, 2022. She received a \$4,000 invoice from Cintron
400 Landscape to clean up debris that homeowners dumped in the preserve, which was not part of
401 Cintron's scope of work. Since a work authorization was not requested, she was waiting for

402 Cintron to provide back-up materials, and address locations in order to send reimbursement
403 request letters to the homeowners. Mr. Greenberg believed Cintron would not make the
404 deadline and asked how much was held back. Mrs. Adams stated she would have to research
405 the terms of the contract but she believed the deduction is \$100 a day. Mrs. Adams stated that
406 50% of the contract has been billed and Mr. Adams indicated \$42,000 was held back.

407

408 **THIRTEENTH ORDER OF BUSINESS**

**Discussion: Time Change for Summer
Meetings to Afternoon**

409

410

411 Mr. Greenberg expressed his support for moving the summer meetings to the
412 afternoon. Ms. Wheeler recalled that Ms. Gartland wants to hold the June meeting in the
413 morning. Mr. Greenberg asked if the schedule included June, July and August meetings. Mr.
414 Adams stated the June meeting might not be necessary depending on how the proposed Fiscal
415 Year 2023 budget discussions and the Audit presentation go in May. Mr. Greenberg asked Staff
416 to finalize the summer schedule at the next meeting.

417

418 **FOURTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of February 28, 2022**

419

420

421 This item was presented following the Fifteenth Order of Business.

422

423 **FIFTEENTH ORDER OF BUSINESS**

**Approval of March 16, 2022 Regular
Meeting Minutes**

424

425

426 Mr. Greenberg presented the March 16, 2022. The following changes were made:

427 Line 211: Change "Wheeler" to "Gartland"

428 Line 283: Change "is" to his"

429 Ms. Wheeler clarified that she, not Ms. Gartland, asked for meetings to be held in the
430 afternoon. She was not sure if she will attend the June meeting. Mr. Tarr stated he will not
431 attend the June meeting. Ms. Wheeler stated she would be present at the August meeting.
432 Mr. Greenberg stated that Mr. Henry might have to fly back. Mr. Adams stated he would

433 prepare the proposed Fiscal Year 2023 budget for the May meeting since the June meeting
 434 might be cancelled.

435 Mr. Henry stated that he might have a problem attending the August meeting.

436

437 **On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the**
 438 **March 16, 2022 Regular Meeting Minutes, as amended, were approved.**

439

440

441 **▪ Acceptance of Unaudited Financial Statements as of February 28, 2022**

442 **This item, previously the Fourteenth Order of Business, was presented out of order.**

443 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2022. Mrs.
 444 Adams stated that the Financial Highlights Report was not updated this month. The financials
 445 were accepted.

446

447 **SIXTEENTH ORDER OF BUSINESS**

Staff Reports

448

449 **A. District Counsel: *Kutak Rock LLP***

450 Ms. Willson had dropped from the call. There was no report.

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

452 There was no report.

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

- 454 • **NEXT MEETING DATE: May 18, 2022 at 9:00 a.m.**

- 455 ○ **QUORUM CHECK**

456 The next meeting would be held on May 18, 2022.

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

458 **I. Key Activity Dates**

459 The April Key Activity Dates Report was included for informational purposes and would
 460 be updated as needed.

461 **II. Update: Google Analytics Report for Website Traffic**

462 **III. Update: OS-COCO1 (Structure 10A) and OS-COCO2 Construction Debris**

463 Mrs. Adams stated that \$475 was spent to remove the vegetation surrounding OS-
464 COCO1 Structure 10A and she emailed the photographs to the Board.

465 Mr. Greenberg asked if Ms. Willson rejoined the meeting. Mr. Adams replied no.

466

467 **SEVENTEENTH ORDER OF BUSINESS** **Action/Agenda or Completed Items**

468

469 Items 3, 4, 7, 13, 15, 16, 17, 18, 21, 23, 24, 25, 26, 28, 29, and 30 were completed.

470 Item 4: Mrs. Adams stated she received the February Aeration Report from SOLitude on
471 about March 2nd. Mr. Willis was assigned to monitor this item. Mr. Willis reported that eight
472 systems were reported in February, two belonged to RCS. For March, Lake 15 and two of RCS'
473 were down. Mr. Greenberg directed Mr. Willis to pursue SOLitude.

474 Item 17: Mr. Tarr thought this item was a holdover from COVID. Mrs. Adams stated that
475 it is not. She explained that Ms. Garland asked for absent Supervisors to be able to participate
476 via Zoom so they can view documents distributed in the meeting. Mr. Greenberg noted that a
477 meeting quorum cannot be established that way. Mr. Adams asked Mr. Tarr if he wanted to
478 attend the summer meetings via Zoom. Mr. Tarr replied affirmatively. Mr. Tarr stated that,
479 unless it is going to cause an operational issue during the meeting, he is more than willing to
480 attend via phone. Mr. Greenberg stated that Zoom should work.

481 Item 21: Mrs. Adams referred Board Members to documents behind Tab 18A. The Board
482 approved a not-to-exceed amount of \$1,000; however, after completing the project, SOLitude
483 submitted a Work Order for \$3,278.80. Mr. Greenberg asked how Staff is going to deal with it.
484 Mr. Adams stated only \$1,000 was approved by the Board. Mrs. Adams stated she has not
485 heard from the resident. Mr. Greenberg believed Item 21 should be removed and be dealt with
486 if it comes up again.

487 Item 27: Mr. Greenberg referred to the "New User" and "Bounce Rate" and stated this
488 item should be deemed completed, as he felt nobody reads the website.

489 Item 31: Mr. Greenberg asked if the topic of bird boxes is on the agenda. Mrs. Adams
490 replied affirmatively.

491

492 **EIGHTEENTH ORDER OF BUSINESS** **Old Business**

493 **A. Continued Discussion: Lake 62 Aeration Equipment**

494 • **Consideration of SOLitude Lake Management, LLC Quote No. SMQT-005223**

495 This item was discussed during the Seventeenth Order of Business.

496 **B. Update: Maintenance for East “Wet Ditch” East Side of Imperial Parkway and Permit**
497 **Obligations for Mediterra to Maintain**

498 Mr. Greenberg thought this was taken care of under an earlier item. Mrs. Adams stated
499 that it was and that she provided photographs.

500 Mr. Tarr stated Mr. Tilton raised the issue of whether there was a question that the CDD
501 had to maintain it. Mrs. Adams recalled her comments at the last meeting about her
502 conversation with the County. The County advised her that decades ago the Developer Owner
503 entered into an agreement with the SFWMD to be obligated to maintain the wet ditch; the
504 County would try locating the documentation to send to her.

505 Mr. Greenberg asked for this item to be included on the next agenda.

506 **C. Update: Annual Community Letter and Frequency Asked Questions (FAQ)**

507 Mr. Greenberg asked if the Community Letter went out. Mr. Willis stated Ms. Gartland
508 is re-writing it because she wants it in bullet format.

509 Mr. Greenberg asked for this item to be included on the next agenda.

510 **D. Discussion: Non-Deeded Parcels Managed by CDD**

511 This is a duplicate agenda item.

512 **E. Discussion: Bird Boxes Within CDD Preserves**

513 Mr. Greenberg stated his opinion on this matter has not changed. He does not want to
514 create a precedent and he thinks it would violate the permit. Mr. Tilton stated the SFWMD is
515 one of the holders of the conservation easement and a SFWMD representative told him they
516 might be okay with it but the CDD must ask. Mr. Tilton stated this comes down to the person
517 who is on site monitoring the preserves and the CDD might get a different opinion every two
518 years. Mr. Greenberg instructed Mr. Tilton to ask the SFWMD. Mr. Tilton stated he would get
519 the decision in writing to have it for the record. Mr. Greenberg asked Mr. Tilton to speak with
520 Ms. Gartland before discussing this with the SFWMD, as she raised the question, and it is
521 Calabria that wants to do it.

522 Mr. Greenberg directed Mr. Tilton to ask what is it going to look like, where it would be
523 located, how far it would be from the houses and how far it would be into the preserve. Mr.
524 Willis suggested specifically mentioning that no feeder cages are allowed because they attract
525 bears. Mr. Greenberg was afraid that when people hear bird house they will start putting up
526 bird feeders.

527

528 **NINETEENTH ORDER OF BUSINESS**

Supervisors' Requests

529

530 Mr. Tarr noted this request was made numerous times in the past and asked again that
531 the W-2s read Mediterra CDD and not Mediterra South CDD. Mr. Adams stated he would
532 effectuate the change. Mr. Tarr felt that the CDD records should reflect reality and not old
533 information. He expressed his opinion that when an organization cannot accomplish simple
534 things like this, it raises the question of what other things they might be doing wrong.

535 Ms. Wheeler stated she has been following the American Property Management fraud
536 case and asked who else besides Wrathell, Hunt and Associates, LLC has access to the CDD's
537 bank funds. Mr. Adams stated that the Chair has access. Mr. Greenberg stated that, unlike in
538 the other situation, the CDD has sufficient insurance. Mr. Adams confirmed that the CDD has
539 sufficient insurance and stated the CDD is audited every year.

540 Regarding the newsletter, Mr. Adams stated it was e-blasted on March 18, 2022 at
541 about 4:00 p.m.

542 Mr. Tarr asked Mr. Tilton if an engineer was reviewing the conservation areas while
543 Cintron was cleaning them. Mr. Tilton stated that a biologist was there. Mr. Tarr asked if the
544 biologist and Cintron's supervisors had conversations about dumping debris in the conservation
545 areas. Mr. Tilton did not recall but he would ask about it. Mrs. Adams stated the only thing of
546 concern in the Report is a picture of a small structure. She is obtaining a proposal from
547 SOLitude to remove it as it does not belong there.

548

549 **TWENTIETH ORDER OF BUSINESS**

Public Comments (3 minutes)

550

551 No members of the public spoke.

552

553 TWENTY-FIRST ORDER OF BUSINESS

Adjournment

554

555 There being nothing further to discuss, the meeting adjourned.

556

557 **On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the**
558 **meeting adjourned at 4:39 p.m.**

559

560

561

562

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

563
564
565
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567
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569

Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

12CI



Jennifer J. Edwards Supervisor of Elections

April 15, 2022

Ms Daphne Gillyard
Mediterra CDD (Collier)
2300 Glades Rd Suite 410W
Boca Raton FL 30431

Dear Ms Gillyard,

In compliance with 190.06 of the Florida Statutes, this letter is to inform you that the official records of the Collier County Supervisor of Election indicate 770 active registered voters residing in the Mediterra CDD (Collier) as of April 15, 2022.

Should you have any question regarding election services for this district please feel free to contact our office.

Sincerely,

David B Carpenter
Qualifying Officer
Collier County Supervisor of Elections
(239) 252-8501
Dave.Carpenter@colliervotes.gov



WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2022

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2022
Babcock Ranch	0
Bayside Improvement	3,061
Bay Creek	756
Beach Road Golf Estates	1,220
Bonita Landing	361
Brooks I of Bonita Springs	2,298
Brooks II of Bonita Springs	1,523
East Bonita Beach	315
Mediterra	447
Parklands Lee	545
Parklands West	589
River Hall	1,888
River Ridge	1,488
Stonewater	0
Stoneybrook	1,770
Verandah East	840
Verandah West	982
University Square	0
University Village	0
Waterford Landing	1,490
WildBlue	503

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

12CII

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

*Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle,
Naples, Florida 34110*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2021	Regular Meeting	9:00 AM
November 17, 2021 CANCELED	Regular Meeting	3:00 PM
December 8, 2021	Regular Meeting	3:00 PM
January 19, 2022	Regular Meeting	3:00 PM
February 10, 2022	Regular Meeting	9:00 AM
March 16, 2022	Regular Meeting	3:00 PM
April 20, 2022	Regular Meeting	3:00 PM
May 18, 2022	Regular Meeting	9:00 AM
June 15, 2022	Regular Meeting	9:00 AM
August 17, 2022	Public Hearing & Regular Meeting	9:00 AM

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

12D

MEDITERRA CDD

Key Activity Dates

Updated: May 2022

Description	Reference	Submit To	Due Date	Date
Cane Toad Removal	SOP	N/A	The Cane Toad & Tadpole removal project is scheduled to commence in March. 2 night visits per month (March through November). Program will include 18 visits.	3/22 thru 11/2022
Wetland Maintenance	SOP	N/A	Wetland Maintenance as required by SFWMD is to be performed at a minimum of two times per year. Commenced Monday, March 28th and is scheduled to be completed on Monday, May 16th.	4/2022 & 9/2022
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.	6/1/2022
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.	6/15/2022
O & M Assessment letter	SOP	N/A	Staff to provide Chairman's draft assessment letter to the Board 48 hours in advance of mailing to the Residents of proposed increases. Notices must be mailed twenty days in advance of meeting to adopt the budget.	7/1/2022
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.	9/15/2022
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective of October 1st thru September 30th	10/1/2022
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.	10/1/2022

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)	10/15/2022
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 February & March of each year if necessary.	Feb. & March Annually
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, 2022	11/30/2022
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.	12/3/2022
Laptop @ MCS	SOP	MCA GM Bill Bowden	Mr. Adams to create a cloud link on the website and will upload records of proceedings. This project is still in progress however the Webmasters is reviewing all items at this time to ensure ADA Compliance.	May-22
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)	4/15/2023
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 completed in March, with cleaning to commence Monday, May 16th.	1/31/2022 thru 5/2022

Bank Stabilization Project	SOP	N/A	2021/22 Budget - Rip/Rap install project to be completed on Lake 35. (As of 2019 proposal cost \$38K; price increase of \$3,500.00 due to cost of trucking and materials). Include rip/rap of headwall in that cove area. Bank restoration @ North Hole #18 by Green on Lake 13 (as of 2021 current proposal cost \$11,875.00 and does not include sod, which will be installed by Thomas Lively, Director of Agronomy. Lake 35 Project to commence on Wednesday, May 11th.	5/1/2022
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.	June/July 2022
Littoral Planting Projects	SOP	N/A	Lakes will be identified during the annual Lake audit.	June/July 2022
Phase Three East - Stormwater Pond 74	SOP	N/A	The original issue date was April 16, 2020. Modified September 9, 2021. The duration of the permit is extended until October 4, 2027 per the request to SFWMD. 90 day reminder is included, as reflected. Once the stormwater planning exercise is completed, it will have to be repeated every five years.	1/1/2026 (reminder) 10/4/2027 (deadline)
Stormwater Management Needs Analysis Report	FL Statutes 403.9301 and 403.9302	20 year needs analysis	New legislation that requires the District to analyze its existing stormwater infrastructure necessary to comply with the statutory requirements to create a 20-year needs analysis. .	6/30/22 and every five years there after
Preserve Fire Reduction Program - Three Year Rotation Program	SOP	N/A	As approved at the June 16, 2021 meeting; project commenced on January 3rd; and will continue every three years. Project to be completed by Cintron Landscape Services. Project to be completed within 100 days. As of Monday, April 4th Project confirmed 50% completed. Deadline to complete is Friday, May 20th.	1/3/2022 thru 5/20/22
Est Cortile Court	SOP	N/A	First annual monitoring report due June 30th with a required 2nd annual report due June 30th 2023.	6/2022 & 6/2023
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 - Disclosure	Bond Indenture Update	E.M.M.A. (Electronic Municipal Marketing Access) and Bond Trustee	<p>Loan payments each April 1 and November 1, commencing May 1, 2022.</p> <p>Section 701(g) The District shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated independent special districts of the State. Within the first six months of each fiscal year (April 1), the District Manager shall file with registered owner of the 2022 Note (the "Owner") a compliance certificate as confirmation of the insurance coverages relating to the 2012 Project, such compliance certificate to include, without being limited thereto, a schedule of all insurance policies required by the Indenture which are then in effect, stating with respect to each policy the name of the insurer, the amount, number, and expiration date, and the hazards and risks covered thereby. Section 701(j) Furnish a copy of the District's audit by June 30 of each year to Owner. Section 701(k) Provide copy of annual budget to Owner within 45 days after commencement of each fiscal year (November 14). Budget must specifically detail the series 2022 assessments and any other special assessment levied by the District w/ respect to such fiscal year. Section 701(l) District shall maintain records with respect to the Series 2022 Assessments which shall be updated as Series 2022 Assessments are collected. The records shall detail Series 2022 Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting for the the foregoing information will be provided to the Owner at such times, and in such format as the Owner may reasonably request. Section 701 (m) Commencing with the tax roll adopted during calendar year 2022, the District shall provide the Owner the certified assessment roll detailing the Series 2022 Assessments, if any, to be imposed for each tax year within 30 days of the date the such roll becomes available.</p>	April 1, May 1, June 30 November 1, November 14, and 30 days from certification of assessment roll annually
Bonds - Arbitrage	IRS Regulation	IRS - if a rebate is due.	<p>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).</p>	

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

13

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.01.18	ACTION	Per Mr. Greenberg, Mr. Adams to ensure removal of Completed items from List that are 6 months or older from the date moved to COMPLETED.	X		
2	01.16.19	ACTION	Johnson Engineering to take annual sediment samples only at outfall lakes that contain muck & Lake 35 at same time each year & reduce water quality samples to once in July except for Lake 55 adding September, only if there are issues. Staff to provide year over year tables for nitrogen and phosphorous.	X		
3	03.03.21	ACTION	Board to include Mrs. Adams, Mr. Willis & cc Mr. Greenberg in email requests to Mgmt. Mrs. Adams to respond to Board Member's requests indicating the person responsible to provide that information. Mr. Willis to track all requests.	X		
4	03.03.21	ACTION	Management office to email Mr. Greenberg proposed meeting agenda three days prior to sending it to the Board.	X		
5	03.03.21	ACTION	Mr. Willis to review CDD website for accuracy and notify the MCA General Manager of cancelled meetings or date changes to send e-blast to residents.	X		
6	04.21.21	ACTION	Staff to obtain unit pricing for all contracts moving forward.	X		
7	04.21.21	ACTION	Mr. Adams to add cloud link on website and upload records of proceedings.	X		
8	06.16.21	ACTION	Mr. Adams to revise budget by 40% for Preserve Fire Reduction Prog and add assigned fund balance line item for FY 2023, to show buildup of reserves.	X		
9	06.16.21	ACTION	Mr. Adams would revise FY 2023 proposed budget so "Actuals are through 5/31/22" to present at the June 2022 meeting.	X		
10	01.19.22	ACTION	Mr. Adams to work with the MCA manager to ensure that in the future Staff has an opportunity to proof communications before they are sent out.	X		
11	02.10.22	ACTION	Mr. Tilton to identify areas not covered by a prior easement. Ms. Willson to prepare Easement Agreement or other appropriate document to incorporate the CDD's responsibility and right to maintain, repair and inspect, and to reaffirm that all other easement areas previously identified are covered by the CDD's right to operate, maintain and repair. 04.20.22 Mr. Tilton and Ms. Willson to work together on preparing Lease Agreement with the golf course and individual homeowners.	X		
12	02.10.22	ACTION	District Manager to address the impedance issues related to the structure located on the swale along Imperial Golf Estates in the most cost-effective means possible. Before and after pictures to be taken.	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
13	02.10.22	ACTION	In the future, if the time between meetings is shortened to three weeks from the previous meeting due to emergencies, there will be “no 10-day” advance requirement for the draft minutes and the draft minutes would be included in the agenda and Supervisors would state their edits during the minutes.	X		
14	03.16.22	ACTION	Mr. Willis to clarify the meaning of website “New User” and “Bounce Rate” as defined by Google Analytics.	X		
15	03.16.22	ACTION/AGENDA	Mr. Tilton to ask if bird boxes can be installed in/along the conservation easement area. 04.20.22 Mr. Tilton to speak to Ms. Gartland to narrow down the details before he asked SFWMD and to obtain SFWMD response in writing.	X		
16	04.20.22	ACTION/AGENDA	Mr. Adams to let MCA know the Agreements for both groups involved in the Deer Population Management Program were due to be renewed. This item is to be carried over on the next agenda, under OLD Business.	X		
17	04.20.22	ACTION	Mrs. Adams to contact MRI to revise and update Inspection Reports to add blockage to the ROV.	X		
18	04.20.22	ACTION	Mr. Adams to prepare message reminding residents not to put doggy bags down the street drains and send to Mr. Bowden to e-blast to residents.	X		
19	04.20.22	ACTION	Mrs. Adams to keep on the activities list as a reminder to confirm the County installed the riser at outfall structure COCO 1.	X		
20	04.20.22	ACTION	Mr. Tilton to prepare “nice” letter putting homeowners for lots 7 and 8 on notice regarding violating the CDD’s property rights.	X		
21	04.20.22	ACTION	Mr. Tilton to try convincing SFWMD that the walking trail in the conservation area was a permitted use in the original plan; the CDD was just doing it now.	X		
22	04.20.22	ACTION/AGENDA	Ms. Willson to research and advise, with regard to walking trail, of potential ADA issues, and present at the next meeting.	X		
23	04.20.22	ACTION/AGENDA	Mrs. Adams to finalize the summer meeting schedule to present at the next meeting, as meeting would now be held in the afternoon.	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	06.16.21	ACTION	Mr. Adams to prep & email Board an outline of steps & costs to refinance Series 2012/2013 bonds, obtain quotes from FineMark & Synovus Banks, and schedule pertinent dates on the calendar. 12.08.21: This item was removed.		X	12.08.21
2	06.16.21	ACTION	Mr. Adams to revise FY 2022 proposed budget, correcting multiple scriveners' errors, rolling up various flat fee items into Management fees and removing "Capital" from outlay line items in this and future budgets.		X	12.08.21
3	06.16.21	ACTION	Mr. Tilton to prep letter on 06.28.21 re: Lake 74 permit. Exec Orders are lifted.		X	12.08.21
4	06.16.21	ACTION	Mrs. Adams to notify resident that residential portion of Padova landscape project completion.		X	12.08.21
5	06.16.21	ACTION	Mr. Adams to send The Club this week, a separate letter from the property tax notice, advising change to on-roll assessment billing.		X	12.08.21
6	06.16.21	ACTION	Mr. Adams to call or send official letter to the SOE to correct CDD name.		X	12.08.21
7	08.18.21	ACTION	Mr. Tilton to send SFWMD extension to BOS once issued. Extended dates to be included on Critical Dates List when approved. Mr. Adams calculated date would be 02.01.27; a series of reminders would begin on 10.01.26.		X	12.08.21
8	08.18.21	ACTION	Mrs. Adams to add the Chair's letter as a Key Activity Dates item.		X	12.08.21
9	10.20.21	ACTION	Staff to investigate & respond re: aeration in pond behind Porta Vecchio.		X	12.08.21
10	10.20.21	ACTION/AGENDA	Mr. Greenberg to contact the resident regarding payment of the \$14,336.25 bill for the Restoration project, which includes two future monitoring events.		X	12.08.21
11	10.20.21	ACTION/AGENDA	Mr. Greenberg and Staff would visit the property owner with an 18" fence encroachment to address their demand that the MCA maintain the hedge. Mrs. Adams to make a decision regarding the hedge.		X	12.08.21
12	08.18.21	ACTION	Mrs. Adams to reschedule Canna trimming for January or February 2022.		X	01.19.22
13	10.20.21	AGENDA	Old Business Agenda Item for next meeting: "Update: 16870 Caminetto Fence Encroachment onto CDD Lake Tract"		X	01.19.22
14	12.08.21	ACTION	Mr. Tilton to give new CAD file/clean exhibits to update "Area Drainage Map".		X	01.19.22
15	12.08.21	ACTION	Mr. Tilton to forward information to Mrs. Adams so that Passarella and Associates can add pipes to the map when updated.		X	01.19.22
16	12.08.21	ACTION	Mr. Adams to forward banking contacts to Ms. Zare.		X	01.19.22
17	12.08.21	ACTION	Mrs. Adams to address the issues of aerator failures and of technicians having maps of locations of aerators with SOLitude.		X	01.19.22

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
18	12.08.21	ACTION	Mrs. Adams to speak with Corporate regarding the need for Board Members to have three full days to review minutes before the agenda package is sent.		X	01.19.22
19	12.08.21	ACTION	Mrs. Adams to have the "Possibly Completed Before Next Meeting" column deleted from Action Items List.		X	01.19.22
20	12.08.21	ACTION	Mr. Adams to request the addition of a counter on the CDD website.		X	01.19.22
21	01.16.19	ACTION	Per Mr. Greenberg, District Staff to monitor Lake #3 for signs of degradation due to the Distinctive Homes Project south of Caminetto. 03.03.21 Mr. Tilton to inspect area today. 8.18.21 Mr. Tilton to inspect the area today.		X	01.19.22
22	05.27.20	ACTION/AGENDA	Mr. Adams and Mr. Tilton to file extension with SFWMD, as soon as the COVID-19 Executive Orders are lifted. 11.18.20 Mr. Tilton to track extension letters regarding permit to fill Lake 74 and schedule call with Mr. Johnson. Mr. Johnson to research the CDD's legal position. 03.03.21 Lake 74 Permit Update to remain on agenda to track the permit process. Mr. Tilton to provide updates. 04.21.21 Mr. Tilton to direct his Staff to monitor activity that could jeopardize the Regulatory Rights already obtained by the District for Lake 74.		X	01.19.22
23	06.16.21	ACTION	Ms. Wilson to email her firm's "What CDDs are" brochure to the Board and Staff. 10.20.21: Ms. Willson to re-send email.		X	01.19.22
24	10.20.21	ACTION	Ms. Willson to work with Mr. Adams to prepare the "Notice of Action" related to the Lake 74 Permit.		X	01.19.22
25	10.20.21	ACTION	Mr. Adams to send email advising Mr. Tilton that Board considered JEI request for waiver of perceived or actual conflict to perform study on Imperial Basin boundary for Collier Co & the Board deemed that there would be no conflict.		X	01.19.22
26	12.08.21	ACTION	Mr. Adams to email draft Annual Report to be sent to residents during the First Quarter to Mr. Greenberg, for review and input by the Board.		X	01.19.22
27	12.08.21	ACTION	District Counsel & Staff: Draft Maintenance Agrmt btwn CDD, Club & MCA for Board review. Add all pipes in question to CDD maintenance, inspection and repair program. 01.19.22 REMOVED FROM ACTION LIST		N/A	01.19.22
28	12.08.21	ACTION	Mr. Chase: Inform MCA & The Club that CDD is amenable to Agreement between MCA, CDD & The Club whereby CDD assumes responsibility for repairs; costs become part of Operating Expenses assessed via the tax bill. 01.19.22 REMOVED FROM ACTION LIST		N/A	01.19.22

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
29	12.08.21	ACTION	Mrs. Adams to work with MRI to assess drainage issue on The Club property.		X	01.19.22
30	12.08.21	ACTION	Mr. Henry Staff & Ms. Zare to work on dual track process for possible of Series 2021 bond refinancing; term sheets to be presented at January meeting.		X	01.19.22
31	12.08.21	ACTION	Ms. Willson to modify Client Files provision in Kutak Rock LLP Fee Agreement.		X	01.19.22
32	04.21.21	ACTION	Management to email draft minutes to all Board Members, who will then respond with their edits prior to the meetings. Mrs. Adams would discuss implementing change with Ms. Singleton.		X	03.16.22
33	01.19.22	ACTION	Mr. Adams to provide a copy of the WHA Agreement.		X	03.16.22
34	01.19.22	ACTION	Mrs. Adams: Advise MCA when/how Stormwater Pipe Infrastructure Inspection project will be carried out so MCA can piggyback on the contract.		X	03.16.22
35	01.19.22	ACTION	Mrs. Adams to address the issue with the GIS map showing a portion of MCA property in the northwest corner of Mediterra as CDD property.		X	03.16.22
36	01.19.22	ACTION	Mrs. Adams to schedule the February 10, 2022 meeting for 9:00 a.m.		X	03.16.22
37	01.19.22	ACTION	Mrs. Adams: E-mail SOLitude Field Technicians' monthly reports to Board.		X	03.16.22
38	01.19.22	ACTION	Mrs. Adams to advise what neighborhoods have been inspected by Cintron.		X	03.16.22
39	01.19.22	ACTION	Mrs. Adams: Send letter to 10806 Est Cortile Circle. Mr. Greenberg to review.		X	03.16.22
40	02.10.22	ACTION	Mr. Adams: Forward email to BOS about 6 wells. Include hydrogeologist graphic of locations & Jan 22 pumping report. Graphic might not be accurate.		X	03.16.22
41	10.16.19	ACTION	Per Mr. Tarr, Staff to ensure contractor monitors the 2 signature lakes at Mediterra West and make certain that the spikerush does not exceed 15' from control level. 01.19.22 Spikerush in 71, 72 and 74 to be addressed.		X	04.20.22
42	11.18.20	ACTION	Mrs. Adams to ask SOLitude to copy her on all aeration repair notices sent to RCS. 03.16.22 Mrs. Adams advised this was oversight as employees thought the repair was already completed; progress was now being made.		X	04.20.22
43	03.03.21	ACTION	Going forward MRI to revise Inspection Reports to include pipe size, create legend page & correct scrivener's error regarding pipe size at Structure #142.		X	04.20.22
44	10.20.21	ACTION	Mr. Tilton to review the area under consideration by the MCA for an east gate and advise Mr. Tarr and the Board accordingly.		X	04.20.22

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
45	01.19.22	ACTION	Mr. Adams to provide an update regarding the \$600 in reserves as relates to the Unaudited Financials.		X	04.20.22
46	01.19.22	ACTION	Mr. Tilton work with Cintron to decide the appropriate time to inspect to satisfy the issues in the District.		X	04.20.22
47	02.10.22	ACTION	Mr. Adams to arrange for Supervisors to participate via Zoom in the event of absence should they need to attend virtually.		X	04.20.22
48	02.10.22	ACTION	Ms. Gartland to to make revisions to the final version of the Annual Newsletter to be sent via E-blast To be sent out before the next meeting.		X	04.20.22
49	02.10.22	ACTION	District Manager to resolve issue of noise complaints from compressors on Lake 62; repairs NTE \$1,000. Resident to be advised that funds were allocated. Compressors to be turned back on. 03.16.22 Mrs. Adams advise resident of soundproofing measures and advise the Board whether the issue is resolved.		X	04.20.22
50	02.10.22	ACTION	District Manager to schedule future meetings for 9:00 a.m. instead of 3:00 p.m., and book rooms in advance for next year if possible.		X	04.20.22
51	02.10.22	ACTION	Mr. Willis to circulate Agreements btwn CDD & MCA about deer hunting and most recent Certificate of Insurance (COI) for discussion at the April meeting.		X	04.20.22
52	02.10.22	ACTION	Mr. Tilton to provide a fire reduction progress report at the next meeting.		X	04.20.22
53	03.16.22	ACTION	Staff to research the matter of parcels managed by the CDD that were not deeded to SFWMD in the 2006 deed.		X	04.20.22
54	03.16.22	ACTION	Mrs. Adams to send Mr. Tarr pictures of CDD outfall structures Cocoa 1 and Cocoa 2 requiring dirt removal.		X	04.20.22
55	03.16.22	ACTION	Mrs. Adams to get clarification regarding MRI's inspection report regarding ownership & responsibility for the pipe(s) that run from the golf course.		X	04.20.22
56	03.16.22	ACTION	Staff to inspect a home reported to have created a beach area and determine if it is located on CDD property.		X	04.20.22

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

14C

**JOINDER AGREEMENT BY
Robert Jason Williams**

THIS JOINDER AGREEMENT ("Joinder") is made and executed this 4 day of May, 2022, by **ROBERT JASON WILLIAMS**, whose address is 1700 NW 128th Ave. Okeechobee, FL 34972 (the "MCA Contractor").

RECITALS

WHEREAS, the Mediterra Community Association, Inc., a Florida non-profit corporation, whose address is 15735 Corso Mediterra Circle, Naples, Florida 34110, ("MCA") MCA entered into a license agreement dated effective as of 4/5, 2022 (the "License") with the Mediterra North Community Development District and the Mediterra South Community Development District (collectively, the "Districts"); and

WHEREAS, the License enables the MCA to enter upon and perform certain activities on the Districts' land in order to maintain the size of the deer population located within the Districts' Property (and on the adjacent property managed by the MCA), for the reasons stated in the License; and

WHEREAS, the MCA intends to retain the services of the MCA Contractor to perform certain of the activities permitted by the License; and

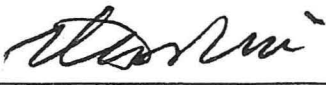
WHEREAS, the License requires that each MCA Contractor join in, and be bound by, the relevant provisions of the License, prior to undertaking any activities on the Districts' property on behalf of the MCA in furtherance of the permitted activities under the License,

NOW, THEREFORE, in consideration of the retention of the MCA Contractor to perform certain of the activities permitted by the License pursuant to a separate agreement between the MCA Contractor and the MCA, and the requirement that the MCA Contractor join in, and become bound by the pertinent provisions of the License:

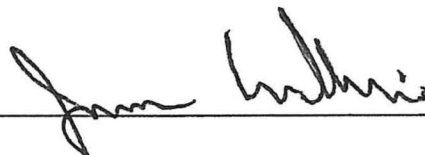
1. The MCA Contractor acknowledges that the MCA Contractor has read, understands, and agrees to be bound by the terms and conditions of the License relating to the performance of any deer taking related activities on the Districts' property. A copy of the License is attached to this Joinder and each page of the License so attached has been initialed by the MCA Contractor to evidence that the MCA Contractor has read, understands, and agrees to be bound by the terms thereof.

IN WITNESS WHEREOF, the MCA Contractor executes this Joinder the day and year first written above.

MCA CONTRACTOR:



Witness



Contract for Deer Populations Survey for Mediterra Community Association, Inc.

Parties:

Robert Jason Williams, 1700 NW 128th Ave, Okeechobee, FL 34972

And, Mediterra Community Association, Inc. , 15735 Corso Mediterra Circle, Naples, FL 34110

5 site visits to establish bait stations, set up cameras, and check cameras over a 15-30 day period. \$2300 (\$460/site visit)

Field supplies (cameras, bait, batteries, etc): \$300

Image interpretation and recommendations: \$250

Insurance sur charge: \$450

Total: \$3300

If for some reason, more than 5 site visits are necessary for completion of the project, subsequent site visits will be billed out at \$325 each.

Prepared and presented by Robert Jason Williams on 4/29/2022

Signature of Mediterra Community Associations representative:



Date: 5/9/22



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/06/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Ardent Insurance Group, Inc. 1004 Collier Center Way #205 Naples FL 34110	CONTACT NAME: Ardent Insurance Group PHONE (A/C, No, Ext): (239) 919-3916 E-MAIL ADDRESS: info@ardentinsurancegroup.com	FAX (A/C, No): (866) 347-8852	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Robert Jason Williams DBA Jason Williams Biological Services 1700 North West 128th ave Okeechobee 34971	INSURER A : HISCOX		10200
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES **CERTIFICATE NUMBER:** Master Cert 21-22 Term **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			UDC-4510416-CGL-20	06/09/2021	06/09/2022	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Mediterra Community Association 15735 Corso Mediterra Cir Naples FL 34110	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/10/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Acrisure LLC dba Gulfshore Insurance 4100 Goodlette Road N Naples, FL 34103 239 261-3646	CONTACT NAME: Taylor Fedronich
	PHONE (A/C, No, Ext): 239 435-7108 FAX (A/C, No): 239 213-2803 E-MAIL ADDRESS: tfedronich@gulfshoreinsurance.com
INSURED Mediterra Community Association, Inc. 15735 Corso Mediterra Circle Naples, FL 34110	INSURER(S) AFFORDING COVERAGE NAIC #
	INSURER A : Cincinnati Insurance Company 10677
	INSURER B : Federal Insurance Company 20281
	INSURER C : FFVA Mutual Insurance Co. 10385
	INSURER D : Admiral Insurance Company 24856
	INSURER E : The Travelers Insurance Company 19046
INSURER F : Ian H Graham Insurance Company	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		ENP0652355	05/01/2022	05/01/2023	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
E	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		BA9M3441212242G	05/01/2022	05/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$0		G7448377A	05/01/2022	05/01/2023	EACH OCCURRENCE \$50,000,000 AGGREGATE \$50,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) <input checked="" type="checkbox"/> N N/A If yes, describe under DESCRIPTION OF OPERATIONS below		WC84000310912022A	01/01/2022	01/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
D	Pollution		FEIEIL1488102	05/01/2022	05/01/2023	1,000,000 / 10,000 Ded
F	Crime		0251371037	05/01/2022	05/01/2023	5,000,000 / 2,500 Ded
E	Excess Crime		106737295	05/01/2022	05/01/2023	2,000,000 Limit

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 The Districts and the Districts' staff, consultants, agents and supervisors shall be named as an additional insured.

CERTIFICATE HOLDER Mediterra Community Development District 9220 Bonita Beach Road Suite 214 Bonita Springs, FL 34135	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

14D





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