

MEDITERRA

COMMUNITY DEVELOPMENT DISTRICT

February 19, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

February 12, 2025

Board of Supervisors
Mediterra Community Development District

<p style="text-align:center"><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the Mediterra Community Development District will hold a Regular Meeting on February 19, 2025 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110, and via Zoom at <https://zoom.us/j/97888620350>, Meeting ID: **978 8862 0350**, Passcode: **125779**, or telephonically at **1-929-205-6099**, Meeting ID: **978 8862 0350**, Passcode: **125779**. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(3 minutes per speaker)*
3. Chairman's Comments
4. Approval of January 15, 2025 Regular Meeting Minutes
5. Update: Superior Waterway Services, Inc. Lake Treatment Report [January 2025]
6. Update: Lake Bank Projects [L15 & L43]
 - Discussion of Easements: [Primary Drainage, Drainage and Lake Maintenance]
7. Continued Discussion: Resident Fishing Policy
8. Update: Right-of-Way (ROW) Clearing
9. Continued Discussion: ROW Fuel Load
 - Consideration of Change Order to the Residential Fuel Load Contract
 - Consideration of Scheduling Workshop
10. Discussion/Consideration of MRI Inspection, Inc. 2025 Inspection Report and Proposal/Estimate #5397 for Pipe Cleaning 25% and Up

11. Acceptance of Unaudited Financial Statements as of December 31, 2024

12. Staff Reports

A. District Counsel: *Kutak Rock LLP*

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

- Update: Permit Extension

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

- 2025 Operations Financial Impact Analysis
- Breakdown/Summary Report
- NEXT MEETING DATE: March 19, 2025 at 9:00 AM

○ QUORUM CHECK

SEAT 1	MARY WHEELER	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KENNETH TARR	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOHN HENRY	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	STEPHEN LIGHT	<input type="checkbox"/> IN-PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	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 Report

13. Action/Agenda or Completed Items

14. Old Business


15. Supervisor's Requests

16. Public Comments (*3 minutes per speaker*)

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 BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on January 15, 2025 at 9:00 a.m., in the Bella Vita I Room at the Sports Club at Mediterra, 15735 Corso Mediterra Circle, Naples, Florida 34110.

Present were:

Kenneth Tarr	Chair
Vicki Gartland	Vice Chair
Mary Wheeler	Assistant Secretary
John Henry	Assistant Secretary
Stephen Light	Assistant Secretary

Also present:

Chuck Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Mark Zordan	District Engineer
James Barron	EarthBalance
Andy Nott	Superior Waterways
Brian Moore	M.R.I.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Tarr discussed the community's early concerns about fire prevention and the formation of the MCA Wildfire Committee after it was discovered that water pressure was

inadequate for irrigation. He stated it was realized very quickly that the CDD needed to be involved with fire prevention since the CDD owns the preserves. He thanked the previous CDD Board for embracing the concept, engaging Johnson Engineering to do an extensive study of the preserves, including emergency access and funding what was an unusual program at the time. The program has continued but at a high cost. He believes the tragic wildfires in California may better justify what was done; however, big decisions will need to be made regarding this very costly but important undertaking.

▪ **Update: Right-of-Way (ROW) Clearing**

This item was an addition to the agenda.

Mr. Tarr asked for an update on ROW clearing because EarthBalance, the only bidder for the Fuel Load Reduction Services contract, is currently doing the ROW clearing. He noted that Mr. Zordan has been inspecting the project. Mr. Barron, of EarthBalance, confirmed that the project is not yet complete. Mr. Tarr stated a resident emailed asking why work stopped on Castellano Way and he observed that the Padova entrance was not completed. It was noted that Prescott Way is not completed. Mr. Zordan and Mr. Barron were asked to brief the Board.

Mr. Zordan stated he inspected the areas and received the update from Mr. Barron. Referring to the ROW map, he stated Areas 2, 3, 4, 5, 6 and 8 are complete. Area 9 is ongoing.

Mr. Barron stated #2 was completed along Prescott; he would like to see the area in question because that was the first area completed. He believes the saw palmettos are outside the preserve area; he will walk the area following the meeting.

Discussion ensued regarding the areas designated to be completed and the areas excluded.

Mr. Barron stated GIS mapping was the basis for the starting and stopping points. With regard to areas owned by the MCA that were not done, Mr. Tarr stated perhaps the MCA should have been included in discussions to understand their responsibility to pay.

Discussion ensued regarding whether to include those areas and seek reimbursement from the MCA and whether to obtain an estimate for additional areas the Board wants completed to protect the ROW.

68 Mr. Barron stated that another route can be taken for those areas not within the
69 preserve, as those areas can be transformed into a firebreak with machinery, if desired. He
70 noted that some of the areas outside the preserve also contain exotics, which make it more
71 difficult than areas with no exotics.

72 Mr. Barron estimated that the project is 80% complete. Of nine total units, two remain
73 to be completed and one will be eliminated so all that will remain at the end of the week will be
74 Unit 1 by the entrance off old 41. The original deadline to complete the project was 50 days, or
75 January 28, 2025; he does not believe the contract includes liquidated damages.

76 Discussion ensued regarding whether the contract includes a penalty, the need to
77 identify additional areas to be cleared to minimize fire risk and ownership of those areas.

78 The consensus was that, once parcels are identified, a decision regarding whether to
79 obtain an estimate will be made.

80 Mr. Zordan stated the parcels will be identified; he will email the GIS technician in the
81 hopes that the information is already included in the shape files.

82 Mr. Zordan stated that Mr. Barron called him regarding exotics in RMZ-7 on Castellano
83 Way; after researching the area it was determined that it is MCA property, so this acreage will
84 be deducted from this contract. It was noted that the MCA has not performed any work there.
85 Mr. Barron stated the area is outside the preserve and exotic species are present. It was noted
86 that the area was erroneously marked as CDD property.

87 Discussion ensued regarding whether Area 7 needs to be cleared. The consensus was to
88 alert the MCA about this to dispel the notion that it is the CDD's responsibility.

89 It was noted that the prevailing presumption is that all the preserves along the ROWs
90 belong to the CDD.

91 Mr. Zordan stated the orange areas on the map represent the "upland preserve areas",
92 which have different, more sensitive species of vegetation than the other wetlands, so the
93 mechanical equipment cannot be utilized. He noted that elevation plays a role.

94 Ms. Wheeler asked if Area 3 was completed. Mr. Zordan replied affirmatively. Ms.
95 Wheeler asked if the HOA's Cocoplum hedge that was taken out to access the area will be
96 restored. Mr. Barron stated he inspected the area today; in some areas the crews mistakenly

97 trimmed sides to gain access but no Cocoplums were removed. He stated that Cocoplums of
98 similar size can be planted to restore the area.

99 Ms. Wheeler stated that she is President of the Medici HOA. The HOA had just restored
100 its Cocoplum hedge when she left in December and when she returned there were seven
101 gaping holes going into the preserve. It was noted that the cost of the restoration was
102 approximately \$8,000.

103 Ms. Gartland suggested EarthBalance inspect the area.

104 Mr. Tarr asked Mr. Zordan to speak about an issue with EarthBalance's work.

105 Mr. Zordan voiced his opinion that EarthBalance's quality of work is excellent. He, Mr.
106 Tarr and Mr. Barron recently inspected Area 3 and some areas of minor concern, which
107 EarthBalance addressed that afternoon. This process will be followed for every area. The
108 Ecologist viewed photos and is fully aware of the progress and will walk through the areas
109 before the end of the project. Mr. Zordan stated those involved think EarthBalance is doing a
110 terrific job; it is very labor-intensive work and they are very satisfied.

111 Ms. Gartland stated that she was surprised at how labor-intensive the work is and how
112 much was removed. When discussing the bid package, she would like to hear suggestions
113 regarding how to make it a little bit less so. Mr. Tarr voiced his opinion that this area was
114 primeval. He noted that the area was previously untouched and there were many hurricanes,
115 so this was probably the worst preserve to address. The next area was cleaned twice already.

116 Mr. Zordan stated, when this project started in RMZ-2, EarthBalance started with a crew
117 of six. Mr. Barron calculated the 50 calendar days and monitored daily production rates daily
118 because of the debris; he allocated three crews, totaling 21 workers, for a period of time.

119 Mr. Barron stated the crew is down to 12 men; he had 21 men for two and a half weeks.

120 Mr. Zordan stated EarthBalance is very aware of the timeline; there has been much
121 communication weekly and bi-weekly regarding the production rate and crews. With regard to
122 timelines and liquidated damages, this project will be completed with plenty of time.

123 Mr. Tarr stated that Sundays and legal holidays should be excluded when calculating
124 deadlines and that no work can be performed in the CDD on Memorial Day. Mr. Zordan stated
125 that contracts were written accordingly.

126 ▪ **Approval of Minutes**

127 **This item, previously the Eleventh Order of Business, was presented out of order.**

128 The consensus was to present this item following Chairman's Comments going forward.

129 **A. November 20, 2024 Regular Meeting**

130 The following changes were made:

131 Line 146: Change "owned by the MCA" to "maintained by the Medici HOA"

132 Line 158: Change "the MCA accesses the area frequently" to "there is an easement next
133 to the property which is owned by the MCA"

134
135 **On MOTION by Mr. Light and seconded by Ms. Wheeler, with all in favor, the**
136 **November 20, 2024 Regular Meeting Minutes, as amended, were approved.**

137
138
139 **B. December 4, 2024 Regular Meeting**

140 The following change was made:

141 Line 74: Change "and responsiveness of The Club and the General Manager and stated
142 that Staff takes the responsibility seriously" to "expectations of the community"

143
144 **On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the**
145 **December 4, 2024 Regular Meeting Minutes, as amended, were approved.**

146
147
148 The Board and Staff discussed finances related to the Fuel Load Reduction Services
149 project. Mr. Tarr recalled that the project was to be funded over three years.

150 Mr. Henry noted that the proposal indicates that the project will be completed all at
151 once and funded out of accumulated funds already set aside; he asked how much is set aside.

152 Mr. Adams stated that \$160,000 was previously set aside and \$350,000 is programmed
153 in the current fiscal year; those funds will cover both the ROW project and the Fuel Load
154 Reduction project.

155 Discussion ensued regarding the budget, the \$80,000 set aside for these projects over
156 the two previous years and the need to set aside \$350,000 in the current year and the

upcoming year. Projected unassigned fund balance, the Balance Sheet, use of the funds set aside in previous years and use of fund balance from deferred projects, were discussed.

FOURTH ORDER OF BUSINESS

Review of Proposals for Residential Conservation Area Fuel Load Reduction Services

A. Respondent: EarthBalance Corporation

B. Evaluation/Recommendation

The Board and Staff discussed the Conservation Area Fuel Load Reduction Services bid, the scope of work, costs and funding.

Mr. Tarr stated that the area for the project was cleaned twice already. He recalled that EarthBalance cleaned the area the first time and lost a lot of money on the first cleaning because neither EarthBalance nor the CDD knew the extent of the work. The second time, the successful bidder was significantly lower than EarthBalance and underbid the contract so dramatically that they had issues.

It was noted that the Cintron bid was \$195,000, the decision was made to increase the budgeted annual amount from \$80,000 at that time and that the decision was made to increase the amount budgeted to \$350,000 this past year due to the scope of work.

Mr. Barron stated that what makes the work difficult is not only the hurricane debris but also all the dirt, leaves and needles to be removed and all the raking and hauling of debris with trash cans and ATVs; the work is very labor-intensive, which increases the price.

Mr. Tarr voiced his opinion that the amount of equipment seems insufficient. Mr. Barron stated the amount shown applies to one crew; multiple crews might be assigned.

Mr. Light asked for a copy of the standards developed by Johnson Engineering to which the proposal refers. Mr. Adams stated he will email the standards and noted that was sent to the Board Members in the past.

Mr. Tarr stated that ten entities were invited to bid yet only one response was received. Mr. Zordan attributed the lack of response to contractors being ill-equipped, understaffed, or aware of how labor intensive the project is.

Mr. Willis stated that other CDDs he is aware of do not have this type of program.

188 Discussion ensued regarding the examples of other EarthBalance work provided.

189 Mr. Barrow stated that no other projects he has worked on or bid on have had such a
190 scope of fire removal work; the example projects provided include invasive removal, preserve
191 maintenance and less labor-intensive projects.

192 Ms. Wheeler asked if there is another way the CDD can address fire prevention that is
193 less labor intensive. Mr. Tarr thinks that is an important point but noted that the bid cannot be
194 changed. Ms. Wheeler asked if a sprinkler system at the outskirts of the preserve would be
195 cheaper in the long term.

196 Mr. Tarr stated, when "Il Cuore" was developed, the City of Bonita Springs required high
197 pressure nozzles running off the potable water system to be directed into the preserve with a
198 control box on the street accessible to the Fire Department. The City also required that the
199 preserve be cleared 60' every year. He was contacted by the Il Cuore HOA and was advised that
200 the HOA will come to the CDD Board to make arrangements to perform the clearing for them
201 this year and next year. He stated the system is very expensive and noted that Bloomberg
202 reported on a system in development that could be cost-effective for the CDD. It was noted
203 that the CDD is not required to install a system.

204 Mr. Light surmised that Ms. Wheeler is asking if the CDD is doing the wrong thing very
205 well.

206 Ms. Gartland stated that she agrees with Ms. Wheeler that fire prevention methods
207 should be reevaluated. Given the timing, she hesitates to deviate from the plan that has been in
208 place since 2018 and suggested that the Board has three years to reevaluate the sprinklers and
209 smoke detection devices.

210 The consensus was that the Preserve Management Plan is intended to slow down fires
211 by reducing fuel, not to prevent fires.

212 Mr. Henry asked if it is possible to sell the preserve area and purchase other protected
213 areas on a fairly large scale, for example, to build a nine-hole executive course, which could
214 reduce fire exposure and help meet the growing demand for golf.

215 Discussion ensued regarding whether additional recreation facilities would be open to
216 the public, the purchase of mitigation credits, floodwater control and the need for District
217 Counsel to work with Bond Counsel and work through permit modification.

218 Mr. Henry noted that there is a waiting list for golf memberships. Ms. Gartland thinks
219 there is a lot to consider and, at first blush, she is not comfortable with exchanging the preserve
220 for a golf course, from an environmental standpoint. She disclosed that she has a golf
221 membership and suggested researching whether a nine-hole course would satisfy those on the
222 waiting list.

223 Mr. Tarr noted the need to limit excessive off-topic discussions; he recalled that there
224 was some interest in the past and expressed support for the idea. Mr. Light suggested
225 scheduling an additional meeting or a workshop to continue the discussion.

226 Mr. Tarr asked where the 60' parameters originated. Mr. Adams stated the parameters
227 were provided by the FireWise Program. Mr. Tarr asked if the cost would be half as much if the
228 scope of work were reduced from 60' to 30'. Mr. Barron replied affirmatively but the per acre
229 price would not change.

230 Discussion ensued regarding the scope of work, recent fires in the area and stacks of
231 logs piled just outside the fence line, along the perimeter of the community south of Padova.

232 Mr. Tarr noted that the parameters require clearing 60' from the property line into the
233 preserve. Mr. Adams stated that the contract will include a Termination provision. Ms. Willson
234 will draft the contract.

235 Ms. Willson stated the contract will require the CDD to have an additional insured. The
236 Termination Clause in the Project Manual allows for the contractor to terminate for cause by
237 providing 60 days' written notice; however, the CDD can terminate without cause by providing
238 30 days' written notice, or the CDD can terminate immediately with cause.

239 Discussion ensued regarding insurance, the \$200 million surety bond, the contractor's
240 completion of OSHA Heat Stress training following an employee suffering from heat stroke and
241 the decision not to include a penalty clause.

242 Mr. Henry asked if there is anything the CDD can do to receive 80% of the value of the
243 fire mitigation, giving up 20% to lower the cost to be closer to \$500,000. Mr. Barron stated he is

244 unprepared to answer that question; the Ecologist and Johnson Engineering would need to
245 provide input.

246 Discussion ensued regarding whether to reduce the scope of work, the time sensitive
247 nature of the contract, the bidding process, the cost of labor, the means of fulfilling the
248 contract and the scope of work.

249 Mr. Willis predicted that the cost of labor could increase in the coming year. Mr. Tarr
250 noted that the FireWise Program was an alternative to the State's alternative proposal for
251 prescribed burns, which were deemed impossible given the proximity of homes.

252 Ms. Gartland stated there might be better ways to mitigate the fire risk but she thinks
253 the question is whether to wait until a better plan is developed and take the risk of fire when
254 they have the bid and the approved plan and the money to carry it out. She noted that
255 adequate funds are available due to the cancelation of the nature trail project.

256 Mr. Adams stated that approximately \$700,000 would remain after the project and
257 approximately \$200,000 is needed for working capital. The remaining funds are unassigned.

258 Mr. Henry voiced his opinion that there will be support for reducing the abundant
259 preserves in close proximity to homes due to potential fire hazards. He reluctantly supported
260 proceeding with the project and supports holding a workshop to discuss future fire mitigation
261 planning. Ms. Wheeler voiced her agreement.

262 Mr. Light stated he has reservations about spending \$785,000 but, as a new Board
263 Member, he will defer to the wisdom of experienced Board Members; however, he thinks there
264 is a fiduciary responsibility to explore better alternatives. Mr. Adams stated the current
265 approval is on for a three-year cycle; removals are done one-third at a time over three years, or
266 every three years. Mr. Light voiced his opinion that, while the original decision was to reduce
267 the fuel load, a better decision might be to prevent fire damage, which could lead to a means of
268 extinguishing fires, noticing when fires start, cleaning up combustibles, etc., which can be
269 discussed in a workshop. He noted that homeowner measures can also be employed.

270 Discussion ensued regarding whether to defer or reduce the scope of the project,
271 reservations about the expenditure, the lack of competitive bids, fire risk, the need to protect
272 residents and the risk of a cost increase or that no bids are received at a later time.

Mr. Tarr presented the opinion letter provided by Johnson Engineering.

C. Authorization to Negotiate and Finalize Contract

On MOTION by Ms. Gartland and seconded by Mr. Light, with all in favor, deeming EarthBalance Corporation, the sole respondent to the Invitation to Bid for Residential Conservation Area Fuel Load Reduction Services, as the most responsive and responsible proposer, and awarding the Residential Conservation Area Fuel Load Reduction Services Contract to EarthBalance, in the amount of \$785,250, was approved.

Ms. Wheeler stated she will not be at the next meeting.

Mr. Adams stated the draft Fiscal Year 2026 budget will be presented in May and finalized in July 2025.

The consensus was that a discussion item will be added to the next meeting agenda and a workshop will be scheduled, if necessary.

FIFTH ORDER OF BUSINESS

Discussion/ Consideration: Johnson Engineering, LLC Professional Services Supplemental Agreement for Mediterra Lakes Assessment [Cost Analysis for Stormwater System Comprehensive Evaluation]

This item was deferred.

SIXTH ORDER OF BUSINESS

Continued Discussion: Insurance Policy

Mr. Tarr presented Ms. Willson's Memorandum regarding insurance.

The Board and Staff discussed the CDD's legal exposure, general liability insurance, sovereign immunity protection and protections for Supervisors.

The consensus was to leave the insurance policy as it is.

SEVENTH ORDER OF BUSINESS

Discussion: Resident Fishing Policy

Referring to a picture of Lake 62, Mr. Willis stated that, while addressing some trash and treating spikerush on the littoral shelf, a resident asked for three 10' areas to be sprayed out of the littoral shelf to allow fishing from his backyard. Mr. Willis stated that he advised the resident of the "No Fishing" policy but stated that he would present the request to the Board.

Mr. Adams discussed a policy in effect in another CDD and recommended an area accessible to the public be designated, if fishing is to be permitted.

Mr. Tarr voiced his belief that the littoral shelf is mandated. Mr. Adams stated that, while it is mandated, the required amount of littoral coverage has been far exceeded in this lake, which is why the request was made.

Discussion ensued regarding the need to consider aesthetics, whether to allow homeowners to have one area cleared, the fishing pier at the Enrichment Center and residents that fish behind their homes. Mr. Adams stated that is common but, in this case, the resident was unable to successfully catch and release, as the fish were harmed by the littorals. Mr. Willis stated that the resident has been cooperative.

The limited number of requests, desire to grant the request on a trial basis and the concern that many others will make the same request, were discussed.

Ms. Willson cautioned that adopting and promoting an elaborate fishing program in the ponds with the primary function being a stormwater management system could potentially encourage members of the public to express a desire to utilize the property for recreational fishing. Mr. Adams stated the CDD can undertake site-specific littoral plant reduction, on a trial basis, and noted that fishing in the ponds occurs whether a policy is adopted or not. Ms. Willson agreed that is a more advisable approach. Mr. Adams will provide the Board with a policy that another CDD implemented.

Mr. Nott asked if the direction would be for crews to spray the areas and allow littorals to die or if removal would be necessary. He discussed issues accessing Lake 62, including extensive littorals in Lake 62 that will prevent boat operation in the lake, and stated that spraying behind the homes is the only option.

The Board Members discussed whether to accommodate such requests and expressed concern about multiple requests and residents removing littorals on their own, without permission. It was noted that there are many things to consider and a cost might be involved.

Mr. Nott stated, in order to clear areas for fishing spots, it will be necessary to cut and remove plants with submersible cutters or to spray littorals, allow them to decay and then remove them, and technicians must be advised of which areas should remain open.

With two Board Members opposed and three willing to consider the request, the consensus was to discuss the matter further at the next meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal for Lake Erosion [Lakes 71 and 72]

This item was included on the agenda in error.

NINTH ORDER OF BUSINESS

Consider Rescheduling May 14, 2025 Meeting Back to May 21, 2025

Mr. Adams asked the Board to consider rescheduling the May 14, 2025 meeting, at which the proposed Fiscal Year 2025 budget will be presented, to May 21, 2025, due to a scheduling conflict.

On MOTION by Ms. Gartland and seconded by Ms. Wheeler, with all in favor, rescheduling the May 14, 2025 Meeting to May 21, 2025, was approved.

■ Consideration of M.R.I. Lake Bank Erosion Repair Proposals

This item was an addition to the agenda.

Mr. Moore presented MRI Lake Bank Erosion Repairs Estimate #507 for installation of Hydro Turf at Lake 22, in the amount of \$110,786.23. He stated the maintenance-free material looks like golf course grass, prevents predatory wildlife from burrowing and stops water intrusion and erosion. He suggested the Hydro Turf would take the place of riprap and Inca Mat in some areas; the existing proposal would be reduced accordingly. The existing yard drain

pipes would be cut around and would not hurt the Hydro Turf. Mr. Zordan stated that Collier County installed Hydro Turf Z three years ago, on Goodlette Frank Road between Pompey Lane and Grenada, along the road on a steep slope and it has held very well. It is in front of the apartments on the right-hand side of the road when heading south; the entire west slope of the canal was done to eliminate the need for maintenance because there is no ROW access and the area is steep.

Mr. Moore presented Estimate #509 for installation of fabric and #4 Stone at Lake 22, in the amount of \$48,869.96.

The Board and Staff discussed the two competing proposals and the features and costs of each. It was noted that the manufacturer warranties are 50 years but the materials are expected to last longer. It was noted that, because the CDD is still required to install littorals, these remediations can only be applied in limited areas. Mr. Willis noted that the Board had asked to see other alternatives.

Discussion ensued regarding installation of the Inca Mat, timing of littorals that were unable to be planted to protect and stabilize it and reservations about the Inca Mat that was installed.

Mr. Tarr stated the Medici Lake became the trial; it was difficult for homeowners and erosion was an issue, as the Inca Mat was exposed to sunlight because the lake levels were too high for the littorals to be planted. Mr. Willis stated that littorals will be planted in April or May, when the rains begin.

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2024

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2024.

The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of Minutes

A. November 20, 2024 Regular Meeting

B. December 4, 2024 Regular Meeting

398 This item was presented following the Third Order of Business.

399

400 **TWELFTH ORDER OF BUSINESS**

Staff Reports

401

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

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

404 There were no District Counsel or District Engineer reports.

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

406 • **2024 Operations Financial Impact Analysis**

407 • **Breakdown/Summary Report**

408 • **Update: Aquatics Report**

409 These items were included for informational purposes.

410 Mr. Adams stated that several action items will be addressed at the next meeting.

411 • **NEXT MEETING DATE: February 19, 2025 at 9:00 AM**

412 ○ **QUORUM CHECK**

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

414 Mr. Willis stated that the financials related to the MRI pipe are included in the
415 Breakdown/Summary Report; the pipe inspection is not completed but the financials are
416 included in the Report. The final report was not yet completed and he has not yet submitted an
417 invoice. Mr. Adams advised against another inspection in the spring.

418 • **Key Activity Dates Report**

419 The November 2024 Key Activity Dates Report was included for informational purposes.

420

421 **THIRTEENTH ORDER OF BUSINESS**

Action/Agenda or Completed Items

422

423 This item was not addressed.

424

425 **FOURTEENTH ORDER OF BUSINESS**

Old Business

426

427 There was no old business.

428

FIFTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Wheeler recalled that, at the last meeting, sod was to be replaced behind 15201 Medici. She asked when would be a good time to install sod so it is not washed away. She stated that it is in an irrigation zone. Mr. Willis stated it can be addressed right away.

Ms. Wheeler asked Mr. Zordan for the status of the permit extension. Mr. Zordan will provide an update at the next meeting.

Ms. Gartland asked if the open structure behind the pickleball court was inspected. Mr. Willis stated he inspected the area and he does not believe anything should be done. He will meet with Mr. Tom Lively but he does not think the structure can be covered, as the flow of runoff water cannot be altered. He will follow up on this.

SIXTEENTH ORDER OF BUSINESS**Public Comments (3 minutes per speaker)**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

<p>On MOTION by Mr. Light and seconded by Ms. Gartland, with all in favor, the meeting adjourned at 11:27 a.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

456

457

458

459

460

Secretary/Assistant Secretary

Chair/Vice Chair

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

5



Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L-1	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-2	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-3	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-4	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-5	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-6	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals
L-7	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals
L-8	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L-9	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L-10	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L-11	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-11B	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-12	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-12B	Treated	Grasses/Weeds	01/10/25			Sprayed exposed banks and littorals
L-13	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals



Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L-14	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals
L-15	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals
L-16	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals
L-17	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L-18	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L-19	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L-20	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals
L-21	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L-22	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L-23	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L-24	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L25	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L26	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L27,28	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L29	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals



Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L30	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L31	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L32	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L33	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L34	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L35	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L36	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L37	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L38	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L39	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L40	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L41	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L42	Treated	Grasses/Weeds	01/22/25			Sprayed exposed banks and littorals
L43	Treated	Grasses/Weeds	01/11/25			Sprayed exposed banks and littorals
L44	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals



Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L45	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L46	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L47	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L48	Treated	Grasses/Weeds	01/14/25			Sprayed exposed banks and littorals
L49	Treated	Grasses/Weeds	01/24/25			Sprayed exposed banks and littorals
L50	Treated	Grasses/Weeds	01/15/24			Sprayed exposed banks and littorals
L52	Treated	Grasses/Weeds	01/15/24			Sprayed exposed banks and littorals
L53	Treated	Grasses/Weeds	01/15/24			Sprayed exposed banks and littorals
L54	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L55	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L56	Treated	Grasses/Weeds	01/24/25			Sprayed exposed banks and littorals
L57	Treated	Grasses/Weeds	01/24/25			Sprayed exposed banks and littorals
L58	Treated	Grasses/Weeds	01/24/25			Sprayed exposed banks and littorals
L59	Treated	Grasses/Weeds	01/24/25			Sprayed exposed banks and littorals
L60	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals



Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
L61	Treated	Grasses/Weeds	01/24/25			Sprayed exposed banks and littorals
L62	Treated	Grasses/Weeds	01/24/25			Sprayed exposed banks and littorals
L63	Treated	Grasses/Weeds	01/15/24			Sprayed exposed banks and littorals
L64	Treated	Grasses/Weeds	01/15/24			Sprayed exposed banks and littorals
L65	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L66S	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L67	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L68	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L69	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L70	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L71	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L72	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L73	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L74	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals
L75	Treated	Grasses/Weeds	01/09/25			Sprayed exposed banks and littorals



Mediterra CDD

Lake Treatment Report

Treatment Dates Jan 2025

[illegible]



Mediterra CDD

Lake Treatment Report

Treatment Dates Jan 2025

Lake survey was completed on Feb 7th, there were no major problem noted

Per board request I evaluated the Spikerush on lake 62, Spikerush is a bit exceeds and as the water drop we will have the crew spray it back, but do to access issues the only way you do this will be from shore crew will wade out a far as they can and spray out Spikerush that excided 15ft into lake.

In Jan we had a 5-man crew for 7 days and addition to these visits lake were inspected on the 7th, 16th, 23rd and 28 by a manger or lake tech checking for Algae and Submersed weeds no problem were noted

Aeration is on going we have submitted work orders for repairs, work order have been signed, we are in the process of doing the repairs, I expect to have all system running by the end of February

Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025

Lake 1

Notes/Comments

Action Needed



Lake 1

Notes/Comments

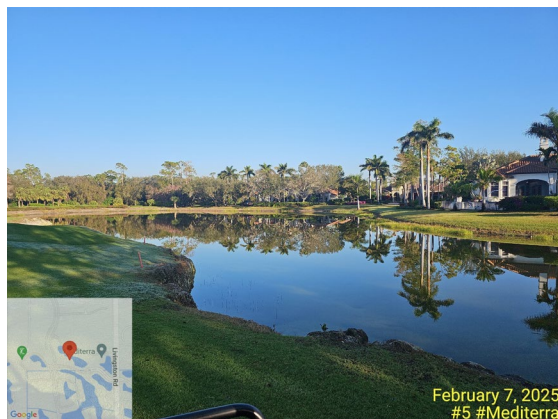
Action Needed



Lake

Notes/Comments

Action Needed
Routine maintenance



Mediterra CDD

Lake Treatment Report

Treatment Dates Jan 2025



Lake 11

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 12

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 13

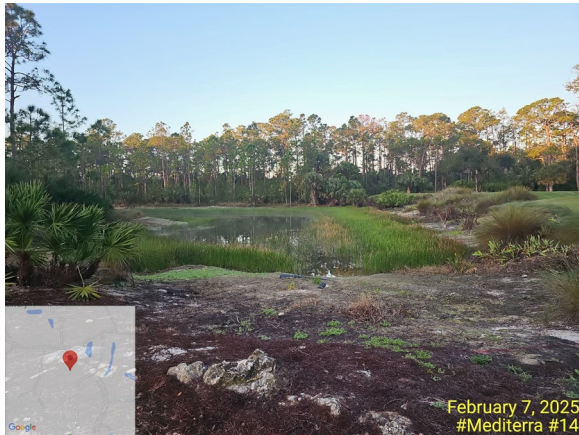
Notes/Comments

No problems noted

Action Needed

Routine maintenance

Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025



Lake 14

Notes/Comments

Spikerush

Action Needed

On schedule for our crew to take care of



Lake 19

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 27/28

Notes/Comments

No problems noted

Action Needed

Routine maintenance

Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025



Lake 26

Notes/Comments
No problems noted

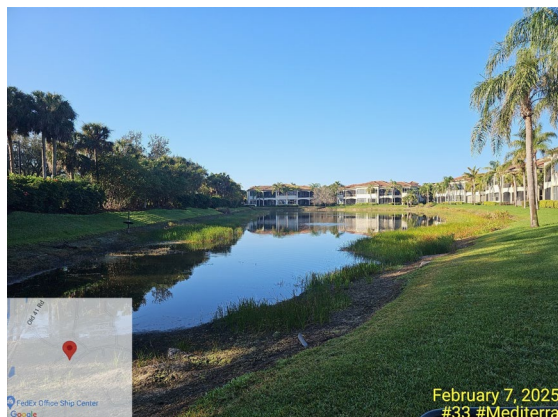
Action Needed
Routine maintenance



Lake 34

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake 33

Notes/Comments
No problems noted

Action Needed
Routine maintenance

Mediterra CDD

Lake Treatment Report

Treatment Dates Jan 2025



Lake 38

Notes/Comments
No problems noted

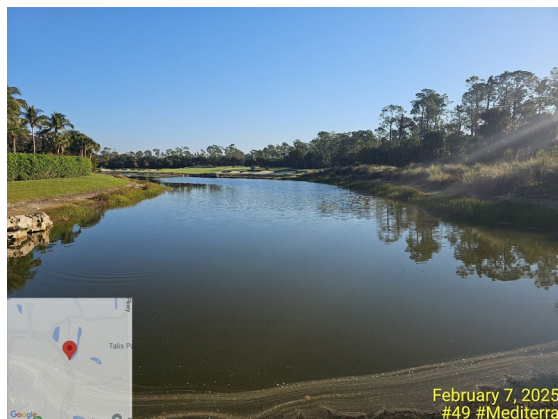
Action Needed
Routine maintenance



Lake 47

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake 48

Notes/Comments
No problems noted

Action Needed
Routine maintenance

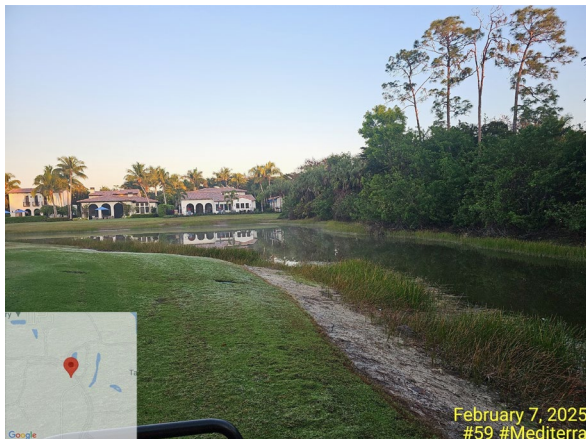
Mediterra CDD
Lake Treatment Report
Treatment Dates Jan 2025



Lake **54**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **59**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **62**

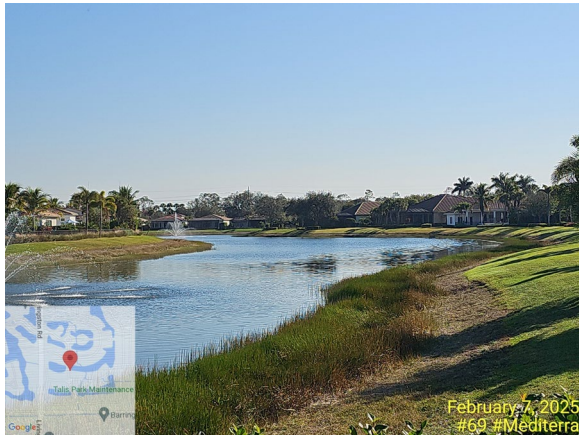
Notes/Comments
Spikerush

Action Needed
On schedule for our crew to take care of

Mediterra CDD

Lake Treatment Report

Treatment Dates Jan 2025



Lake 69

Notes/Comments

No problems noted

Action Needed

Routine maintenance



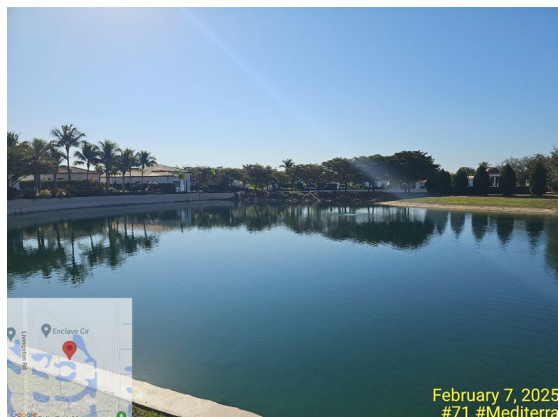
Lake 70

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake 71

Notes/Comments

No problems noted

Action Needed

Routine maintenance

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

6

From: [Cleo Adams](#)
To: [Gianna Denofrio](#)
Cc: [Daphne Gillyard](#); [shane willis](#); [Chuck Adams](#)
Subject: FW: Lake bank projects Cortile/Verona: Agenda Item
Date: Monday, February 10, 2025 1:27:01 PM

Gianna,

Please add the below email to the February agenda.

SW Florida Strong –

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

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: kentarr1@aol.com <kentarr1@aol.com>
Sent: Thursday, February 6, 2025 8:07 AM
To: Chuck Adams <adamsc@whhassociates.com>; Cleo Adams <crismond@whhassociates.com>;
shane willis <williss@whhassociates.com>
Subject: Lake bank projects Cortile/Verona

Hello Chuck, Cleo, and Shane,

There was some confusion in the Big M wrt the CDD and I will attempt to simplify what happened. I realize you are quite busy at this time of year, and MRI is a devoted contractor that wants to please us. Unfortunately, communication among us as well as with the MCA, Cortile HOA, and owners along the the affected lakes seems to have slipped. Also Supervisors were not told about the beginning of the work, so it was a surprise to me. And probably you too!

Verona

Mike Radford called me yesterday informing me that the 15' Primary Drainage Easement (16964 and 11968 Verona Lane) and the 15' Drainage Easement (16952 and 16956) had landscaping blockages. Mike knew I was chair of the MCA's ARC for a number of years and wanted to inform me about landscaping approvals in easements. (See my email below sent to Bill and his reply).

I told him I was not surprised and wanted to meet with Jesse (Rodney's son) overseeing the project). I arranged for Bill Bowden to accompany us. Bill and I did not walk these two easements, because Bill was uncomfortable doing so without notice to the owners. These houses are among the most expensive in the community and the owners are highly respected long-time residents.

After the onsite look, I checked our GIS maps. There is a 20' lake maintenance easement from the cul-de-sac going to the lake. Any planted material is in violation of the Supplemental Declaration for the neighborhood. I suggest that the Verona project be deferred until we see the success of the Cortile project next year. As you know, the Medici lake bank project did not turn out as expected.

Cortile

The equipment parked in the **lake maintenance easement** was rented by MRI specifically for the two projects. No problem with that. Seems MRI mobilized before the work was begun. Andy Hopping, the association's president, could not respond to owner's questions about it and the rental agency told him they were looking for it. Apparently the work began without advance notice to you. I had understood that before any lake bank work was to start, all lake bank owners would be notified and any drainage/washout conditions corrected. Also, if a HOA was involved, notice given to the association.

After visiting Verona, I walked the Cortile lake bank. I was shocked to look across the lake at the Club's golf course lake bank. It has some severe erosion and a drain pipe hanging in the air. Not our problem and maybe the Club has a plan to fix it. Behind two Cortile lots, the drain pipes into the lake were replaced and anchored with rocks. One lot (DiPasquale 16957 Sud Cortile) had a severe washout and Jesse was curing it. Afterwards, I reviewed the aerial photos on the CDD's and Collier Appraiser's GIS maps and could see the washout. I will send the picture I took. Jesse might have the photo of the condition before work began. After the Medici washout fiasco, I urged Rodney to photograph lake banks before they work on them. Was DiPasquale notified by certified receipt mail of this problem after the 2024 lake audit? I support paying MRI for this work subject to Board approval. If the owner was properly notified and did not take action, I think we can bill him for it. The BOD will look to your expertise on this issue.

I called Andy Hopping and apologized on behalf of the CDD. He was OK once he heard why the work was necessary. He asked if something could be put in writing to send to the owners he could not explain it as well as I did. I can send an email he could forward to his neighbors, unless you already have one created for lake bank restorations.

MRI

Jesse told me there were going to do the exact same repair they did in Medici on the Cortile project. That made no sense to me. I am not an expert, but the mat is deteriorating and should not be exposed to sunlight. I asked if it could be covered with lake soil, since Shane has suggested planting littorals. Jesse stated he would use rocks. He did talk with Mike and Rodney and they felt soil might work better as the

lake will rise in the rainy season killing the grass. Grass would be used until the control level. He also said that Bahia Grass, if used instead, would come back better from being submerged than Floratam. I know Bahia is allowed with permission, but would think it would invade the owners' back yards. Please note that the Cortile lake bank has excessive weeds on some of the owners' lots. Very different than Medici.

Next steps

Please add two agenda items so that supervisors can be informed. I would like this email forwarded to my colleagues.

Update on lake bank projects (L15 & L43)

Discussion of easements - primary drainage, drainage, and lake maintenance

I suggest we notify the community when the preserve cleanup project begins with some guidance as to where they will be working and when. Residents who have large lots on the preserves have great privacy for their pool decks. I would not want laborers surprising people sunbathing or doing other things during peak season.

Finally, Brenda Radford, who was working on the annual pipe inspection, had a tiff with Tony Giles, (head of Mediterra Security), over using the maintenance area gate. During my call with Mike, Brenda got on the phone and was upset over it and told me her side of it. Bill told me what Tony said about the issue. Bill suggested in the future, if the CDD needs the gate opened for an extended time or other activities that the MCA might get involved involved with, please notify him, so he can accommodate our needs.

Thank you for reading this long email. I greatly appreciate your help as I get my sea legs being chairman. The staff at your firm is fabulous. I want to take the blunt of resident anger/annoyance and defuse it.

Ken

----- Forwarded Message -----

From: Bill Bowden <billb@mediterraca.com>

To: kentarr1@aol.com <kentarr1@aol.com>

Sent: Wednesday, February 5, 2025 at 02:46:40 PM EST

Subject: RE: Verona Supplemental Declaration- Collier County

Joe said today he knew of lots of planting on those easements, even requiring it but understanding it may need to be vacated, if ever.

From: kentarr1@aol.com <kentarr1@aol.com>

Sent: Wednesday, February 5, 2025 2:42 PM

To: Bill Bowden <billb@mediterraca.com>

Subject: Verona Supplemental Declaration- Collier County

Bill,

Oddly, the Supplemental Dec. provided for no encroachments in the drainage easement for building, pool, or screen enclosure. It was silent with respect to landscaping. BUT, it does state that "*No encroachments shall be permitted within a lake maintenance easement*". I spoke with both Jesse and Rodney of MRI. They could go behind the houses from the cul-de-sac in the 20' lake maintenance easement. They said that were some fruit trees planted that would have to be removed. Rodney opined that he believed there is a State statute not allowing drainage easements to be encroached upon. It might be a Collier Ordinance? That would be up to the CDD staff and engineer and lawyer to sort out. But my position is why destroy beautiful landscaping between houses for these magnificent homes?

If the plan is to go behind the houses, the Supplemental clearly gives the CDD the right of access. And if property owners blocked it with trees, violating the Supplemental Declaration, they will need to remove them. This project should be in 2026, so there will be plenty of time for communication and litigation if it happens.

Thx again for you time.

Ken

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

9

From: Mark A. Zordan <maz@johnsoneng.com>
Sent: Monday, February 10, 2025 3:06 PM
To: Cleo Adams <crismond@whhassociates.com>
Cc: Chuck Adams <adamsc@whhassociates.com>; shane willis <williss@whhassociates.com>
Subject: Mediterra Fuel Load Map Request

Hi Cleo,

See attached, two map sets as follows:

“Fuel Load Parcel 7 Ownership Map” shows all the parcels and their respective ownership in the legend.

“ROW Fuel Load RMZ 12 & 23 – 29” is attached to be considered by the CDD BOS for a change order to the Residential Fuel Load contract. I will send this one to James Barron for a proposal.

Please do not hesitate to contact me with any questions or concerns. Thank you.

Best regards, Mark

Mark A. Zordan, PMP
Project Manager
JOHNSON ENGINEERING, LLC.
An Apex Company

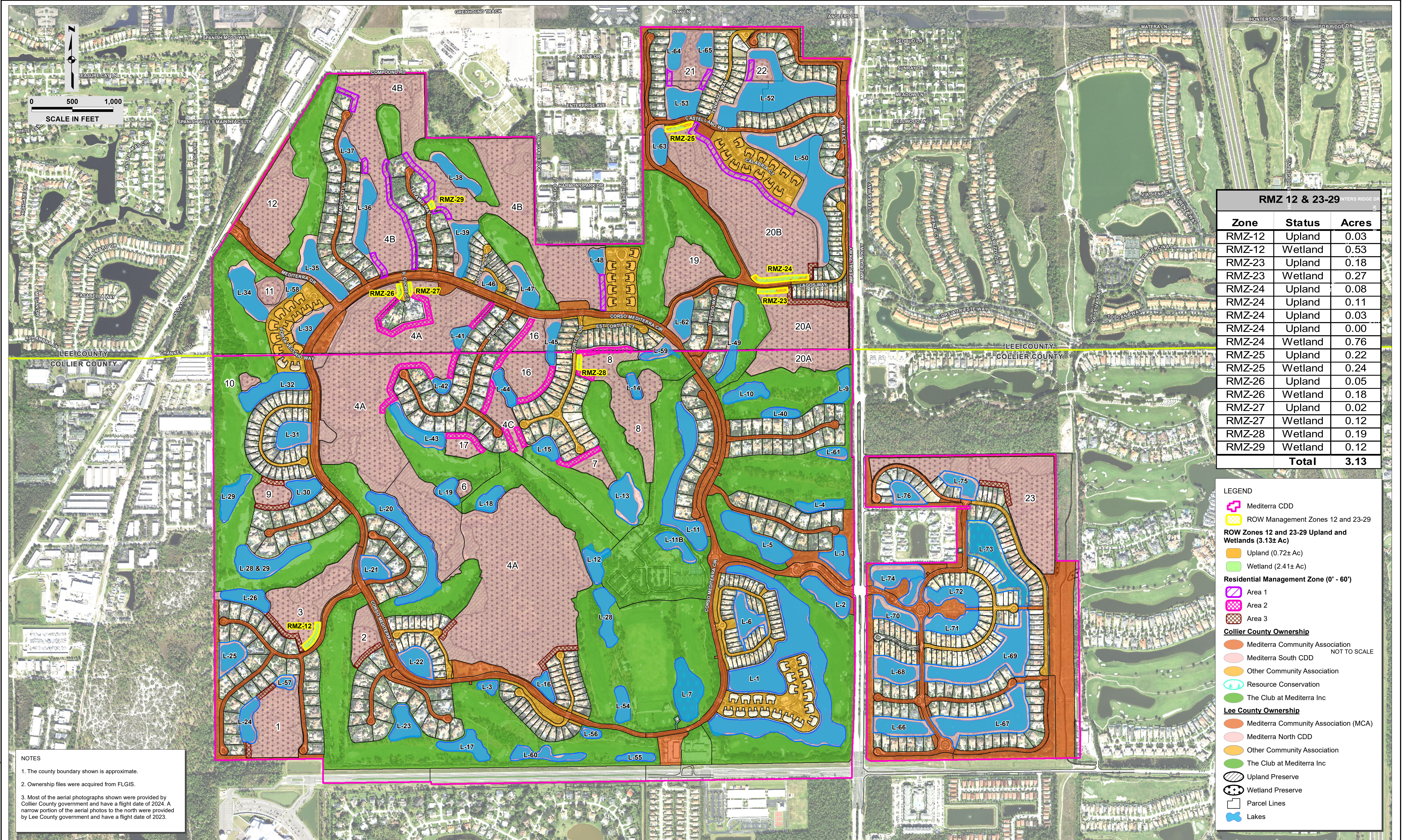
2122 Johnson Street | Fort Myers, FL 33901
Direct: (239) 461-2474 | Main: (239) 334-0046
Cell: (860) 459-8044
maz@johnsoneng.com
www.johnsonengineering.com

From: Cleo Adams <crismond@whhassociates.com>
Sent: Thursday, February 6, 2025 10:16 AM
To: Mark A. Zordan <maz@johnsoneng.com>
Cc: shane willis <williss@whhassociates.com>
Subject: Mediterra PDF Map Request

Hi Mark,

I’ve received the updated maps to hand out to the Board at their next meeting. Please send to me via email, as I would like to provide that to them as well. It is the fire reduction map that includes both projects.

SW Florida Strong –
Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road



RMZ 12 & 23-29		
Zone	Status	Acres
RMZ-12	Upland	0.03
RMZ-12	Wetland	0.53
RMZ-23	Upland	0.18
RMZ-23	Wetland	0.27
RMZ-24	Upland	0.08
RMZ-24	Upland	0.11
RMZ-24	Upland	0.03
RMZ-24	Upland	0.00
RMZ-24	Wetland	0.76
RMZ-25	Upland	0.22
RMZ-25	Wetland	0.24
RMZ-26	Upland	0.05
RMZ-26	Wetland	0.18
RMZ-27	Upland	0.02
RMZ-27	Wetland	0.12
RMZ-28	Wetland	0.19
RMZ-29	Wetland	0.12
Total		3.13

- LEGEND
- Mediterra CDD
 - ROW Management Zones 12 and 23-29
 - ROW Zones 12 and 23-29 Upland and Wetlands (3.13± Ac)
 - Upland (0.72± Ac)
 - Wetland (2.41± Ac)
 - Residential Management Zone (0' - 60')
 - Area 1
 - Area 2
 - Area 3
 - Collier County Ownership
 - Mediterra Community Association
 - Mediterra South CDD
 - Other Community Association
 - Resource Conservation
 - The Club at Medterra Inc
 - Lee County Ownership
 - Mediterra Community Association (MCA)
 - Mediterra North CDD
 - Other Community Association
 - The Club at Medterra Inc
 - Upland Preserve
 - Wetland Preserve
 - Parcel Lines
 - Lakes

NOTES

1. The county boundary shown is approximate.

2. Ownership files were acquired from FLGIS.

3. Most of the aerial photographs shown were provided by Collier County government and have a flight date of 2024. A narrow portion of the aerial photos to the north were provided by Lee County government and have a flight date of 2023.

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

10



M.R.I. Under Water Specialists, Inc.



5570 Zip Dr.
Fort Myers, Fl. 33905
239-984-5241 office

MEDITERRA INSPECTION 2025 REPORT

February 6, 2025

Inspection completed with report attached on percentages and proposal on recommended cleaning.

If you have any further questions, please give us a call.

Thank you

M.R.I Inspection Inc.

239-984-5241



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

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

Proposal

Project

Mediterra CDD
Cleaning 25% and up

Date

2/6/2025

Estimate #

5397

	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p>	58,700.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total \$58700.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers

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

Authorized Signature

Michael Radford
Michael Radford President

We Utilize E-Verify for all
workers

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

Signature_____

Date of acceptance_____



Invoice

Job Name

**2025 Inspection
Mediterra CDD**

Date _____

Invoice #

2/6/2025

4880

Due Date 3/23/2025

P.O. No.

Terms

Net 45

Quantity	Description	Rate	Amount
	Total cost to inspect all lake interconnect pipes, junction boxes, curb inlets, man holes, etc. This price includes a detail report and all labor and material and equipment needed to complete this job.	6,500.00	6,500.00

Total	\$6,500.00
--------------	-------------------

**All Invoices are due within 30 days.
Payments recieved after 30 days will have a
10% late fee.**

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$6,500.00
--------------------	-------------------

M.R.I UnderWater Specialists Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
			Mediterra Blvd Main Entrance				
239	L-2	36"	Clean	No	40%	25%	30%
240	Curb	36" - 36"	35% Sand & Debris	Yes	40%	10%	25%
240A	Curb	36" - 36"	Clean	No	25%	25%	25%
241	L-3	36" - 36"	Clean	No	25%	25%	30%
			Corso Mediterra				
234	L-5	24"	25% Sand & Debris	Yes	70%	15%	5%
235	Curb	24" - 24"	35% Sand & Debris	Yes	80%	15%	40%
236A	Curb	24" - 24"	30% Sand & Debris	Yes	80%	10%	30%
236	L-1	24"	25% Sand & Debris	Yes	70%	25%	10%
			Corso Mediterra				
237	L-1	36"				15%	25%
238	L-2	36"				25%	30%
			Corso Mediterra				
233	L-5	24"	Clean	No	50%	Clean	10%
232	Curb	24" - 24"	25% Sand & Debris	Yes	70%	35%	35%
231B	Curb	24" - 24"	Clean	No	70%	30%	25%
231A	CS-Box	24" - 24"	25% sand & Debris	Yes	15%	10%	25%
231	L-11	24"	Clean	No		Clean	Clean
226	L-11	24"	Clean	No	Clean	5%	Clean
227	Curb	24" - 24"	10% Sand & Debris	No	25%	10%	25%
227A	Curb	24" - 24"	10% Sand & Debris	No	30%	25%	25%
227B	L-11B	24"	10% Sand & Debris	No	15%	Clean	Clean
			Corso Mediterra				
224	L-11B	24"	10% Sand & Debris	No	25%	15%	20%
224A	CS-Box	24" - 24"	10% Sand & Debris	No	35%	10%	10%
225	Curb	24" - 24"	25% Sand & Debris	Yes	30%	30%	40%
230	L-1	24"	Clean	10%	10%	5%	5%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
Villoresi							
245	L-1	24"	25% Sand & Debris	Yes	80%	50%	20%
246	L-6	24"	10% Sand & Debris	No	60%	50%	30%
246A	Curb	24" - 24"	Clean	No	70%	50%	35%
245A	Curb	24" - 24"	10% Sand & Debris	No	50%	30%	35%
Corso Mediterra							
1	L-1	48"	Clean	No	10%	10%	25%
2	Curb	48" - 48"	Clean	No	25%	25%	30%
3	Curb	48" - 48"	5% Sand & Debris	No	25%	10%	30%
4	L-7	48"	Clean	No	25%	10%	25%
Corso Mediterra							
5	L-7	60"	10% Sand & Debris	No	30%	10%	10%
6	Curb	60" - 60"	25% Sand & Debris	Yes	35%	10%	35%
7	Curb	-----	25% Sand & Debris	Yes/Vac	35%	DNL	-----
7A	MH	60" - 60"	25% Sand & Debris	Yes		15%	25%
8	Curb	60" - 18"	10% Sand & Debris	No	30%	15%	25%
8A	Curb	18"	25% Sand & Debris	Yes/Vac	10%	10%	5%
9	L-55	60"	10% Sand & Debris	No	30%	10%	25%
Corso Mediterra/Golf Course							
11	L-55	60"	5% Sand & Debris	No	25%	25%	35%
21	L-54	60"	5% Sand & Debris	No	30%	10%	25%
Golf Course							
12	L-55	15"	Clean	No	10%	Clean	Clean
14	L-60	15"	Clean	No	10%	25%	Clean
10	L-55	60"	30% Sand & Debris	Yes	10%	10%	25%
10A	CS/OsCoco 1	60"	10% Sand & Debris	No	10%	60%	30%
Corso Mediterra/Golf Course							
20	L-54	48"	30% Sand & Debris	Yes	25%	35%	35%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
19	Curb	48" - 48"	25% sand & debris	Yes	25%	25%	30%
18	Curb	48" - 48"	10% Sand & Derbis	No	10%	35%	30%
17	L-56	48"	Clean/ outside of Pipe needs Dredge	Yes	25%	25%	35%
			Golf Course				
16	L-56	48"	30% Sand & Debris	Yes	25%	15%	30%
15	L-60	48"	30% Sand & Debris/dredge needed in front of pipe	Yes	50%	10%	25%
			Golf Course/1N-2N				
223	L-11	36"	30% Sand & Debris	Yes	10%	5%	35%
217	L-13	36"	10% Sand & Debris	No	10%	15%	35%
			Golf Course/18N				
218	L-13	24"	10% Sand & Debris	No	60%	10%	20%
219	CS-Box	24" - 24"	10% Sand & Debris	No	10%	10%	30%
220	L-12	24"	10% Sand & Debris	No	25%	15%	80%
221	L-12	24"	25% Sand & Debris	Yes	40%	10%	40%
222	L-12B	24"	10% Sand & Debris	No	50%	10%	10%
			Milan				
24	L-12B	24"	Clean	No	15%	40%	10%
25	Box	24" - 24"	10% Sand & Debris	No	10%	10%	10%
26	MH	24" - 24"	Clean	No	15%	10%	5%
27	Curb	24" - 24"	Clean	No	10%	10%	10%
28	Curb	24" - 24"	Clean	No	10%	10%	10%
29	L-16	24"		No	5%	5%	Clean
			Golf Course/14S				
36	L-17	42"	10% Sand & Debris	No	40%	50%	50%
38	L-23	42"	30% Sand & Debris	Yes	30%	35%	35%
			Corso Mediterra/Corsini				
37B	L-23	30"	Clean	No	60%	40%	30%
38A	Curb	30" - 30"	10% Sand & Derbis	No	10%	25%	30%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
38B	Curb	30" - 30"	5% Sand & Debris	No	25%	15%	30%
39	Curb	30" - 30"	Clean	No	25%	30%	25%
39C	Curb	30" - 30"	Clean	No	80%	35%	70%
39D	CS-Box	30" - 30"	Clean	No	10%	5%	Clean
40	L-22	30"	Clean	No	Clean	5%	Clean
44	L-20	24"	Clean	No	25%	25%	25%
43	Box	24" - 24"	Clean	No	25%	10%	10%
42	CA #2 Box	24"	5% Sand & Debris	No	5%	5%	5%
			Corso Mediterra				
53	L-21	36"	Clean	No	30%	50%	5%
54	Curb	36"	10% Sand & Debris	No		DNL	-----
55	CE3	36"	10% Sand & Debris	No	10%	95%	20%
			Corso Mediterr/Golf /Ravello				
79	L-20	36"	Clean	No	90%	25%	50%
78	Curb	36" - 36"	Clean	No	30%	30%	40%
77	Curb	36" - 36"	Clean	No	30%	15%	40%
76	Box	36"-36"-36"	Clean	No	30%	15%	10%
75	L-27 & 28	36"	Clean	No	100%	80%	10%
76A	Box	36" -36"	Clean	No	15%	30%	35%
80	Curb	36" - 36"	Clean	No	15%	Clean	25%
81	Curb	36" - 36"	Clean	No	10%	5%	10%
82	L-30	36"	Clean	No	15%	10%	25%
			Bellezza Ln				
83	L-30	24"	Clean	No	10%	35%	Clean
84	Curb	24"- 24"	Clean	No	10%	15%	5%
85	Curb	24" - 24"	Clean	No	15%	10%	5%
86	L-31	24" - 24"	Clean	No	30%	5%	5%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
			Golf Cours/14N				
74	L-29	30"	Clean	No	40%	50%	25%
73	L-27 & 28	30"	Clean	No	80%	25%	25%
72	L-27 & 28	24"	15% Sand & Debris	No	60%	35%	25%
71	L-26	24"	Clean	No	30%	25%	25%
			Padova				
69	L-26	24"	Clean	No	50%	55%	25%
68B	MH	24" - 24"	Clean	No	25%	40%	25%
68C	CS-Box	24"- 24" -24"	Clean	No	25%	Clean	30%
68A	Curb	24"	Clean	No	25%	50%	5%
68	MH	24" - 24"	Clean	No	10%	15%	Clean
66	L-25	24"	Clean	No	25%	10%	Clean
			Brolio Way				
56	L-57	24"	Clean	No	10%	Clean	Clean
57	MH	24" - 24"	Clean	No	10%	Clean	Clean
57A	MH	24"-24"-24"	10% Sand & Debris	No	10%	10%	10%
59	MH	24" - 24"	Clean	No	30%	10%	10%
58	L-24	24"	Clean	No	30%	Clean	Clean
57B	Curb	24" - 18"	Clean	No	10%	10%	Clean
57C	Curb	18"	Clean	No	30%	10%	5%
60	Curb	24" - 24"	5% Sand & Debris	No	60%	25%	30%
61	Curb	24" - 24"	5% Sand & Debris	No	30%	25%	35%
61A	MH	24" - 24"	Clean	No	10%	10%	10%
62	JB	-----	DNL		DNL	DNL	N/A
65	L-25	24"	Clean	No	10%	Clean	Clean
			Brolio Way				
63	L-24	48"	Clean	No	Clean	Clean	Clean
63A	CS-Box	48" - 48"	Clean	No	5%	Clean	Clean

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
64	Os-Coco 2	48" - 48"	Clean	No	Clean	10%	N/A
			Bellezza Ln				
87	L-31	30"	45% Sand & Debris	Yes	60%	15%	50%
88	Curb	30" - 30"	Clean	No	80%	35%	35%
89	Curb	30" - 30"	Clean	No	50%	25%	Clean
90	L-32	30"	25% Sand & Debris	Yes	80%	60%	50%
			Corso Mediterra Cir				
91	L-32	30"	Clean	No	25%	10%	10%
92A	DA-4	30"	Clean	No	10%	10%	5%
			Porta Vecchio & Mediterra Dr				
93	L-32	30"	25% Sand & Debris/ Need To Dredge In Front Of Pipe	Yes	70%	25%	50%
94	Box	30" - 30"	50% Sand & Debris/Sand Trap	Yes	100%	35%	95%
95	L-34	30"	Clean	No	50%	10%	30%
96	L-58	36"	Clean	no	15%	10%	10%
96A	Curb	36" - 36"	Clean	No	10%	10%	10%
97	Curb	36" - 36"	Clean	No	10%	10%	10%
98	L-33	36"	Clean	No	30%	Clean	10%
99	L-58	24"	Clean	No	Clean	25%	35%
99A	CS-Box	24" - 24"	15% Sand & Debris	No	Clean	10%	25%
100	JB	----	DNL/ Heavy shrubs & Trees need to clear out	DNL	DNL	DNL	N/A
101	L-35	24"	DNL	DNL	DNL	25%	65%
			Marcello				
102	L-35	36"	10% Sand & Debris	No	40%	Clean	25%
103	Curb	36" - 36"	15% Sand & Debris	No	30%	10%	25%
104	Curb	36" - 36"	10% Sand & Debris	No	80%	15%	35%
105	L-36	36"	10% Sand & Debris	No	30%	25%	40%
106	L-36	36"	Clean	No	50%	30%	30%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
107	Box	36" - 36"	Clean	No	10%	Clean	25%
108	Box	36" - 36"	Clean	No	10%	Clean	5%
109	L-37	36"	Clean	No	40%	10%	35%
110	L-37	42"	Clean	No	30%	10%	30%
112	MH	42" - 42"	Clean	No	10%	10%	5%
112AA	MH	42" - 42"	10% Sand & Debris	No	10%	35%	N/A
114	Os-Oak 1	42"	30% Sand & Debris /located out side of wall	Yes	10%	15%	Clean
			Corso Mediterra Cir				
114A	CA-4B	24"	10% Sand & Debris	No	10%	Clean	10%
114B	CA-4A	24"	10% Sand & Debris	No	30%	Clean	Clean
114D	CA-4A	24"	30% Sand & Debris	Yes	40%	15%	25%
114C	CA-4B	24"	10% Sand & Debris	No	50%	10%	30%
114E	CA-4B	24"	30% Sand & Debris	Yes	30%	10%	10%
114F	CA-4A	24"	10% Sand & Debris	No	15%	10%	30%
			Positano				
115	L-39	24"	Clean	No	80%	Clean	10%
116	MH	24" - 24"	Clean	No	Clean	5%	5%
118	L-46	24"	25% Sand & Debris	Yes	50%	Clean	Clean
123B	L-46	24"	Clean	No	25%	5%	5%
123	Curb	24" - 24"	Clean	No	25%	10%	5%
123A	MH	24" - 24"	10% Sand & Debris	No	30%	25%	25%
124	L-47	24"	10% Sand & Debris	No	10%	10%	10%
			Verona				
119A	L-46	30"	Clean	No	40%	10%	30%
119B	Curb	30" - 30"	10% Sand & Debris	No	50%	15%	25%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
119	Curb	30" - 30"	10% Sand & Debris	No	50%	25%	30%
119C	MH	30" - 30"	Clean	No	30%	5%	10%
133A	Box	30" - 24"	Clean	No	10%	Clean	Clean
132	Box	24" - 24"	Clean	No	25%	Clean	10%
133	L-41	24"	30% Sand & Debris	Yes	50%	10%	25%
134	L-41	42"	Clean	No	Clean	Clean	Clean
135	Box	42" - 42"	10% Sand & Debris	No	15%	10%	10%
136	Box	42" - 42"	30% Sand & Debris	Yes	15%	10%	10%
136A	Box	42"-36"-42"	15% Sand & Debris	No	10%	10%	Clean
137	Box	42"	25% Sand & Debris	Yes	25%	10%	20%
137A	Box	42"	25% Sand & Debris	Yes	10%	20%	10%
137B	L-42	24"	30% Sand & Debris	Yes	70%	10%	20%
141	Curb	24"	25% Sand & Debris	Yes	25%	25%	Clean
142	Curb	24"	25% Sand & Debris	Yes	25%	85%	80%
143	L-43	24"	50% Sand & Debris	Yes	60%	10%	30%
138	Curb	36"	10% Sand & Debris	No	50%	20%	20%
139	Curb	36"	10% Sand & Debris	No	30%	10%	10%
138A	MH	36"	Clean	No	15%	Clean	10%
140	L-44	36"	10% Sand & Debris	No	10%	Clean	Clean
140A	Box	36"	10% Sand & Debris	No	10%	10%	Clean
			Cortile				
146	L-44	24"	30% Sand & Debris	Yes	80%	5%	25%
147A	Curb	24"	Clean	No	25%	10%	Clean
147B	Curb	24"	10% Sand & Debris	No	15%	10%	Clean
148	L-15	24"	25% Sand & Debris	Yes	50%	5%	25%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
147	Box	DNL	DNL	DNL	DNL	DNL	DNL
			Golf				
149	L-15	24"	25% Sand & Debris/ needs dredged	Yes			
150	Box	24"	Clean	No			
150A	Box	24"	Clean	No			
150B	CE-7	24"	75% Sand & Debris	Yes			
			Golf Course 17N				
144	L-43	24"	Clean	No	60%	10%	10%
144A	Box	24"	Clean	No	10%	5%	10%
145	L-19	24"	Clean	No	60%	20%	10%
			Corso Mediterra				
123F	L-47	24"	50% Sand & Debris	Yes	10%	10%	80%
123G	Box	24"	Clean	No	25%	25%	25%
123H	L-45N	24"	Clean	No	10%	Clean	Clean
			Golf Course 13S				
30	L-60	40"	Clean/ Need to dredge in front of Pipe	Yes	40%	10%	10%
31	Box	40"	25% Sand & Debris	Yes	10%	10%	10%
32	L-17	40"	15% Need to dredge in front of pipe	Yes	15%	10%	10%
33	L-17	24"	30% Sand & Debris	Yes			
35	L-8	24"	Clean	No			
			Medici				
401	Curb	15"	Clean	No	10%		
402	Curb	15"-18"	Clean	No	50%		
403	MH	18"-48'	DNL	No	60%		
404	L-22	48"	40% Sand & Debris	Yes	40%		
405	MH	48"	10% Sand & Debris	No	40%		
406	Curb	15"	10% Sand & Debris	No	25%		
407	CE-2	15"	10% Sand & Debris	No	Clean		

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
413	L-20	60"	Clean	No	35%		
416	MH	30"	Clean	No	25%		
419	L-21	30"	Clean	No	35%		
418	Curb	18"	Clean	No	Clean		
417	Curb	18"-24"	Clean	No	Clean		
Mediterra BLVD East							
277	Curb		25% Sand & debris	Yes			
276	L-70		25% Sand & debris	Yes			
277A	Curb		25% Sand & debris	Yes			
278	L-74		35% Sand & Debris	Yes			
Caminetto							
254C	CS	24"	10% Sand & Debris	No	30%		
254B	MH	24"	10% Sand & debris	No	30%		
254A	MH	24"	10% Sand & Debris	No	15%		
254	L-76	24"	25% Sand & debris	Yes	10%		
250	L-75	24"	30% Sand & Debris	Yes	15%	Clean	Clean
250A	Curb	24"	25% Sand & Debris	Yes	25%	10%	10%
250B	Curb	24"	25% Sand & Debris	Yes	25%	Clean	Clean
251	MH	24"	10% Sand & Debris	No	25%	Clean	Clean
252	MH	24"	Clean	No	10%	Clean	5%
253	L-76	24"	Clean	No	10%	10%	Clean
Lucarno Way							
247A	L-73	24"	25% Sand & Debris	Yes	10%	30%	25%
248	Curb	24"	10% Sand & Debris	No	30%	10%	10%
247	Curb	24"	10% Sand & Debris	No	60%	30%	20%
249	Box	24"	Clean	No	Clean	Clean	Clean
249A	L-75	24"	Clean	No	10%	Clean	Clean

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
274A	Curb	24"	10% Sand & Debris	No	15%	25%	20%
274	Curb	24"	Clean	No	15%	20%	10%
275	L-70	24"	35% Sand & Debris	Yes	70%	20%	30%
273	L-68	24"	35% Sand & Debris	Yes	50%	10%	25%
257	L-72	18"	10% Sand & Debris	No	5%	10%	Clean
258	L-71	18"	10% Sand & Debris	No	Clean	Clean	10%
			Lucarno II				
261	L-71	24"	10%	No	50%	85%	90%
260	Curb	24"	10% Sand & Debris	No	25%	10%	10%
260A	Box	24"	30% Sand & Debris	Yes	25%	Clean	Clean
259	L-69	24"	Clean	No	80%	10%	10%
			Cabreo				
255	L-73	24"	Clean	No	40%	10%	10%
256	L-69	24"	Clean	No	90%	5%	10%
			Felicita				
270	L-66S	24"	Clean	No	50%	Clean	10%
270A	Curb	24"	10% Sand & Debris	No	30%	30%	20%
271	Curb	24"	10% Sand & Debris	No	25%	10%	30%
272	L-68	24"	Clean	No	15%	5%	Clean
			Lucarno Way				
265A	Curb	24"	Clean	No	10%	5%	30%
265AA	CS	24"	10% Sand & Debris	No	10%	10%	Clean
265	L-67	24"	10% Sand & Debris	No	10%	Clean	25%
265B	Curb	24"	10% Sand & debris	No	15%	10%	20%
266	L-66S	24"	10% Sand & debris	No	10%	5%	10%
			Celebrita				
267	L-66s	24"	Clean	No	25%	Clean	10%
267A	CS	24"	Clean	No	15%	5%	10%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
269	Box	24"	5%	No	10%	10%	10%
Cellini							
263	Curb	24"	5% Sand & Debris	No	15%	10%	10%
263A	Curb	24"	5% Sand & Debris	No	15%	25%	20%
262	L-69	24"	35% Sand & debris	Yes	100%	10%	20%
264	L-67	24"	Clean	No	50%	25%	20%
Sovona							
243	Curb	24"	10% Sand & Debris	No	10%	10%	10%
243A	Curb	24"	10% Sand & Debris	No	10%	10%	10%
242	L-3	24"	Clean	No	10%	Clean	Clean
244	L-4	24"	Clean	No	15%	20%	10%
Trebbio							
204	L-61	24"	Buried Does not go to Lake	No	10%		
203A	MH	24"	10% Sand & Debris	No	10%	25%	25%
203	Curb	24"	10% Sand & Debris	No	30%	25%	25%
202	Curb	24"	10% Sand & Debris	No	Clean	Clean	10%
201	Box	24"	Clean	No	Clean	Clean	10%
200A	L-9	24"	10% Sand & Debris	No	80%	30%	20%
Golf Course 2S							
200	L-9	48"	45% Sand & Debris	Yes	50%	50%	50%
199	Box	48"	10% Sand & Debris	No	10%	25%	25%
198	L-40	48"	10% Sand & Debris	No	40%	5%	35%
196	L-10	42"	35% Sand & Debris	Yes	25%	5%	40%
197	L-40	42"	10% Sand & Debris	No	10%	Clean	20%
194	L-10	36"	25% Sand & Debris	Yes	30%	10%	30%
195	CE20AS	36"	10% Sand & Debris	No	15%	10%	5%
Golf Course /3N							

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
190	L-49N	48"	45% Sand & Debris	Yes	30%	30%	35%
192	Box	48"	10% Sand & Debris	No	15%	10%	45%
193	L-10	48"	Clean	No	30%	10%	30%
Golf Course /CE-8S							
191	L-49S	48"	35% Sand & Debris	Yes	10%	30%	40%
206A	Box	48"	35% Sand & Debris	Yes	15%	25%	40%
206	Curb	48'	Clean	No	50%	35%	70%
208	Box	60"	Clean	No	15%	10%	35%
209	L11	60"	45% Sand & Debris	Yes	40%	40%	50%
Golf Course /2S							
210	L-11	42"	10% Sand & Debris	No	Clean	35%	30%
211	Box	42"	10% Sand & Debris/ Covered with Pine straw	No	10%	10%	20%
212	L-14	42"	10% Sand & Debris	No	10%	5%	Clean
Golf Course /2N							
215	L-11	36"	25% Sand & Debris	Yes	40%	30%	20%
216	CE-8S	36"	10% Sand & Debris	No	10%	25%	10%
Golf Course /CE-8S							
213	L-14	24"	10% Sand & Debris	No	80%	10%	10%
214	L-59N	24"	10% Sand & Debris	No	30%	5%	10%
Mediterra Blvd							
182	I-62	24"	Clean	No	25%	Clean	Clean
183	Curb	24"	10% Sand & Debris	No	50%	25%	20%
184	Curb	24"	30% Sand & Debris	Yes	45%	25%	25%
185	L-59S	24"	Clean	No	Clean	10%	Clean
Treviso							
186	L-62	24"	10% Sand & Debris	No	25%	Clean	Clean
187	Curb	24"	10% Sand & Debris	No	25%	10%	25%
188	Curb	24"	10% Sand & Debris	No	25%	10%	10%
189	L-49N	24"	Clean	No	50%	10%	25%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
Lagos Way							
181	CE-19	24"	Clean	No	10%	Clean	5%
180	L-62	24"	Clean	No	60%	10%	Clean
179	Curb	18"-24"	25% Sand & Debris	Yes	10%	10%	NA
178	Curb	24"	10% Sand & Debris	No	15%	25%	20%
177	MH	24"	Clean	No	Clean	25%	20%
176	L-49N	24"	25% Sand & Debris	Yes	40%	25%	20%
174	I-49N	24"	25% Sand & Debris	Yes	50%	30%	80%
175	CE20AN	24"	25% Sand & Debris	Yes	15%	10%	20%
Mediterra Blvd							
173A	CE20-AN	36"	10% Sand & Debris	No	15%	5%	30%
173B	DA-6	36"	10% Sand & Debris	No	40%	25%	20%
173C	DA-6	36"	40% Sand & Debris	Yes	25%	10%	20%
173D	CE20-AN	36"	10% Sand & Debris	No	15%	Clean	20%
Castellano Way							
156	L-53	24"	25% Sand & Debris	Yes	35%	Clean	Clean
157	L-63	24"	25% Sand & Debris	Yes	50%	10%	25%
Terrazza							
159	Curb	24"	10% Sand & Debris	No	70%	25%	25%
160	Curb	24"	25% Sand & Debris	Yes	50%	25%	20%
161	L-52	24"	10% Sand & Debris	No	50%	10%	25%
158	L-53	24"	25% Sand & Debris	Yes	10%	Clean	Clean
165	L-52	24"	25% Sand & Debris /needs to be dredged in front of pipe	Yes	25%	25%	5%
164	MH	24"	30% Sand & Debris	Yes	25%	25%	5%
163	Curb	24"	25% Sand & Debris	Yes	60%	25%	20%
162	Curb	24"	30% Sand & Debris	Yes	60%	25%	25%

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
155	L-65	24"	Clean	No	60%	Clean	25%
	OS-OAK-2		Serta				
166	L-52	42"	25% Sand & Debris	Yes			
167	CS	42"	10% Sand & Debris	No			
OS-OAK-3							
169	L-50	42"	Clean	No	50%	Clean	20%
170	MH	42"	25% Sand & Debris	Yes	15%	10%	20%
171	MH	42"	25% Sand & Debris	Yes	15%	Clean	35%
170B	CS	42"	25% Sand & Debris	Yes	10%	30%	10%
			CalaBria				
173	DA-6		10% Sand & Debris	No			
172	L-50		Clean	No			
			Teramo/ Golf Course				
A	CE-4B	30"	10% Debris Leaves & Sticks	No	10%	10%	10%
B	CE-4B	30"	10% Debris Leaves & Sticks	No	10%	10%	10%
C	CE-4B	30"	10% Debris Leaves & Sticks	No	10%	10%	10%
D	CE-4B	30"	50% Debris leaves Sticks	Yes	10%	10%	10%
			Golf Course / 7N				
129	L-38	30"	Clean	No	25%	10%	10%
130	CA	30"	Clean	No	10%	10%	10%
			Golf Course / 7N/6N				
127	MH	24"	30% Sand & Debris	Yes	15%	10%	10%
128	L-38	24"	25% Sand & Debris	Yes	25%	Clean	25%
126	Box	24"	15% Sand & Debris	No	15%	10%	
125	L-39	24"	Clean	No			
			Golf Course/ 6N				
131	Box		Buried under sand	No			
131 AB	MH	24"	by fence 10% Sand & Debris	No			

WE SEE THINGS YOU CAN'T

Structure #	Type	Pipe Size	2025 Condition	Recommend Cleaning	2024%	2023%	2022%
131 A	L-47	24"	10% Sand & Debris	No	50%	50%	10%
131 AA	L-47		10% Sand & Debris	No			
131AAA	CA	24"	25% Sand & Debris	Yes			
			Brendisi				
131AD	L-48		Clean	No			
			Corso Mediterra Cir				
545	Lake		25% Sand & Debris	Yes			
546	MH		35% Sand & Debris	Yes			
547	Curb		25% Sand & Debris	Yes			
548	Curb		10% Sand & Debris	No			
549	MH		25% Sand & Debris	Yes			
550	Curb		30 % Sand & Debris	Yes			
551	Curb		50% Sand & Debris	Yes			
552	Box		30% Sand & Debris	Yes			
553	Curb		60% Sand & Debris	Yes			
554	Box		30 % Sand & Debris	Yes			
554	Box		30% Sand & Debris	Yes			
556	Curb		30% Sand & Debris	Yes			
557	Curb		60% Sand & Debris	Yes			
558	MH		30 % Sand & Debris	Yes			
559	Curb		10% Sand & Debris	No			
560	Curb		10% Sand & Debris	No			
561	Lake		25% Sand & Debris	Yes			

WE SEE THINGS YOU CAN'T

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2024**

**MEDITERRA
COMMUNITY DEVELOPMENT DISTRICTS
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	Governmental Funds			Total Governmental Funds
	General	Debt Service Series 2013	Debt Service Series 2022	
ASSETS				
Cash				
Suntrust - 3651	\$ 4			\$ 4
Suntrust - 7218	2,174,301	-	-	2,174,301
BankUnited - 0882	1,074,189	-	-	1,074,189
ICS - Bankunited	100,000	-	-	100,000
Investments				
BB&T - CDARS	558	-	-	558
Series 2013				
Revenue	-	232,427	-	232,427
Reserve	-	75,000	-	75,000
Series 2022				
Principal	-	-	3	3
Prepayment	-	-	969	969
Revenue	-	-	290,998	290,998
Due from general fund	-	238,590	646,231	884,821
Due from MS 2022	55,405	-	-	55,405
Due from other	55,456	-	-	55,456
Electric deposit	2,346	-	-	2,346
Total assets	<u>\$ 3,462,259</u>	<u>\$ 546,017</u>	<u>\$ 938,201</u>	<u>\$ 4,946,477</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 172,865	\$ -	\$ -	\$ 172,865
Due to other funds				
General fund	-	-	55,405	55,405
Due to debt service - series 2013	238,590	-	-	238,590
Due to debt service - series 2022	646,231	-	-	646,231
Total liabilities	<u>1,057,686</u>	<u>-</u>	<u>55,405</u>	<u>1,113,091</u>
Fund Balances				
Restricted for:				
Debt service	-	546,017	882,796	1,428,813
Assigned				
3 months working capital	268,067	-	-	268,067
Future fire mitigation clean-up	160,000	-	-	160,000
Unassigned	1,976,506	-	-	1,976,506
Total fund balances	<u>2,404,573</u>	<u>546,017</u>	<u>882,796</u>	<u>3,833,386</u>
Total liabilities and fund balances	<u>\$ 3,462,259</u>	<u>\$ 546,017</u>	<u>\$ 938,201</u>	<u>\$ 4,946,477</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 DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 826,858	\$ 1,167,492	\$ 1,352,268	86%
Interest and miscellaneous	3,408	8,375	30,000	28%
Total revenues	<u>830,266</u>	<u>1,175,867</u>	<u>1,382,268</u>	85%
EXPENDITURES				
Administrative				
Supervisors	2,715	3,655	9,900	37%
Management	4,164	12,493	49,973	25%
Accounting	1,392	4,175	16,700	25%
Audit	-	-	15,000	0%
Legal	1,835	1,835	15,000	12%
Field management	1,275	3,825	15,300	25%
Engineering	21,288	25,923	50,000	52%
Trustee	-	-	10,000	0%
Dissemination agent	333	1,000	4,000	25%
Arbitrage rebate calculation	-	-	1,500	0%
Assessment roll preparation	416	1,250	5,000	25%
Postage	322	568	1,500	38%
Insurance	-	12,871	13,600	95%
Legal advertising	490	490	3,000	16%
Contingencies	485	1,053	3,000	35%
Annual district filing fee	-	175	175	100%
Website	-	-	705	0%
ADA website compliance	-	210	210	100%
Total administrative	<u>34,715</u>	<u>69,523</u>	<u>214,563</u>	32%
Water management				
Lake Maintenance	30,539	60,527	350,000	17%
Contractual services	-	4,305	37,900	11%
Aquascaping/cutbacks/pipe cleanout	-	-	100,000	0%
Fuel Load reduction conservation areas	-	-	350,000	0%
Lake bank erosion repairs	-	-	100,000	0%
Electricity	6,025	9,089	30,000	30%
Aeration replacement and repairs	99,860	99,860	44,730	223%
Miscellaneous	-	128	-	N/A
Total water management	<u>136,424</u>	<u>173,909</u>	<u>1,012,630</u>	17%
Other fees & charges				
Property appraiser & tax collector	12,140	21,961	35,456	62%
Total other fees & charges	<u>12,140</u>	<u>21,961</u>	<u>35,456</u>	62%
Total expenditures	<u>183,279</u>	<u>265,393</u>	<u>1,262,649</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	646,987	910,474	119,619	
Fund balances - beginning	1,757,586	1,494,099	1,194,456	
Fund balance - ending (projected)				
Assigned				
3 months working capital	268,067	268,067	268,067	
Future fire mitigation clean-up	160,000	160,000	160,000	
Unassigned	1,976,506	1,976,506	886,008	
Fund balances - ending	<u>\$ 2,404,573</u>	<u>\$ 2,404,573</u>	<u>\$ 1,314,075</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 DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 203,961	\$ 278,867	\$ 315,756	88%
Interest	972	3,475	-	N/A
Total revenues	<u>204,933</u>	<u>282,342</u>	<u>315,756</u>	89%
EXPENDITURES				
Debt service				
Principal	-	-	185,000	0%
Interest	-	59,000	118,000	50%
Total debt service	<u>-</u>	<u>59,000</u>	<u>303,000</u>	19%
Other fees & charges				
Property appraiser & tax collector	4,079	7,011	11,512	61%
Total other fees & charges	<u>4,079</u>	<u>7,011</u>	<u>11,512</u>	61%
Total expenditures	<u>4,079</u>	<u>66,011</u>	<u>314,512</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	200,854	216,331	1,244	
Fund balances - beginning	345,163	329,686	310,748	
Fund balances - ending	<u>\$ 546,017</u>	<u>\$ 546,017</u>	<u>\$ 311,992</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 DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 494,100	\$ 707,258	\$ 827,957	85%
Interest	870	3,118	-	N/A
Total revenues	<u>494,970</u>	<u>710,376</u>	<u>827,957</u>	86%
EXPENDITURES				
Debt service				
Principal	-	-	708,000	0%
Interest	-	55,134	110,289	50%
Total debt service	<u>-</u>	<u>55,134</u>	<u>818,289</u>	7%
Other fees & charges				
Property appraiser & tax collector	6,048	10,406	17,156	61%
Total other fees & charges	<u>6,048</u>	<u>10,406</u>	<u>17,156</u>	61%
Total expenditures	<u>6,048</u>	<u>65,540</u>	<u>835,445</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	488,922	644,836	(7,488)	
Fund balances - beginning	393,874	237,960	209,331	
Fund balances - ending	<u>\$ 882,796</u>	<u>\$ 882,796</u>	<u>\$ 201,843</u>	

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

Mediterra CDD

2025 Operations Financial Impact Analysis

2.13.25

<u>Operations Account</u>	Budget	Encumbered	Variance
	<u>FY 2025</u>	<u>FY 2025</u>	<u>FY 2025</u>
Lake Maintenance Contract	\$ 350,000	\$ 338,613	\$ 11,387
Contract Services	\$37,900	\$ 38,635	\$ (735)
Aqua/cut backs/pipe cleanout	\$ 100,000	\$ 269,400	\$ (169,400)
Fuel Load reduction right of ways	\$ -	\$ 196,672	\$ (196,672)
Fuel Load reduction conservations	\$350,000	\$ 785,250	\$ (435,250)
Lake Bank - Erosion Repairs	\$ 100,000	\$ 13,800	\$ 86,200
Electricity	\$ 30,000	\$ 9,089	\$ 20,911
Aeration Repairs and replacements	\$ 44,730	\$ 111,283	\$ (66,553)
	\$ 1,012,630	\$ 1,762,742	\$ (750,112)

Notes

Mediterra Breakdown February 13, 2025

Summary:

Water Management:

Lake Maintenance Contract	\$349,365.00 (expires 10/31/25) <u>\$ 11,151.90</u> C/O (January thru October) \$ 338,212.70
Conservation 4-B Dead Pine/Palm	\$ 400.00 (Cintron – invoice received 11.22.24)

Total: \$338,612.70

Contract Services:

Cane Toad Removal Project	\$ 20,000.00 (expires 11/31/24)
Lake 52 bacteria applications	\$ 5,700.00 (expires 11/31/25)
Water Quality Testing	\$ 12,200.00
Iguana Inspections	\$ 735.00

Total: \$38,635.00

Aqua/cutbacks/pipe cleanout:

Annual Pipe Cleanout Project	\$183,300.00 (commenced in 2024/Completed 2/2025)
Annual Pipe Cleanout 2025	\$ 58,700.00 (is an agenda item for Board Consideration)
Annual Pipe Inspections	\$ 6,500.00
Pipe Repairs	\$ 20,900.00
Littoral Plantings Project	\$

Total: \$269,400.00

Fuel Load Reduction right of ways	\$205,891.00 <u>\$ 9,219.00</u> C/O (Deduction RMZ-7 is MCA Property) \$196,672.00
Fuel Load Reduction conservation areas	\$785,250.00
Lake Bank Erosion Repairs	\$ 13,800.00 (Lake 6/Villorsi)

Total: \$995,722.00

Aeration Repairs & Replacement:	\$ 99,859.99 (Fire ball/Cabinet Install)
Aeration Repairs & Replacement:	\$ 4,670.00
Aeration Repairs & Replacement:	\$ 6,752.95

Total: \$111,282.94

Note: Lake 52 bacteria applications (Bio-Zyme Eco Socks) is a combination of beneficial aerobic bacteria, enzymes, and other microbial or natural nutrient binding and limiting products as required for the proper maintenance of the pond. Approved by the Board February 20, 2019 in an effort to minimize growth of algae.

Water Testing/Sampling of four outfall ponds (Lake-24, Lake 35, L-37, L-52 & L-55) performed during the month of September (wet season); and February thru May (dry season).

Note: Pipe Repairs include \$2,300.00 Lake 1 Hydroseal Repair to structure 245/Villoresi (\$2,300.00) and Major outfall from Lake 55 (south side of Veteran's Memorial Blvd (\$6,800.00) and approved June 20, 2024. Dredging of Storm Inlet Lake 6/Villorsi lake end to extend this pipe out five feet and approved August 21, 2024. Cost \$11,800.00 + C/O \$2K for required sod for a total of \$13,800.00

Note: Fuel Load Reduction "right of ways" project was a budgeted line item for fiscal year 2024 and project will be paid utilizing fund balance.

Note: Fireball/Cabinet Install project was completed the week of November 25th.

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 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 16, 2024	Regular Meeting	9:00 AM
November 20, 2024	Regular Meeting	9:00 AM
December 4, 2024*	Regular Meeting	9:00 AM
January 15, 2025	Regular Meeting	9:00 AM
February 19, 2025	Regular Meeting	9:00 AM
March 19, 2025	Regular Meeting	9:00 AM
April 16, 2025	Regular Meeting	9:00 AM
May 21, 2025	Regular Meeting	9:00 AM
June 18, 2025	Regular Meeting	9:00 AM
August 20, 2025	Public Hearing & Regular Meeting	9:00 AM

Exception

**December meeting date is two (2) weeks earlier to accommodate the holidays.*

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D

MEDITERRA CDD

Key Activity Dates

Updated: February - 2025

Highlighted boxes indicate current and upcoming projects within 60 days

Description	Reference	Submit To	Due Date	Date
Cane Toad Removal	SOP	N/A	The Cane Toad & Tadpole removal project is scheduled to commence in February. 2 night visits per month (February through November).Program will include 18 visits.	2/24 thru 11/2025
Wetland Maintenance	SOP	N/A	Wetland Maintenance as required by SFWMD is to be performed at a minimum of two times per year.	Feb./May/ August/Nov 2025
Lake & Wetland Contract	SOP	N/A	Executed Contract Agreement with EarthBalance for Lake and Wetland Services.	11.1.24 thru 10.31.25
Elide Fire Extinguishing 6" Ball (Standard Bracket) Phase II Project to include the installation of 24 Cabinets	SOP	N/A	Project is scheduled to commence September 1, 2024.All work provided by the contractor shall be warranted for two (2) years. Manufacturer warranty is three (3) years; however they have indicated the fire balls last for five (5).Project completed November 25, 2024.	Warranty Expires 11/2026
Lake 6/Villorsi	SOP	N/A	Dredge out storm inlet of sand and material around lake end to extend this pipe out 5 feet, with the flange anchored and cemented to the concrete end wall. Will repair two areas that have been damaged with new felt and new rip/rap. District Engineer to oversee this project. \$11,800.00. Project Completed/Confirmed February 3rd to include a C/O of \$2K for sod.	Scheduled to commence on Monday, 1/13/2025
Annual Financial Report April Agenda Item	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. Auditor placed on notice of deadline being no later than April 30th annually, and provide in their May agenda package for Board's consideration/approval.	April Agenda Item and Due 6/30/2025
Proposed Budget May Agenda Item	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.	May agenda item and due 6/15/2025

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 thirty days in advance of meeting to adopt the budget and received by WHA (Corporate) forty days in advance of the hearing date.	7/1/2025 draft notice to Chairman & 7/7/25 notice to WHA
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.	9/15/2025
Insurance Renewal	SOP	N/A	Bind Insurance for upcoming Fiscal Year with an effective of October 1st thru September 30th	10/1/2025
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.	10/1/2025
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)	10/15/2025
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, 2024	11/30/2025
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 December 3rd.	12/3/2025
Laptop @ MCA	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 Webmaster is reviewing all items at this time to ensure ADA Compliance. Upon speaking with Corporate, the Webmaster has not been able to provide an estimated completion date.	On-going

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)	4/15/2025
Interconnecting Drain Pipe/Outfall Structures 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%. This is to include annual ROV inspections of all outfall structures. 2024: ROV Inspecting of all pipes/outfall structures. Pipe Cleaning approved in two Phases: Collier County to be completed as Phase I with Lee County to be completed as Phase II. 2024 Project to be completed 1/10/25. 2025 Annual Inspections commenced on January 6th.	2025 Annual inspections commenced on 1/6/25, and is an agenda item for Board consideration
Water Testing/Sampling	SOP	N/A	Testing & Sampling of four outfall ponds (Lake - 24, 35, 37, 52 & 55) performed during the month of September (wet season); and February thru May (dry season).	September & February thru May annually
Lake Audit Report conducted by WHA	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, aerator operation and any unauthorized activities in or adjacent to the lakes.	June/July 2025
Littoral Planting Projects	SOP	N/A	Lakes will be identified during the annual Lake audit.	6/1/2025
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.	6/30/2027
Residential Preserve Fire Reduction Program - Three Year Rotation Program	SOP	N/A	As approved June 16, 2021; Project commenced on January 3, 2022 and will continue every three years. Castellano Way Area RMZ-11 of \$14,200.00 to be added to the 3 year rotation project and added to the Fiscal Year 2023/24 Budget.	Estimated time frame: 2/3/25 thru 5/31/25
Fuel Load Reduction Right of Ways	SOP	N/A	As approved at the August 21, 2024 meeting; project awarded to Earthbalance and is scheduled to commence during the dry season and added to the Fiscal Year 2024/25 Budget.	December 9, 2024 thru January 28, 2025
Phase Three East - Stormwater Pond 74	SOP	N/A	The original issue date was April 16, 2020. Modified May 19, 2022. The duration of the permit is extended until October 7, 2027 per the request to SFWMD. As discussed at the December 6, 2023 meeting; possible extension due to Hurricane Ian of 9/2022 to early 2029. 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) 10/7/2027 - deadline March 10, 2029

Ethics Training for Special District Supervisors	112.3142 requirements applied 2024		Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: https://ethics.state.fl.us/Training/Training.aspx	12/31/2025
Form 1 Filing - Statement of Financial Interest			Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. https://ethics.state.fl.us/ . File by July 1st following each calendar year in which they hold their position.	7/1/2025 annually
Goals, Objectives & Annual Reporting Form	SHB7013 Special Districts Performance Measures and Standards	Publish annually on the District's website	Starting October 1, 2024, or by the end of the first full fiscal year after its creating (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives.	Due 12/1/2025
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 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.	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).	11/1/2024

MEDITERRA COMMUNITY DEVELOPMENT DISTRICT
STORMWATER PONDS AND APPROXIMATE LOCATION
 Last Updated 9.15.2022

L-1	Monterosso & Villoresi	L-39	Teramo & Positano
L-2	Main Entrance Southside	L-40	Golf Course & Trebbio
L-3	Main Entrance Northside	L-41	Verona
L-4	Golf Course & Savona	L-42	Verona
L-5	Golf Course & Savona	L-43	Golf Course & Verona
L-6	Villoresi	L-44	Verona & Cortile
L-7	Golf Maintenance	L-45N	Cortile
L-8	Golf Course & Milan	L-45S	Cortile
L-9	Golf Course & Trebbio	L-46	Positano
L-10	Golf Course & Trebbio	L-47	Golf Course & Positano
L-11	Benvenuto	L-48	Brendisi
L-11B	Club House	L-49N	Golf Course & Treviso
L-12	Club House	L-49S	Golf Course & Treviso
L-12B	Club House	L-50	Serata, Calabria, and Villalago
L-13	Club House	L-52	Terrazza & Serata
L-14	Golf Course & Cortile	L-53	Amarone & Terrazza
L-15	Golf Course & Cortile	L-54	Golf Course Maintenance
L-16	Milan	L-55	Golf Course Maintenance
L-17	Golf Course & Corsini	L-56	Golf Course & Milan
L-18	Golf Course & Verona	L-57	Padova
L-19	Golf Course & Verona	L-58	Porta Vecchio
L-20	Bello Lago	L-59N	Cortile & Golf Course
L-21	Bello Lago	L-59S	Cortile & Golf Course
L-22	Medici	L-60	Golf Course & Milan
L-23	Golf Course & Corsini	L-61	Golf Course & Trebbio
L-24	Padova	L-62	Treviso
L-25	Padova	L-63	Amarone
L-26	Golf Course & Padova	L-64	Amarone
L-27 & 28	Golf Course & Ravello	L-65	Terrazza
L-29	Golf Course & Bellezza	L-66S	Celebrita & Felicita
L-30	Bellezza & Ravello	L-67	Cellini & Buonasera
L-31	Bellezza	L-68	Lucarno & Felicita
L-32	Porta Vecchio & Bellezza	L-69	Lucarno II, Cellini, and Cabreo
L-33	Porta Vecchio	L-70	Lucarno
L-34	Golf Course & Porta Vecchio	L-71	Lucarno II
L-35	Marcello & Golf Course	L-72	Lucarno II
L-36	Marcello	L-73	Lucarno II & Cabreo
L-37	Marcello	L-74	Lucarno II
L-38	Golf Course & Teramo	L-75	Caminetto
		L-76	Caminetto

MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT

13

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	03.01.18	ACTION	Move "Completed" items 6 months or older from the date moved to completed to the Archive List.	Admin Staff	X		
2	03.03.21	ACTION	Board: Include Mrs. Adams/Mr. Willis/Chair in email requests to Mgt. Mrs. Adams: Respond to requests indicating person who will give info. Mr. Willis: Track all requests.	Board Mrs. Adams Mr. Willis	X		
3	03.03.21	ACTION	Email mtg agenda to Chair 3 days before sending to BOS. 10.16.24: Send to Vice Chair until new Chair elected	Admin Staff	X		
4	03.03.21	ACTION	Review CDD website for accuracy & notify MCA GM of cancelled meetings/date changes to e-blast to residents.	Mr. Willis	X		
5	04.21.21	ACTION	Obtain unit pricing for all contracts moving forward.	CDD Staff	X		
6	04.21.21	ACTION	Add cloud link on website & upload record of proceedings. 11.16.22 Check status & provide update at 02/2024 meeting.	Webmaster	X		
7	01.19.22	ACTION	Work with MCA Manager to ensure Staff has opportunity to proof communications before they are sent.	Mr. Adams	X		
8	11.16.22	ACTION	Include Mr. Tarr in emails if fire incident happens so he can alert Board.	Mr. Bowden	X		
9	02.21.24	ACTION	Take ethics training by 12.31.24. \$79 online course approved.	Board	X		
10	02.21.24	ACTION	Provide Board w/ permit for Permit Extension–Phase 3 East Stormwater Pond 74.	Mr. Adams	X		
11	04.17.24	ACTION	Draft specs for future lake bank remediations.	District Eng	X		
12	05.15.24	ACTION	Aquatics reports to be informative rather than repetitive or boilerplate. Factual reporting is needed, not marketing.	Mrs. Adams	X		
13	08.21.24	ACTION	MRI Proposal #4931 for Lake #6 inlet in Villoresi: Schedule after rainy season.	Mrs. Adams	X		
14	08.21.24	ACTION	Webmaster to send Shane a mthly email regarding updates.	Mr. Willis	X		
15	08.21.24	ACTION	Email Board when agenda packages are late.	Corporate	X		
16	10.16.24	ACTION	Staff will develop a bulleted list of Code of Conduct items to be inserted into the CDD's standard contracts going forward.	Mr. Adams	X		
17	10.16.24	ACTION	Send MRI pipe inspection updates to Board when received.	Mrs. Adams	X		
18	10.16.24	ACTION	Ensure palm fronds, trash & debris are removed from lakes as water levels recede.	Mr. Willis	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
19	10.16.24	ACTION	Engage Pesky for one full sweep of both golf courses and rock banks, in a not-to-exceed amount of \$1,000.	Mr. Willis	X		
20	10.16.24	ACTION	Confirm EarthBalance/Crosscreek tech # & service days/week.	Mr. Willis	X		
21	10.16.24	ACTION	Submit proposal for independent performance review of stormwater system according to scope of work as discussed.	Mr. Zordan	X		
22	10.16.24	ACTION	Monitor Operating Account to maintain \$250,000 and sweep excess to BankUnited ICS account.	Corporate	X		
23	10.16.24	BOTH	Prepare and send insurance summary to Board Members	Ms. Willson	X		
24	10.16.24	ACTION	Schedule ROV pipe inspection for mid-January if possible.	Mrs. Adams	X		
25	10.16.24	BOTH	Ms. Gartland: Draft Nov. Board Letter. Mrs. Adams: Email draft to Board; revisions to be discussed at Nov. meeting	Ms. Gartland/ Mrs. Adams	X		
26	11.20.24	ACTION	Discuss second possible dog park site with MCA.	Mr. Tarr	X		
27	11.20.24	ACTION	Follow up with Blue Landscaping re: proposal and engage contractor to replace washed out sod; NTE \$1,000.	Mr. Willis	X		
28	11.20.24	BOTH	Work w/ ARC, MCA, etc to make sure drainage is addressed when approving lanai expansion and landscape remodels.	Admin Staff	X		
29	11.20.24	ACTION	Update letter to residents, forward to Mrs. Adams to send to Mr. Tarr for review, after which the letter will be sent.	Ms. Gartland	X		
30	11.20.24	ACTION	Review/approve Evaluation Criteria & project documents for preserves bid process, fire reduction RFP & fire ROW RFP; it is hoped that proposals can be reviewed in January 2025.	Board	X		
31	11.20.24	ACTION	Lake 37 will not be retested now. Testing will be in dry season. Mr. Elizarraraz: Provide letter stating "We see no reason to take any additional action until the next regularly scheduled sampling".	Mr. Zordan/ Mr. Elizarraraz	X		
32	11.20.24	ACTION	Provide Mr. Light a copy of the Lake Map.	Mrs. Adams	X		
33	11.20.24	ACTION	Follow up with webmaster so Rules of Procedures are accessible on website.	Mr. Willis	X		
34	11.20.24	ACTION	Offer Zoom mtgs going forward; re-advertise Meeting Sched.	Mrs. Adams	X		
35	12.04.24	ACTION	Add link to FAQs to website home page. Attach FAQ to nxt letter.	Mr. Willis	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
36	12.04.24	ACTION	Provide corrective action plan for Aquatic Maintenance Services.	Mr. Barron EarthBalance	X		
37	12.04.24	ACTION	Advertise Fuel Load Reduction project for sealed bids. Open bids 01.06.25. Recommendations to BOS before Jan mtg.	Mr. Zordan	X		
38	12.04.24	ACTION	Update Fuel Load Reduction Project Manual & solicit repeat contractors. Date to be extended if no responses are received.	Ms. Willson	X		
39	12.04.24	ACTION	Readvertise & reschedule May mtg from 05.21.25 to 05.14.25.	Mrs. Adams	X		
40	12.04.24	ACTION	Inspect lake structures #224 and #224A, re: complaint of foul odor emanating from cement structure	Mr. Willis	X		
41	12.04.24	ACTION	Determine if dead palms can be removed from the preserve.	Mrs. Adams	X		
42	12.04.24	ACTION	Speak with MRI re: failure to have flagmen directing traffic while working in CDD.	Mrs. Adams	X		
43	01.15.25	ACTION	Identify CDD & MCA parcels cleared in ROW clearing project. Email GIS tech re: is info already in the shape files. MCA acreage to be deducted from contract. Alert MCA that Area 7 is not CDD's responsibility.	Mr. Zordan	X		
44	01.15.25	ACTION	Inspect area of Medici Cocoplum hedge regarding 7 gaping holes & to mitigate issue.	Mr. Barron EarthBalance	X		
45	01.15.25	ACTION	Email Johnson Engineering standards for the Conservation Area Fuel Load Reduction Services RFP to Mr. Light.	Mr. Adams	X		
46	01.15.25	ACTION	Email Fishing Policy from another CDD to Board and/or Staff for informational purposes.	Mr. Adams	X		
47	01.15.25	ACTION	Inca Mat littorals to be planted when rains begin. (April/May)	Mr. Willis	X		
48	01.15.25	ACTION	Have sod behind 15201 Medici replaced.	Mr. Willis	X		
49	01.15.25	ACTION	Meet with Mr. Lively & follow up re: open structure behind pickleball court (can it be covered, runoff flow etc.)	Mr. Willis	X		

MEDITERRA CDD

#	MTG DATE ADDED TO LIST	ACTION OR AGENDA OR BOTH	ACTION/AGENDA or COMPLETED ITEM	STAKEHOLDER	ONGOING	COMPLETED	MTG DATE MOVED TO COMPLETED
1	10.18.23	ACTION	Record Consent to Use of Easement Agmt w Club. 12.06.23: Agmt submitted to The Club for comments/execution.	Mr. Adams		REMOVED	10.16.24
2	05.15.24	ACTION	Provide Mr. Henry w/ breakdown of Debt Service Fund assessments on Pages 9 & 10 of proposed FY25 budget.	Mr. Adams		REMOVED	10.16.24
3	06.20.24	ACTION	Look into resident report of a pipe floating in the lake.	Mr. Radford		X	10.16.24
4	08.21.24	ACTION	Determine if golf course will participate in iguana control.	Mr. Willis		X	10.16.24
5	08.21.24	ACTION	Email Board of CDD's options if activity on adjacent property impacts/potentially damages CDD stormwater ponds.	Ms. Willson		X	10.16.24
6	08.21.24	BOTH	Address if fire liability coverage of \$75,000 is adequate.	Ms. Willson		X	10.16.24
7	06.20.24	ACTION	Determine if CDD can remediate/ repair if resident causes damage to CDD property, & then enforce reimbursement.	Mr. Haber/ Ms. Willson		X	12.04.24
8	06.20.24	ACTION	Obtain proposal for repairs to Veterans/OS-Coco 1 outfall structures in dry season.	Mr. Zordan		X	12.04.24
9	08.21.24	ACTION	Ask wildlife expert to give iguana control presentation. 10.16.24: Schedule presentation by FWC/Cons. of SW Florida.	Mr. Willis		X	12.04.24
10	10.16.24	ACTION	Add 15221 Medici to MRI's list of drain pipes to be addressed.	Mr. Willis		X	12.04.24
11	10.16.24	ACTION	Ms. Willson's email to be attached to the 10.16.24 Minutes.	Corporate		X	12.04.24
12	10.16.24	ACTION	Send/email info package with approved vendors for remediations and schematics to Board Members.	Mr. Willis		X	12.04.24
13	10.16.24	BOTH	Appointment to Vacant Seat 4 might occur at Nov. meeting.	Mrs. Adams		X	12.04.24
14	10.16.24	ACTION	Resend the summary of insurance coverages to the Board.	Mrs. Adams		X	12.04.24
15	10.16.24	BOTH	Mr. Light & other interested candidates for vacant seat(s) to send email of interest to Mrs. Adams for next agenda.	Mrs. Adams		X	12.04.24
16							
17							
18							
19							
20							