

**MINUTES OF MEETING
MEDITERRA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Mediterra Community Development District held a Regular Meeting on October 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:

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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via Zoom)	District Counsel
Mark Zordan	District Engineer
Andy Nott	Superior Waterways
Neal Spungen (via Zoom)	Dryad
Eric Barnett (via Zoom)	Dryad
Jeff Hanley (via Zoom)	Certified Security & Integration
Gayle Roberts	Resident
Yolande Simon	Resident
Dave McGehe	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:06 a.m.

Supervisors Gartland, Wheeler, Tarr and Henry were present. Supervisor Light was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Residents Gayle Roberts and Yolande Simon provided pictures and discussed bushes that were removed along the unsightly, broken fence by the east gate and discussed the resulting loss of privacy at their residences.

Discussion ensued regarding the map of the lake, the location of the MCA's fence within the landscape buffer and whether the property in question is CDD or MCA property.

Mr. Zordan presented plats of the area and stated he was unaware that any clearing occurred. It was noted that the clearing occurred several years ago, perhaps in 2021. Mr. Willis stated that no such work was done or requested, on the CDD's behalf, and an additional cost would have been incurred. Mrs. Adams stated that any clearing would have required Board approval.

Discussion ensued about previous removal of cabbage palms, the specificity of the work order and determining what to do if it is on CDD land. It was noted that it is an MCA matter.

Mr. Adams stated, according to the Plat, all Landscape Buffer Easements shown as Tracts A, L, M, N and Q, subject to easements, are dedicated to the Mediterra Community Association.

Discussion ensued regarding the need to know what the CDD owns, what the MCA owns, what needs to be done, whether to have the area surveyed, who removed the foliage, whose responsibility it is to replace the foliage, and complete removal of all foliage and roots, including with leveling and stump removal.

Mr. Tarr stated, to the best of his knowledge, CDD contractors have never performed such complete vegetation removals. Mr. Adams stated the CDD does not remove stumps.

Mr. Henry believes the next step is to involve the MCA. He thinks a simple and relatively inexpensive solution that would satisfy residents would be to plant *Clusia* along the inside of the fence line; he does not propose the CDD pay for it. Mr. Tarr stated that CDD funds cannot be spent on private land.

Mr. Henry reiterated his opinion that planting *Clusia* along the inside of the fence line will satisfy residents. To him, the only thing to determine is who would pay for the *Clusia* and installation. He thinks if the MCA removed the foliage, it should pay for the installation and the CDD should do whatever is necessary to allow them to do that.

Discussion ensued regarding pictures and foliage removal. It was noted that the foliage was removed in 2021 and that the MCA had a program to increase visibility to the lakes. The consensus was that the CDD was not responsible for removing the foliage.

Mr. Henry will work with the Lucarno HOA and provide an update.

THIRD ORDER OF BUSINESS

Chairman's Comments

Mr. Tarr welcomed all to the meeting and discussed the need to avoid speaking over one another and to maintain respect for each other's opinions.

Resident Dave McGee discussed an iguana issue occurring at Lake 58, in an area that includes a very woody area with seven tracts owned by four different organizations. Many iguanas have been observed on the lake bank in late afternoon.

It was noted that Pesky Varmints was engaged for toad control and has checked the area for iguanas in the past. Staff will ask Pesky Varmints to address the issue.

FOURTH ORDER OF BUSINESS

Approval of August 20, 2025 Public Hearing and Regular Meeting Minutes

Mr. Tarr asked for the minutes to be checked to ensure that Ms. Alyssa Willson's name is spelled correctly.

Regarding line 145, the full inventory of meters is underway and affixation of CDD stickers to each CDD meter is ongoing.

Regarding line 180, coco mat will be installed underneath the sod.

The following changes were made:

Line 190: Change "Adams" to "Zordan"

Line 184: Change "Medici" to "Mediterra"

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the August 20, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

FIFTH ORDER OF BUSINESS

Update: Dryad Project

- A. Discussion/ Consideration: Dryad Wildfire Detection Proposal**
- B. Consideration of Superior Waterway Services, Inc. Service Agreement [Installation of Wildfire Sensors]**

Mr. Tarr introduced the Dryad Team and Mr. Jeff Hanley, of Certified Security & Integration, who is Dryad's reseller. Mr. Tarr commented on the proposal which provides passive monitoring, to include 622 sensors, 11 mesh gateways and 17 board gateways. He suggested adding page numbers to the proposal and noted that the gateways are third generation products, which he believes means this is not startup technology.

Mr. Spungen presented the Wildfire Detection Proposal dated October 6, 2025, which has been discussed and went through several iterations in the past year, based on different levels of coverage, response time and other factors. The current proposal reflects the integration of 24/7 monitoring center support. System alerts would be directed to a staff monitoring center in Florida, operated by CMS, which he believes provides similar services to other CDD residents, as well as the required hardware. Mr. Hanley will be responsible for integrating the system. Prices have increased since the proposal was last presented in March due to several factors, including the use of resellers and freight costs. While the proposal includes 622 sensors, the number could change slightly during installation and calibration. If desired, satellite connectivity for the gateways can be an option for an additional charge. Project oversight, project plans, training and installation assistance will be provided by Mr. Eric Barnett, who will be on site and assisting as installation will be performed by another contractor.

Discussion ensued regarding the system's ability to offer the highest level of cellular coverage possible, automatically switching based on whichever cellular provider has the best signal. All such costs are embedded into the fixed service fee shown in the proposal. A discount can be offered for a service contract of up to five years, if the CDD commits to a longer term upfront.

Mr. Tarr stated that Mr. Nott's proposal includes six technicians per day for the installation, and that, in the Project Timeframe, Dryad suggested four teams of two installers and one installer for gateways.

Discussion ensued regarding the proposal, the number and range of sensors, factors affecting detection time, whether to accept Dryad's recommendations regarding sensors, Mr. Light's email suggesting a proof of concept and a prescribed burn, the logistics and timeframes related to providing a proof of concept, and metrics and interfaces provided by the Dryad system to monitor performance.

In response to Mr. Tarr's questions, Mr. Barnett stated that over 100 sites have been deployed. New sites are constantly being deployed and current sites are constantly being expanded. No current customers demanded a refund and/or removal of the system due to failure to meet specifications.

Discussion ensued regarding Supervisor Light's suggestion that a Board Member perform fact finding with a current Dryad user, at the CDD's expense, and whether to send a Board Member to Germany to visit the company and plant.

Mr. Spungen stated that he sent Dryad's recommendations and references, and written responses to specific questions, to Mr. Light. It was noted that District Management was not included in these conversations.

The consensus was for Mr. Zordan to speak with the references and provide input. Mr. Spungen stated he will email the information to Mr. Zordan and invited him to call him with any further questions.

Mr. Henry noted that costs have increased dramatically since the proposal was first presented and asked if the CDD can receive a cost reduction if approved expeditiously.

Mr. Spungen stated that the hardware costs increased 22% due to increases in shipping and tariffs, and not a Dryad price increase, and that the scope of services also increased. Dryad does not discount the equipment because it is unique in the marketplace. He believes it is fairly and competitively priced and, in terms of the value proposition of what is provided, it is unmatched in terms of wildfire protection. He will ask about a price reduction but, generally, discounting does not happen with this equipment.

Ms. Gartland asked if the prices are guaranteed for a time, or if they could increase again. Mr. Spungen stated that the prices presented are predicated on the assumption that the CDD proceeds in the near term. In the event of a delay, prices could be affected by tariffs,

shipping or Dryad cost increases based on its cost changes. Knowing when the CDD might proceed could help determine how long the pricing can be locked in. There was a volume consideration based on the number of sensors, versus a system that might involve 100 sensors. Beyond that, he will see if Dryad is willing to consider something else.

The consensus was that no proof of concept will be requested.

Discussion ensued regarding implementing the Dryad system instead of wildfire mitigation in conservation areas and the potential cost savings.

Mr. Tarr voiced his belief that, if the Dryad system is installed and fails to perform, the Board would expect Dryad to make it right or remove it. Mr. Spungen stated that the Dryad system will be fully operational; if not, they would make it right. Mr. Tarr voiced his opinion that Dryad would not install a system in Mediterra and allow it to fail.

Discussion ensued regarding the remaining funds budgeted, potentially eliminating the need for future wildfire mitigation by installing the Dryad system, Mr. Zordan's due diligence eliminating the need for a site visit, and authorizing the Chair to approve proceeding with the project between meetings if certain parameters are met.

Regarding installation, Mr. Nott stated that he does not have enough additional staff members available and expressed concern about installing equipment on 20' poles in thick preserves.

Mr. Barnett stated that, rather than installing poles, the current plan calls for sensors and gateways to be installed on trees, at a minimum of 9' high; while greater height increases the range, it is not entirely necessary.

Mr. Hanley stated he will provide two additional per diem crew members to work with Mr. Nott.

Ms. Willson asked which entity would be responsible for equipment damaged during the installation process. It was noted that equipment damaged during installation would typically be switched out and treated as a warranty item that does not affect the CDD. Ms. Willson noted the need to ensure that the contracts address potential issues in advance. It was noted that, in some cases, the negligence clause could apply. Ms. Willson stated the intent is not to overly penalize the installer if it should be covered by the provider, or vice versa.

Mr. Tarr noted that, with \$350,000 budgeted and equipment costs of \$230,000, \$120,000 is available for installation. He asked how many days it would take for eight installers to complete the installation. Mr. Barnett predicted that installation can be completed in 10 business days. Mr. Spungen stated that it includes time to train the Superior team to perform initial setup before installation, checking proper function, and orienting end users on the dashboard and system. Mr. Hanley estimated the cost for additional crew members to be \$30,000 to \$40,000, depending on travel charges and related issues. Mr. Adams stated that the expenses fall within the budget.

The consensus was that Mr. Tarr will participate in the call with Mr. Zordan.

Ms. Gartland asked if anything would necessitate the Agreement being presented to the Board again in November. Mr. Tarr asked Mr. Hanley to ensure that his staff can work in Florida and voiced his opinion that Collier and Lee County licenses should be easy to obtain.

Mr. Tarr stated that, if the references reported long-term periods of system outages, he would be very concerned and not want to move ahead. Mr. Spungen stated that every Dryad system is monitored centrally so, if something goes offline, it is addressed right away; uptime is very critical for these systems.

Ms. Wheeler asked when installation would begin, once approved. Mr. Spungen stated that, once everything necessary for the contract and the order are received, installation could begin within 90 days. It was noted that dry season is the best time for installation.

On MOTION by Mr. Henry and seconded by Ms. Wheeler, with all in favor, the Dryad Wildfire Detection Proposal, subject to review by Mark Zordan and possible consideration of a discount and satisfying District Counsel's requirements for the contract Agreement, subject to the Chair's input, was approved.

SIXTH ORDER OF BUSINESS

Discussion: MCA Lake Bank Landscape Agreements

- A. Johnson Engineering, LLC Excluded Maintenance Areas Observation Report**
- B. EarthBalance Price Quote for Initial Clearing/Maintenance of Twelve Areas**

Mr. Tarr discussed items that that should have been completed but were not and that should have been paid for by the MCA, not the CDD. He was shocked by the cost of over \$178,000 and suggested deferring this item to the next meeting.

Discussion ensued regarding whether to terminate the Agreement, the lack of any recent resident complaints, the contract to maintain the areas and whether the areas should be inspected.

Mr. Tarr noted the need to address these items with James Barron, Phil Green and Bill Bowden. It was noted that the Agreement can be terminated at any time.

Discussion ensued regarding the photos and the poor condition of Lake 63.

A suggestion was made to hold a workshop at the end of the next meeting to review the lake banks that are not being maintained.

Mrs. Adams will ask EarthBalance for a detailed breakdown of what they propose to do at each specific area.

SEVENTH ORDER OF BUSINESS**Discussion: Aeration Electrical Supply****A. Estimated Monthly Cost****B. Discussion/Consideration: Aeration New Electrical Services Proposal**

The Board and Staff discussed the amounts to be reimbursed to the owners of the shared meters, whether the Club, an HOA or the CDD, as calculated by Mr. Nott.

Mrs. Adams recalled that the estimated cost to install meters is \$36,000. Mr. Nott stated that would be the minimum amount to install meters next to existing meters without additional work such as relocating meters to an easement.

Discussion ensued regarding a Cost Sharing Agreement, whether Florida Power & Light (FPL) could advise that a meter cannot be shared, the lack of an Agreement with Porta Vecchio and paying the shared costs going forward until meters can be installed.

EIGHTH ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.****A. Lake Treatment Report**

B. Update: Planting of Littorals

Mr. Nott stated that he did not prepare a monthly Lake Treatment Report. There is not much to report; he will inspect the littorals that were installed to ensure they are surviving.

Mr. Tarr stated that he asked Mr. Zordan to inspect Cortile and advise the Board how the lake bank restoration fared over the summer. Mr. Zordan provided photos and stated the littorals look good. The lake bank is holding up perfectly; there are no washouts.

Mr. Tarr voiced his opinion that, as bad as it was with MRI in Medici, they gave the CDD the product it was looking for. He encouraged Board Members to inspect the area. Mr. Nott stated that he noticed one floating black pipe, which he will have anchored.

NINTH ORDER OF BUSINESS

Discussion/Consideration: **Aquatics Maintenance Agreement (expires 10/31/25) Earthbalance (Superior Aquatics Sub-Contractor) Will Hold Current Cost of \$349,364.60 Per Year for a 2-Year Renewal Starting 11/01/25**

Mr. Willis stated the current contract expires at the end of the month. EarthBalance agreed to hold its price for the next two years if the contract is extended.

It was noted that the CDD is not required to bid the contract.

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, the Aquatics Maintenance Agreement with EarthBalance (Superior Aquatics Sub-Contractor), in the amount of \$349,364.60 per year for a two-year renewal, starting November 1, 2025, was approved.

TENTH ORDER OF BUSINESS**Discussion: Lake Bank Erosion**

- Lake 43/Verona Report (to be provided under separate cover)**

Mr. Tarr stated the lake bank easement is difficult to access due to vegetation. He asked Mr. Zordan if the easement can be accessed without removing trees and vegetation.

Mr. Zordan distributed and presented the Lake 43/Verona Report. Referring to the Exhibit, View 5, Exhibit C6, he indicated a fence line. Exhibit 1 includes labeled trees to be

removed which are 6' and taller. Access is needed to reach the lake bank easement owned by the CDD to clear vegetation in an area measuring approximately 400' by 10' wide.

It was noted that remediation is necessary to remain in compliance with the South Florida Water Management District (SFWMD) permit.

Discussion ensued regarding gaining access from the golf course side, use of geotube, installation of sod, images of other geotube installations, the need for adjacent property owners to perform wash-out repairs using an approved CDD contractor, the need to regrade, and having residents direct rainwater to the lakes.

Proposals will be requested from EMC and MRI.

Mr. Tarr voiced his opinion that the Medici lake bank is a disaster and asked how it can be resolved. He thinks Lake 22 needs to be regraded, mat needs to be installed and more sod is necessary. Mr. Adams stated that MRI will be asked to provide a cost estimate to include installation of soil from the lake.

Staff will request proposals for Lake 43 and Lake 22.

Mr. Adams will call the golf course for access.

Mr. Tarr asked for an update on approval of the new Club bulkhead. Mr. Adams stated the original Easement Grant for expansion of this facility up to the water's edge on the lake was executed and recorded. He believes the Clubhouse upgrades will be completed first.

Mr. Adams will provide the recorded document of encroachment into the existing easement, which was approved by the Board, at the next meeting.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

- **2025 Operations Financial Impact Analysis**
- **Breakdown/Summary Report**

The Board and Staff reviewed the 2025 Operations Financial Impact Analysis and the Unaudited Financial Statements as of June 30, 2025.

Regarding the Mediterra Breakdown, Mr. Tarr asked for brackets to be utilized to represent negative numbers because red text does not show up in the agenda books.

The financials were accepted.

On MOTION by Ms. Wheeler and seconded by Ms. Gartland, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Old Business**

There was no old business.

THIRTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

There was no report.

B. District Engineer: Johnson Engineering, Inc.

- **Environmental Resource Permit (ERP) Extension**

Mr. Zordan stated the SFWMD advised yesterday that the reviewers are still working on the application and that the Permit Extension will be issued on or before October 25, 2025.

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

- **Direct Deposit of Reimbursements**

Mrs. Adams presented a handout and stated that Board Members cannot receive direct deposit.

- **NEXT MEETING DATE: November 19, 2025 at 9:00 AM**

- **QUORUM CHECK**

Supervisors Wheeler, Tarr, Henry and Gartland confirmed their attendance at the November 19, 2025 meeting.

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

- **Key Activity Dates Report**

The October 2025 Key Activity Dates Report was included for informational purposes.

Mr. Tarr asked for page numbers to be added to the Report.

Regarding “Ethics Training for Special District Supervisors,” it was noted that it is each Board Member’s responsibility to take four hours of ethics training each year, by December 31, and to report completion of the requirement when filing Form 1 the following calendar year.

FOURTEENTH ORDER OF BUSINESS**Action/Agenda or Completed Items**

Items 9, 14, 20, 22, 23, 24 and 25 were completed.

FIFTEENTH ORDER OF BUSINESS**Supervisors’ Requests**

There were no Supervisors’ requests.

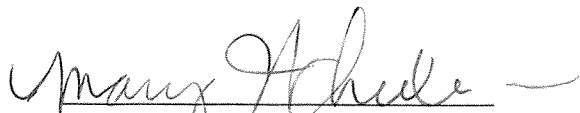
SIXTEENTH ORDER OF BUSINESS**Public Comments (3 minutes per speaker)**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Gartland and seconded by Mr. Henry, with all in favor, the meeting adjourned at 11:37 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair