

# Tern Bay

Community Development District

*Meeting Agenda*

*May 5, 2026*

*PFM Management Services LLC*

*2301 N.E. 37<sup>th</sup> Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

## MEETING AGENDA

### Board of Supervisors

**Tara Brady, Chairman**  
**Denise Blakely, Vice-Chairman**  
**Vickey DeLuca, Assistant Secretary**  
**Robert D. Brady, Assistant Secretary**  
**Gary Hamilton, Assistant Secretary**

**James P. Ward, District Manager**  
**2301 N.E. 37<sup>th</sup> Street**  
**Fort Lauderdale, Florida 33308**  
**wardj@pfm.com**  
**Phone: (954) 658-4900**

The Public is provided with two opportunities to speak during the meeting. The first time is at the beginning of the meeting, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=mb9f1d73e26e5943e69f1318b2e4a7427>

✓ Phone: (408) 418-9388 Code: 2340 533 6765; Event Password: Jpward

## MAY, 2026

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# AGENDA

1. Call to Order & Roll Call
2. Public Comments for Agenda items.  
*These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda.*
3. Minutes:
  - I. April 7, 2026 - Regular Meeting.  
**Pages 7-32**
4. Presentation on the basics of stormwater management and how to improve the performance and aesthetics of the ponds.
5. Continuation of Fiscal Year 2027 Budget.  
**Pages 33-44**
6. Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors of Tern Bay Community Development District Amending the Date and Time of the Public Hearing on the Fiscal Year 2027 Proposed Budget; providing for severability; providing for conflict and providing for an effective date.  
**Pages 45-46**
7. Discussion of requirements for the use of Littorals in the Water Management System (Lake 8, All Lakes in Phase 1.
8. Consideration of an Agreement between the Tern Bay Community Development District and the Heritage Landing Master Association to operate, maintain and repair the irrigation public improvements owned by the District.  
**Pages 47-58**
9. Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Accepting and Approving the Second Supplemental Engineer's Report prepared by Atwell, LLC and Dated April 7, 2026 to further describe and refine the District's adopted Capital Improvement Plan; providing for severability; and providing an effective date.  
**Pages 59-62**
10. Consideration of **Resolution 2026-9**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Adopting the Amenity Policies Regarding the Operation of Golf Carts within the Tern Bay Community; Providing for Severability and Providing for an Effective Date.  
**Pages 63-68**

# AGENDA

## 11. Staff Reports.

- I. District Attorney.
- II. District Engineer.
- III. District Manager.

### a) **Important Meeting Dates for Fiscal Year 2026:**

- 1. Asset Manager's Report - April 2026
- 2. Supervisor of Elections Report on Registered Voters as of 4/15/2026.
- 3. Next Meeting: **Tuesday, June 2, 2026.**
- 4. General Election - Qualifying Period: **June 8 - June 12, 2026, at noon** (Seat 2, Seat 3 and Seat 5)
- 5. Financial Statement for the period ending April 30, 2026 (unaudited).

**Pages 69-134**

## 12. Supervisor's Requests:

- I. Supervisor DeLuca Request - Discussion on Spending Resolution.

**Pages 135-141**

## 13. Public Comments for Non-Agenda items.

*These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## 14. Adjournment.

### Meeting Schedule - FY 2026

<b>Tuesday, October 7, 2025</b>	<b>Tuesday, November 4, 2025</b>
<b>Tuesday, December 2, 2025</b>	<b>Tuesday, January 6, 2026</b>
<b>Tuesday, February 3, 2026</b>	<b>Tuesday, March 3, 2026</b>
	<b>Tuesday, March 11, 2026</b>
<b>Tuesday, April 7, 2026</b>	<b><u>Tuesday, May 5, 2026</u></b>
<b>Tuesday, June 2, 2026</b>	<b>Tuesday, July 7, 2026</b>
<b>Tuesday, August 4, 2026</b>	<b>Tuesday, September 1, 2026</b>

# AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

- Item 2: Public Comments for Agenda items.  
These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda.
- Item 3: Minutes - April 7, 2026 - Regular Meeting.
- Item 4: Presentation on the basics of stormwater management and how to improve the performance and aesthetics of the ponds.
- Item 5: Is a continuation of the District’s Budget review for the Fiscal Year 2027 Budget. The Budget timeline is as follows:

Date of Action	Action Required	Description
<b>May 5, 2026</b>	Approval for Budget/Rates to be able to go to Public Hearing.	Regular Meeting (Approval of Budget Required at this Meeting)
<b>June 2, 2026</b>	Regular Board Meeting - <b>No Budget Discussion</b>	No Action Required
<b>June 3, 2026</b>	Mailed Notice To Residents	Manager Responsibility
<b>July 7, 2026</b>	Public Hearing to Adopt Proposed Budget - Rates may not increase once Mailed Notices to Residents are sent	ADOPTION REQUIRED
<b>Week of August 21, 2026</b>	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this discussion, Members will be allowed to offer amendments to delete or reduce any line item in the Budget as well as propose any additional item(s) that a Board Member wants to add to the Budget. The District may NOT increase the Budget, but the District can decrease the budget, thereby decreasing the assessment rate during the review period of the Budget.

The Fiscal Year 2027 Budget plan for operations and capital continue on a steady plan to keep the Community’s assets well maintained insuring that the District’s operations plans include a forward plan for the future in identifying life expectancy and evaluating certain assets that are nearing the end of their useful life.

# AGENDA

Item 6: **Resolution 2026-7**, a Resolution of the Board of Supervisors of Tern Bay Community Development District Amending the Date and Time of the Public Hearing on the Fiscal Year 2027 Proposed Budget; providing for severability; providing for conflict and providing for an effective date.

The Public Hearing Date is scheduled for **Tuesday, July 7, 2026**, at **10:00 A.M.** at the **Heritage Landing Clubhouse, 14571 Heritage Landing Boulevard Punta Gorda, Florida 33955.**

Item 7: Discussion of requirement for the use of Littorals in the Water Management System (Lake 8, All Lakes in Phase 1.

Item 8: Consideration of an Agreement between the Tern Bay Community Development District and the Heritage Landing Master Association to operate, maintain and repair the irrigation public improvements owned by the District.

Item 9: Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Accepting and Approving the Second Supplemental Engineer's Report prepared by Atwell, LLC and Dated April 7, 2026 to further describe and refine the District's adopted Capital Improvement Plan; providing for severability; and providing an effective date

Item 10: Consideration of **Resolution 2026-9**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Adopting the Amenity Policies Regarding the Operation of Golf Carts within the Tern Bay Community; Providing for Severability and Providing for an Effective Date.

Item 11: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

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**MINUTES OF MEETING  
TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Tuesday, April 7, 2026 at the Heritage Landing Clubhouse, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 9:00 a.m. and was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

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**Present and constituting a quorum:**

Tara Brady	Chairperson
Denise Blakely	Vice Chairperson
Robert Brady	Assistant Secretary
Vickey DeLuca	Assistant Secretary
Gary Hamilton	Assistant Secretary

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**Also present were:**

James P. Ward	District Manager
Greg Urbancic	District Counsel
Clay Rebol	District Engineer
Richard Freeman	Asset Manager
Susan Singer	Controller

**Audience:**

Mary Longares	w/Heritage Landing Amenity Center
Richard Minton	Call-in User 4
Mark Ankenbauer	Call-in User 5
Herb Heller	Call-in User 6
Ovidio Irizarry	Call-in User 7
Thomas W Smith	Call-in User 8
Mary Annhurban	Mark Shimble (ph)
DT	Maryann Newman (ph)
Dave Dekkers	Anthony Kiren (ph)
A White	Mark Foray (ph)
Lori Smith	Dave _____
Dawne	Mike _____
Dave B	Amy Sweet (ph)
Jeffrey Gordon	Dennis _____
John	Ryan Quince (ph)
John Muhlberger	Char _____ (ph)
Kris	Ms. McCoy (ph)
Dave Pearce	Ms. Debbie _____
Joseph Mastromarino	David Marks
Karen Mirabile	MT Wombly
Joe Vaske	Sue Casey
A White	Bill

49	Robert Meyer	Mary-Ann
50	Judy Lavery	Rich
51	Michael Neumann	Elaine Neumann
52	Julie	Ashley McClurg
53	Ezio Traunero	Linda & Mark Cucharate
54	<a href="mailto:Kathib38@aol.com">Kathib38@aol.com</a>	Karen Burns
55	Michele Wills	DL
56	Larry C	Larca Ludeks
57	LLL	Joe Vaske
58	Craig Fioravante	Mark
59	Kristyn Lawson	

61 All residents’ names were not included with the minutes. If a resident did not identify  
 62 themselves or the audio file did not pick up the name, the name was not recorded in  
 63 these minutes. Portions of these minutes may be transcribed in verbatim.

64  
 65  
 66 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

67  
 68 The budget workshop meeting was called to order at approximately 9:00 a.m.; all Members  
 69 of the Board were present, constituting a quorum. The budget workshop meeting was  
 70 scheduled from 9:00 a.m. to 10:30 a.m. and then the regular meeting would begin.

71  
 72 Chairperson Brady discussed public comment protocols.

73  
 74  
 75 **SECOND ORDER OF BUSINESS** **Workshop**

76  
 77 **Workshop for Proposed Budget for Fiscal Year 2027 - which covers the period October**  
 78 **1, 2026 through September 30, 2027**

- 79  
 80 **I. Resident Comment:**  
 81 **a) Please limit your questions to (3) minutes on matters related to the Fiscal Year**  
 82 **2027 Budget. The Chair will ask for all questions, and after all questions, the**  
 83 **Board will respond to any questions.**

84  
 85 Chairperson Tara Brady opened the meeting to the audience to speak.

86  
 87 Mr. Mark Shimble (ph) made comments regarding the budget including the use of  
 88 reserves in fiscal year 2026 to keep the assessment rate low; the deficit in reserves and  
 89 the increase in assessment rates as a result; the lack of use of vendor estimates to build  
 90 the fiscal year 2026 budget; and his displeasure regarding this decision. He asked the  
 91 Board to never again use reserves to artificially suppress assessment rates; what steps  
 92 the Board planned to take to rebuild the reserves; and to have the District Manager  
 93 prepare a reserve study and long term capital plan by May 5, 2026 to avoid future  
 94 assessment rate spikes.

95

96 *Chairperson Brady: That decision to keep the assessment rate low was based on the*  
97 *people who were coming to the meeting at the time saying the rate increase was going*  
98 *to hurt them too much and they begged us not to have the rate at \$900 and something*  
99 *dollars, so we discussed it with Jim and came up with the idea of funding the budget*  
100 *with cash balance which is what a cash balance can do, offset some of your operating*  
101 *funds, so we made that decision, at least I did, based on the people who were coming to*  
102 *the meetings, going over what was in the budget and asking us if we could do that. As*  
103 *far as making the budget based on estimates, estimates is all we had. What we had to*  
104 *make the fiscal year 2026 budget because we were taking it over from the HOA was their*  
105 *prior contracts, so we estimated based on those actual contracts. It wasn't just we picked*  
106 *a number and guessed. We estimated based on what the HOA had been paying the*  
107 *prior contracts to come up with a budget. Now we have gone through our own bidding*  
108 *process, put that out to bid and have those harder numbers to come up with the better*  
109 *estimate which is what has been put out for fiscal year 2027.*

110  
111 Ms. Maryann Newman (ph) asked whether the budget items for hogs and frogs were  
112 necessary, and she asked about the canoe launch pathway items under preserve  
113 maintenance.

114  
115 *Chairperson Brady: The preserve area maintenance looks a little odd. Those three items*  
116 *are not supposed to be under the preserve path canoe launch. Let me just start with the*  
117 *canoe launch itself, the repairs and maintenance is estimated at \$8,100, and there is*  
118 *shell path material which is for the possibility to add crushed shell into the two spots*  
119 *where it is real low, estimated at \$18,000 dollars, and the path clearing of \$12,000*  
120 *dollars. That's just trimming back the invasives so the golf carts can get back there. The*  
121 *wild hog trapping at \$26,000 dollars is for the entire community, not just the pathway. It*  
122 *really has nothing to do with the pathway. It's for our property, the preserve area, behind*  
123 *the houses, our entire community and everything we own. The same thing with cane*  
124 *toad removal. I've heard a lot of people say we don't have any, they don't see a problem.*  
125 *In Richard Freeman's report every month you see the toads that they have removed and*  
126 *the tadpoles. That is something this Board can discuss and if they don't want to continue*  
127 *with that, but it is an invasive species and it is very dangerous to animals, to pets, so*  
128 *that's something we can talk about. Basically, keeping the path cleared and open, which*  
129 *we have to do, is about \$12,000 dollars, and then the repairs and maintenance if*  
130 *anything happens, we put in \$8,100 dollars for that, and that \$18,000 dollars was*  
131 *Richard's best estimate for putting shell in those two super low areas. We are trying to*  
132 *keep the pathway to the canoe launch which is already there open. We are required to*  
133 *do that because the canoe launch is there and is an amenity.*

134  
135 Mr. Gary Hamilton: I don't disagree with you, Ms. Newman, when I was looking at the  
136 budget I flagged the \$8,100, \$18,000, and \$12,000 dollars. When I went back there, I  
137 took the wife back there and she was not very happy about sinking down into the water  
138 along the path, so I don't know that we need crushed shells in those areas, and there are  
139 a couple of really low areas back there which you can't get by if it rains, so I would  
140 assume after last night's rain it is pretty soggy back there. That would just be to level it  
141 out. I don't know why we need crushed shell back there. The other thing is we do need to  
142 maintain it to keep it open. The cane toad removal, I laughed at it when I first saw it a few  
143 months ago, but I went out and looked at it, and it is a real thing, and they are poisonous

144 to animals and humans. I don't know if we need to do it every month, maybe we could  
145 cut it back and do it every other month. That's something to look at because it's \$38,400  
146 dollars.

147  
148 Ms. Deluca: The only thing I would say is, I've pulled down the contracts for all of these  
149 which are on our website. My question is the contract to keep the path open is currently  
150 at \$5,900 dollars, not some of the numbers which are being thrown around, so if there is  
151 something else, again that's why we've asked for the contracts to be posted. It says it's a  
152 one time fee for keeping the path clear.

153  
154 Chairperson Brady: That \$5,900 dollars was the original one I had done before Richard  
155 came on, but we haven't used that vendor since then. But I agree with you, those are  
156 things we are going to talk about when we get into our board discussion.

157  
158 Mr. Anthony Kiren (ph) stated he felt there were missteps in the budget and now costs  
159 were going way up. He stated he did not feel the Board was doing its job keeping the  
160 maintenance fees reasonable. He indicated his HOA and CDD fees a year and a half ago  
161 were \$350 dollars and with this increase it would be over \$540 dollars. He discussed his  
162 concern that real estate values would decrease due to the high assessment rates. He  
163 asked the Board to crunch the numbers and keep costs down.

164  
165 Mr. Hamilton: I'm relatively new to the Board, so I went over the previous CDD budgets  
166 and assessment rates. Back in 2023 the CDD number was \$2,197.64 and in 2024 it was  
167 \$2,084.32, in 2025 it was \$2,506.89. So back ten years ago your CDD quarterlies were  
168 about \$450 a quarter. We've since taken on a significant amount of work and that's only  
169 been in effect for two years. This is year two, so a year. It's a relatively new Board. When  
170 you take over from Lennar you're left with traps and you're left with costs that they used  
171 to sell the homes, and the same thing happened with Master HOAs. They were left with  
172 holes and gaps they needed to fill. I'm a homeowner, and trust me, I don't want to spend  
173 anything more than I have to. I'm here to look at numbers and try to dial them in as best  
174 as I can. The CDD has taken on the front gate area, we've taken on landscaping which  
175 we've taken from the Master HOA. We took almost \$1 million dollars in costs out of their  
176 budget and put them in our budget, and that's a real number. I worked on the Finance  
177 Committee during the turnover for the Master HOA from Lennar to the Master HOA. I  
178 understand your frustration of adding numbers to this and raising it, but we've taken on  
179 additional costs as a CDD that we took away from the HOA. It's not a one for one basis  
180 though.

181  
182 Chairperson Brady: And it's important to understand we all live here. I live in a condo.  
183 Without even the CDD my monthly fees are already \$975 dollars a month. So, I totally  
184 get that. One of this Board's responsibilities is to ensure that our infrastructure is  
185 maintained. That's one of the big things. Right now, we are keeping the infrastructure we  
186 currently have functioning. That's our main responsibility and what we are tasked with  
187 doing. It is sometimes harder because we are not an HOA, we don't have the same rules.  
188 You will notice one of the big differences is, you see our line item budget, you see the  
189 auditors report every month. Everything we do is online. We are a government agency,  
190 so we have to follow the same rules as the city and county. She discussed her three years  
191 on the Board, how it began as a Lennar Board and Lennar ran the HOA; Lennar

192 preferred to keep things in the HOA to keep costs down. She noted a big portion of the  
193 CDD assessments were due to the bond issue which would eventually go away, but the  
194 maintenance portion was \$800 dollars last year and if the budget were approved as it  
195 was today that rate would go up to \$1,100 dollars. She stated in the big picture \$100  
196 dollars a month to maintain all community infrastructure, ponds, landscaping, pipes,  
197 roads, sidewalks, etc., was not very much money. She noted combined with everything  
198 else it added up, but it was not for fancy extras, it was for the important infrastructure  
199 which had to be maintained.

200

201 Mr. Mark Foray (ph) suggested spreading out expenditures over years; perhaps not all  
202 maintenance had to be completed all at once.

203

204 Mr. Dave \_\_\_\_\_ stated he hoped the multifamily roads were turned over to the CDD; he  
205 would like to see a feasibility study for recreational expansion such as a dog park,  
206 playground, fishing pier, horseshoe pits, etc.; he suggested dredging at hole number 8;  
207 he suggested having a line item for each of the professional services staff members  
208 (engineer, manager, etc.); and he suggested including money in the budget to work  
209 with Burnt Store corridor to guide how it was developed (hold meetings with owners,  
210 Burnt Store Coalition, etc.).

211

212 Chairperson Brady explained the CDD could not take the multifamily roads because the  
213 Terraces had individually assigned parking spaces associated with the homes; if the  
214 CDD took the roads then the individually assigned parking spaces would become  
215 public parking spaces. She explained this was why the roads were being transferred to  
216 the HOA. She stated she loved the idea of a feasibility study for recreation and would  
217 have this discussion. She stated the professional services were broken into line items.  
218 She noted in regard to hole number 8 pond dredging, hole number 8 pond was built  
219 according to the designs right now, so while there was a littoral shelf and it was low it  
220 would not be in everyone's best interest to dredge it when it was working as it was  
221 designed to work; however, this was a conversation the Board would have. She noted  
222 dredging of hole 8 was not in the budget at this time.

223

224 Ms. Blakely stated she discussed a dog park, but having it be self-funded, so it would  
225 not be maintained by the CDD or HOA, the members of the dog park would do like it  
226 was done at Burnt Store Marina where the members fully fund the marina. She stated  
227 then the dog park would not be a burden on anyone who did not wish to use the dog  
228 park for whatever reason.

229

230 Ms. Deluca discussed where phase 1 and phase 2 were located. She stated in phase 2  
231 the bond issue indicated the ponds were required to be a minimum depth of 10 feet.  
232 She stated the Board needed to discuss the littoral shelves and the bond issue  
233 documents; this would be done later.

234

235 Mr. Mike \_\_\_\_\_ discussed the acquisition of the Welcome Center; he was unsure if the  
236 current use was a good use and whether the CDD should purchase the Welcome  
237 Center.

238

239 Mr. Ward noted there was only one employee in the Welcome Center at this time and  
240 said individual was only there from 9 to 5 with a one hour lunch break. He stated in the  
241 fiscal year 2027 budget this would be cut back to 20 hours a week. He explained it was  
242 only being used right now to help residents enter their information into the EntrancelQ  
243 system or to assist with problems with the system. He stated there was no room in the  
244 security guardhouse for this to be done.

245  
246 Mr. Mike \_\_\_\_\_ stated he would hate to lose the Welcome Center asset when it was only  
247 \$80,000 dollars. He explained the CDD needed someone in the Welcome Center to  
248 deal with the problems with the EntrancelQ system as it was a new system. He noted not  
249 all residents were signed up on the EntrancelQ system yet. He asked how many  
250 residents were signed up.

251  
252 Ms. DeLuca noted 95 percent of the residents were registered in the system as of last  
253 Thursday. She indicated the EntrancelQ system processed almost 100,000 vehicles from  
254 January through March with less than three gate breakages. She said she felt this was  
255 excellent. She noted the system was now reading the license plates as drivers went  
256 through. She stated the efficacy of the license plate reader was at 92 percent at the front  
257 gate and 89 percent at the back gate. She said now the system would be fine tuned to  
258 improve these percentages.

259  
260 Ms. Amy Sweet (ph) thanked the Board for listening to residents' input. She asked for  
261 the budget to include a variance column. She asked about the management fees. She  
262 asked the District Manager and District Engineer to quantify the amount of time they  
263 spent working on behalf of the CDD. She suggested attempting to obtain grants for the  
264 pond environmental project. She asked if obtaining a kiosk would help reduce the cost  
265 of manhours for gate security.

266  
267 Chairperson Brady stated Mr. Ward was paid a flat rate, not hourly, and she was  
268 impressed at how much Mr. Ward accomplished in such little time. She stated Mr.  
269 Freeman could provide a report showing the amount of time he was present on site.  
270 She stated she did not know what environmental project Ms. Sweet was referring to, but  
271 the CDD had a vendor who tested the water and if the vendor was able to get a grant  
272 the vendor would work with the CDD to try to offset some costs.

273  
274 Mr. Dennis \_\_\_\_\_ asked which roads belonged to the CDD.

275  
276 Chairperson Brady explained which roads belonged to the CDD and which portion of  
277 the roads were being turned over to the HOA. She explained why the multifamily roads  
278 and parking lots were being turned over to the HOA as opposed to the CDD.

279  
280 Ms. \_\_\_\_\_ 43:20 asked if the CDD could take over the roads up to the carport areas and  
281 then just give the carports to the condo association.

282  
283 Chairperson Brady noted the roads were not going to be resurfaced for another 20  
284 years, so there was time to speak with the attorneys and figure this out.

285

286 Ms. DeLuca stated the bond issue very clearly outlined what roads the CDD was  
287 responsible for.

288  
289 An unidentified male member of the audience challenged the EntrancelQ numbers. He  
290 discussed why he believed the numbers were incorrect. He discussed the problem he  
291 has had with EntrancelQ and not being able to access the gate via license plate  
292 recognition.

293  
294 Chairperson Brady stated Mr. Ward would work to assist Mr. \_\_\_\_\_.

295  
296 Mr. Ryan Quince (ph) asked if the canoe launch could be shut down and no longer  
297 funded. He noted he knew no one who used the launch and felt it was a waste of  
298 community resources.

299  
300 Chairperson Brady reported the canoe launch would be turned over to the state in  
301 2040, so it must remain open. She stated she knew plenty of residents who used the  
302 canoe launch area.

303  
304 An unidentified male member of the audience asked why the CDD switched to the new  
305 security system; he felt the other system worked well. He said in terms of the canoe  
306 launch perhaps the cane toad and hog removal should be reconsidered.

307  
308 Chairperson Brady noted cane toads and hogs were not just for the canoe launch area;  
309 the cane toads and hog removal were for the entire community. She discussed the  
310 community's struggle with hogs. She said the cane toad and hog removal line items  
311 would be moved to the preserve area of the budget to be less confusing. She discussed  
312 the process in which the CDD researched and put out to bid a request for qualifications,  
313 reviewed all the submitted proposals and ultimately chose to move forward with  
314 EntrancelQ. She said the roads were public and anyone could come in; the gates were  
315 simply a deterrent; if the community wanted to get rid of the security gate and guards  
316 this could be done and the CDD assessment would go down several hundred dollars  
317 per unit.

318  
319 Discussion ensued regarding the possibility of using a kiosk to lower costs; the CDD  
320 working to find the most economical security possible; the hogs removal program and  
321 the cane toads; and if the cane toad removal program was ended the cane toads would  
322 become a real problem.

323  
324 The residents indicated by show of hands they wanted to keep the gates and security in  
325 place.

326  
327 Discussion continued regarding the EntrancelQ system, and the various problems  
328 residents were having; the improved technology EntrancelQ brought to the community;  
329 the improvements to security EntrancelQ brought to the community; EntrancelQ trying  
330 to fix all the issues; and putting a discussion item on the next agenda to discuss  
331 EntrancelQ.

332  
333 An unidentified member of the audience asked about golf ball collection from the lake.

334  
335 Chairperson Brady indicated the Golf Board did not want to sign an agreement with the  
336 CDD for golf ball removal, so next year the CDD would remove the golf balls.  
337

338 Ms. Debbie \_\_\_\_\_ thanked the Board for its efforts and the opportunity to speak with the  
339 Board. She asked if Heather's hours in the Welcome Center would be reduced this year  
340 or in 2027. She asked for a study to be done to see if using only technology for gate  
341 security would save the community money.  
342

343 Chairperson Brady stated the Welcome Center hours would be reduced before 2027  
344 and the CDD was discussing using technology for gate security to reduce man hours.  
345

346 Mr. David Marks stated the CDD needed to decide what projects needed to be done  
347 now, which projects could be tabled for later, and which projects the CDD needed to  
348 begin saving for. He said he did not feel Heather was needed in the Welcome Center,  
349 nor did the CDD need the expense of the Welcome Center itself. He suggested finding  
350 another use for the Welcome Center. He said he was concerned the CDD was not going  
351 after Lennar for not leaving things in a workable manner; the CDD should not be fixing  
352 things Lennar should have taken care of. He stated it was important for the Board to  
353 ensure that discovery was properly done, there were no conflicts of interest, and no  
354 kickbacks were given. He said there was too much ambiguity.  
355

356 Chairperson Brady stated A. White (online) had a question: "The standard for taxation,  
357 which is what our CDD fee is, is a weighted tax based on property value or unit  
358 size...why is this not the case at Heritage Landing? This is unfair."  
359

360 *Chairperson Brady: Many places based taxes on assessed value, but in Florida CDD fees,*  
361 *as well as MSBU fees and so forth were not necessarily that way. They could be flat fees*  
362 *which was based on the fact that everyone was receiving the same benefit, so why would*  
363 *a vacant lot pay less than a regular lot, and that is how our CDD fees are set, because it is*  
364 *a benefit everyone is getting.*  
365

366 *Mr. Urbancic: We levy non-ad-valorem assessments rather than tax. CDDs do have the*  
367 *authority to tax and levy assessments, and they are two distinct items. We levy non-ad-*  
368 *valorem assessments, and they are based upon a benefit calculation that goes through. I*  
369 *want to make it clear that they are assessments versus taxes which would be based upon*  
370 *property values.*  
371

372 Chairperson Brady reiterated what Mr. Urbancic said for those who could not hear Mr.  
373 Urbancic.  
374

375 An unidentified female member of the audience discussed problems she was having  
376 with hogs. She stated she did not feel the CDD should open a dog park. She discussed  
377 problems she was having with the gates. She thanked the Board for its efforts.  
378

379 Discussion ensued regarding the 4 percent discount residents could obtain if they paid  
380 their tax bills early including the Tern Bay CDD assessment.  
381

382 Chairperson Brady noted an online resident asked why Lennar was not sharing the cost  
383 to repair the bridges. She explained the CDD could not charge Lennar for the expense  
384 to repair the bridges due to the fact the CDD had owned the bridges since 2002. She  
385 explained how the bridge repairs were basically a rebuild of the bridges; therefore, the  
386 CDD was able to use bond funds to pay for the bridges, not operational costs. She  
387 explained the money for the bridges was capital improvement bond funds. She noted  
388 Lennar did give the CDD \$20,000 dollars to clean the stormwater pipes last year. She  
389 explained Lennar had contributed to the clogging of the stormwater pipes because  
390 Lennar did not sweep the streets as often as they were required.

391  
392 Chairperson Brady noted the budget hearing would be in June, the budget would  
393 continue to be discussed at the May meeting. She noted the budget could always be  
394 lowered, it could not be raised. She said in June at the public hearing the final number  
395 would be announced and the budget would be approved. She asked when the public  
396 hearing notice had to be advertised.

397  
398 *Mr. Ward: It depends on the assessment rate you choose. If you go over the cap rate*  
399 *then we have to do mailed notice which requires 45 days: 15 days to get the letters*  
400 *ready, get them mailed and out to the residents 30 days in advance.*

401  
402 Discussion ensued regarding when the public hearing would be held and when the  
403 CDD would have the opportunity to further discuss the budget.

404  
405 *Chairperson Brady: Are there any other "hey, we want this" or "hey, we don't want this"*  
406 *budget questions?*

407  
408 Discussion ensued regarding the cost to keep the canoe launch area open (less than  
409 \$10,000).

410  
411 Chairperson Brady asked if there were any other questions; hearing none, she closed  
412 public comments.

413  
414 Ms. Blakely suggested residents check the EntrancelQ app and make sure all the  
415 information was correct; if there was a typo and the license plate number was incorrect  
416 the system would not allow entry.

417

## 418 **II. Board Comment:**

419 **a) Board Members will take each department by itself and ask questions or**  
420 **comments, and the staff will respond to each question by department. Once the**  
421 **Board completes its review of the department, the Board will continue onto the**  
422 **next department, and so on. The Staff will be in a position to provide continued**  
423 **updates to assessment rates, as we go through this process. Once completed and**  
424 **the final assessment rate is determined, the final budget will be finalized for the**  
425 **Public Hearing. Please note the budget must be approved at this meeting in order**  
426 **for the Public Hearing to be advertised/scheduled for June 2, 2026.**

427  
428 Mr. Gary Hamilton said discussion of the EntrancelQ system should be reserved for  
429 another meeting. He noted a lot of time and effort went into the fiscal year 2027

430 budget. He stated \$8,000 dollars for internet services felt high. He asked about internet  
431 services.

432  
433 Discussion ensued regarding internet services costing more for business accounts than  
434 personal accounts; looking at other internet service providers for potentially lower rates;  
435 and leaving \$8,000 dollars for internet services in the budget until better rates were  
436 confirmed.

437  
438 *Mr. Ward: You have three internet accounts at \$229, \$179, and \$224 dollars a month for*  
439 *the two gates and the welcome center. My notes are that they are discounted plan rates*  
440 *for businesses, but the numbers extrapolate out to the number in the budget. We can*  
441 *look at alternatives if we have any.*

442  
443 Discussion continued regarding internet services.

444  
445 Ms. DeLuca asked about contingency percentages.

446  
447 *Mr. Ward: I usually put a contingency line in each department which is about 2 percent*  
448 *of the department operating expenses. I use 2 percent because now we have data that*  
449 *gives us a good idea of what our expenses will be, but as you know, something will come*  
450 *up during the year. On the first time out, I might use a contingency at 5 or 6 percent*  
451 *because we don't have good numbers, but we have much better numbers this year. I*  
452 *don't have a strong opinion on 2 percent. We can lower that to 1 percent.*

453  
454 The Board discussed which small items could be cut from the budget; cutting several  
455 small items could add up to large savings.

456  
457 *Mr. Ward: You are on track to spend \$474,000 dollars in the current year. We lowered it*  
458 *to \$327,000 dollars. That's a pretty big decrease based upon the fact that we now have*  
459 *all of the infrastructure in the access control system in place. We've gone through the*  
460 *process of at least bidding the access system, so now we have good rates for*  
461 *EntrancelQ, we have good rates for Allied in the system, obviously the utilities, electric,*  
462 *water, wastewater, and internet access, we have good numbers for them. I don't have a*  
463 *strong opinion, if we can get better internet access for the community. We do need*  
464 *something in here for miscellaneous, but make it a number you think is comfortable.*

465  
466 Chairperson Brady asked if Corey was adjusting the budget as the Board was talking.

467  
468 Mr. Ward indicated Staff was online and adjusting the budget as requests for changes  
469 came up.

470  
471 Chairperson Brady requested changing miscellaneous gate repairs to \$5,000 dollars  
472 and leaving the contingency at 2 percent.

473  
474 Mr. Ward said that would lower the budget to \$321,085 dollars.

475  
476 Chairperson Brady stated the CDD was waiting for the Master HOA to sign the  
477 maintenance agreement.

478  
479 Mr. Ward indicated he transmitted the form of the agreement to the Master HOA and  
480 told the Master HOA it did not have much time left to make a decision. *If I don't have the*  
481 *information in the next couple of weeks we will put this back in the next version of the*  
482 *budget that you will get. It is \$175,000 dollars.*

483  
484 Chairperson Brady reviewed the stormwater management services: lake, lake bank, and  
485 littoral shelf maintenance, operations maintenance, aquatic weed control, lake  
486 vegetation removal, water quality testing, aeration systems, control structures, and  
487 contingencies. She asked for the 3 percent contingency in this section to be lowered to  
488 2 percent for consistency purposes. She asked for contingency rates to be lowered to 2  
489 percent throughout the entire budget.

490  
491 Ms. Blakely asked about the lakes, which she felt looked terrible. She asked what the  
492 goals were for the lakes. She noted the vendors continued to kill the vegetation in and  
493 around the lakes. She said the healthy pond guidebook indicated the ponds were  
494 supposed to have vegetation.

495  
496 Chairperson Brady agreed there should be a vegetation buffer zone and she did not  
497 like how the HOA mowed up to the banks and weed whacked down to the water level.  
498 She agreed the lakes did not look great.

499  
500 Mr. Ward agreed the lakes and ponds did not look anything like the healthy ponds  
501 book. *If that is what you want, that means you have to put the funds in here to do that*  
502 *because we only have \$15,000 dollars for littoral shelf plantings and in a system this big,*  
503 *that's nothing.*

504  
505 Ms. Blakely: *If you read this book, we can start out by letting turf grow around it and*  
506 *letting the vegetation grow, which is free. Actually, it would be saving us money because*  
507 *we wouldn't have to have Sunny Grove come around and cut and weed whack around*  
508 *the edges.*

509  
510 Mr. Ward: *To the extent the HOA, not the CDD, is cutting those materials and Sunny*  
511 *Grove is cutting around the edges, there is nothing we the CDD can do about that other*  
512 *than ask them to stop doing it or do it differently.*

513  
514 Chairperson Brady: *The water is ours. The lake banks are maintained by the Master HOA.*

515  
516 Discussion ensued regarding the money in the budget for lake bank maintenance and  
517 lake bank restoration.

518  
519 Mr. Ward: *The water management system, the lakes themselves and preserves, are*  
520 *owned by the CDD. We have easements which is our right to use, easement of the lake*  
521 *bank itself. CDDs do not go mowing lake banks or things of that nature. If there is a*  
522 *washout on a lake bank, which will happen over time, you are going to end up at some*  
523 *point having a lake bank restoration program which you will go in and restore the lake*  
524 *banks back, but we don't mow them on a regular basis because that's the responsibility*  
525 *of the adjoining property owner.*

526  
527 Vickey DeLuca discussed lakes and maintenance, the littoral shelves, trash pickup in the  
528 lakes, the problem with the lake at hole 8 which was not properly aerated and was a  
529 cane toad breeding ground. She said she would like to know more about the vendor  
530 contracts. She asked if the vendor felt there was a problem with lake 38. She noted hole  
531 3 was just as bad as hole 8.

532  
533 Mr. Richard Freeman noted pulling weeds out of the lake system was not part of Sunny  
534 Groves' scope of services. He stated the weeds were sprayed with herbicide, fell over  
535 and eventually decayed. He said Sunny Grove could pull the weeds for an extra cost. He  
536 stated the blue dye was put in the lakes to prevent the submerged vegetation from  
537 overtaking the bottom of the lake.

538  
539 *Mr. Ward: If you want the lakes to look like they do in the healthy ponds booklet, we can*  
540 *do that. It does cost money to do that, but we can plan to do that over time. We have 40*  
541 *some odd lakes in the system. You don't want to do that all in one year. Maybe you say*  
542 *let's do this over five years and we start to make the system look like the booklet.*

543  
544 *Chairperson Brady: We need to get with the HOA and get Sunny Grove to stop, even if*  
545 *it's a foot, and let that bottom foot start to grow and let the stuff on the edge of the*  
546 *ponds grow a little more.*

547  
548 Mr. Brady noted when Sunny Grove temporarily stopped mowing and spraying around  
549 his pond for a little while the weeds grew out of control and it looked absolutely  
550 horrible. He said it was a very bad idea to stop mowing and let the weeds take over.

551  
552 Discussion continued regarding the lakes; allowing the grass to grow around the lakes  
553 to prevent litter from flying into the lakes and improving the lakes for wildlife; bringing  
554 in professionals to create a plan for improving the lakes; the water quality in the lakes  
555 being healthy; the cost for pond maintenance; and whether the \$15,000 dollars for  
556 littoral shelves should be removed from the budget.

557  
558 *Mr. Ward: The question is what do you want the system to look like? If you want it to look*  
559 *like the healthy pond booklet, that's fine, but we have to have money in here to do that.*  
560 *The rest of the line items are very specific about what's being done. I think this is a very*  
561 *conservative budget and detailed budget on what exactly is being done on a yearly basis*  
562 *within the water management system. To me the real question is what do you want to do*  
563 *with the littorals? Do you want to add them? The lake banks themselves are clearly an*  
564 *HOA issue, not a CDD issue. I can have the conversation with Sunny Grove about what to*  
565 *do, but I want to be clear that it's not something we take care of.*

566  
567 *Chairperson Brady: Can you clarify to everyone why if we don't maintain the lake banks,*  
568 *why we do lake bank restoration?*

569  
570 *Mr. Ward: The lake bank restoration is done simply because the South Florida Water*  
571 *Management District permits require us to keep the lake banks intact over time and to*  
572 *maintain them. But mowing the lake banks South Florida Water Management District*  
573 *doesn't really have an issue with, but if the lake bank collapses, that's a permit problem.*

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*Chairperson Brady: Okay, and we are starting to have issues with the lake banks. We had the one on hole 12 already and there are two others. It's starting to happen now.*

*Mr. Ward: It's starting to happen and there are no funds in this budget to deal with lake bank restoration. This is a relatively new system, so we are not seeing it yet, but over time that's going to be a much bigger issue you are going to have to deal with within the budget.*

*Chairperson Brady: I think \$60,000 dollars in the budget for that right now is reasonable.*

*Mr. Ward: Richard will tell you, lake bank restorations, we've seen them cost \$30,000 dollars, we've seen them cost \$60,000 dollars. Last year Naples had a storm come through which resulted in a lake bank restoration which cost \$100,000 dollars because it literally destroyed the entire lake bank, so this is a huge expense we will have in the future. I think the littoral shelf maintenance item should be called littoral shelf installation.*

*Chairperson Brady: You already have littoral shelf installation under capital outlay for \$10,000 dollars.*

Discussion continued regarding removing the dead plants from the lakes; planting littorals where needed; mowing and spraying around the lakes; proper plant growth around the lakes helping the lakes remain healthy; removing the dead spike rush from the lakes to keep the cane toad population down; fish eating cane toad eggs and tadpoles; whether the crushed shell for the canoe launch path should remain in the budget; reducing the crushed shell amount to \$10,000 dollars; and how much it cost to keep the canoe path trimmed back.

The Board agreed to leave \$10,000 dollars in the budget for crushed shell and \$5,000 dollars for clearing invasives from the canoe launch path.

Ms. DeLuca asked about the preserves which were supposed to be cut back quarterly. She said the vendor was being paid \$29,000 dollars a year for this work. She asked how Mr. Freeman could keep the Board informed about when the trimming was being done. She stated she was hearing complaints from residents about preserves spreading into their yards.

Mr. Freeman explained the vendor went into the preserves and killed the invasives; the vendor was not trimming the preserves back.

Ms. DeLuca asked who was supposed to stop the preserves from spreading into resident yards. She asked the vendor to provide a report regarding the invasives which were being removed.

Mr. Ward stated more detailed information could be put into Mr. Freeman's reports.

Discussion continued regarding the lake banks and what could be removed from the budget.

622  
623 Chairperson Brady asked to remove \$5,000 dollars for lake bank maintenance and  
624 leave \$60,000 dollars in the budget for lake bank restoration.

625  
626 Mr. Freeman discussed the lake banks he has seen which needed restoration.

627  
628 The Board agreed to remove the \$5,000 dollars for lake bank maintenance and keep  
629 \$60,000 dollars for lake bank restoration.

630  
631 Discussion ensued regarding prioritizing the worst lake bank for restoration first.

632  
633 Chairperson Brady suggested removing the littoral shelf line item for \$15,000 dollars  
634 and increase the littoral shelf item in capital projects from \$10,000 dollars to \$15,000  
635 dollars.

636  
637 The Board agreed.

638  
639 Discussion ensued regarding the benefit of aerators in the lakes; aerators helping  
640 mitigate the midge fly problem; aerators helping with water quality; aerators requiring  
641 regular maintenance; aerators requiring electricity to run; aerators being the preferred  
642 method of treatment for a water management system; the potential noise pollution  
643 caused by aerators; the use of bubblers as opposed to aerators which benefited the  
644 lakes but were not as noisy; how much it would cost to install an aerator fountain;  
645 waiting until fiscal year 2028 to install aerators; and where the crushed shell might be  
646 installed along the canoe path.

647  
648 Mr. Freeman noted the \$18,000 dollars for crushed shell was to spread crushed shell  
649 over the entire path. He said if the Board only wanted to install crushed shells in a  
650 couple of places the line item could likely be lowered to about \$5,000 dollars.

651  
652 *Chairperson Brady: Okay, lower the \$10,000 dollars for crushed shell to \$5,000 dollars.*

653  
654 *Mr. Ward: In the stormwater system we removed the \$5,000 dollars for the lake bank*  
655 *maintenance. We removed the \$15,000 dollars for the littorals, aerator maintenance*  
656 *goes to zero, contingency goes to 2 percent, preserve path repairs and maintenance line*  
657 *item will remain at \$8,100 dollars, \$5,000 dollars for path material and \$5,000 dollars for*  
658 *periodic path clearing.*

659  
660 *Chairperson Brady: Then under capital outlay change the \$10,000 dollars for littorals to*  
661 *\$15,000 dollars.*

662  
663 *Ms. Blakely: I thought you said that Florida Wildlife comes in and does the water quality*  
664 *testing, so why are we testing?*

665  
666 *Chairperson Brady: We should test our own water. The County comes in once in a while*  
667 *and does water quality testing, but we should be prepared if they stop, or if we need*  
668 *testing when they are not doing it in their cycle, that we have something in there for*

669 *water quality testing. The County doesn't come in on a set schedule, and we have to*  
670 *report water quality to SFWMD.*

671

672 *Ms. Blakely: It's just crazy how much money we are spending on lakes.*

673

674 *Chairperson Brady: It's not crazy at all. That number is minimal compared to normal*  
675 *stormwater lake expenditures. Okay, Roads and Streets.*

676

677 Discussion ensued regarding pressure washing and whether it would be needed; the  
678 roads being relatively new.

679

680 *Mr. Ward: If you remove any repair line items, if anything goes wrong we have no way to*  
681 *fix it.*

682

683 *Chairperson Brady: I'd hate to not have it and then be out of luck.*

684

685 Discussion ensued regarding whether \$6,000 dollars for bridge repairs was needed;  
686 and changing the bridge repairs line item to \$1,000 dollars.

687

688 Mr. Ward changed the bridge repairs line item to \$1,000 dollars.

689

690 Discussion ensued regarding striping costs; whether striping the roads could be  
691 postponed to fiscal year 2028; striping not being required by the County; freshening up  
692 the stop bars in the old section with this budget; and whether the capital funds being  
693 used for the bridges could be used for street striping.

694

695 *Chairperson Brady: Okay, let's knock it down to \$10,000 dollars. That should cover stop*  
696 *bars. If we just do stop bars and crosswalks, if there is repair, and we are still going to try*  
697 *to get it done out of the capital funds.*

698

699 Discussion ensued regarding solar lighting; front entrance lighting; adding uplighting  
700 to the roundabout; whether adding lighting to the front entrance was necessary or  
701 could be postponed to fiscal year 2028; it being necessary to keep funds in the budget  
702 for lighting maintenance; the signage which might be required this year including stop  
703 signs and golf cart community signage; the importance of keeping signage consistent  
704 throughout the community; changing the line item to "signs and lighting;" the  
705 importance of street sweeping to keep the stormwater system cleaner; DOT standards  
706 indicated street sweeping should be done monthly; the cost of street cleaning; the CDD  
707 not being able to piggy back off the County contract for a lower rate; how often street  
708 sweeping should be done; sweeping the streets costing less than cleaning out the  
709 stormwater system; the vendor inspecting annually and cleaning out any pipe which  
710 had 25 percent or more sediment.

711

712 The Board decided to change the street sweeping from monthly to quarterly and if  
713 needed next year the frequency could increase.

714

715 Ms. DeLuca asked Mr. Freeman to ensure the street sweeper did not try to sweep the  
716 streets on days when trash bins were at the curb.

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Mr. Freeman stated he would speak with the street sweeper.

Discussion ensued regarding pressure washing the sidewalks when needed; fixing the sidewalk drainage in places to prevent sitting water from causing mold and slime; and how much the budget should include for sidewalk repair and sidewalk pressure cleaning.

Chairperson Brady discussed a spot on Long Meadow where a resident's irrigation pooled on the sidewalk and caused a moldy slippery spot. She noted it would be good to install French drains or something to prevent the water from pooling on the sidewalk. She explained the grass between the sidewalk and the road was not allowing the water to drain properly. She noted water also pooled when it rained.

Ms. Blakely suggested it might be the resident's responsibility to prevent the water from pooling on the sidewalk.

Chairperson Brady noted the grass between the sidewalk and the road belonged to the CDD; therefore, the CDD should fix the problem.

Discussion ensued regarding whether the water pooling on the sidewalk should be fixed by the homeowner, the HOA or the CDD.

Ms. DeLuca asked why power washing was so expensive.

*Mr. Freeman: The program is not just power washing. They come in, they put a chemical down on the sidewalk. Over a 2 to 3 day period of time the chemical penetrates through the sidewalk and cleans it completely, leaving it white. Then there are quarterly inspections through the vendor and any areas that need touchup, or look terrible, for example where there might be mildew, they would redo the sidewalk.*

Ms. Blakely asked if this program was ever done before.

Chairperson Brady responded in the negative.

Mr. Freeman noted the only sidewalk which he had cleaned was the sidewalk outside the community.

Ms. Blakely stated she felt until the budget got under control perhaps the sidewalk cleaning program was unnecessary.

Chairperson Brady stated the slippery, moldy sidewalks had to be maintained or it could result in a legal problem.

Discussion ensued regarding where the slippery areas were located on the sidewalks; how it would look to pressure wash small sections of the sidewalk only; \$3,000 dollars being sufficient to cover pressure washing the slippery sections of sidewalk; pressure

764 washing as needed not fixing the problem; \$3,000 dollars not being enough to install  
765 French drains.

766

767 The Board agreed to change sidewalk maintenance to \$3,000 dollars.

768

769 Chairperson Brady noted the landscaping line item needed to be increased from  
770 \$312,000 dollars to \$360,000 dollars due to the new contract.

771

772 Discussion ensued regarding what should be prioritized in landscaping; replacing the  
773 back hedge versus allowing it to regrow which would take two years; increasing  
774 landscape replacements to \$50,000 dollars; the cost of planting annuals; the possibility  
775 of allowing volunteers to plant annuals and the County not allowing that any longer;  
776 whether the annuals could be replaced only twice a year; and replacing mulch with  
777 peanut grass.

778

779 The Board chose not to change the annuals line item.

780

781 Discussion ensued regarding the landscape lighting, front entrance and roundabout;  
782 \$15,000 dollars to put uplighting in the roundabout and maintain it; the possibility of  
783 installing an electric outlet and additional holiday lighting; raising the uplighting off the  
784 ground for better visibility and to prevent damage from weed whacking; holiday  
785 lighting versus decorative lighting; irrigation for landscaping; monthly well water testing  
786 and reporting for \$7,000 dollars; the Sunny Grove contract included maintenance of  
787 irrigation service lines, but not the main lines; main irrigation line lowered to \$10,000  
788 dollars; changing the line item to read main irrigation line repair maintenance as  
789 opposed to routine maintenance.

790

791 The Board agreed to change the line item to read main irrigation line repair and lower  
792 the amount to \$10,000 dollars.

793

794 Chairperson Brady asked what the budget looked like with all the changes.

795

796 Ms. Susan Singer, District Controller, responded with all the changes the assessment  
797 rate dropped to \$1,160.77; total budget was \$1,854,047 dollars.

798

799 Chairperson Brady stated this meant the assessment rate dropped \$21 dollars. She said  
800 in terms of the entire budget the reductions taken were minimal and the Board was  
801 limiting themselves.

802

803 *A male member of the Audience: May I make a comment for the people left in the*  
804 *audience? As you can see we have people saying we want this, and we think this would*  
805 *be nice, and we have others saying we have to cut it down. You can see the dilemma we*  
806 *are working with here. We are trying but it is a monumental task to give everyone*  
807 *everything they want without making anybody pay for it. It doesn't work that way.*

808

809 Ms. DeLuca asked Mr. Ward to check Allied's gate attendance numbers. She noted the  
810 cost went up \$31,000 dollars.

811

812 Mr. Ward stated Susan would check the rates. You all started out at the very beginning  
813 talking about how much cash you have available. We reduced the rate to the new  
814 number which is \$21 dollars less, but by the end of next year our overall cash position  
815 will still be under \$100,000 dollars, about \$77,000 dollars, so from a long term basis the  
816 gentleman who spoke to you at the very beginning of the meeting, one of the things that  
817 is really important going forward is these numbers are low. We have no reserves, no  
818 capital plan in place to deal with things on a going forward basis. I understand keeping  
819 the rate as it is, if that's what you want to do, but we have to expand our horizons on a  
820 going forward basis to understand these reserve numbers are at the very bottom of  
821 where they need to be. A District of this size, with this infrastructure, we need to be in the  
822 \$1 million to \$1.5 million dollar range in terms of total cash available on a regular basis  
823 in order to be able to restore assets as they are needed and to deal with hurricanes if  
824 needed. That's my final comment on this budget. I want you to keep it in your head in  
825 terms of capital reserves and how much money we will need over time.

826  
827 Ms. DeLuca: I'm taking the extraordinary capital operations line, where we would put in  
828 what a special assessment would be from the golf board or the HOA. So, if we wanted to  
829 make that an extra \$200 dollars a person to fund that, it would get \$300,000 dollars in  
830 one year.

831  
832 Chairperson Brady: Yes. We wouldn't call it a special assessment, but that's banking, so  
833 we don't have to do a special assessment. If we left the budget as it was today, and  
834 increased the assessment up to \$1,200 dollars, that's an extra \$62,000 dollars for the  
835 reserve account this year.

836  
837 Mr. Ward: Yes. That's how you save money, you go \$100 dollars or \$200 dollars times  
838 your 1,516 units, we put it into the reserve line item and that drops right down to your  
839 cash position.

840  
841 Ms. DeLuca: What I was thinking is that \$200 dollars per home is roughly \$300,000  
842 dollars and that would be dropped directly to a reserve item, just like the golf board and  
843 the Master HOA dropped it to a special investment account for reserves.

844  
845 Mr. Ward: What I normally do with it, when it is funded, we literally move it to a reserve  
846 account that earns interest at the 4.5 to 5 percent range. It accumulates interest income  
847 on top of having that money in the bank. It is a really good way to accumulate reserve  
848 funds going forward.

849  
850 Chairperson Brady: Say we are at \$1,160, if we did \$1,250, that's another \$90 dollars a  
851 person.

852  
853 Mr. Ward: I actually like the \$200 dollar number.

854  
855 Chairperson Brady: What do you already have going to it?

856  
857 Mr. Ward: Nothing. Susan change the reserve number to \$300,000 dollars and give me a  
858 rate please.

859

860 *Chairperson Brady: Right now, \$32 dollars of this assessment is going towards that*  
861 *reserve. That's what I was trying to figure out.*

862  
863 *Ms. DeLuca: Everybody clapped that they wanted reserves. And I'm taking that from*  
864 *when the room was full. Again, let's see what the numbers are, but we have a*  
865 *responsibility to build the reserves back.*

866  
867 *Chairperson Brady: Yes, but we also don't need to have 100 percent reserves in five*  
868 *years because that's crazy also.*

869  
870 *Mr. Ward: Not in the context of a budget that has no money, especially on the west coast*  
871 *of Florida, where you are going to get hurricanes and you're going to need money for*  
872 *damage, if we made the reserve money \$300,000 dollars, divided by 1,562, it's \$200*  
873 *dollars, so if you just made it \$300,000 dollars you'll get to the minimum \$1 million*  
874 *dollars. I still think we have to evaluate the value of all of these assets, what their life span*  
875 *is, and come up with some real reserve numbers.*

876  
877 *Ms. DeLuca: We need a reserve study. Do you know what it costs?*

878  
879 *Mr. Ward: We do need to do that. But remember, you just finished year one. I think this*  
880 *was a great exercise on year 2, but you realize that even when you got through with it, it*  
881 *made \$20 dollars difference in what I started with you. Adding the reserve line item of*  
882 *\$300,000 dollars increases the rate to \$1,332 dollars per unit.*

883  
884 Susan concurred.

885  
886 Chairperson Brady asked how much reserve would be gained if the rate was \$1,250  
887 dollars?

888  
889 Mr. Ward stated a \$200,000 dollar reserve brought the assessment rate to \$1,263.52  
890 dollars.

891  
892 Discussion ensued regarding how much reserves should be collected; whether the  
893 CDD should go ahead and increase the assessment rate once or a little bit at a time  
894 over the next few years; how the HOA handled its assessment increases; putting  
895 \$300,000 dollars away every year until the reserve number was met; how to handle the  
896 CDD reserve study; and Richard Freeman's firm being able to perform a reserve study.

897  
898 Mr. Ward discussed how he handled the reserve study performed by Mr. Freeman in  
899 another of his CDDs to build a capital plan and determine the necessary reserve  
900 amount.

901  
902 Discussion continued regarding the need to have a register of the CDD's assets; what to  
903 tell residents who asked what the reserve funds would be used to repair or replace  
904 when needed; obtaining a reserve/asset study to determine exactly what the CDD  
905 owned in terms of assets; and adding a line item to pay for a reserve study.

906

907 Ms. Blakely suggested performing a reserve study and compiling an asset list before  
908 collecting funds for the reserve account.

909  
910 The Board disagreed.

911  
912 *Mr. Ward: You only have \$70,000 dollars leftover at the end of next year. That's not*  
913 *sustainable.*

914  
915 Discussion continued regarding the cost of a reserve study and asset compilation  
916 (potentially \$200,000 dollars).

917  
918 Mr. Brady asked if the intention was to increase the budget to cover \$300,000 dollars in  
919 reserves and another \$200,000 dollars for the reserve study.

920  
921 *Mr. Ward: I personally don't think it's an issue to put it in the fiscal year 2028 budget. I'm*  
922 *strongly in favor of leaving \$300,000 dollars to start to build the reserves, and then if we*  
923 *do the study in 2028 that's fine. We have enough to do in 2027 in the context of this*  
924 *budget. And I'll be frank, I know we have Atwell as the engineer. That's a Lennar issue. I*  
925 *suspect you are going to want to change the engineer in the next year or so anyway.*

926  
927 *Chairperson Brady: I think the engineer and the attorney should go back out to bid.*

928  
929 *Mr. Ward: Yes. Let's not take on more than we need. We start to build cash. We have the*  
930 *plan in our heads now for doing the study. We have time then to price out what kind of*  
931 *study it's going to be for the 2028 budget, pick a vendor and figure it out, and then do*  
932 *that in the 2028 budget as Vickey suggested.*

933  
934 Ms. Blakely asked about the list which was used to put the budget together in fiscal year  
935 2026.

936  
937 Chairperson Brady explained the CDD had a map of where the assets, such as pipes,  
938 were located, but did not know the exact specifications of the pipes or have knowledge  
939 of the condition of the pipes.

940  
941 Mr. Ward agreed and added the CDD also did not have any cost estimates for the  
942 assets in terms of repair or replacement, such as the number of palms the CDD owned,  
943 the value of the palms, etc., the details. *We can get some engineering companies to*  
944 *come in and make sure they can do what we need done in the correct way and then do it*  
945 *in the context of the 2028 budget.*

946  
947 *Chairperson Brady: We came into this meeting with residents complaining that the*  
948 *assessment rate was going to be \$1,180 dollars. They sat here, watched us, left before it*  
949 *ended, and we got it to \$1,160, and now we are going to put out that we are going to*  
950 *\$1,332 dollars. They are going to lose their minds, but we are doing the right thing.*

951  
952 *Mr. Hamilton: It is fiscally responsible.*  
953

954 *Ms. Blakely: We just have to be honest with them. We have to have a reserve. They all*  
955 *know about reserves.*

956  
957 Discussion ensued regarding the residents being upset about the assessment rate with  
958 the added reserve amount; nothing making all the residents happy.

959  
960 Chairperson Brady stated she felt it would be best to leave the \$300,000 dollars in for  
961 the reserves and send out a communication to the community saying thank you to those  
962 who attended and provided input, and after four hours of discussion this was where the  
963 CDD stood. She recommended providing access to view the budget noting the budget  
964 included \$300,000 dollars for the reserve account.

965  
966 *Ms. DeLuca: Shouldn't we say that we heard loud and clear from the room full of people*  
967 *that we needed to be fiscally responsible and we needed to have a reserve account.*  
968 *They all clapped when we talked about the reserves.*

969  
970 *Chairperson Brady: Yes. Tweak that wording for us and put that out. That way they know*  
971 *that we aren't trying to hide anything.*

972  
973 *Ms. Blakely: Would you put together a spread sheet with two columns so we can see the*  
974 *changes? And would you also fix that area where it says all this money is going to -*

975  
976 *Chairperson Brady: And move hogs and cane toads off the preserve line please.*

977  
978 *Mr. Ward: Okay, got it.*

979  
980 *Ms. DeLuca: If you could, add a column next to this, because I really want them to see*  
981 *that we heard their feedback and we reduced certain line items, because they think it's*  
982 *going to have a bigger impact than it did. We did reduce it. We did hear them.*

983  
984 *Mr. Ward: You will have revision 2 which will have a column for add and subtract, and*  
985 *then a revision that has the total revision.*

986  
987 Discussion continued regarding what to make the budget look like so residents could  
988 easily see what was adjusted.

989  
990

991 **Workshop Meeting adjourned at 12:34 p.m. for a short break**  
992 **Regular Meeting called to order at 12:39 p.m.**

993  
994 All Board Members were present.

995  
996 **THIRD ORDER OF BUSINESS** **Public Comments**

997  
998 **Public Comments for Agenda Items**

999  
1000 There were no members of the public present.

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**FOURTH ORDER OF BUSINESS** **Consideration of Minutes**

- a) March 3, 2026 - Regular Meeting**  
**b) March 11, 2026 - Special Meeting**

Chairperson Brady asked if there were any changes, deletions or additions to the Minutes; hearing none, she called for a motion.

**On MOTION made by Gary Hamilton, seconded by Denise Blakely, and with all in favor, the Minutes of March 3, 2026 and the Minutes of March 11, 2026 were approved.**

**FIFTH ORDER OF BUSINESS** **Consideration of Agreement**

**Consideration of the Community Development District Irrigation Maintenance Agreement between Tern Bay Community Development District and Heritage Landing Master Association, Inc.**

*Mr. Ward: This is the agreement Greg put together for us. Essentially all it does is transfer the operation and maintenance of the pump system, the wells themselves, for the irrigation system, that provides the water to the Master HOA for operation and maintenance. We do not have any exhibits to the agreement. They may maintain it any way they want. You may terminate it for any reason you deem appropriate when you want to. They have termination rights also. I have advised the President of the HOA that they must provide us with approval of this agreement within the next week or two. If they do not do that we cannot go into the public hearing because we have no funds to maintain it. I only say that in this context because I know sometimes HOAs take a very long time to do things, but we don't have a long time for them to do this. You don't need to approve it at this point just in case they have some minor changes to it. But it will be on your next agenda for approval, and with any luck at all we will also have their approval at that point.*

**SIXTH ORDER OF BUSINESS** **Staff Reports**

**I. District Attorney**

*Mr. Urbancic: We put together a maintenance agreement and Clay from Atwell gave us the exhibit which is at the very back which shows the location of the facilities in red. Otherwise, nothing else to add unless you had specific questions.*

**II. District Engineer**

No report.

**III. District Manager**

- a. Important Meeting Dates for Fiscal Year 2026:**

- 1050 **1. Next Meeting: Tuesday, May 5, 2026**  
 1051 **2. Tuesday, June 2, 2026 - Public Hearing FY 2027 Budget**  
 1052 **3. General Election Qualifying Period: June 8, 2026 - June 12, 2026 (Seat 2, Seat**  
 1053 **3 and Seat 5)**  
 1054 **b. Financial Statement for the Period Ending February 28, 2026 (unaudited)**  
 1055 **c. Financial Statement for the Period Ending January 31, 2026 (unaudited)**  
 1056

1057 *Mr. Ward: Remember some of you are up for election this year, Gary, Tara and Vickey.*  
 1058 *The qualifying period is Monday, June 8, at noon through Friday, June 12 at noon at*  
 1059 *the Charlotte County Supervisor of elections. We will send you out the one page notice*  
 1060 *that gives you where to go and what to do. I believe they charge \$25 dollars to be a*  
 1061 *candidate. You have to swear an oath and a Form 1. If you miss these dates there is no*  
 1062 *forgiveness under the statute. There is a prequalifying period. That can be done on*  
 1063 *Tuesday, May 26, 2026 and then it will be processed and filed during the qualifying*  
 1064 *period. Please keep those dates in your calendar and make sure you get it all done on*  
 1065 *time. We will send the information out to you before the qualifying period.*  
 1066

1067 *Mr. Urbancic: There were some new statutory changes which went into effect. I got*  
 1068 *alerted by one supervisor of elections that they had updated their candidate pack. I*  
 1069 *don't know if Charlotte County has done that yet, but the Oath was updated, so be sure*  
 1070 *we have the latest information. We have some time before the June qualifying period,*  
 1071 *but if someone pulled a packet from a month ago it may not be updated.*  
 1072

1073 *Mr. Ward: We are not going to give you the packet. When you go to the Supervisor of*  
 1074 *Elections they will give you the forms you need. The packet is long and includes*  
 1075 *information not related to CDDs. You have to go in person during that one week*  
 1076 *qualifying period from noon to noon. The Tuesday before is the early qualifying date,*  
 1077 *so you can go the week before and fill out all your paperwork and they will file it for*  
 1078 *you. You have a little leeway there if you want to go early, but you can't go late.*  
 1079

1080 Discussion ensued regarding qualifying for election, the forms needed, the fee, and  
 1081 needing to go in person.  
 1082

## 1083 **SEVENTH ORDER OF BUSINESS**

## 1084 **Supervisor's Requests**

1085  
 1086 Mr. Hamilton asked for a spreadsheet of the contracts the CDD had including contract start  
 1087 dates, date of signature, duration, and cost.  
 1088

1089 Mr. Ward stated that could be provided.  
 1090

1091 Discussion ensued regarding getting a golf cart registered with the DOT; what the  
 1092 requirements were for the golf carts; and the community being poised to become a golf cart  
 1093 community.  
 1094

1095 Ms. DeLuca indicated she would have her golf cart registered tomorrow and would be  
 1096 prepared to discuss it at the next meeting.  
 1097

1098 Discussion continued regarding whether to make the community a golf cart community, pros  
1099 and cons; not forcing any resident to register a golf cart; and putting it on the agenda for  
1100 further discussion with the public to make sure the residents wanted a golf cart community.

1101  
1102 Chairperson Brady noted because any golf cart which could reach speeds over 20 mph was  
1103 required to be registered with DOT in order to drive on any road, it did not matter whether  
1104 the community was designated a golf cart community because 95 percent of golf cart owners  
1105 still would not be able to drive a golf cart on the road without registering first.

1106  
1107 Mr. Ward stated it would be good to move forward with the designation because then signs  
1108 could be posted warning drivers that golf carts might be driving on the road.

1109  
1110 Discussion ensued regarding children driving golf carts; a woman who fell out of her golf  
1111 cart; pets falling out of golf carts; and golf cart owners needing to take responsibility for  
1112 themselves and their golf carts.

1113  
1114 Mr. Ward stated he would put golf cart community on the agenda.

1115  
1116 Discussion ensued regarding streetlights being installed in the back of the development;  
1117 who was paying for the streetlights going up; and who would be paying for the power for the  
1118 streetlights.

1119  
1120 Ms. DeLuca stated she asked FPL who approved the streetlights and who would be paying  
1121 for the streetlights and had not received an answer. She said she was communicating with  
1122 FPL regarding streetlights which were still needed.

1123  
1124 Mr. Ward stated if the electric bill went up then the CDD would know why.

1125  
1126 Ms. DeLuca stated the CDD needed to coordinate with the Master HOA regarding hurricane  
1127 preparedness and plans.

1128  
1129 Chairperson Brady noted the Master HOA could have Emergency Management speak about  
1130 hurricane preparedness for the residents. She said she would give the appropriate phone  
1131 number to Mary to call and make the arrangements.

1132  
1133 Discussion ensued regarding hurricane preparedness for the community; raising the gates  
1134 when a hurricane warning was in effect; the CDD having the right to raise the gates whenever  
1135 it chose; and determining where to station equipment for pushing trees off the road after a  
1136 hurricane.

1137  
1138 Ms. DeLuca discussed the spending resolution and what should be included, such as contract  
1139 signing, spending limits, special authority during emergency situations, etc. She  
1140 recommended discussing this at the next meeting. She presented a spreadsheet with  
1141 potential limits.

1142  
1143 Chairperson Brady stated the spending limits in the spreadsheet were way too low.

1144  
1145 Ms. DeLuca noted the numbers were just an example.

1146  
1147 Chairperson Brady suggested asking Mr. Ward to insert the numbers he felt would enable  
1148 him to run the District without tying the hands of the Board.

1149  
1150 Mr. Hamilton noted it would be simple to figure out what numbers were appropriate based  
1151 upon the monthly financial statements.

1152  
1153 *Mr. Ward: I can also give you what I normally use as the spending authority. These are kind of*  
1154 *tiered for really big CDDs, so I will give you what I do within the context of what I do for a*  
1155 *normal spending authority, and then we can just mesh those two together with this and go*  
1156 *from there. Keep it so we can function every month but still give you the authority you need.*

1157  
1158 *Mr. Hamilton: I think that's a good idea.*

1159  
1160 Discussion continued regarding the spending resolution and contract signing.

1161  
1162 Ms. Blakely asked about the lakes. She said the lake plan was still undecided. She asked  
1163 about the littorals.

1164  
1165 Chairperson Brady asked if there was time during the May meeting for a presentation from  
1166 the Water Quality Manager.

1167  
1168 Mr. Ward responded in the affirmative.

1169  
1170 Chairperson Brady noted the Water Quality Manager could explain to the CDD what was  
1171 expected and what was recommended for pond maintenance. She said after hearing the  
1172 Water Quality Manager the Board could make decisions.

1173  
1174 The Board agreed.

1175  
1176 Mr. Hamilton discussed EntrancelQ and the problems associated with EntrancelQ.

1177  
1178 Discussion ensued regarding EntrancelQ; how long it took to get in through the gate; the  
1179 issues related to user error; and obtaining reports from EntrancelQ regarding vehicle entry.

1180  
1181 *Mr. Ward: All in all, if you look at what we transitioned from to what we transitioned to, we are*  
1182 *light years ahead of where we were three or four months ago with the EntrancelQ system.*  
1183 *Obviously, we are still working on some of the reporting aspects of that, being able to get*  
1184 *some better data out of the system. The way they are transitioning the license plate readers*  
1185 *are if they are getting four good reads on the license plate they are turning the transponder*  
1186 *off for that particular car. I think they are in the 90 percentile range with respect to the number*  
1187 *of reads they are getting. Some of the issues are plates that have covers on them or have a*  
1188 *frame around it. Those need to come off. We are trying to retrain Heather to make sure she*  
1189 *goes out there and helps people take them off their vehicles. I think overall if you look at the*  
1190 *numbers and the thousands of vehicles that are going through this system versus the number*  
1191 *of problems, we are in great shape. Yes, we have problems, and yes, we will always have an*  
1192 *issue because it's a plate reader system. I remember Robert telling you plate reader systems*  
1193 *are not 100% perfect. There will be a few cars that are an issue.*

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Discussion ensued regarding the problems with the previous transponder system; the lack of security associated with the transponder system; the significant reduction in gate damage since the transition to EntrancelQ; the high quality of the new system; residents blowing the problems with the new system out of proportion; the false negative license plate reads on vehicles which piggyback through the gate unauthorized; sharing EntrancelQ information with the Board when obtained; the HOA paying EntrancelQ to adjust the EntrancelQ app to open other entrances in the community, such as the gate to the pool.

Chairperson Brady stated she was tired of seeing three oak trees down along Heritage Landing. She stated she would like to take out the oak trees. She said in the future if the CDD wanted it could replace the oak trees with something else.

The Board agreed the three downed oak trees could be removed.

**EIGHTH ORDER OF BUSINESS**                      **Public Comments**

There were no members of the public present.

**NINTH ORDER OF BUSINESS**                      **Adjournment**

Chairperson Brady adjourned the meeting at approximately 1:26 p.m.

**On MOTION made by Tara Brady, seconded by Denise Blakely, and with all in favor, the meeting was adjourned.**

Tern Bay Community Development District

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tara Brady, Chairperson

# Tern Bay

Community Development District

*Proposed Budget*

*Fiscal Year 2027*

**Revision 3 – May 5, 2026**

Prepared By:

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**Tern Bay Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	FY 2027 Proposed Budget REV 3 May 5, 2026	Change from Original Proposed Budget	Notes
<b>Revenues and Other Sources</b>							
<b>Carryforward - Reserves</b>							
GF Reserve Distribution	\$ 678,899	\$ -	\$ 678,899	\$ -	\$ -	\$ -	Additional Cash Required to fund Operations
<b>Interest Income - General Account</b>	\$ 30,000	\$ 11,755	\$ 28,213	\$ 40,929	\$ 21,101	\$ (19,828)	Interest on Cash Balances - General Fund Account
<b>Special Assessment Revenue</b>							
Special Assessment - On-Roll	\$ 1,249,598	\$ 1,111,052	\$ 1,249,598	\$ 2,317,246	\$ 2,081,927	\$ (235,319)	Assessments from Property Owners
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Assessments billed directly to Property Owners
<b>Miscellaneous Revenue</b>							
Resident Damage Reimbursements	\$ -	\$ 1,841	\$ 1,841	\$ -	\$ -	\$ -	Contribution toward Storm Water Structure Cleaning
<b>Total Revenue and Other Sources</b>	<b>\$ 1,958,497</b>	<b>\$ 1,124,648</b>	<b>\$ 1,956,709</b>	<b>\$ 2,358,175</b>	<b>\$ 2,103,028</b>	<b>\$ (255,147)</b>	
<b>Appropriations and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	\$ 12,000	\$ 7,000	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	Statutory Required Fees
<b>Executive</b>							
Professional - Management	\$ 50,000	\$ 25,000	\$ 50,000	\$ 60,000	\$ 60,000	\$ -	District Manager
<b>Financial and Administrative</b>							
Audit Services	\$ 6,600	\$ 4,400	\$ 4,400	\$ 4,500	\$ 4,500	\$ -	Statutory Required Yearly Audit
Accounting Services	\$ 27,300	\$ 13,650	\$ 27,300	\$ 31,500	\$ 31,500	\$ -	Accounting (All Funds)
Assessment Roll Services	\$ 27,300	\$ 13,650	\$ 27,300	\$ 31,500	\$ 31,500	\$ -	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
<b>Other Contractual Services</b>							
Legal Advertising	\$ 1,500	\$ 1,431	\$ 3,000	\$ 3,500	\$ 3,500	\$ -	Statutory Required Legal Advertising
Trustee Services	\$ 8,009	\$ 4,246	\$ 8,009	\$ 8,009	\$ 8,009	\$ -	Trustee Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ 1,750	\$ 5,250	\$ 6,000	\$ 6,000	\$ -	Required SEC Reporting for Bond Issues
Bond Amortization Schedules	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Fees to reamortize bond payable
Property Appraiser/Tax Collector Fees	\$ 50	\$ 66	\$ 66	\$ 60	\$ 60	\$ -	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 100	\$ 250	\$ 250	\$ -	Bank Fees - Governmental Accounts
<b>Communications and Freight Services</b>							
Postage, Freight & Messenger	\$ 900	\$ -	\$ 1,800	\$ 900	\$ 900	\$ -	Agenda Mailings and other Misc. Mailings
Web Site Maintenance	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	Statutory Required Maintenance of District Web Sites

**Tern Bay Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	FY 2027 Proposed Budget REV 3 May 5, 2026	Change from Original Proposed Budget	Notes
<b>Insurance</b>	\$ 40,242	\$ 35,666	\$ 53,072	\$ 50,000	\$ 50,000	\$ -	- General Liability and D&O Liability Insurance
<b>Meeting Room Rental</b>	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	- Board Meeting Room Rental
<b>Printing and Binding</b>	\$ 300	\$ 2,249	\$ 2,749	\$ 300	\$ 300	\$ -	- Agenda Books and Copies
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	- Department of Economic Opportunity
<b>Legal Services</b>							
General Counsel	\$ 6,500	\$ 16,285	\$ 16,360	\$ 10,000	\$ 10,000	\$ -	- District Attorney
Bond Counsel - Series 2022	\$ -		\$ -	\$ -	\$ -	\$ -	- Specific Authorized Tasks
<b>Other General Government Services</b>							
<b>Engineering Services - General</b>							
General Services	\$ 15,000	\$ 11,569	\$ 27,321	\$ 15,000	\$ 10,500	\$ (4,500)	District Engineer
Canoe Path Improvement (Permit Analysis)	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	- Review of Requirements for improvements to Path
<b>Sub-Total</b>	<b>\$ 208,776</b>	<b>\$ 138,838</b>	<b>\$ 242,802</b>	<b>\$ 237,594</b>	<b>\$ 233,094</b>	<b>\$ (4,500)</b>	
<b>Other Public Safety</b>							
<b>Professional Services</b>							
<b>Access Control Services</b>							
Access Control - Gate Attendant (Ramco)	\$ 72,522	\$ 60,188	\$ 60,188	\$ -	\$ -	\$ -	- Services though 1/7/26
Access Control - System (Ramco)	\$ 2,359	\$ 8,865	\$ 8,865	\$ -	\$ -	\$ -	- Services though 1/7/26
Access Control - Gate Attendant (Allied)	\$ 155,749	\$ 52,829	\$ 177,747	\$ 192,192	\$ 223,554	\$ 31,362	Full Time - at Gates
Access Control - Resident Liaison (Allied)	\$ 48,177	\$ 14,387	\$ 49,878	\$ 62,400	\$ 34,580	\$ (27,820)	Resident Liaison (40 hrs per week) FY27 - REDUCED TO 20 HOURS/WK FY27
Access Control - System - (Entrance IQ)	\$ 29,182	\$ 10,609	\$ 32,182	\$ 31,835	\$ 31,835	\$ -	- Welcome Gate Technology/Software
<b>Utilities</b>							
Electric	\$ 2,400	\$ 1,177	\$ 2,943	\$ 2,400	\$ 2,400	\$ -	
Water and Wastewater	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	\$ 1,200	\$ -	- Water accounts in process of being transferred from HOA
Internet Access	\$ 2,700	\$ 3,038	\$ 8,460	\$ 8,000	\$ 7,770	\$ (230)	
<b>Repairs &amp; Maint-Access Control &amp; Welcome Ctr</b>							
Access Control / Janitorial	\$ 3,340	\$ 2,681	\$ 5,201	\$ 3,600	\$ 5,040	\$ 1,440	Includes welcome center
Front and Back Gates	\$ 9,000	\$ 22,491	\$ 23,491	\$ 8,000	\$ 8,000	\$ -	
Misc. Repairs	\$ 15,000	\$ 9,157	\$ 10,157	\$ 18,000	\$ 5,000	\$ (13,000)	As Needed
Resident Reimursed Gate Damage	\$ -	\$ 1,841	\$ 1,841	\$ -	\$ -	\$ -	
<b>Contingencies</b>	\$ -	\$ 6,429	\$ 6,929	\$ 6,553	\$ 6,388	\$ (165)	2% of department
<b>Capital Outlay</b>	\$ 80,000	\$ 134,968	\$ 135,000	\$ -	\$ -	\$ -	- Gate Replacement
<b>Sub-Total</b>	<b>\$ 421,630</b>	<b>\$ 328,660</b>	<b>\$ 524,081</b>	<b>\$ 334,179</b>	<b>\$ 325,766</b>	<b>\$ (8,413)</b>	

**Tern Bay Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	FY 2027 Proposed Budget REV 3 May 5, 2026	Change from Original Proposed Budget	Notes
<b>Community Wide Irrigation System</b>							
<b>Professional Services</b>							
Asset Management	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ (15,000)	Field Operations Manager
Consumptive Use Permit Monitoring	\$ -	\$ -	\$ -	\$ 13,000	\$ -	\$ (13,000)	SFWMD Permit Compliance Requirements
<b>Utility Services</b>							
Electric - Pump Station	\$ -	\$ -	\$ -	\$ 55,000	\$ -	\$ (55,000)	Pumps Station & Pumps for water withdrawal from aquifer/irrigation lake
<b>Repairs and Maintenance</b>							
Pump Station and Wells	\$ -	\$ -	\$ -	\$ 65,000	\$ -	\$ (65,000)	Preventative Maint./wet well water treatment and pump repairs 75 HP needs replaced so does two wells
Recharge Pumps	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ (9,000)	Pump and Meter Repairs
Main Line Irrigation System	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ (5,000)	Irrigation Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ 3,160	\$ -	\$ (3,160)	4% of Repairs and Maintenance
<b>Capital Outlay</b>							
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ (10,000)	
<b>Sub-Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 175,160</b>	<b>\$ -</b>	<b>\$ (175,160)</b>	
<b>Stormwater Management Services</b>							
<b>Lake, Lake Bank and Littoral Shelf Maintenance</b>							
<b>Professional Services</b>							
Operations Management	\$ 20,000	\$ 9,819	\$ 19,637	\$ 32,000	\$ 15,000	\$ (17,000)	Asset Operations Management
<b>Repairs &amp; Maintenance</b>							
Aquatic Weed Control	\$ 72,000	\$ 55,000	\$ 106,200	\$ 110,000	\$ 110,000	\$ -	Periodic Maintenance of Water Management System
Lake Vegetation Removal	\$ 22,000	\$ 23,550	\$ 24,550	\$ 5,000	\$ 5,000	\$ -	
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ (5,000)	
Water Quality Testing	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ -	
Littoral Shelf Installation	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ (15,000)	
Aerations System (Fountains/Bubblers)	\$ 500	\$ -	\$ 500	\$ 500	\$ 500	\$ -	Periodic Maintenance
Control Structures, Catch basins & Outfalls	\$ 40,000	\$ -	\$ -	\$ 30,000	\$ 20,000	\$ (10,000)	Rotating Program to clean Silt from Drainage Structures
Contingencies	\$ -	\$ 6,406	\$ 6,906	\$ 5,085	\$ 2,790	\$ (2,295)	2% of Repairs and Maintenance

**Tern Bay Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	FY 2027 Proposed Budget REV 3 May 5, 2026	Change from Original Proposed Budget	Notes
<b>Preserve Area Maintenance</b>							
<b>Professional Services</b>							
Operations Management	\$ 20,000	\$ 1,671	\$ 4,010	\$ 15,000	\$ 12,500	\$ (2,500)	Asset Operations Management
<b>Repairs and Maintenance</b>							
Wetlands	\$ 28,800	\$ 14,400	\$ 28,800	\$ 28,800	\$ 28,800	\$ -	Monthly Maintenance
Cane Toad Removal	\$ 38,000	\$ 17,040	\$ 34,080	\$ 38,400	\$ 38,400	\$ -	
Wild Hog Trapping and Removal	\$ 34,000	\$ 6,147	\$ 25,000	\$ 26,000	\$ 26,000	\$ -	On-going program for removal of wild hogs w/ USDA
<b>Preserve Path(Canoe Launch)</b>							
Repairs and Maintenance	\$ 15,000	\$ 4,050	\$ 8,100	\$ 8,100	\$ 8,100	\$ -	Path to Canoe Launch
Shell Path Material	\$ -	\$ -	\$ -	\$ 18,000	\$ 5,000	\$ (13,000)	Add crushed shell rock to path
Path Clearing (Periodic)	\$ -	\$ -	\$ -	\$ 12,000	\$ 5,000	\$ (7,000)	Trimming back more invasives
<b>Contingencies</b>	\$ -	\$ -	\$ -	\$ 3,075	\$ 1,344	\$ (1,731)	2% of Repairs and Maintenance
<b>Capital Outlay</b>							
Aeration Systems/Fountains	\$ -	\$ -	\$ -	\$ 24,000	\$ -	\$ (24,000)	One aeration system
Littoral Shelf Planting	\$ 44,000	\$ 44,738	\$ 44,738	\$ 15,000	\$ 15,000	\$ -	Phase 2
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ -	CIP (Year 1) - Lake banks TBD
Water Control Structures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Contingencies & CEI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Sub-Total</b>	<b>\$ 354,300</b>	<b>\$ 182,821</b>	<b>\$ 302,521</b>	<b>\$ 454,960</b>	<b>\$ 357,434</b>	<b>\$ (97,526)</b>	
<b>Road and Street Services</b>							
<b>Professional Management</b>							
Asset Management	\$ 30,000	\$ 31,350	\$ 51,766	\$ 35,000	\$ 35,000	\$ -	Asset Operations Management
<b>Utility Services</b>							
<b>Electric - Street Lights</b>							
Electric Service - Lease Charges	\$ 6,000	\$ 2,886	\$ 5,772	\$ 6,000	\$ 6,000	\$ -	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	\$ 100,000	\$ 49,466	\$ 98,932	\$ 100,000	\$ 100,000	\$ -	
<b>Repairs and Maintenance</b>							
Sidewalk & Pavement Repairs	\$ 25,000	\$ 10,457	\$ 10,457	\$ 12,500	\$ 12,500	\$ -	
Bridge Repairs	\$ 12,000	\$ -	\$ -	\$ 6,000	\$ 1,000	\$ (5,000)	Periodic repairs and pressure washing
Striping & Pavement Marking	\$ 15,000	\$ 3,995	\$ 5,495	\$ 25,000	\$ 10,000	\$ (15,000)	Inside the gate
Street Lights/Directional Signs	\$ 15,000	\$ 3,351	\$ 5,351	\$ 7,500	\$ 7,500	\$ -	Signs & Lighting
Street Sweeping	\$ 35,000	\$ 8,550	\$ 11,400	\$ 35,000	\$ 14,000	\$ (21,000)	4 times per year
Pressure Washing - Sidewalks	\$ 33,000	\$ -	\$ -	\$ 33,000	\$ 3,000	\$ (30,000)	As Needed
Miscellaneous Repairs	\$ 10,000	\$ 17,901	\$ 18,000	\$ 7,500	\$ 5,000	\$ (2,500)	
Contingencies	\$ -	\$ 1,475	\$ 1,475	\$ 3,795	\$ 1,060	\$ (2,735)	2% of Repairs and Maintenance
<b>Sub-Total</b>	<b>\$ 281,000</b>	<b>\$ 129,430</b>	<b>\$ 208,647</b>	<b>\$ 271,295</b>	<b>\$ 195,060</b>	<b>\$ (76,235)</b>	

**Tern Bay Community Development District  
General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	FY 2027 Proposed Budget REV 3 May 5, 2026	Change from Original Proposed Budget	Notes
<b>Landscaping Services</b>							
<b>Professional Management</b>							
Asset Management	\$ 25,000	\$ 21,878	\$ 52,507	\$ 35,000	\$ 15,000	\$ (20,000)	
<b>Repairs &amp; Maintenance</b>							
Landscaping Maintenance - Common Area	\$ 320,819	\$ 168,045	\$ 340,584	\$ 320,819	\$ 356,620	\$ 35,801	
Tree Trimming	\$ 70,000	\$ -	\$ 25,000	\$ 65,000	\$ 15,000	\$ (50,000)	
Landscape Replacements	\$ 25,000	\$ 24,208	\$ 34,208	\$ 40,000	\$ 50,000	\$ 10,000	Additional plantings
Mulch Installation	\$ 50,000	\$ 28,840	\$ 43,260	\$ 54,000	\$ 50,000	\$ (4,000)	Pine straw one full on half
Annuals	\$ 35,000	\$ 11,540	\$ 17,309	\$ 18,000	\$ 26,000	\$ 8,000	3 times per year
Landscape Lighting	\$ 25,000	\$ 13,226	\$ 14,726	\$ 15,000	\$ 15,000	\$ -	Front entrance and roundabout
Annual Holiday Decorations	\$ 14,500	\$ 19,398	\$ 19,398	\$ 17,000	\$ 17,000	\$ -	
<b>Irrigation System</b>							
<b>Pump &amp; Wells</b>							
Routine Maintenance	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	
Well Testing/Meter Reading	\$ 20,000	\$ 6,500	\$ 11,750	\$ -	\$ 7,080	\$ 7,080	
<b>Line Distribution System</b>							
Maintenance	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	main line
<b>Contingencies &amp; CEI</b>	\$ -	\$ -	\$ -	\$ 15,895	\$ 10,934	\$ (4,961)	2% of Repairs and Maintenance
<b>Sub-Total</b>	<b>\$ 605,319</b>	<b>\$ 293,634</b>	<b>\$ 568,741</b>	<b>\$ 580,714</b>	<b>\$ 572,634</b>	<b>\$ (8,080)</b>	
<b>Reserves</b>							
Extraordinary Capital/Operations		\$ -	\$ -	\$ 150,000	\$ 300,000	\$ 150,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration.
<b>Other Fees and Charges</b>							
Discounts and Tax Collector Fees	\$ 87,472	\$ -	\$ 43,736	\$ 154,273	\$ 119,039	\$ (35,234)	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,958,497</b>	<b>\$ 1,073,381</b>	<b>\$ 1,890,528</b>	<b>\$ 2,358,175</b>	<b>\$ 2,103,028</b>	<b>\$ (255,147)</b>	

**Tern Bay Community Development District  
General Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	FY 2027 Proposed Budget REV 3 May 5, 2026	Change from Original Proposed Budget	Notes
<b>Fund Balances:</b>							
<b>Change from Current Year Operations</b>	\$ 0	\$ 51,267	\$ 66,181	\$ (0)	\$ -	\$ 0	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - *Beginning</b>	\$ 945,673		\$ 945,673	\$ 332,956	\$ 332,956		
Reserve Additions	\$ -		\$ -	\$ 150,000	\$ 300,000		Budgeted Funds for Long Term Capital Planning
Reserve Expenditures	\$ (678,899)		\$ (678,899)	\$ -	\$ -		Reserve Funds Used in Current FY
<b>Total Fund Balance</b>	<b>\$ 266,775</b>		<b>\$ 332,956</b>	<b>\$ 482,955</b>	<b>\$ 632,956</b>		
<b>Fund Balance - Uses of Funds</b>							
1st 3 Months Operations	\$ 489,624		\$ 472,632	\$ 589,544	\$ 525,757		Required to meet Cash Needs until Assessments Rec'd
Extraordinary Capital/Operations Reserve	\$ (222,849)		\$ (139,676)	\$ (106,588)	\$ 107,199		Long Term Capital Planning Reserve - Balance of Funds
<b>Total Fund Balance</b>	<b>\$ 266,775</b>		<b>\$ 332,956</b>	<b>\$ 482,955</b>	<b>\$ 632,956</b>		

\*Beginning Fund Balance at 10/1/2025 per audited financial statements.

Description	Units	Rate FY 2026	Rate FY 2027	Rate FY 2027 Revision 3	
Executive Homes ( 40' - 50')	210	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
Manor Homes (51' - 60')	199	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
Estate homes ( 61' - 70')	160	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
Coach Homes	268	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
Multi-Family (6 Plex)	0	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
Veranda (12 Unit Plex)	288	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
Terrace (30 Unit plex)	420	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
Commercial/Office	17	\$ 800.00	\$ 1,509.72	\$ 1,332.86	\$ (151.00)
<b>Total Units:</b>	<b>1562</b>				
<b>ADOPTED Cap Rate - FY 2026</b>		\$ 960.00	\$ 960.00	\$ 960.00	\$ -
<b>PROPOSED Cap Rate - FY 2027</b>			\$ 1,811.66	\$ 1,599.43	\$ (181.20)

**Tern Bay Community Development District  
Series 2005A Bonds - Debt Service Fund - Budget  
Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 6,532	\$ 2,686	\$ 5,372	\$ 4,835
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 109,006	\$ 97,775	\$ 109,006	\$ 103,369
Inter-Fund Transfers - In	\$ -	\$ 139	\$ -	\$ -
<b>Total Revenue and Other Sources</b>	<b>\$ 115,538</b>	<b>\$ 100,600</b>	<b>\$ 114,378</b>	<b>\$ 108,203</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 55,000	\$ -	\$ 55,000	\$ 55,000
Principal Debt Service - Prepayments	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 46,494	\$ 22,978	\$ 46,494	\$ 43,269
<b>Other Fees and Charges</b>				
Discounts and Other Fees	\$ 7,131	\$ -	\$ 7,131	\$ 6,762
Inter-Fund Transfers - Out	\$ -	\$ 139	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 108,625</b>	<b>\$ 23,117</b>	<b>\$ 108,625</b>	<b>\$ 105,031</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 6,913</b>	<b>\$ 77,483</b>	<b>\$ 5,753</b>	<b>\$ 3,172</b>
<b>Fund Balance - Beginning</b>	<b>\$ 126,610</b>	<b>\$ 122,610</b>	<b>\$ 126,610</b>	<b>\$ 132,363</b>
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 133,524</b>	<b>\$ 200,093</b>	<b>\$ 132,363</b>	<b>\$ 135,535</b>

**Fund Balance Analysis**

Reserve Requirement	\$ 50,000.00
Reserved for November 1, 2027 Interest	\$ 20,156.25
<b>Total Required Funds:</b>	<b>\$ 70,156.25</b>

Land Use	Number of Units	ERU Factor	Total ERU's	FY 2026 Rate	FY 2027 Rate
SF - 60'	32	1	32	\$ 1,579.80	\$ 1,498.10
Coach	20	0.9	20	\$ 1,579.80	\$ 1,498.10
Comm.	85	0.2	17	\$ 26,856.61	\$ 25,467.65
<b>Totals:</b>	<b>137</b>		<b>69</b>		

**Tern Bay Community Development District  
Debt Service Schedule - Series 2005 A**

Description	Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Outstanding (After Restructure)		\$ 1,170,000	5.375%			
5/1/2024		\$ 50,000	5.375%	\$ 25,934.38	\$ 101,869	\$ 915,000
11/1/2024				\$ 24,590.63		
5/1/2025	\$ 10,000	\$ 50,000	5.375%	\$ 24,590.63	\$ 99,181	\$ 855,000
11/1/2025				\$ 22,978.13		
5/1/2026		\$ 50,000	5.375%	\$ 22,978.13	\$ 95,956	\$ 805,000
11/1/2026				\$ 21,634.38		
5/1/2027		\$ 55,000	5.375%	\$ 21,634.38	\$ 98,269	\$ 750,000
11/1/2027				\$ 20,156.25		
5/1/2028		\$ 60,000	5.375%	\$ 20,156.25	\$ 100,313	\$ 690,000
11/1/2028				\$ 18,543.75		
5/1/2029		\$ 60,000	5.375%	\$ 18,543.75	\$ 97,088	\$ 630,000
11/1/2029				\$ 16,931.25		
5/1/2030		\$ 65,000	5.375%	\$ 16,931.25	\$ 98,863	\$ 565,000
11/1/2030				\$ 15,184.38		
5/1/2031		\$ 70,000	5.375%	\$ 15,184.38	\$ 100,369	\$ 495,000
11/1/2031				\$ 13,303.13		
5/1/2032		\$ 70,000	5.375%	\$ 13,303.13	\$ 96,606	\$ 425,000
11/1/2032				\$ 11,421.88		
5/1/2033		\$ 75,000	5.375%	\$ 11,421.88	\$ 97,844	\$ 350,000
11/1/2033				\$ 9,406.25		
5/1/2034		\$ 80,000	5.375%	\$ 9,406.25	\$ 98,813	\$ 270,000
11/1/2034				\$ 7,256.25		
5/1/2035		\$ 85,000	5.375%	\$ 7,256.25	\$ 99,513	\$ 185,000
11/1/2035				\$ 4,971.88		
5/1/2036		\$ 90,000	5.375%	\$ 4,971.88	\$ 99,944	\$ 95,000
11/1/2036				\$ 2,553.13		
5/1/2037		\$ 95,000	5.375%	\$ 2,553.13	\$ 100,106	\$ -
<b>Total:</b>		<b>\$ 1,160,000</b>		<b>\$ 723,475</b>	<b>\$ 1,883,475</b>	

Outstanding Balance at September 30, 2027 \$ 750,000

**Tern Bay Community Development District**  
**Series 2022 Bonds - Debt Service Fund - Budget**  
**Fiscal Year 2027**

Description	Fiscal Year 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	Fiscal Year 2027 Proposed Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Interest Income	\$ 81,466	\$ 36,251	\$ 72,501	\$ 65,251
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 1,930,204	\$ 1,727,356	\$ 1,930,204	\$ 1,930,204
Inter-Fund Transfers - In	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue and Other Sources</b>	<b>\$ 2,011,670</b>	<b>\$ 1,763,607</b>	<b>\$ 2,002,706</b>	<b>\$ 1,995,456</b>
<b>Appropriations</b>				
<b>Debt Service</b>				
Principal Debt Service - Mandatory	\$ 640,000	\$ -	\$ 640,000	\$ 660,000
Interest	\$ 1,139,295	\$ 569,648	\$ 1,139,295	\$ 1,119,295
<b>Other Fees and Charges</b>				
Discounts and Other Fees	\$ 124,042	\$ -	\$ 124,042	\$ 126,275
Inter-Fund Transfers - Out	\$ -	\$ 16,416	\$ 16,416	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,903,337</b>	<b>\$ 586,064</b>	<b>\$ 1,919,753</b>	<b>\$ 1,905,570</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ 108,334</b>	<b>\$ 1,177,544</b>	<b>\$ 82,953</b>	<b>\$ 89,886</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,593,549</b>	<b>\$ 1,593,549</b>	<b>\$ 1,593,549</b>	<b>\$ 1,676,502</b>
<b>Fund Balance - Ending (Projected)</b>	<b>\$ 1,701,883</b>	<b>\$ 2,771,093</b>	<b>\$ 1,676,502</b>	<b>\$ 1,766,388</b>

**Fund Balance Analysis**

Reserve Requirement	\$ 886,013
Reserved for December 15, 2027 Interest	\$ 549,335
<b>Total Required Funds:</b>	<b>\$ 1,435,348</b>

Land Use	Number of Units	FY 2026 Rate	FY 2027 Rate
Executive Homes (40' - 50' )	210	\$ 1,564.65	\$ 1,564.65
Manor Homes (51' - 60')	199	\$ 1,706.89	\$ 1,706.89
Estate (61' - 70')	128	\$ 1,849.13	\$ 1,849.13
Coach Homes	248	\$ 1,209.04	\$ 1,209.04
Multi-Family - (Six Plex)	N/A	N/A	N/A
Veranda (12 Unit Plex)	288	\$ 1,066.80	\$ 1,066.80
Terrace (30 Unit Plex)	420	\$ 995.68	\$ 995.68
Commercial	N/A	N/A	N/A
	<b>1493</b>		

**Tern Bay Community Development District  
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Debt Issued	\$ 31,120,000				
6/15/2022			\$ 355,388.98	\$ 355,389	\$ 31,120,000
12/15/2022			\$ 597,850.63		
6/15/2023	\$ 585,000	3.125%	\$ 597,850.63	\$ 1,780,701	\$ 30,535,000
12/15/2023			\$ 588,710.00		
6/15/2024	\$ 600,000	3.125%	\$ 588,710.00	\$ 1,777,420	\$ 29,935,000
12/15/2024			\$ 579,335.00		
6/15/2025	\$ 620,000	3.125%	\$ 579,335.00	\$ 1,778,670	\$ 29,315,000
12/15/2025			\$ 569,647.50		
6/15/2026	\$ 640,000	3.125%	\$ 569,647.50	\$ 1,779,295	\$ 28,675,000
12/15/2026			\$ 559,647.50		
6/15/2027	\$ 660,000	3.125%	\$ 559,647.50	\$ 1,779,295	\$ 28,015,000
12/15/2027			\$ 549,335.00		
6/15/2028	\$ 685,000	3.400%	\$ 549,335.00	\$ 1,783,670	\$ 27,330,000
12/15/2028			\$ 537,690.00		
6/15/2029	\$ 705,000	3.400%	\$ 537,690.00	\$ 1,780,380	\$ 26,625,000
12/15/2029			\$ 525,705.00		
6/15/2030	\$ 730,000	3.400%	\$ 525,705.00	\$ 1,781,410	\$ 25,895,000
12/15/2030			\$ 513,295.00		
6/15/2031	\$ 755,000	3.400%	\$ 513,295.00	\$ 1,781,590	\$ 25,140,000
12/15/2031			\$ 500,460.00		
6/15/2032	\$ 780,000	3.400%	\$ 500,460.00	\$ 1,780,920	\$ 24,360,000
12/15/2032			\$ 487,200.00		
6/15/2033	\$ 810,000	4.000%	\$ 487,200.00	\$ 1,784,400	\$ 23,550,000
12/15/2033			\$ 471,000.00		
6/15/2034	\$ 845,000	4.000%	\$ 471,000.00	\$ 1,787,000	\$ 22,705,000
12/15/2034			\$ 454,100.00		
6/15/2035	\$ 880,000	4.000%	\$ 454,100.00	\$ 1,788,200	\$ 21,825,000
12/15/2035			\$ 436,500.00		
6/15/2036	\$ 915,000	4.000%	\$ 436,500.00	\$ 1,788,000	\$ 20,910,000
12/15/2036			\$ 418,200.00		
6/15/2037	\$ 950,000	4.000%	\$ 418,200.00	\$ 1,786,400	\$ 19,960,000
12/15/2037			\$ 399,200.00		
6/15/2038	\$ 990,000	4.000%	\$ 399,200.00	\$ 1,788,400	\$ 18,970,000
12/15/2038			\$ 379,400.00		
6/15/2039	\$ 1,030,000	4.000%	\$ 379,400.00	\$ 1,788,800	\$ 17,940,000
12/15/2039			\$ 358,800.00		
6/15/2040	\$ 1,075,000	4.000%	\$ 358,800.00	\$ 1,792,600	\$ 16,865,000
12/15/2040			\$ 337,300.00		
6/15/2041	\$ 1,115,000	4.000%	\$ 337,300.00	\$ 1,789,600	\$ 15,750,000
12/15/2041			\$ 315,000.00		
6/15/2042	\$ 1,165,000	4.000%	\$ 315,000.00	\$ 1,795,000	\$ 14,585,000
12/15/2042			\$ 291,700.00		
6/15/2043	\$ 1,210,000	4.000%	\$ 291,700.00	\$ 1,793,400	\$ 13,375,000
12/15/2043			\$ 267,500.00		
6/15/2044	\$ 1,260,000	4.000%	\$ 267,500.00	\$ 1,795,000	\$ 12,115,000
12/15/2044			\$ 242,300.00		

Prepared by:

**JPWard and Associates, LLC**

**Tern Bay Community Development District  
Debt Service Schedule - Series 2022**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2045	\$ 1,310,000	4.000%	\$ 242,300.00	\$ 1,794,600	\$ 10,805,000
12/15/2045			\$ 216,100.00		
6/15/2046	\$ 1,365,000	4.000%	\$ 216,100.00	\$ 1,797,200	\$ 9,440,000
12/15/2046			\$ 188,800.00		
6/15/2047	\$ 1,420,000	4.000%	\$ 188,800.00	\$ 1,797,600	\$ 8,020,000
12/15/2047			\$ 160,400.00		
6/15/2048	\$ 1,480,000	4.000%	\$ 160,400.00	\$ 1,800,800	\$ 6,540,000
12/15/2048			\$ 130,800.00		
6/15/2049	\$ 1,540,000	4.000%	\$ 130,800.00	\$ 1,801,600	\$ 5,000,000
12/15/2049			\$ 100,000.00		
6/15/2050	\$ 1,600,000	4.000%	\$ 100,000.00	\$ 1,800,000	\$ 3,400,000
12/15/2050			\$ 68,000.00		
6/15/2051	\$ 1,665,000	4.000%	\$ 68,000.00	\$ 1,801,000	\$ 1,735,000
12/15/2051			\$ 34,700.00		
6/15/2052	\$ 1,735,000	4.000%	\$ 34,700.00	\$ 1,804,400	\$ -
12/15/2052					
	\$ 31,120,000		\$ 22,912,740		
<b>Outstanding Balance at September 30, 2027</b>	<b>\$ 28,015,000</b>				

## RESOLUTION 2026-7

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DATE AND TIME OF THE PUBLIC HEARING ON THE FISCAL YEAR 2027 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

#### **RECITALS**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Tern Bay Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

**WHEREAS**, the Board has previously set the date of the Public Hearing on the Proposed Budget for Fiscal Year 2027 for Tuesday, June 2, 2026, and

**WHEREAS**, the Board desires to change the date and time of the Public Hearing on the Proposed Budget for Fiscal Year 2027 to Tuesday, July 7, 2026 at 10:00 AM at the Heritage Landing Clubhouse, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955.

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

**SECTION 1. INCORPORATION OF WHEREAS CLAUSES.** The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

**SECTION 2. BUDGET.** The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

**SECTION 3. REVISED PUBLIC HEARING DATE, TIME AND LOCATION.** A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

**DATE: Tuesday, July 7, 2026**  
**HOUR: 10:00 AM**  
**LOCATION: Heritage Landing Clubhouse**  
**14571 Heritage Landing Boulevard**  
**Punta Gorda, Florida 33955**

**SECTION 4. TRANSMITTAL OF BUDGET.** The District Manager is hereby directed to submit a copy of the proposed budget to Charlotte County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is

directed to post the proposed budget on the District’s website at least two days before the Public Hearing date.

**SECTION 5. PUBLICATION.** Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

**SECTION 6. SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**SECTION 7. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 8. PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 5th day of May 2026.

**ATTEST:**

**TERN BAY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tara Brady, Chairman

**Exhibit A:** Proposed Fiscal Year 2027 Budget

## **COMMUNITY DEVELOPMENT DISTRICT IRRIGATION MAINTENANCE AGREEMENT**

**THIS COMMUNITY DEVELOPMENT DISTRICT FACILITIES IRRIGATION MAINTENANCE AGREEMENT** (this "**Agreement**") is entered into as of this 7th day of April, 2026, by and between **TERN BAY COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the "**District**"), and **HERITAGE LANDING MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "**Association**").

### **RECITALS:**

A. The District is a local unit of special-purpose government established by Rule 42VV-1, Florida Administrative Code adopted by the Florida Land and Water Adjudicatory Commission, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "**Act**"), and is validly existing under the Constitution and laws of the State of Florida. The District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for roads, water and wastewater facilities, stormwater management, irrigation, landscape, security, and wetland/wildlife mitigation and restoration, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by the Act.

B. The Association is a private not-for-profit corporation formed pursuant to Chapters 617 and 720, Florida Statutes that owns and operates certain community infrastructure and amenity facilities located within the Heritage Landing community that is within the boundaries of the District. The membership of the Association is comprised solely of property owners within the District and all of the Heritage Landing property owners are members of the Association pursuant to the Declaration of Covenants, Conditions and Restrictions for Heritage Landing originally recorded in Official Records Book 4429, Page 92 of the Public Records of Charlotte County, Florida, and as further amended and supplemented.

C. The District desires to contract with the Association to operate, maintain and repair the irrigation public improvements owned by the District and located in those areas depicted on **Exhibit "A"** (collectively, the "**District Improvements**").

D. The Association is responsible for operating, maintaining and repairing certain common areas either contiguous or in close proximity to the areas where the District Improvements are or will be located and the members of the Association are the direct beneficiaries of the District Improvements. Further, the Association is uniquely positioned and qualified to operate, maintain and repair the District Improvements.

E. The Association agrees to undertake the responsibility for operating, maintaining and repairing the District Improvements all on the terms and conditions set forth herein.

F. The District and the Association agree that having the Association operate, maintain and repair the District Improvements is in the best interests of the District and the property owners benefitting from the District Improvements. Specifically, having the Association operate, maintain and repair the District Improvements will provide for easier administration, potential cost savings, and anticipated efficiencies in such activities.

**NOW, THEREFORE**, the District and the Association agree as follows:

1. **Recitals.** The above recitals are true and correct and incorporated herein by this reference.
2. **Finding.** The District and the Association expressly agree that having the Association operate, maintain and repair the District Improvements is in the best interests of the District and the property owners intended to benefit from the District Improvements.
3. **Operation, Maintenance and Repair.** Except as otherwise provided for herein, the Association agrees to be responsible during the term of this Agreement, at the Association's sole cost and expense, for operating, maintaining and repairing the District Improvements that may be now or in the future located on or within the Improvement Area. The District Improvements shall be kept by the Association in good, neat, attractive and proper condition and repair. All such action by the Association shall be performed in compliance with all applicable statutes, ordinances, administrative rules and regulations, permit conditions and the rules, policies, practices and procedures of the District. The Association understands and agrees that the Association shall be required to budget for, fund, and complete the maintenance and repair of the District Improvements and their component parts. The obligation for capital replacement of District Improvements shall remain with the District. During the Initial Term of this Agreement (and any Renewal Terms), the Association shall have a non-exclusive license to enter upon the property of the District to the extent reasonably necessary to carry out the Association's obligations under this Agreement. Notwithstanding the foregoing, if any property of the District is damaged a result of any activity of the Association pursuant to this Agreement, the Association shall be responsible, at the Association's sole cost and expense, to promptly repair any damaged property or landscaping to the extent necessary to restore the property to its condition prior to the damage.
4. **Tropical Storm, Hurricane or Other Casualty Damage.** The parties acknowledge that the Association is acting as a service provider to the District under this Agreement and this Agreement is a means to provide for the services set forth in Section 3 on a resource-efficient basis as described in the recitals. This Agreement transfers neither ownership nor ultimate legal responsibility for the District Improvements. Nor does this Agreement change the character of the District Improvements, which are public assets of the District. In the event the District Improvements are damaged as a result of a tropical storm, hurricane or other casualty event, it shall be the District's obligation, at the District's cost and expense, for post-tropical storm, hurricane or other casualty event clean-up of the District Improvements and for the repair or replacement of the District Improvements in a manner, and to the extent, deemed appropriate by the District. The District may, in its discretion, engage the Association by separate written agreement as a vendor or service provider subsequent to any a tropical storm, hurricane or other casualty event for the clean-up of the District Improvements or the repair/replacement of District Improvements.

5. **Representative.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have the authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Association's services. The District initially designates the District's Manager or his/her authorized designee to act as the District's representative. The Association agrees to meet with the District's representative, as designated by the District Manager, as is reasonably necessary to evaluate the District Improvements and discuss conditions, schedules, and items of concern regarding this Agreement.

6. **Annual Budget Updates.** Annually, the Association shall submit in writing to the District the Association's proposed operating budget (or portions thereof) in sufficient detail to illustrate the Association's estimated expenditures for the operation, maintenance and repair of the District Improvements for the next fiscal year of the Association pursuant to this Agreement. The District shall respond in writing within sixty (60) days to the Association that it has reviewed the budget (or applicable portion thereof) and that either (i) the District has no objection to the proposed budget or (ii) the District recommends specific, reasonable changes to the proposed budget, which the Association shall review and either agree to incorporate into the budget or propose its own reasonable changes. If the District fails to respond in writing within the sixty (60) day period as required herein, the Association's proposed operating budget shall be deemed approved. The budget must be reasonable and mutually satisfactory to both parties. In the event that an agreed budget is not established prior to December 31, the Association shall use the prior year's budget until an agreement between the parties is reached.

7. **Modifications to the District Improvements.** The Association shall have the right to modify or enhance the District Improvements consistent with the terms of this Agreement; provided, however, that the Association may not make any material modification to the District Improvements (including, without limitation, removal or replacement) without the prior written consent of the District, which consent may be withheld in the District's sole and exclusive discretion. No modifications or enhancements shall be inconsistent with state or federal laws and regulations, including requirements of public access. For clarity, any modifications or enhancements to District Improvements shall become property of the District.

8. **Inspections by the Association.** The Association shall perform regular on-site inspections of the District Improvements to determine their condition, confirm proper operation and perform the maintenance and repair of such District Improvements as outlined in this Agreement. Based upon such inspections, the Association shall perform such additional maintenance and repair of the District Improvements as necessary consistent with the obligations set forth under Section 3. The Association shall make a representative available to provide reporting on the District Improvements at a regular meeting of the Board of Supervisors upon request of the District Manager.

9. **Term.** The initial term of this Agreement will commence as of \_\_\_\_\_, 2026 ("**Commencement Date**") and will run through September 30, 2027 ("**Initial Term**"), unless terminated prior to that time by either party pursuant to a provision of this Agreement. After

the Initial Term, this Agreement will automatically renew for additional one (1) year periods (October 1<sup>st</sup> through September 30<sup>th</sup> of the next year) (each, a "**Renewal Term**") unless terminated by either party as provided for herein. The District may terminate this Agreement for any or no reason upon ninety (90) days' written notice to the Association. The Association may terminate this Agreement September 30<sup>th</sup> of a calendar year provided the Association provides the District written notice of termination no later than March 31<sup>st</sup> of that year. If written notice of termination is provided by the Association after March 31<sup>st</sup>, then the effective date of termination will be September 30<sup>th</sup> of the following calendar year.

10. **Independent Contractor.** In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity.

11. **Liens and Claims.** The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

12. **Insurance.** The Association shall procure, at the Association's expense, and maintain at all times during the term of this Agreement, comprehensive general liability insurance, worker's compensation insurance, automobile liability insurance, and such other coverage as may be necessary or desirable to carry out its duties under this Agreement regarding the District Improvements in the Improvement Area. The Association shall carry the following minimum levels of insurance:

a. Commercial general liability including contractual liability insurance coverage of \$1,000,000 combined single limit bodily injury and property damage per occurrence, and \$2,000,000 general aggregate.

b. Worker's compensation insurance coverage insurance shall be in full compliance with Florida statutory requirements.

c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, and its officers and supervisors, shall be named as an additional insured on all policies required (excluding worker's compensation). The general liability policy shall provide the District with thirty (30) days' prior written notice of non-renewal or ten (10) days prior written notice for nonpayment of premium. An acceptable certificate of insurance will be provided to the District annually evidencing compliance with the foregoing insurance requirements. Insurance coverage shall be from one or more reputable insurance carriers that are licensed to conduct business in the State of Florida, which carriers shall be reasonably acceptable to the District.

The Association further agrees to require by written contract any contractor or subcontractors hired or engaged by the Association to perform all or part of the Associations' services hereunder to procure and maintain, until the completion of the contractor's or subcontractor's work, insurance of the types and to the limits specified in this Section unless such insurance requirements for the contractor or subcontractor are expressly modified or waived in writing by the District.

13. **Indemnification.** Except to the extent of negligence or intentional misconduct of the District, the Association agrees to indemnify, defend and hold harmless the District and its Board members, officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, contractors, or subcontractors relating to the obligations assumed by the Association hereunder. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, fines, penalties, attorneys' fees, and paralegal fees (incurred in court, out of court, mediation, on appeal, or in bankruptcy proceedings) as ordered.

14. **Payment/Funding and Tax Benefits.** The District shall pay Association the sum of Ten Dollars (\$10.00) per year for the provision of operation, maintenance and repair services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of the Association's obligations and responsibilities under this Agreement. To the extent of the Association's funding obligations under this Agreement, the Association shall be responsible for staffing, budgeting, financing, billing and collection of fees, service charges, etc., necessary to perform the operation and maintenance responsibilities set forth in this Agreement. The Association shall assess and collect from the membership of the Association for the operation, maintenance and repair costs it is providing hereunder. The Association shall maintain any records for the District Improvements from its other Association records and have them available for inspection by the District upon request. At the termination of this Agreement for any reason, the Association shall, within thirty (30) days following the termination date, remit and deliver to the District copies of all records and documents relating to and associated with the performance of the Association under this Agreement. The Association agrees that it is not entitled to and will not take any position inconsistent with being a service provider with respect to the District Improvements. The Association agrees not to take any depreciation or amortization, investment tax credit or deduction for any payment as rent with respect to the District Improvements.

15. **Amendments.** This Agreement may not be changed, modified or terminated, except by an instrument executed by the parties hereto.

16. **Assignment.** This Agreement may not be assigned by the Association or the District without the prior written specific consent of the other party, which consent may be withheld in that party's sole and absolute discretion; provided, however, that the Association may contract with third party contractors to perform the work under this Agreement without the consent of the District.

17. **Notices.** Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other parties pursuant to this Agreement will be effective and valid only if in writing, signed by the party giving notice and either (i) delivered personally to the other parties; (ii) sent by commercial courier or delivery service; (iii) email, addressed to the other parties at the addresses set forth below (or to such other place as any party may by notice to the others specify). Notice will be considered given when received, except that if delivery is not accepted, notice will be considered given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, will be considered received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period will be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government will not be regarded as business days. Counsel may deliver notice on behalf of the party represented. Initial addresses for the Parties include:

If to District:

Tern Bay Community Development District  
Attn: James P. Ward, District Manager  
PFM Management Services LLC  
3501 Quadrangle Boulevard, Suite 270  
Orlando, FL 32817  
[wardj@pfm.com](mailto:wardj@pfm.com)

With a copy to:

Coleman, Yovanovich & Koester, P.A.  
Attn: Gregory L. Urbancic, Esq.  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
[gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

If to Association:

Heritage Landing Master Association, Inc.  
c/o ICON Management Services, Inc.  
5540 State Road 64 East, Suite 220  
Bradenton, FL 34208  
Email: \_\_\_\_\_

With a copy to (which shall not constitute notice):

Goldman, Tiseo & Sturges, P.A.

Attn: Ernest W/ Sturges, Jr., Esq.  
701 JC Center Court, Suite 3  
Port Charlotte, FL 33954  
esturges@gtslawfirm.com

The addressees and addresses for the purpose of this Section may be changed by either party by giving written notice of such change to the other party in the manner provided herein. For the purpose of changing such addresses or addressees only, unless and until such written notice is received, the last addressee and respective address stated herein shall be deemed to continue in effect for all purposes.

18. **Governing Law.** This Agreement is made and shall be governed and construed by the laws of the State of Florida. Any litigation arising out of this Agreement shall be in the State court of appropriate jurisdiction in Charlotte County, Florida.

19. **Prevailing Party.** In any action or proceeding arising between the parties relating to the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees, expenses, and all court costs, including fees and costs incurred through any appeal, from the non-prevailing party.

20. **Public Records Law.** In connection with its services to the District, the Association agrees to fully comply with the provisions of Section 119.0701, Florida Statutes pertaining to Florida's Public Records Law. Said compliance will include the Association taking appropriate and necessary steps to comply with the provisions of Section 119.0701(2)(b), Florida Statutes including, without limitation, the following:

- a. The Association shall keep and maintain public records required by the District to perform the services hereunder.
- b. Upon a request for public records received by the District, the Association shall provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or otherwise provided by law.
- c. The Association shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of this Agreement if the Association does not transfer the records to the District.
- d. Upon completion of this Agreement, the Association shall transfer, at no cost, to the District all public records in possession of the Association or keep and maintain public records required by the District to perform the service. If the Association transfers all public records to the District upon completion of this Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure

requirements. If the Association keeps and maintains public records upon completion of this Agreement, the Association shall meet all applicable requirements for retaining public records. All records stored electronically by the Association must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Failure of the Association to comply with Section 119.0701, Florida Statutes may subject the Association to penalties under Section 119.10, Florida Statutes. Further, in the event the Association fails to comply with this Section or Section 119.0701, Florida Statutes, the District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

**IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT JP WARD & ASSOCIATES, INC. C/O JAMES P. WARD: (954) 658-4900; EMAIL: WARDJ@PFM.COM AND MAILING ADDRESS: 2301 NORTHEAST 37<sup>TH</sup> STREET, FT. LAUDERDALE, FL 33308.**

21. **E-Verify.** The Association shall comply with all applicable requirements of Section 448.095, Florida Statutes. Association shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If the Association enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide the Association with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Association shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this Section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(e), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(f), Florida Statutes.

If the Association has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then the Association shall terminate the contract with such person or entity. Further, if the District has a good faith belief that a subcontractor of the Association knowingly violated Section 448.095, Florida Statutes, but the Association otherwise complied with its obligations hereunder, the District shall promptly notify the Association and upon said notification, the Association shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, the District may immediately terminate this Agreement for cause if there is a good faith belief that the

Association knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by the District.

By entering into this Agreement, the Association represents that no public employer has terminated a contract with the Association under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. The District has materially relied on this representation in entering into this Agreement with the Association.

22. **Anti-Human Trafficking Affidavit.** In accordance with the requirements of Section 787.06(13), Florida Statutes, the affidavit attached hereto as **Exhibit "B"** shall be completed by the Association at the time of execution of this Agreement and any renewal hereof.

23. **Counterparts.** This Agreement may be executed in several counterparts or by separate instruments, and all of such counterparts and instruments shall constitute one agreement, binding on all of the parties hereto.

24. **Electronic Signatures.** An electronic signature will be considered an original signature on this Agreement and any related documents or subparts and will have the same force and effect as a written signature unless prohibited by Florida law. Electronic signatures include, but are not limited to, facsimiles, electronic signatures, portable document format (PDF), and any other electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a party with the intent to sign the Agreement or any other document related to this Agreement.

25. **Sovereign Immunity.** The Association agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and/or other applicable law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

26. **Severability.** In the event any provision of this Agreement is deemed to be unenforceable under applicable law, the remainder of this Agreement shall continue to be enforceable and said provision shall be automatically modified and/or limited so that it is enforceable.

27. **Authorization.** Both parties have the requisite approvals and authority to execute and bind the parties.

*{Remainder of page intentionally left blank. Signatures appear on next page.}*

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the date set forth below.

**DISTRICT:**

**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT,**  
a community development district

ATTEST:

\_\_\_\_\_  
James P. Ward, Secretary

By: \_\_\_\_\_  
Tara Brady, Chairperson

Date: \_\_\_\_\_

**ASSOCIATION:**

**HERITAGE LANDING MASTER  
ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

\_\_\_\_\_

By: \_\_\_\_\_  
Print Name:

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**  
**District Improvements**

**EXHIBIT "B"**

**AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS**

State of \_\_\_\_\_

County of \_\_\_\_\_

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of **Heritage Landing Master Association, Inc.** (the "Association"), hereby attests under penalty of perjury that, the Association, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Association.

\_\_\_\_\_  
*Signature*  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Association: \_\_\_\_\_  
Date: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me by means of [\_\_\_] physical presence or [\_\_\_] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Heritage Landing Master Association, Inc., a Florida not-for-profit corporation, who is [\_\_\_] personally known to me or who produced [\_\_\_] \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

(Notary Seal)

## RESOLUTION NO. 2026-8

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT ACCEPTING AND APPROVING THE SECOND SUPPLEMENTAL ENGINEER'S REPORT PREPARED BY ATWELL, LLC AND DATED APRIL 7, 2026 TO FURTHER DESCRIBE AND REFINE THE DISTRICT'S ADOPTED CAPITAL IMPROVEMENT PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tern Bay Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and has previously undertaken proceedings to approve a capital improvement plan ("CIP") and to levy special assessments to fund all or a portion of such CIP; and

**WHEREAS**, the District previously adopted that certain Engineer's Report for the Tern Bay Community Development District prepared by Banks Engineering, Inc. and dated April 2020 (the "Original Report") describing the public infrastructure improvements of the CIP needed to support the development within the District, as referenced in the District's prior assessment resolutions; and

**WHEREAS**, the District thereafter adopted that certain First Supplemental Engineer's Report for the Tern Bay Community Development District prepared by Banks Engineering, Inc. and dated February 2022 (the "First Supplemental Report") further describing and refining the CIP in connection with such prior assessment proceedings; and

**WHEREAS**, the District has determined that it is necessary and in the best interests of the District to further refine and supplement the components of the previously approved CIP; and

**WHEREAS**, the District's District Engineer has prepared that certain Second Supplemental Engineer's Report for the Tern Bay Community Development District dated April 7, 2026 (the "Second Supplemental Report"), which Second Supplemental Report is a supplement to the Original Report, as previously supplemented by the First Supplemental Report, and provides additional detail regarding the scope, cost, and description of certain improvements included within the previously approved CIP, including onsite roadways and related entry features; and

**WHEREAS**, the Board of Supervisors has reviewed the Second Supplemental Report and finds that it is consistent with the District's previously adopted improvement plan and prior assessment proceedings, further defines the approved CIP relating onsite roadways and related entry features, that the capital improvements described therein specially benefit the lands previously determined to be specially benefited and assessed for the CIP, and that approval of the Second Supplemental Report is in the best interests of the District; and

**WHEREAS**, the District previously adopted Resolution No. 2020-03, Resolution No. 2020-04, Resolution No. 2020-7, and Resolution No. 2022-3 (collectively, the "Assessment"); and

Resolutions”), pursuant to which the District equalized, approved, confirmed, imposed and levied special assessments securing the District's \$31,120,000 Tern Bay Community Development District Special Assessment Bonds, Series 2022 (“Series 2022 Bonds”) financing all or part of the CIP, and the Assessment Resolutions remain in full force and effect; and

**WHEREAS**, the Board intends that approval of the Second Supplemental Report shall supplement and further define the same CIP previously approved in the Assessment Resolutions, but shall not, by itself, alter or amend the assessment roll, allocation, apportionment, or lien established by the Assessment Resolutions.

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

**Section 1. Recitals.** The above recitals are true and correct and are incorporated herein by this reference.

**Section 2. Acceptance of Second Supplemental Engineer’s Report.** The Second Supplemental Engineer’s Report prepared by Atwell, LLC dated April 7, 2026, attached hereto as Exhibit A, is hereby accepted and approved as a supplement to, and further definition of, the CIP previously approved by the District pursuant to the Assessment Resolutions. The Board further finds that the public improvements described in the Second Supplemental Report are part of the approved CIP and continue to provide special benefit to the lands subject to the District’s prior debt special assessments relating to the Series 2022 Bonds.

**Section 3. Severability.** If any provision of this Resolution is held to be illegal or invalid, the remainder of the Resolution shall continue in full force and effect.

**Section 4. Effective Date.** This Resolution shall take effect upon its adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 5th day of May, 2026.

**ATTEST:**

**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tara Brady, Chairperson

SECOND SUPPLEMENTAL ENGINEER'S REPORT  
FOR THE  
TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS  
TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT

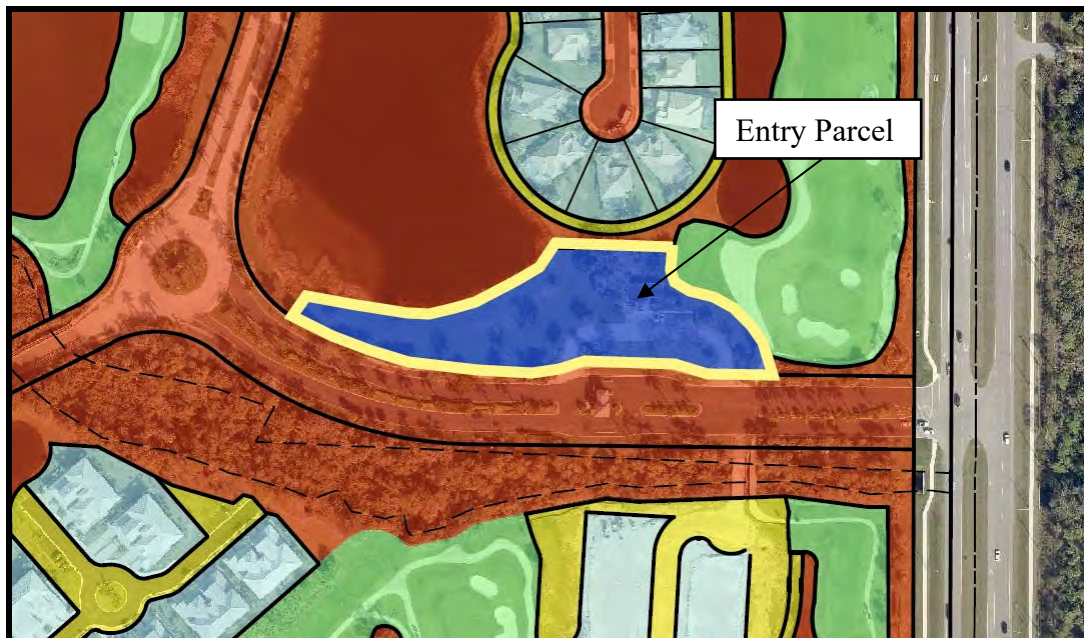
ENGINEERS:

ATWELL, LLC  
10511 SIX MILE CYPRESS PKWY, SUITE 101  
FORT MYERS, FLORIDA 33966

**April 2026**

## SECOND SUPPLEMENTAL ENGINEER'S REPORT FOR THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT

This Second Supplemental Engineer's Report ("Second Supplement") supplements the District's August 2020 Engineer's Report ("**Master Report**"), as previously supplemented by that certain First Supplemental Engineer's Report for the Tern Bay Community Development District ("**District**") dated February 2022 ("First Supplement"). The purpose of the Second Supplement is to update the scope of the Project as defined in the Maser Report and the First Supplement. Specifically, Section 3.4 of the First Supplement defines the onsite roadways and related entry features that are a part of the scope of the project. This Second Supplement updates Section 3.4 of the First Supplement to include the acquisition of a parcel of land to be referred to as the "**Entry Parcel**" (see Figure 1 below) as part of the entry features within the Project scope. The Entry Parcel is approximately 2.17 acres and is located directly adjacent to the right-of-way (ROW) of the northern entrance of the District. The Entry Parcel is currently served by the same stormwater system, potable water system, wastewater collection system and roadway system as the District. The Entry Parcel will be used by the District for future signage, landscaping, access administration and parking for the entry gate. The acquisition price for the Entry Parcel will be based upon the lower of the cost basis or the appraised value.



**FIGURE 1**

Except as modified by this Second Supplement with respect to Section 3.4 of the first Supplement, all of the information and opinions set forth in the Master Report, as previously supplemented by the First Supplement, continue to apply and are incorporated herein by this reference.

Clayton W. Rebol, P.E.      Date 4/14/2026  
Atwell, LLC

## RESOLUTION 2026-9

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOLF CART POLICIES FOR DISTRICT ROADWAYS WITHIN THE BOUNDARIES OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT, CONSISTENT WITH APPLICABLE FLORIDA LAW AND CHARLOTTE COUNTY ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tern Bay Community Development District (the "District") is a local unit of special purpose government created and established by the Board of the Florida Land and Water Adjudicatory Commission in Charlotte County, Florida, Chapter 42VV-1; and

**WHEREAS**, Section 316.212, Florida Statutes, governs the operation of golf carts on certain roadways in the State of Florida; and

**WHEREAS**, the Board of County Commissioners of Charlotte County ("BOCC") adopted Section 2-4-10 of the Charlotte County Code of Ordinances, entitled "Operation of Golf Carts on Designated Roadways," to regulate the operation of golf carts on designated roadways in unincorporated Charlotte County, consistent with applicable Florida law; and

**WHEREAS**, on February 25, 2026, the BOCC adopted Ordinance No. 2026-006 amending Section 2-4-10 of the Charlotte County Code to update local golf cart regulations for consistency with current Florida law and to provide an alternative process for designation of roadways for golf cart use through the platting or replatting of a subdivision; and

**WHEREAS**, the Board of Supervisors of the District (the "Board") desires to adopt golf cart policies attached hereto as **Exhibit A**; and

**WHEREAS**, the Board finds that adoption of such policies is in the best interests of the District and is intended to promote the safe operation of golf carts on District roadways, to the extent permitted by law, and in a manner consistent with applicable Florida law and Charlotte County ordinances.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Board hereby adopts the Golf Cart Policies attached hereto as Exhibit A for use and application with respect to District roadways within the boundaries of the District. The policies attached hereto as Exhibit A supersede and replace in their entirety any prior District policy regarding the same subject matter.

**SECTION 2.** **Exhibit A** shall remain in full force and effect unless amended or rescinded by the Board and shall be interpreted and applied in a manner consistent with

applicable Florida law and Charlotte County ordinances, as the same may be amended from time to time.

**SECTION 3.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional. To the extent applicable laws, statutory provisions, and Charlotte County ordinances are amended in the future, Exhibit A shall be construed, to the maximum extent permitted, in a manner consistent with such amendments without further action of the Board.

**SECTION 4.** This Resolution shall take effect upon the passage and adoption of this Resolution.

**PASSED AND ADOPTED** by the Board of Supervisors of the Tern Bay Community Development District this 5th day of May 2026.

**ATTEST:**

**TERN BAY COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tara Brady, Chairperson

**Exhibit A:** Golf Cart Policies dated May 5, 2026

## Exhibit A

### **Tern Bay Community Development District (“District”)**

#### **Golf Cart Policies and Recommendations**

1. A golf cart is a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and is not capable of exceeding speeds of 20 miles per hour.
2. Pursuant to Florida law and Charlotte County ordinances, as they may be amended and supplemented from time to time, golf carts can be operated only on designated public roads and streets within the District with the following speed limits:
  - a. Paved roads with a width of 15 feet or more: 25 miles per hour
  - b. Paved roads with a width of less than 15 feet: 20 miles per hour
  - c. Unpaved roads, regardless of width: 20 miles per hour.
3. A golf cart may not be operated on public roads or streets by a person:
  - a. who is under 18 years of age unless he or she possesses a valid learner’s driver license or valid driver license; and
  - b. who is 18 years of age or older unless he or she possesses a valid form of government-issued photographic identification.
4. Golf carts may only be operated on designated roads and streets within the District.
5. Individuals may not operate golf carts on sidewalks, bike lanes or unpaved trails.
6. All golf carts must be equipped with efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and red reflectorized warning devices in both the front and rear.
7. Any golf cart that is operated on District roads or streets between sunset and sunrise must be equipped with functioning headlights, brake lights, turn signals, and a windshield.
8. Persons driving golf carts within the District shall comply with all applicable provisions of Chapter 316, Florida Statutes, including, but not limited to, compliance with all traffic control devices.
9. A violation of the Charlotte County ordinance is a noncriminal traffic infraction, punishable pursuant to Chapter 318, Florida Statutes.
10. The District recommends that golf cart owners register golf carts with the District and recommends that operators obtain liability insurance.
  - a. Registration:
    - i. The District requests that owners register golf carts by submitting the attached registration form.
  - b. Insurance:
    - i. Operators should obtain liability insurance covering personal injury and property damage with limits of at least \$300,000 and should provide a certificate of insurance, renewed annually, naming the Tern Bay Community Development District and Heritage Landing Master Homeowners Association, Inc., as additional insureds.
    - ii. Operators should provide such certificate of insurance to the District at the time of registration and refile updated certificates annually.

11. Safety Recommendations:

- a. Passengers and drivers should keep all body parts inside the golf cart while it is in motion.
- b. Passengers should have both feet planted firmly on the floor while the golf cart is moving.
- c. Passengers should sit with their right hip against the right arm of the seat.
- d. Passengers should be aware of traffic conditions. A sharp, unexpected turn can throw a rider from the golf cart. On turns and fast straightaways, passengers should use right hand to grasp the right arm of the seat.
- e. Regularly check for safe operation of brakes, lights, steering, turn signals, and tires. Make sure the batteries are charged to good operating levels.

12. Parking:

- a. Golf carts may only park in designated parking spaces.
- b. Golf carts may not park on sidewalks.
- c. Golf carts may not block entrances to any building.
- d. Be considerate, two (2) golf carts can fit in one parking space.

13. Inspections:

- a. Periodic golf cart safety inspections are held by the District.

**TERN BAY COMMUNITY DEVELOPMENT DISTRICT  
Golf Cart Registration Form**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

GOLF CART MANUFACTURER: \_\_\_\_\_

MODEL: \_\_\_\_\_ MODEL YEAR: \_\_\_\_\_

INSURANCE CARRIER: \_\_\_\_\_ POLICY NUMBER: \_\_\_\_\_

POLICY EXPIRATION DATE: \_\_\_\_\_ INSURANCE CONTACT PHONE NUMBER: \_\_\_\_\_

**ACCEPTANCE:**

I acknowledge receipt of golf cart registration decal and that the above information is true and correct and agree to assume full responsibility for the operation of my personal golf cart and also agree to accept full responsibility for liability that may arise from ownership and operation by both myself and others that I have authorized to operate the golf cart.

**I have liability insurance covering personal injury and property damage with limits of at least \$300,000 and have provided a certificate of insurance, to be renewed annually, naming the Tern Bay Community Development District and Heritage Landing Master Homeowners Association, Inc., as additional insureds.**

**I agree to hold Tern Bay Community Development District, Heritage Landing Master Homeowners Association, Inc., and any other associations, corporations, or partnerships involved in the development or operation of the Heritage Landing Community harmless from liability arising out of the operation of my golf cart.**

I agree to fully comply with the Florida Statutes regarding the operation of golf carts and Charlotte County Code of Ordinances Section 2-4-10, as may be amended and supplemented from time to time, regarding the use of my golf cart on designated roadways.

I agree to maintain the golf cart in safe operating condition with the following minimum equipment:

1. Brakes
2. Brake lights
3. Headlights
4. Steering apparatus
5. Safe tires
6. Rearview mirror
7. Front and rear red reflectorized warning devices
8. Turn signals
9. Windshield

I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** Nothing herein shall be considered as a waiver of the Tern Bay Community Development District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability that may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other applicable statute.

\_\_\_\_\_  
Signature of Owner (Legal Guardian if Minor)

\_\_\_\_\_  
Date

**PLEASE RETURN THIS FORM AND INSURANCE CERTIFICATE TO:**

Tern Bay Community Development District | Attn: District Manager  
2301 NE 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308 | 954.658.4900

***TERN BAY  
COMMUNITY DEVELOPMENT DISTRICT***

**Monthly Asset Manager's Report  
April 2026**

Prepared For:

James Ward  
District Manager  
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

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A SAFEbuilt<sup>®</sup> COMPANY

Project Number: 25-8498

May 1, 2026

**LT RANCH COMMUNITY DEVELOPMENT DISTRICT**

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I. PURPOSE ..... 3

II. CURRENT ASSET UPDATES ..... 3

III. LOCATION MAP..... 10

IV. TURN BAY CDD AQUATIC SYSTEMS ..... 11

## **I. PURPOSE**

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

## **II. CURRENT ASSET UPDATES**

1. Entrance & Roadway Maintenance
2. Tree Trimming & Landscaping Maintenance
3. Aquatic Maintenance
4. Feral Hog Trapping Update
5. Cane Toad & Tadpole Update

## **I. Entrance & Roadway Maintenance**

- Installed Two 18-inch stop bars at front and rear gates for improved license plate reader accuracy
- Ongoing coordination with vendors to resolve camera system issues
- Electrical vendor continuing work on bridge lighting and conduit systems
- MOT (Maintenance of Traffic): Begins April 22
- Bridge Construction:
  - Start Date: Week of April 24
  - Bridge #1 (front entrance roundabout) first
  - Estimated duration: ~6 weeks per bridge



*18" Stop Bar Front Entrance*



*18" Stop Bar Back Entrance*

## 2. Tree Trimming & Landscaping Maintenance

Irrigation (Wet Checks)

Completed across all timers between April 1 – April 13

Mowing Schedule

- Zones 1–7: Weekly (Mondays)
- Zones 8–13: Weekly (Tuesdays)
- Zones 3, 4, 14–18: Weekly (Wednesdays)
- Zones 19–24: Weekly (Thursdays)

Trimming Schedule - Completed sequentially across all zones from April 6 – April 30

Bed Weeding - Performed across all zones between April 6 – April 23

Fertilization & Turf Weed Control

- Scheduled for May 1 – May 3, 2026
- New annuals installed at the rear gate entrance
- Hedge near rear entrance recovered after:
  - Light trimming
  - Fertilization
  - Irrigation adjustments



*New Annuals Back Entrance*



*New Annuals Back Entrance*

### **3. Aquatic Maintenance**

Routine inspections and treatments were conducted across all lakes. Key activities included:

- Treatment of shoreline weeds, algae, and submersed vegetation
- Application of lake dye (April 8, 2026) across all water bodies
- Continued monitoring to ensure treatment effectiveness

#### **Summary of Work**

- Treated Lakes: Majority of lakes received herbicide applications
- Inspected Lakes: Lakes 2, 3, 5, 10, 14, 16, 27, and 36
- Multiple Treatments: Several lakes required follow-up applications due to persistent vegetation and algae

#### **Key Observations**

- Native submersed vegetation identified:
  - Southern naiad
  - Widgeon grass
  - Marine naiad
  - Slender spikerush

- While native, these species can become problematic if left unmanaged
- Algae growth is expected following vegetation treatment due to nutrient release

#### **Action Plan**

- Continue scheduled treatments for submersed vegetation control
- Monitor and treat algae as needed
- Maintain shoreline weed control (including torpedograss) as regrowth allows
- Prepare lakes ahead of the rainy season to improve long-term water quality

Erosion areas documented and reported for further evaluation (Attached)

#### **Preserve & Wetland Maintenance**

- Treated Category I & II exotic plant species
- Ongoing effort to reduce invasive plant density while preserving native habitat
- Noticeable improvement with each maintenance cycle

#### **Additional Work Completed:**

- Removal of dead spikerush near Golf Hole #8
- Combination of herbicide treatment and manual removal

#### **Upcoming Work:**

- Verandah 14 trimming scheduled (late April)
- Next quarterly preserve maintenance scheduled for July 2026

#### **4. Feral Hog Trapping Update**

Our goal is to identify damage caused by feral swine and proactively attract them to designated bait sites located along the outer edges of the property for removal. Trap and bait locations are strategically selected based on observed damage and placed in discreet areas to minimize public interaction.

This approach helps protect both residential properties and the golf course. The entire property is surveyed a minimum of 1–2 times per week to monitor activity and assess damage.

#### **Trap Location #1**

Coordinates: 26.82339, -82.03476

- Total Removed: 27 hogs

Damage Report:

- No remaining damage observed
- No hog activity currently detected on cameras

Action Plan:

- Continue baiting and monitoring to prevent re-entry onto the golf course

**Trap Location #2**

Coordinates: 26.80918, -82.04065

- Total Removed: 23 hogs

Damage Report:

- No new damage since removal
- Previous damage has subsided

Action Plan:

- Continue monitoring for new activity

**Trap Location #3**

Coordinates: 26.81734, -82.03705

- Total Removed: 5 hogs

Damage Report:

- No damage observed
- Area appears to function as a travel corridor

Action Plan:

- Continue monitoring

April Update:

- 5 hogs removed during April
- No current hog activity at any bait site

## 5. Cane Toad & Tadpole Update

Cane toad activity increased due to warmer temperatures and favorable breeding conditions.

### **Summary of Activity**

- Larvae Strands Removed: 12
- Tadpoles Removed: Estimated mid-thousands
- Baby Toads Managed: Several hundred
- Adult Toads Removed: Approximately 300–325

### **Observations**

- Increased shoreline breeding activity
- Expansion of tadpole populations following rainfall
- Continued need for active management

### III. LOCATION MAP

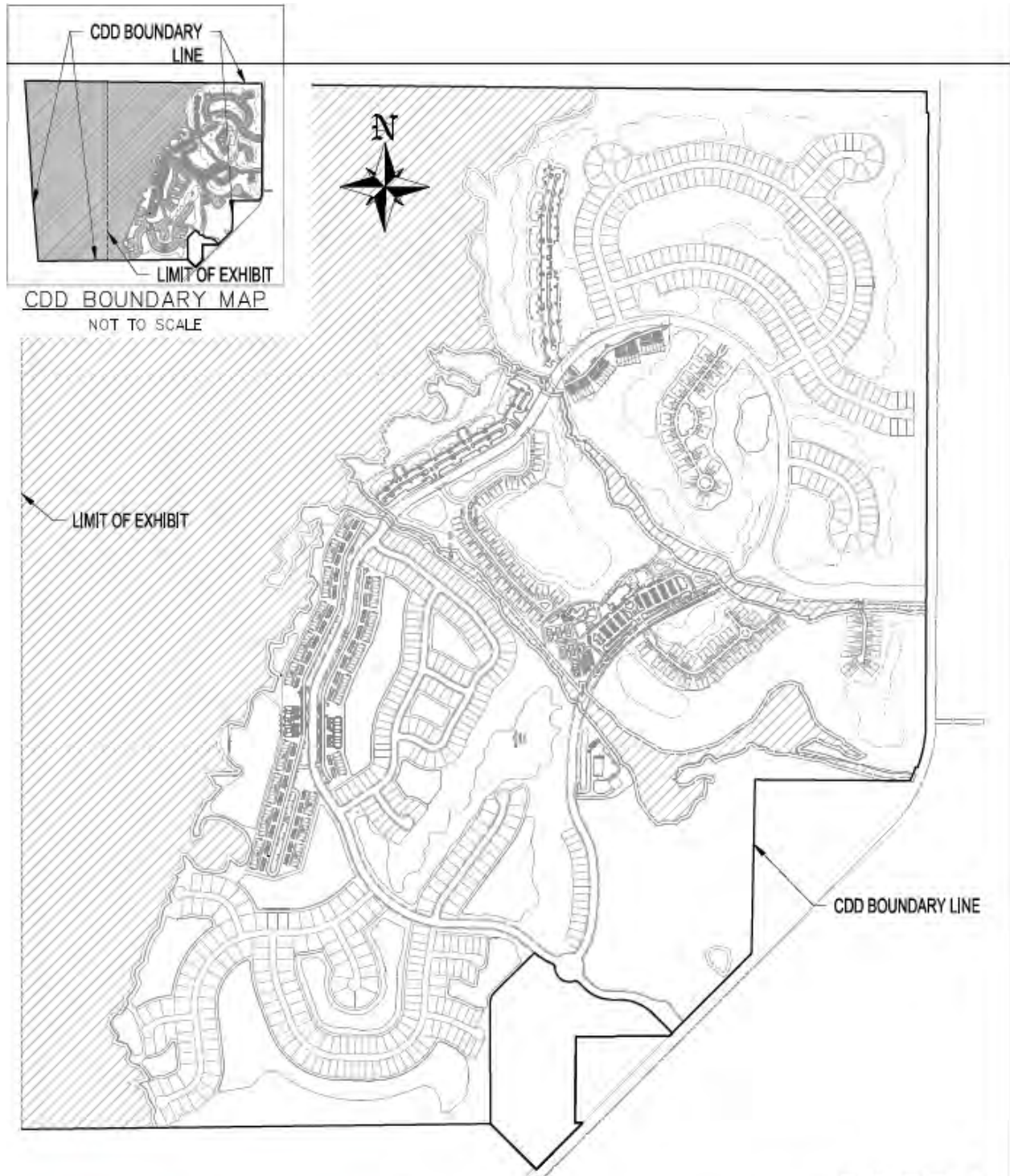


EXHIBIT 4



IRRIGATION FACILITIES  
 TERN BAY CDD  
 CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE	PROJECT	DRAWN BY	DESIGNED BY	REVIEWED BY	SHEET
3-31-25	2292000	TBY		TBY	4

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Tern Bay CDD  
Aquatic System  
April 2026



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# Lake 1



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# Lake 2



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# Lake 3



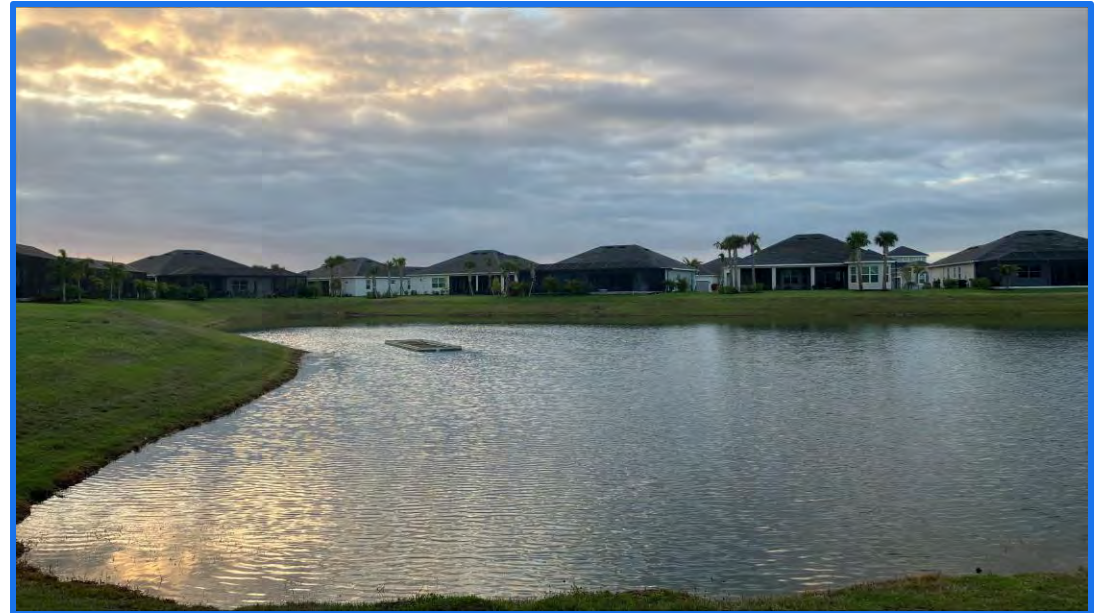
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# Lake 4



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# Lake 5



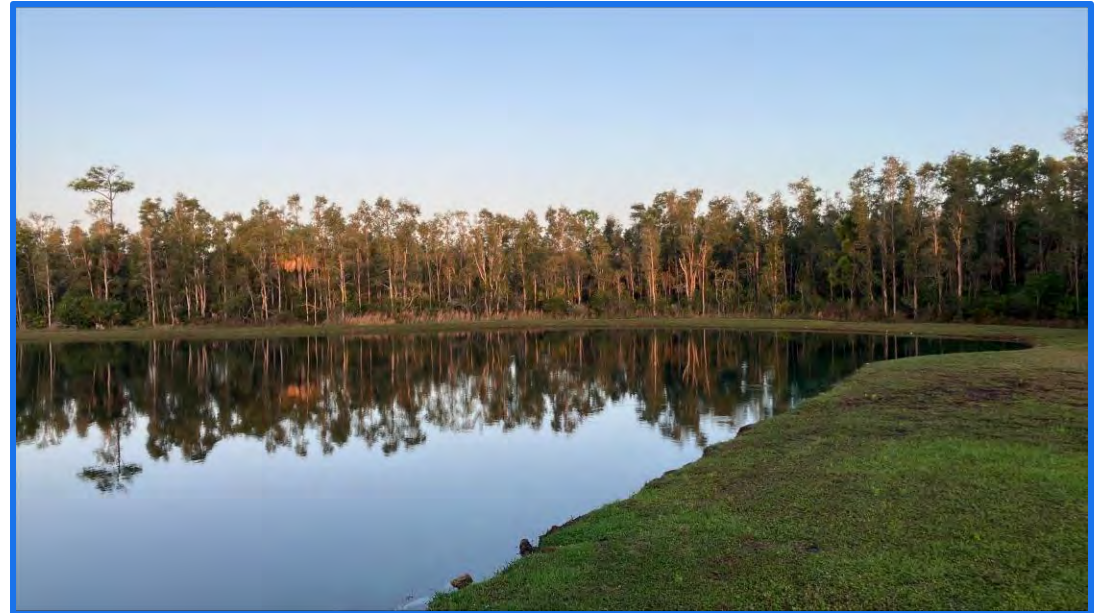
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# Lake 6



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# Lake 7



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# Lake 8



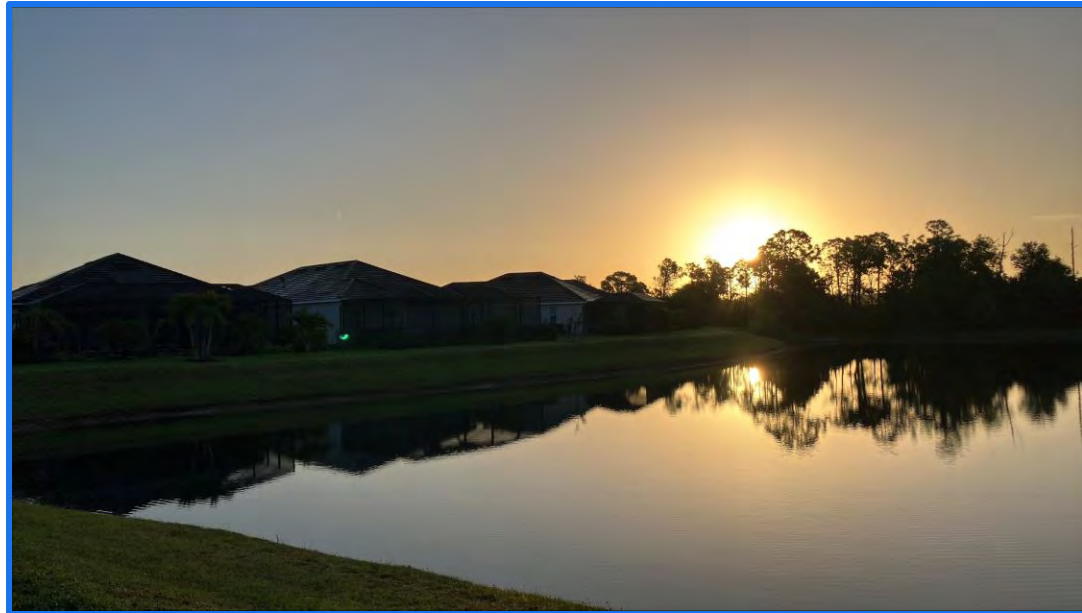
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# Lake 9



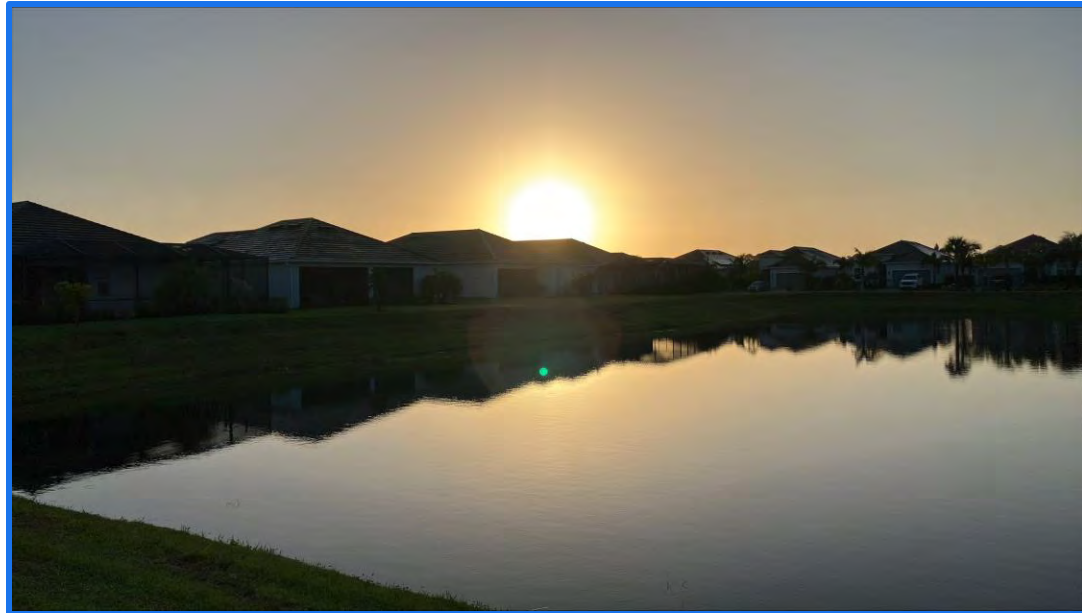
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# Lake 10



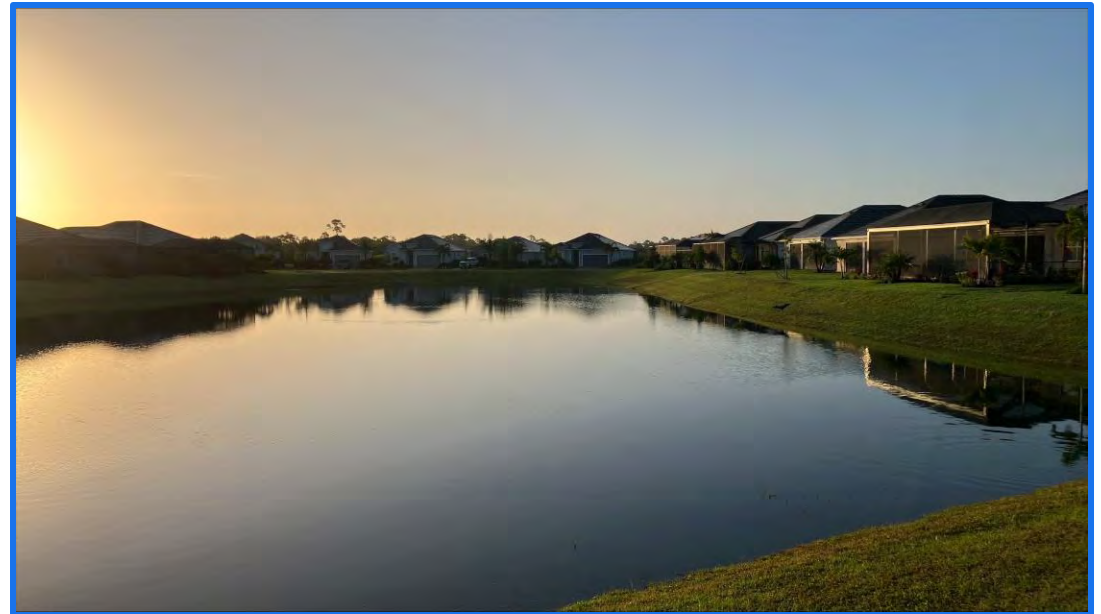
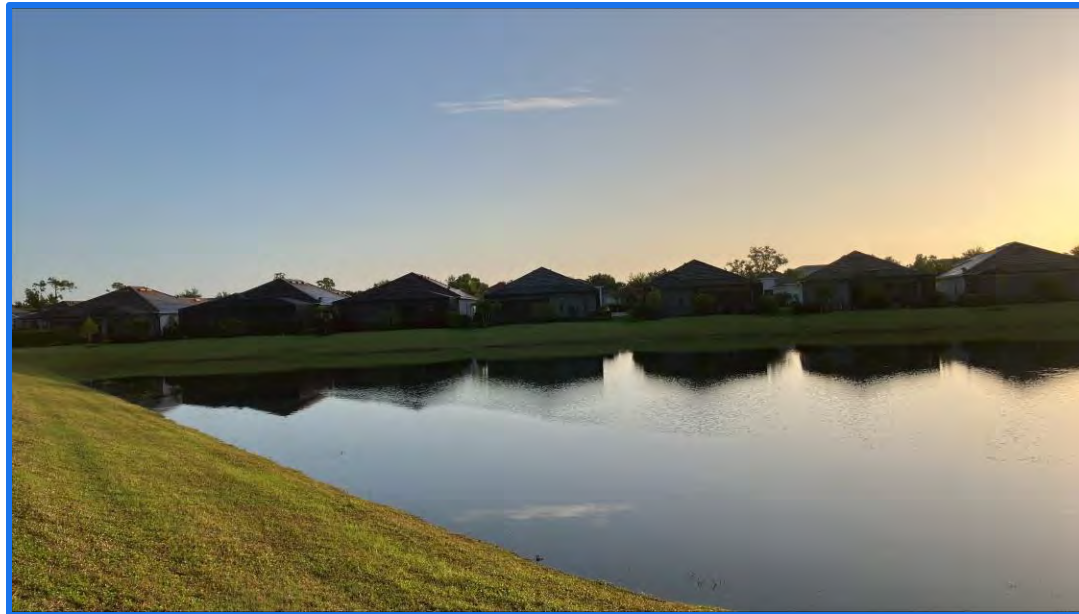
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# Lake 11



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# Lake 12



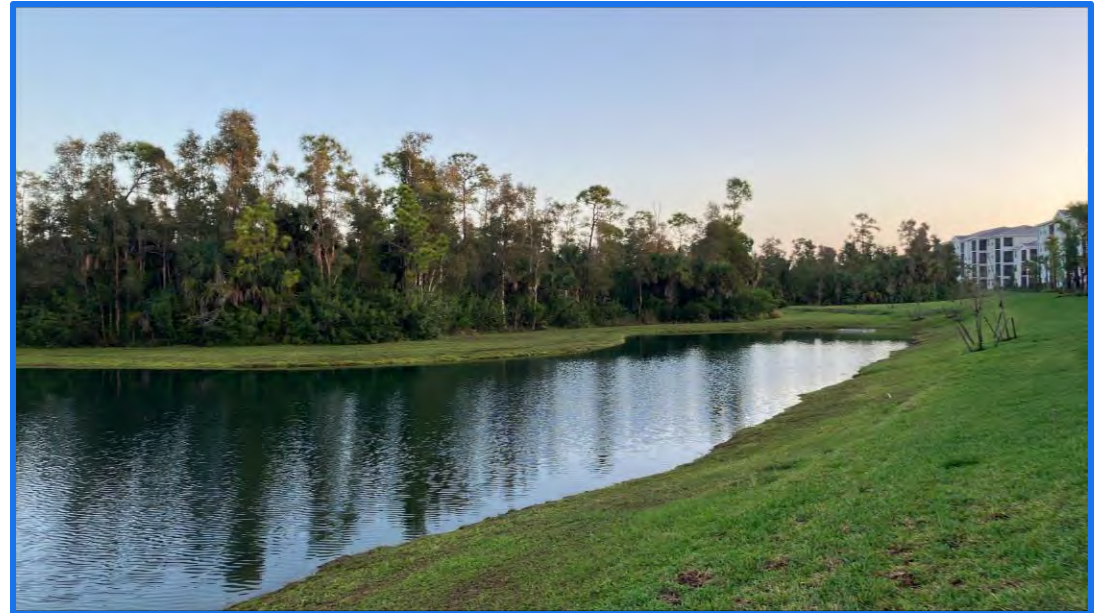
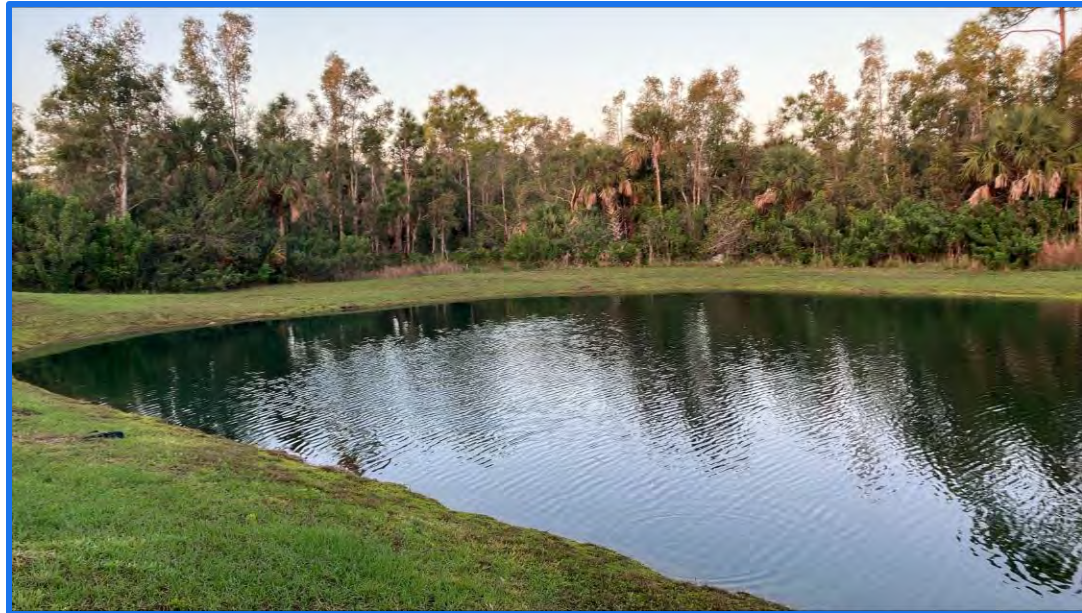
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# Lake 13



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# Lake 14



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# Lake 15



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# Lake 16



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# Lake 17



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# Lake 18



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# Lake 19



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# Lake 20



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# Lake 21



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# Lake 22



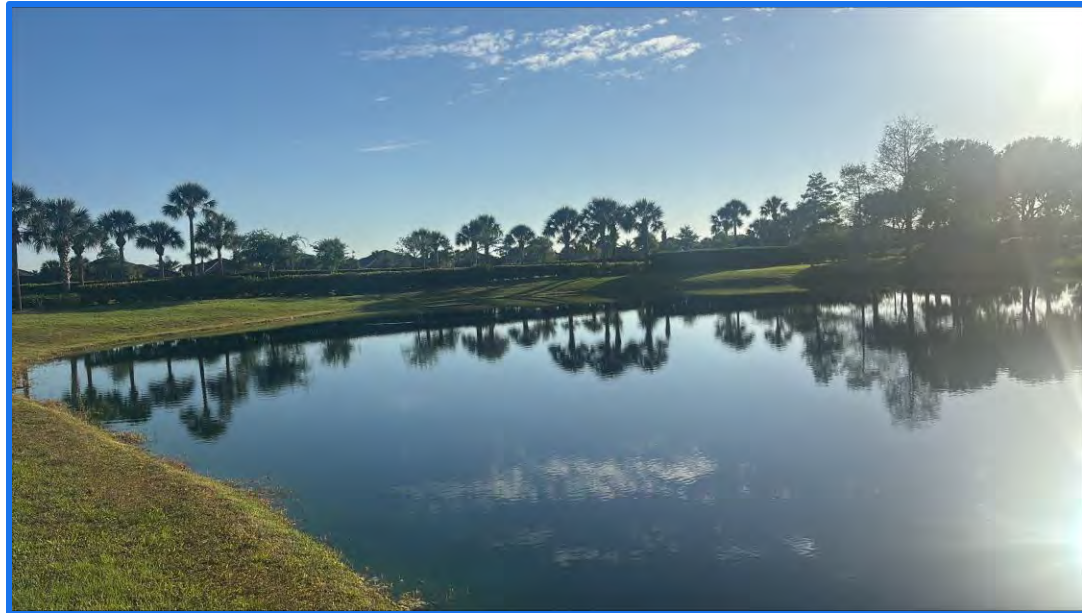
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# Lake 23



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# Lake 24



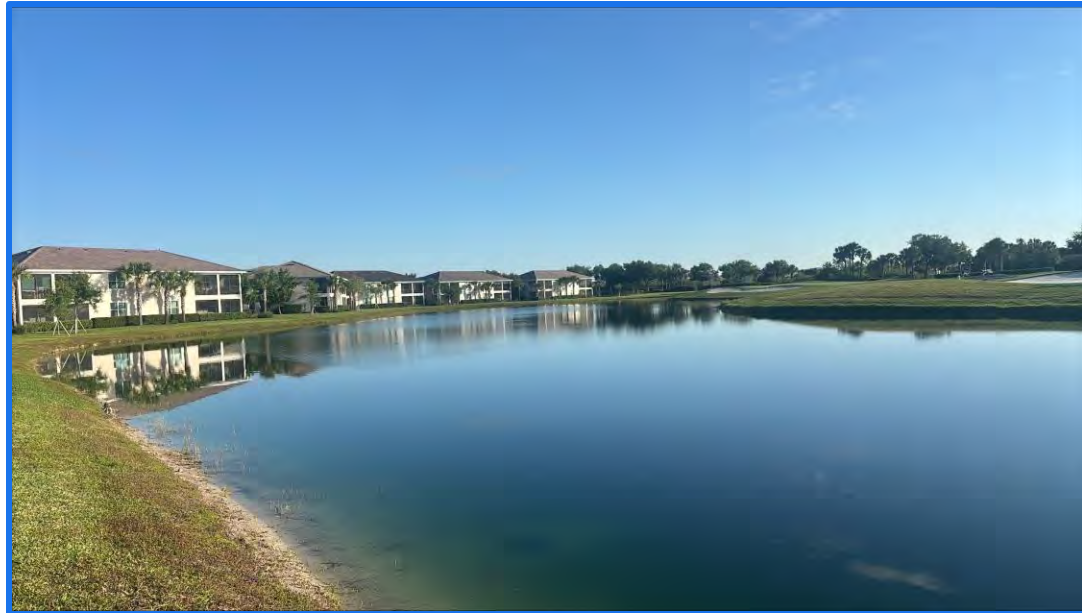
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# Lake 25



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# Lake 26



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# Lake 27



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# Lake 28



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# Lake 29



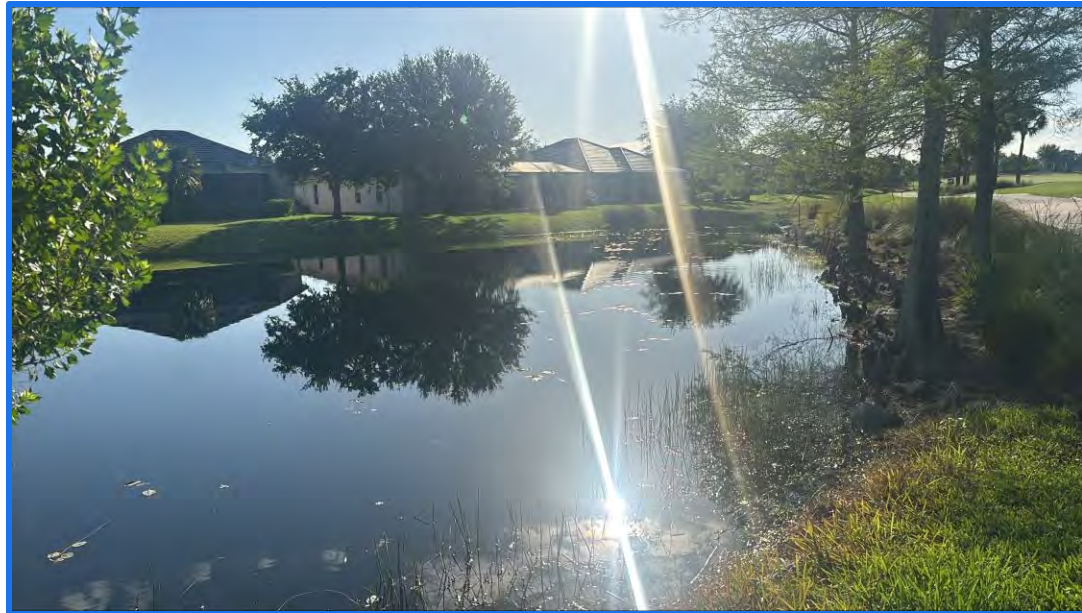
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# Lake 30



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# Lake 31



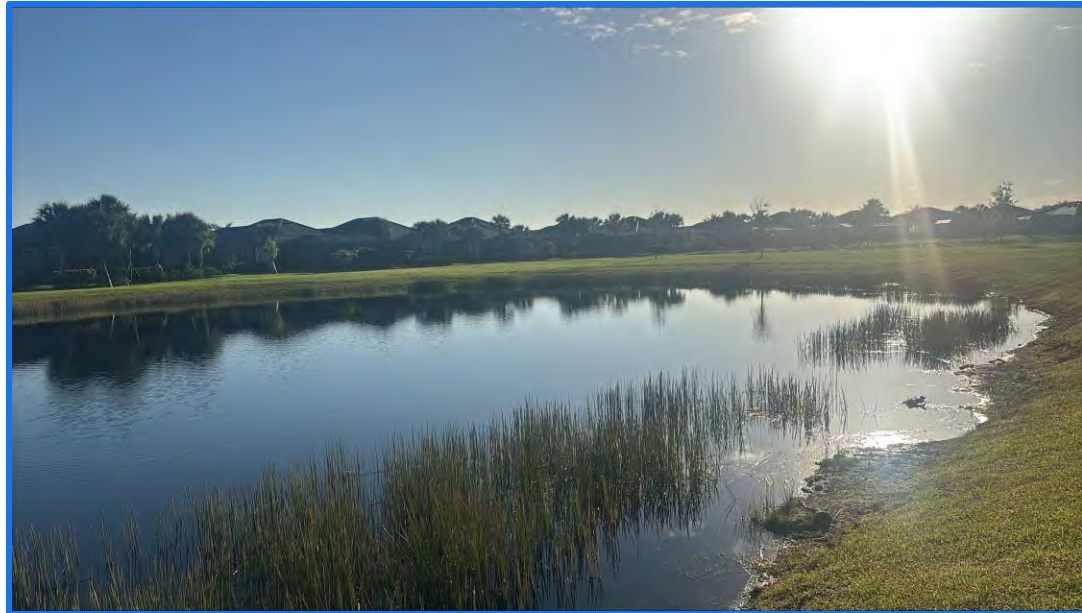
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# Lake 32



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# Lake 33



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# Lake 34



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# Lake 35



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# Lake 36



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# Lake 37



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# Lake 38



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# Lake 39



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# Lake 40



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# Lake 41



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# Lake 42



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# Tern Bay CDD Areas Of Erosion



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# Lake 1

26.80883° N, 82.03913° W



26.80819° N, 82.03963° W



26.81146° N, 82.03382° W

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# Lake 4



26.81088° N, 82.03451° W

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# Lake 4 Continued



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# Lake 4 Continued

26.80912° N, 82.03504° W



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# Lake 5

26.81115° N, 82.03852° W



26.80966° N, 82.03996° W



26.81137° N, 82.03825° W



26.81172° N, 82.03658° W

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# Lake 6



26.81607° N, 82.03687° W

# Lake 7



26.81553° N, 82.03672° W



26.81607° N, 82.03687° W



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# Lake 10

26.81396° N, 82.03340° W



26.81478° N, 82.03370° W



26.81396° N, 82.03340° W



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# Lake 11

26.81396° N, 82.03340° W



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# Lake 14

26.81729° N, 82.03631° W





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April 27, 2026

Dear Katherine Selchan,

Per your request, the number of registered voters as of 04-15-2026, within the following Community Development Districts is as follows.

Tern Bay – 876  
Island Lake Estates – 277

Should you have any questions or require further assistance, please do not hesitate to reach out to us at 941-833-5400 or via email at [records@SOECharlotteCountyFL.gov](mailto:records@SOECharlotteCountyFL.gov).

Sincerely,

Records Department  
Supervisor of Elections  
Charlotte County, Florida



## CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS

226 Taylor St, Unit 120 • Punta Gorda, FL 33950 • 941.833.5400

**Special District candidates** must file their qualifying paperwork with the **Charlotte County Supervisor of Elections office** any time between **Noon on Monday, June 8, 2026, and Noon on Friday, June 12, 2026**. All qualifying fees and paperwork must be completed and received by the Supervisor of Elections office before the end of qualifying period, **Noon on Friday, June 12, 2026**, at the following address:

**Charlotte County Supervisor of Elections  
226 Taylor St., Unit 120  
Punta Gorda, FL 33950**

The Supervisor of Elections office may accept and hold pre-qualifying papers submitted on **Tuesday, May 26, 2026** to be processed and filed during the qualifying period.

As part of the qualifying process, candidates are also required to file a financial disclosure form with the Florida Commission on Ethics through the [Electronic Financial Disclosure Management System \(EFDMS\)](#) and click on the **I am a Candidate** box.

These forms must be completed and received by the Supervisor of Elections office no later than **noon on Friday - June 12, 2026**.

### ENGLEWOOD ANNEX

MAC V. HORTON WEST COUNTY ANNEX

6868 SAN CASA DRIVE, ENGLEWOOD, FL 34224

PHONE: 941-833-5400

HOURS: MON - FRI, 8 AM - 5 PM



### MAIN OFFICE

CHARLOTTE COUNTY SUPERVISOR OF ELECTIONS

226 TAYLOR ST. PUNTA GORDA, FL 33950

PHONE: 941-833-5400

HOURS: MON - FRI, 8 AM - 5 PM



### MURDOCK ANNEX

CHARLOTTE COUNTY ADMINISTRATIVE BUILDING

18500 MURDOCK CIRCLE, PORT CHARLOTTE, FL 33948

PHONE: 941-833-5400

HOURS: MON - FRI, 8 AM - 5 PM



**RESOLUTION NO. 2026-\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING SPENDING AUTHORITY LEVELS; CLARIFYING THE RELATIONSHIP BETWEEN PROCUREMENT REQUIREMENTS AND SPENDING AUTHORITY; PROVIDING FOR REPORTING, DOCUMENTATION, AND AUDIT CONTROLS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Tern Bay Community Development District ("District") is a local unit of special-purpose government established pursuant to and governed by **Chapter 190, Florida Statutes**; and

**WHEREAS, Section 190.033, Florida Statutes**, vests the Board of Supervisors ("Board") with the exclusive authority to contract for goods and services on behalf of the District; and

**WHEREAS**, the Board finds it in the best interest of the District to establish **clear, limited delegations of spending authority** to ensure efficient operations while preserving the Board's statutory contracting authority; and

**WHEREAS**, the Board further finds it necessary to **distinguish procurement requirements from spending authority**, ensuring that compliance with competitive bidding laws does not, by itself, authorize expenditures; and

**WHEREAS**, the Board desires to adopt **reporting, documentation, and audit controls** to ensure transparency, accountability, and compliance with **Section 190.008, Florida Statutes**, and generally accepted governmental financial practices.

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

**SECTION 1. DEFINITIONS.** For purposes of this Resolution:

- **"District Manager"** means the person or firm appointed by the Board to manage District operations.
- **"Expenditure"** means any purchase, contract, invoice, or financial commitment of District funds.
- **"Emergency"** means an unforeseen condition posing an imminent threat to public health, safety, welfare, or District infrastructure.

**SECTION 2. BOARD SPENDING AUTHORITY.** The Board retains **exclusive authority** to approve all expenditures **exceeding \$\_\_\_\_\_** per transaction, and any expenditure not expressly delegated herein. No officer, employee, or contractor may bind the District beyond the limits established in this Resolution.

**SECTION 3. DISTRICT MANAGER SPENDING AUTHORITY.** The Board delegates to the District Manager the authority to approve routine operational expenditures **not to exceed \$\_\_\_\_\_ per transaction**, provided that:

1. The expenditure is within an approved budget line item.
2. The expenditure is necessary for the continued operation, maintenance, or administration of District facilities.
3. The expenditure is reported to the Board pursuant to Section 6 of this Resolution. Any expenditure exceeding this limit shall require prior Board approval.

**SECTION 4. EMERGENCY SPENDING AUTHORITY.** In the event of an Emergency, the District Manager is authorized to incur expenditures **not to exceed \$\_\_\_\_\_** to stabilize conditions and prevent further harm.

All Emergency expenditures shall:

1. Be documented with a written justification describing the nature of the Emergency; and
2. Be presented to the Board for **ratification** at the next regularly scheduled meeting.

**SECTION 5. PROCUREMENT REQUIREMENTS UNAFFECTED.**

- A. Nothing in this Resolution modifies, expands, or waives the competitive procurement requirements of **Section 190.033, Florida Statutes**, or any other applicable law.
- B. Compliance with competitive bidding or quote requirements **does not confer spending authority**. All expenditures must comply with both (i) statutory procurement requirements and (ii) the spending authority limits established herein.
- C. No expenditure may be authorized solely because it falls below the statutory bidding threshold.

**SECTION 6. REPORTING AND DOCUMENTATION.**

- A. **Reporting.** All expenditures approved under delegated authority shall be reported to the Board at the next regularly scheduled meeting. Reports shall include:
  - Vendor name
  - Purpose of expenditure
  - Amount
  - Budget line item
  - Authority under which the expenditure was approved
- B. **Documentation.** All expenditures shall be supported by invoices, receipts, quotes, emergency justification statements, or other records sufficient to demonstrate compliance with this Resolution.
- C. **Prohibition on Invoice Splitting.** No expenditure may be divided or structured to avoid the spending limits or procurement requirements established by law or this Resolution.

**SECTION 7. ANNUAL REVIEW.** The Board shall review the spending authority levels established herein at least annually during the budget adoption process and may amend such limits by subsequent resolution.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 2nd day of June, 2026.

**ATTEST:**

**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tara Brady, Chairperson

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## RESOLUTION 2026-

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATION AND ADOPTING THE BUDGET FOR FISCAL YEAR 2027 BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.**

#### **RECITALS**

**WHEREAS**, the District Manager has submitted to the Board of Supervisors (the "Board") a proposed budget for the current and next ensuing budget year along with an explanatory and complete financial plan for each fund of the Tern Bay Community Development District, pursuant to the provisions of [Section 190.008\(2\)\(a\), Florida Statutes](#); and

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

**WHEREAS**, the Board set June 2, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to [Section 190.008\(2\)\(a\), Florida Statutes](#); and

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

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

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

#### **SECTION 1. BUDGET.**

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Adopted Budget, attached hereto as Exhibit "A," as amended by the Board pursuant to the adoption of this Annual Appropriation



**SECTION 5. CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Annual Appropriation Resolution shall take effect upon the passage and adoption of this Annual Appropriation Resolution by the Board of Supervisors of the Tern Bay Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 2nd day of June, 2026.

**ATTEST:**

**TERN BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Tara Brady, Chairperson

**Exhibit A:** Fiscal Year 2027 Adopted Budget

**Exhibit A**  
Fiscal Year 2027 Adopted Budget

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