

Tern Bay

Community Development District

*Meeting Agenda
June 2, 2026*

*PFM Management Services LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

TERN BAY

Community Development District

LOCATION: Heritage Landing Clubhouse
14571 Heritage Landing Blvd.
Punta Gorda, Florida 33955

DATE: June 2, 2026

TIME: 10:00 AM

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. 37th 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://pfmccd.webex.com/pfmccd/j.php?MTID=m1bc4d1c1472af3e4c1c7ae2598fe5efe>

✓ Phone: (408) 418-9388 Code: 2538 936 2753; Event Password: Jpward

JUNE, 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. May 5, 2026 – Regular Meeting. **Pages 7-33**
4. Final Discussion on proposed Fiscal Year 2027 Budget. **Pages 34-46**
5. Discussion of requirements for the use of Littorals in the Water Management System (Lake 8, All Lakes in Phase 1). **Pages 47-91**
6. Consideration of **Resolution 2026-9**, a Resolution of the Board of Supervisors of Tern Bay Community Development District Approving the Agreements with PFM Management Services LLC, And PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date. **Pages 92-144**
7. Consideration of **Resolution 2026-10**, 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 145-150**
8. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) **Important Meeting Dates for Fiscal Year 2026:**
 1. Asset Manager’s Report – May 2026
 2. Next Meeting: **Wednesday, July 22, 2026**, Public Hearing FY2027 Budget.
 3. General Election – Qualifying Period: **June 8 - June 12, 2026, at noon** (Seat 2, Seat 3 and Seat 5)
 - b) Financial Statement for the period ending April 30, 2026 (unaudited). **Pages 151-237**

AGENDA

9. Supervisors' Requests:

10. 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.

11. Adjournment.

Meeting Schedule - FY 2026

Tuesday, October 7, 2025

Tuesday, November 4, 2025

Tuesday, December 2, 2025

Tuesday, January 6, 2026

Tuesday, February 3, 2026

Tuesday, March 3, 2026

Tuesday, March 11, 2026

Tuesday, April 7, 2026

Tuesday, May 5, 2026

Tuesday, June 2, 2026

Tuesday, July 7, 2026

Tuesday, August 4, 2026

Tuesday, September 1, 2026

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 - May 5, 2026 - Regular Meeting.

Item 4: Is the District's final Budget review for the Fiscal Year 2027 Budget before the Public Hearing. The Budget timeline is as follows:

Date of Action	Action Required	Description
June 2, 2026	Regular Board Meeting	No Action Required
June 17, 2026	Mailed Notice To Residents	Manager Responsibility
July 22, 2026	Public Hearing to Adopt Proposed Budget - Rates may not increase once Mailed Notices to Residents are sent	ADOPTION REQUIRED
Week of August 21, 2026	Adopted Assessment Rate to Property Appraiser/Tax Collector	Manager Responsibility

During this final 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.

The Public Hearing date is scheduled for **Wednesday, July 22, 2026**, at **10:00 A.M.** at the **Heritage Landing Clubhouse, 14571 Heritage Landing Boulevard Punta Gorda, Florida 33955.**

Item 5: Discussion of requirements for the use of Littorals in the Water Management System (Lake 8, All Lakes in Phase 1.

AGENDA

- Item 6: **Resolution 2026-9**, a Resolution of the Board of Supervisors of Tern Bay Community Development District Approving the Agreements with PFM Management Services LLC, And PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date.
- Item 7: **Resolution 2026-10**, 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 8: 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**

6 The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development
7 District was held on Tuesday, May 5, 2026 at the Heritage Landing Amenity Center, 14571
8 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and was
9 presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

10
11 **Present and constituting a quorum:**

12 Tara Brady Chairperson
13 Denise Blakely Vice Chairperson
14 Robert Brady Assistant Secretary
15 Vickey DeLuca Assistant Secretary
16 Gary Hamilton Assistant Secretary

17
18 **Also present were:**

19 James P. Ward District Manager
20 Susan Singer PFM Management Services LLC (online)
21 Greg Urbancic District Attorney
22 Richard Freeman District Asset Manager
23 Mollie Holland Charlotte County Environmental & Community
24 Resiliency Coordinator

25
26 **Audience:**

27 Mary Longares w/Heritage Landing Amenity Center
28 Heather Chapman Heritage Landing
29 Angie Rausch Stacey Leonard
30 Bruce Laughlin Tim Barker
31 Mary Annhurban Mark Schaffner
32 Dawne John Katrich
33 Michelle Greg Kuch
34 Jeff Raska Jeffrey Gordon
35 Al Vespa Tim Barker
36 Russell Barry Van Arsdale Pat Murray
37 Bryan Schumacher Dave B
38 Kris Jeff
39 A White Mark Kevin Ankenbauer
40 Rick Mills Kyle Ostmann
41 Dean Huber JL
42 Raymond Hernandez Sr. Lori Smith
43 John Linda Kender
44 John Katrich Dave B
45 Michael and Linda Maher Steve Trask
46 Mark Schaffner Janette Sorenson
47 Char Laursen Doug & Michele Knight
48 John Katrich Rick Wasco

49	George Landis Sr.	Ellen McCoy
50	Troy Martin	Jill Kovalec
51	Lynn & Paul Harwood	Douglas Wentworth
52	Thomas Eshcoff	Steve Basil
53	D. Wade	Mike & Joan Giese
54	Anna Goettl	Nick Davis
55	Bill Keown	Mary ____
56	Jim Shore	

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

61
 62
 63 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

64
 65 Chairperson Brady called the meeting to order at approximately 10:00 a.m.; all Members of
 66 the Board were present, constituting a quorum. She indicated the Agenda would be taken a
 67 bit out of order; Item 4 would be presented at this time, then the remainder of the Agenda
 68 would proceed accordingly.

69
 70 **FOURTH ORDER OF BUSINESS** **Presentation**

71
 72 **Presentation on the basics of stormwater management and how to improve the**
 73 **performance and aesthetics of the ponds.**

74
 75 Chairperson Brady introduced Mollie Holland, the Community and Environmental Resiliency
 76 Coordinator for Charlotte County.

77
 78 Ms. Mollie Holland, the Community and Environmental Resiliency Coordinator for Charlotte
 79 County, briefly reviewed her job history and experience. She stated she was going to present
 80 the basics of stormwater management and how to improve the performance and aesthetics
 81 of ponds. She discussed the purpose of a stormwater system: to treat runoff from rain events,
 82 reduce flooding and provide a degree of water quality improvement. She discussed the
 83 rainwater runoff cycle: water rained down, permeated the ground or collected in ponds, and
 84 went downstream or evaporated back into the atmosphere. She discussed why a stormwater
 85 system was important: 52 inches of rain per year, runoff contained nutrients, oils, fertilizers,
 86 pet waste, etc. She discussed how ponds worked: designed to mimic natural processes such
 87 as nutrient sequestration, breakdown of chemicals, and energy exchange pathways. She
 88 displayed and discussed a cross section of one of Tern Bay's ponds noting the water
 89 gathered in the pond and remained in the pond for 14 days before moving downstream. She
 90 stated Tern Bay's ponds were constructed in 2007; the ponds did not do a good job
 91 removing nitrogen from stormwater before it moved downstream (only 40% of the nitrogen
 92 removed). She explained the ponds were supposed to remove 80% of nitrogen but were
 93 failing to do so. She indicated there were several documents published to guide
 94 communities in the care and maintenance of stormwater ponds. She stated the best guide
 95 was the Healthy Ponds Guide. She stated she helped develop the Healthy Ponds Guide and it
 96 was designed to help communities create a balanced and healthier pond including increased

97 resilience, reduced erosion, increased aesthetics, increased property values, and decreased
98 overall long term maintenance costs. She stated a healthy pond depended more on what you
99 did not do as opposed to what you did do: do not expect a pond to always have clear water,
100 do not use broad applications of herbicide and algaecide, do not manage ponds and
101 landscape separately, and do not use too much fertilizer. She stated to properly care for a
102 pond it was important to breakdown the chemical dependency of the pond, increase the
103 complexity of the pond's ecosystem, and use a wholistic approach to caring for the
104 stormwater system. She discussed how to break the cycle of maintenance practices which
105 short circuited the pond: understand the seasons of a pond, allow for variations in water
106 clarity, and use a combination of chemical applications and mechanical removals. She
107 discussed how to increase the complexity of a pond ecosystem: add structure, add plants,
108 and add water circulation and aeration. She reviewed basic rules for fertilization around
109 ponds and noted this information was all available for free online. She discussed the
110 importance of good pond water quality and downstream water quality. She asked if there
111 were any questions.

112

113 A male resident asked what are the best long term preventative actions to take?

114

115 Ms. Holland responded a pond well stocked with fish helped decrease midge fly numbers.
116 She said moving water also helped reduce midge fly numbers; however, a fountain without
117 vegetation along the shoreline would increase erosion. She noted plants along the shoreline
118 also provided a safe habitat for the smaller fish who ate the midge fly larvae.

119

120 A male resident asked (indecipherable)?

121

122 Ms. Holland discussed dangers to fish including low water temperature and low oxygen
123 levels, and what could cause each.

124

125 Ms. Blakely asked if Ms. Holland had any suggestions or tips for the ponds inside Tern Bay
126 specifically.

127

128 Ms. Holland responded the Tern Bay ponds were "very naked." She stated Tern Bay could do
129 shoreline plantings, or it could avoid doing anything to prevent plant volunteers. She noted
130 the exotics, however, should be removed or prevented. She said in terms of spraying, there
131 were chemicals which might be more expensive, but were more specific about which plants it
132 killed. She discussed the benefits of a 14 to 16 inch "kill zone" around ponds. She noted each
133 pond and each community was different and could employ different methods for pond
134 optimization.

135

136 Discussion ensued regarding whether spike grass was an invasive.

137

138 Ms. Holland discussed the Tern Bay pond report noting, again, all communities were different
139 and there were different ways of handling different problems. She suggested manually
140 removing invasive plants as opposed to spraying. She said smaller ponds had different
141 problems than large ponds; larger ponds could be more resilient. She said it was important
142 when developing a plan to meet the expectations of the community for the pond, for
143 example, certain plants could impact boaters, certain fish could impact fishing, etc.

144

145 Mr. Hamilton asked if there were any grants the CDD could apply for to help with pond
146 improvement. He noted the recommended improvements sounded expensive.

147

148 Ms. Holland responded in the negative; there were grants available but for places available
149 to the public, not private community ponds.

150

151 Chairperson Brady noted the CDD was a government agency and everything the CDD
152 owned was technically public.

153

154 Ms. Holland stated the Native Plant Society had a grant; it was only \$500 dollars, but it was
155 something. She said she was not asking the community to pour a bunch of money into its
156 ponds, she was asking the community to look at the things holding the ponds back from
157 being more natural; for example, if the landscaping company was using 26 percent nitrogen
158 this was not necessary for the landscaping; nitrogen could be cut back to 12 percent. She
159 noted nitrogen was expensive and this could save money for the community which could
160 then be spent to improve the ponds. She noted it was a process and would take the
161 community years to improve the ponds.

162

163 Chairperson Brady stated last year she discovered the landscaping company was using
164 fertilizer which went against county ordinance and was harmful to the ponds. She said she did
165 not know if this ever stopped.

166

167 Discussion ensued regarding fertilizer use; testing the soil to determine what was needed in
168 terms of fertilizer; the contract with the landscaping company containing fertilizer guidelines;
169 the CDD recently taking over the ponds from Lennar; how Lennar managed the ponds; and
170 when the CDD was a Lennar run Board.

171

172 Mr. Gary Hamilton asked whether Lennar fulfilled its responsibilities when building and
173 maintaining the stormwater system and how much it would cost to bring the ponds up to
174 community standards.

175

176 Ms. Holland stated the developer was required to submit an engineer's certificate indicating
177 the stormwater system was being operated and maintained as required by permit; this was
178 done. She stated she was trying to open the community's eyes to what the ponds could be.
179 She stated regulations were the bare minimum, and Lennar met the bare minimum. She said
180 she was suggesting a shift in mindset and a recognition that ponds were living organisms and
181 could be improved, could be better, if the community allowed for the ebbs and flows of a
182 living organism, which meant algae in the pond, plants along the shoreline, etc. She noted 30
183 percent of the pond being covered in algae did not constitute a spray event. She stated she
184 was not asking the community to spend money, she was asking for a shift in perspective.

185

186 Discussion ensued regarding the benefits of the nearby wetlands; the benefits of birds
187 visiting ponds; when it was appropriate to use herbicides; and the benefits of using less
188 chemicals in the ponds.

189

190 Ms. Holland noted if the community stopped using chemicals in the ponds all at once, for a
191 while the ponds would look rough and the residents would complain but eventually they
192 would get over it.

193

194 A male resident asked how long it would take to improve the ponds.

195

196 Ms. Holland responded this depended upon many factors, but it could take years. She
197 discussed a similar community which wished to stop using chemicals in its ponds; it took
198 three years to transition to chemical free ponds.

199

200 A female resident asked about a plant which was a problem in one of the ponds.

201

202 Ms. Holland stated the plant needed to be removed and replaced; she suggested mowing
203 the plant when it was dry or it would die when the water level rose above the plant.

204

205 Discussion ensued regarding the pond stormwater system being built exactly as designed;
206 how low water levels affected littoral shelves; high ammonia levels in the creek caused by the
207 community; what could cause increased ammonia levels (possibly irrigation); the
208 interconnection of the ponds; the ponds being on different levels which caused water levels
209 to be higher in some ponds than in others; where the ponds discharged extra water (into the
210 mangroves and into the creek); the possibility of a community committee to head a pond
211 improvement project; and resident volunteers planting in the ponds.

212

213 Mr. Hamilton asked if companies spraying in the ponds should coordinate with Ms. Holland
214 beforehand.

215

216 Ms. Holland responded in the negative. She stated the University of Florida's website had
217 information regarding which chemicals were beneficial and which were not. She stated any
218 company which applied chemicals to ponds should know this and know which chemicals
219 should be used and when.

220

221 Discussion ensued regarding what constituted a healthy pond and a non-healthy pond.

222

223 Ms. Holland recommended the CDD speak with its pond care vendor and discuss the CDDs
224 goals for the ponds. She stated the vendor was familiar with the ponds and would be able to
225 make recommendations. She said to keep in mind that it was good business for pond
226 vendors to recommend chemicals, so the CDD would also need to contact other experts,
227 such as the University of Florida, such as herself, and keep the pond vendor on track.

228

229 Discussion ensued regarding the algae bloom to the west; the algae bloom in the
230 mangroves; and improvement of ponds not being a risk to the community.

231

232

233 **SECOND ORDER OF BUSINESS**

Public Comments

234

235 **Public Comments on Agenda Items**

236

237 Chairperson Tara Brady discussed public comment protocol. She asked if there were any
238 public comments for Agenda Items.

239

240 Ms. Janette Sorenson discussed the pond on hole 8, potential environmental impacts of the
241 extremely low water level, and how the pond detracted from the beauty of hole 8 which was
242 intended to be the signature hole of the golf course. She discussed how the extremely low
243 water level potentially affected wildlife and plant life. She asked what factors were
244 contributing to the dryness of hole 8 pond. She asked if there was a plan in place to restore
245 the pond back to its original state as seen in photos from five years ago. She noted the
246 situation was brought to the attention of SFWMD with a goal to ensure the area was properly
247 maintained and met community standards. She asked the CDD to address the situation.

248
249 Ms. Mary Annhurban asked about the election of the CDD Board, qualifying for election, and
250 how to vote.

251
252 Mr. Jim Shore asked about the pond at hole 8. He said it was not listed as a littoral pond. He
253 asked if the CDD was responsible for fixing the pond.

254
255 Mr. John Katrich asked if the CDD had a finalized plat yet.

256
257 Mr. _____ said the building outside the gate needed to go. He discussed several incidents
258 where he was almost hit by a car crossing the road due to the speed of drivers. He requested
259 a crosswalk be added to community streets which did not have crosswalks.

260
261 Mr. Steve Basil asked if painting the bridges would be a high cost maintenance item or was it
262 a stain which would be absorbed into the wood.

263
264 Mr. Doug Wentworth asked if there was a plan in place to stock the ponds with fish to
265 mitigate the midge fly problem. He discussed the midge fly problem around his home.

266
267 Ms. Judy _____ stated she was surprised the bridge was not being fully renovated and was
268 just being painted. She said there was a lot of rot which needed to be replaced and she
269 worried major renovations would be needed again in a few years.

270
271 Mr. Bruce Laughlin stated he hoped it would be a strong priority for the Board to fix the
272 ponds in the community. He stated he appreciated Ms. Hollands presentation and felt she
273 put together an excellent resource for pond improvements. He said the pond on hole 8 was a
274 mudhole and it should be one of the best ponds in the community. He stated he obtained a
275 quote to dredge the pond on hole 8 and it was \$138,000 dollars. He stated he believed if the
276 CDD did not use the budget to fix the ponds now, it would cost even more in the long run.

277
278 Chairperson Brady asked if there were any more questions or comments; there were none.
279 She began her responses. She stated the CDD had discussed having all the ponds looked at.
280 She noted the pond on hole 8 was exactly how it was designed in 2000. She noted residents
281 were complaining it did not look the same, but maybe it was a wetter year five years ago and
282 the pond had more water. She stated the littoral shelf at the green on hole 8 had been in
283 place since the year 2000 when the pond was designed. She explained the Board had to look
284 at all the lakes and ponds, as a whole system, and then come up with a plan; the pond on
285 hole 8 was not necessarily the number one priority.

286

287 Ms. DeLuca asked where the documents which showed the littoral shelf on hole 8 were
288 located. She noted the documents she had did not show the littoral shelf.

289
290 Chairperson Brady stated she would ask Clay about the documents. She stated she would
291 speak with Clay, have him look at the lakes and come up with a plan of action for the lake
292 system.

293
294 Mr. Hamilton noted nothing would be done for the lakes in the next month, it would be a
295 lengthy process.

296
297 Chairperson Brady agreed. She stated from a money standpoint it would be a while before
298 anything was done in any of the lakes because working on the lakes would cost a lot of
299 money. She noted the budget was cut back to a bare minimum at this point and there was no
300 money in it to work on the lakes.

301
302 Ms. Deluca stated the engineering report which accompanied the bonds should be
303 reviewed. She said she believed all the lakes in phase 2 were supposed to be 10 feet deep.

304
305 Chairperson Brady noted if a lake was listed as 10 feet deep it did not mean the whole lake
306 was 10 feet deep throughout, only spots were 10 feet deep. She stated in regard to the
307 bridges the contract approved last year was listed on the website. She explained on
308 inspection the railings were deemed to be in good condition, the decking needed to be
309 replaced, and the structure underneath was deemed to be in good condition. She stated as
310 such, on every single bridge the vehicular decking, the pedestrian decking, as well as the
311 handrail on the side was being replaced; there would be installation of posts on the bollards
312 between the drive and the railing, and a protective coating on the railings.

313
314 Ms. Deluca indicated the information regarding the bridges, and the bridge contract, could
315 be found in the August 5th meeting agenda, as well as the bridge inspection report.

316
317 Chairperson Brady stated the building outside the gate was being looked at in the budget.
318 She stated a crosswalk on Black Beauty Drive was not standard, but the CDD was willing to
319 consider whether it was warranted and whether it was safe to install a crosswalk in that
320 location. She reported the plat was done, and was waiting for her signature, but she was
321 waiting for one more easement to be added for the CDD. She stated when the easement was
322 done she would sign off on the plat.

323
324 Mr. Ward stated in terms of the election, Gary Hamilton was in Seat 2, Tara Brady was in Seat
325 3, and Vicky DeLuca was in Seat 5.

326
327 Chairperson Brady explained the election for CDD seats was included on the ballot in the
328 November election. She explained to vote for a CDD board member, a person had to be a
329 registered voter and vote at the regular November election.

330
331 Mr. Ward explained to run for a CDD seat you had to be a citizen of the United States, a
332 resident of the State of Florida, registered to vote in Charlotte County, have a registered
333 address in the community, and not be a convicted felon. He stated to be included on the
334 ballot, registration was from noon on June 8 through noon on June 12, at the Supervisor of

335 Elections Office in Charlotte County. He explained anyone interested in running for a seat on
336 the CDD Board was required to register with the Supervisor of Elections during that time
337 period, if someone did not register during the specified time period they would not be
338 permitted to run.

339
340

341 **THIRD ORDER OF BUSINESS**

341 **Consideration of Minutes**

342

343 **April 7, 2026 - Regular Meeting Minutes**

344

345 **This item was considered and approved at the end of the meeting, just before**
346 **Adjournment.**

347

348 Supervisor Blakely asked if there were any additions, corrections or deletions to the Minutes;
349 hearing none, she called for a motion.

350

351 **On MOTION made by Vickey DeLuca, seconded by Gary**
352 **Hamilton, and with all in favor, the April 7, 2026 Regular**
353 **Meeting Minutes were approved.**

354

355

356 **FIFTH ORDER OF BUSINESS**

356 **Discussion**

357

358 **Continuation of Fiscal Year 2027 Budget**

359

360 Chairperson Brady noted at the last meeting the CDD Board spent four hours going through
361 the budget line item by line item. She stated the Board made every possible reduction and it
362 ultimately only lowered the budget from \$1,181 to \$1,160 dollars. She noted while every
363 dollar was important this reinforced the fact that this budget was as lean as possible. She said
364 the biggest decision came after everyone left regarding the reserve account. She stated it
365 was decided having a healthy reserve account was very important and fiscally responsible,
366 but she felt it also did not need to be jumped into and fully funded immediately; it was
367 important to balance what residents could afford and the financial impact of building a
368 reserve account with being fiscally responsible. She noted there was already a \$300 dollar
369 increase in CDD fees last year, a \$750 dollar special assessment from the HOA, a \$250 dollar
370 master HOA increase and an increased assessment from the condo association for condo
371 owners. She said she was being mindful of this while building the budget. She said because
372 of this, and because the budget was very lean, the CDD did not have the money to work on
373 the ponds or build a crosswalk. She stated last year the CDD made the decision not to
374 increase the reserve account and kept the assessment rate at \$800 dollars by using existing
375 reserves. She noted several residents commented this was not fiscally responsible and the
376 CDD should have a reserve account. She stated keeping in mind all the increases in
377 assessment rates and HOA fees in the community, as well as the need to build a reserve fund,
378 she proposed capping the budget at \$1,200 dollars even though it was only \$133 dollars less
379 than the originally proposed budget. She noted \$1,200 dollars would give the CDD almost
380 \$175,000 dollars in reserves and gave residents a little more time to get used to the
381 assessment rate, and then next year if needed the budget could be slowly increased. She
382 noted section one of the budget was administrative.

383

384 Mr. Ward asked if there were any questions regarding the administrative portion of the
385 budget; there were none.

386

387 Chairperson Brady noted page 2 was public safety. She asked if there were any questions.

388

389 Ms. Vickey DeLuca asked about the \$5,400 dollars under access control and janitorial. She
390 said she could not find any associated contracts.

391

392 Mr. Ward explained this was a miscellaneous line item just in case any repairs or maintenance
393 for the welcome center or guardhouse were needed and was not related to any specific
394 contract.

395

396 Ms. DeLuca said the miscellaneous repairs for \$5,000 dollars should be deleted then.

397

398 Mr. Ward said miscellaneous repairs could be removed.

399

400 Mr. Hamilton stated he built a spreadsheet using all contracts he could find on the CDD
401 website. He said there was a contract with JanPro cleaning for \$2,175 dollars.

402

403 Chairperson Brady stated she would not agree to remove the miscellaneous repairs, because
404 miscellaneous repairs was for anything while the \$5,400 dollars were specifically for access
405 control and janitorial services.

406

407 Discussion ensued regarding this budget item and what could be removed or reduced;
408 whether miscellaneous repairs should be removed since the budget included contingencies;
409 moving \$5,000 dollars from miscellaneous repairs to the gates; and reducing \$5,400 dollars
410 in janitorial to \$3,000 dollars.

411

412 Ms. Blakely noted the Master HOA was obtaining community internet, and as such the CDD
413 should not be paying \$7,000 dollars for internet services.

414

415 Discussion ensued regarding why the CDD needed to keep \$7,000 dollars in the budget for
416 internet services; finding a less expensive internet service; and the possibility of piggyback
417 riding on the Master HOA's internet contract.

418

419 Chairperson Brady noted the only change being made to the public safety section of the
420 budget was to reduce \$5,400 dollars in janitorial to \$3,000 dollars.

421

422 The Board agreed.

423

424 Chairperson Brady asked if there were any questions about the next section, stormwater
425 management services.

426

427 Ms. Blakely asked about the \$28,000 dollars to maintain the preserves. She noted the vendor
428 only came out four times a year to inspect and remove invasives.

429

430 Mr. Ward explained in order to maintain the preserves in accordance with the permits, the
431 invasives had to be removed.

432
433 Ms. Blakely asked if there were any way to remove the invasive species for less.

434
435 Mr. Ward explained invasive species in Florida were a big problem throughout the larger
436 preserves. He stated the Tern Bay preserves were extensive and included the preserves
437 within the community, as well as the preserve area outside the community, which abutted the
438 development area and the Charlotte County preserves. He said the CDD obtained
439 competitive quotes for this service annually and would continue to do so. He noted \$28,000
440 dollars was a reasonable price for the number of acres of preserves being maintained. He
441 said this was maintenance required by the permit.

442
443 Mr. Hamilton asked if Mr. Richard Freeman could obtain a report regarding exactly what the
444 vendor was doing in the preserves.

445
446 Mr. Freeman stated he included a write up in this month's operations report regarding the
447 preserves. He noted there was not much to report on, but he indicated the vendor performed
448 the quarterly maintenance.

449
450 Discussion ensued regarding Charlotte County checking preserves regularly to ensure they
451 were properly maintained.

452
453 Ms. DeLuca said she could not find the contract for \$8,100 dollars to clear the canoe launch
454 path.

455
456 Mr. Ward stated since clearing the canoe launch path was only done once a year CDD, staff
457 requested price quotes from vendors annually, and whatever the pricing was the CDD issued
458 a purchase order for it; there was no contract.

459
460 Mr. Freeman agreed. He said the \$8,100 dollars was for ongoing spraying of any weeds to
461 keep the path clear.

462
463 Chairperson Brady noted the \$8,100 dollars included both the annual path clearing and the
464 spraying of weeds year round.

465
466 Discussion ensued regarding temporarily filling the holes on the canoe launch path with
467 excess dirt already on hand; dirt simply washing out of the holes; the budget included \$5,000
468 dollars for shell to fill the holes; filling the holes with dirt not being free; asking Tim with the
469 HOA to fill the holes for free; and the HOA likely wanting a contract with the CDD before
470 allowing Tim to fill the holes.

471
472 Chairperson Brady noted \$24,000 dollars for bubblers were removed from the budget to
473 keep the rate down. She said there was nothing in the fiscal year 2027 budget for aerators or
474 fountains.

475
476 Discussion ensued regarding the budget including \$15,000 dollars for pond plantings under
477 capital outlay; moving littoral plants from areas with an abundance of plants to lakes and

478 ponds which needed more littorals; how much money was needed in the budget for lake
479 bank restoration; different areas in the community which needed lake bank restoration soon;
480 stormwater pipe repairs, geotubes and rip rap for lake bank restoration; lake bank restoration
481 being an annual maintenance item; and asking the Master Association to stop killing
482 vegetation around the lakes.

483
484 *Chairperson Brady: We will meet with Mollie Holland, the pond vendor and the landscaping*
485 *vendor to discuss the ponds and lakes.*

486
487 Ms. Denise Blakely stated if the landscaping vendor stopped mowing around the lakes and
488 killing the vegetation perhaps the plants would simply fill back in and save the CDD money.

489
490 Discussion ensued regarding where the CDD could save money; cutting back cane toad
491 removal to every other month or getting volunteers to hunt cane toads.

492
493 *Mr. Ward: I want to go back to public safety for a moment. The \$5,040 for access and*
494 *janitorial, there is one contract that is missing. The \$5,040 dollars is the right number. It*
495 *includes the welcome center and the guardhouse.*

496
497 Discussion ensued regarding how often the welcome center needed to be cleaned; one
498 weekly was likely unnecessary as only one individual worked in the welcome center; reducing
499 the welcome center cleaning to once a month; and the guardhouse needed to be cleaned
500 weekly.

501
502 Chairperson Brady stated to leave the \$5,040 number for now, change cleaning to once a
503 month, see how that affected the number and address the change in June.

504
505 Ms. DeLuca asked about cane toad collection. She noted almost nothing was done over the
506 last few months.

507
508 Mr. Freeman noted the vendor comes out, does an inspection and takes whatever action was
509 deemed necessary. He stated over the past few months the rate was only \$600 or \$800
510 dollars as opposed to \$4,000 dollars during the busy months.

511
512 Chairperson Brady stated the vendor charged \$600 dollars to come inspect and if there was
513 more work to be done, the vendor charged more.

514
515 Mr. Hamilton asked if cane toad treatments could be spaced out and performed less often.

516
517 Mr. Freeman said during peak season the cane toad treatments could be cut back to just
518 skimming the ponds, no trapping, and this could potentially cut back on some hours and
519 save money. He noted it was very important to stop the cane toads before they became an
520 issue.

521
522 *Ms. DeLuca: We spent \$40,000 dollars last year on littorals. We see what these 15 ponds look*
523 *like. We just listened to Mollie. I'm trying to balance. If we cut back on cane toads, then we can*
524 *improve the littorals around the rest of the ponds. We can put that \$10,000 dollars in the 15*
525 *ponds. Let's get Richard to get us a quote for that reduction.*

526

527 *Mr. Freeman: It's an hourly contract.*

528

529 *Chairperson Brady: Give us your best estimate of if we only do the skimming.*

530

531 *Mr. Freeman: I can cut them in half. We can spend \$20,000 dollars if that's what's asked by the*
532 *Board.*

533

534 *Mr. Ward: Is that going to work?*

535

536 *Mr. Freeman: We are not going to know until it's done.*

537

538 *Chairperson Brady: How much was skimming and how much was trapping?*

539

540 Discussion continued regarding how to cut the cane toad service; and how much could
541 potentially be saved without the cane toads becoming a problem.

542

543 Chairperson Brady asked Mr. Freeman to find out realistically how much the cane toad
544 contract would be without the trapping.

545

546 Mr. Freeman agreed.

547

548 Discussion ensued regarding planting littorals; digging up littorals from one lake and
549 planting them in another; and discontinuing the spraying of the lakes.

550

551 Chairperson Brady asked how much was spent to spray the lakes.

552

553 Mr. Freeman responded \$78,000 dollars was spent annually to spray whichever of the 42
554 lakes was needed weekly.

555

556 Chairperson Brady noted the CDD needed to know which lakes were sprayed for what plants
557 and when before cutting out the money to spray. She asked Mr. Freeman to collect details
558 about which lakes were sprayed when and what plants were the problem.

559

560 Mr. Freeman stated he could have that information compiled for the Board.

561

562 Discussion continued regarding why spraying the lakes was important; monitoring the tidal
563 change; algae blooms; and the possibility of choosing a couple of lakes to begin with in
564 terms of naturalization.

565

566 Chairperson Brady asked if anything was changing under stormwater management services
567 for purposes of the budget.

568

569 *Mr. Ward: I'm going to reduce the cane toads to what you all talked about which basically*
570 *takes out cane toad removal inside the community, but leaves skimming the lake system, and*
571 *that difference I will put in the littoral shelf plan.*

572

573 *Chairperson Brady: We were going to wait until Richard gave us a price and change it in June.*

574

575 *Mr. Ward: It's a public hearing in June. I really want to get this budget fixed today, so if you*
576 *don't want to the \$38,400 for the cane toads we can correct the number to what you want,*
577 *which is no cane toad removal once they get on land. We will only do what's in the lakes, and*
578 *then we will add that differential to littorals. That's what you talked about doing.*

579

580 *Chairperson Brady: Correct. And while I appreciate that we want the budget done, I also don't*
581 *want to rush and make the wrong decision. I'd rather have the numbers, knowing we can't up*
582 *the budget next meeting. 100% understanding that. But at the June meeting when we are*
583 *having the June meeting, we can take \$10,000 dollars from this line and put it in that line as*
584 *long as we are not affecting the bottom line.*

585

586 The Board agreed.

587

588 Mr. Ward said okay.

589

590 Discussion of the budget continued with roads and streets; creating two new line items and
591 reappropriating the funds as needed: public safety, professional services, asset management,
592 \$25,000 and roads, asset management, \$10,000 dollars; stop sign repair; and the stop sign
593 knocked down during construction was a Lennar issue, not a CDD issue.

594

595 Discussion of the budget continued with landscaping; why tree trimming was reduced from
596 \$65,000 dollars to \$15,000 dollars in March; the landscaping contract contained tree
597 trimming up to 15 feet along the roads, but did not include any special palms, did not include
598 the hardwoods, etc.; Coastal (the vendor) trimming the palm trees around the golf course for
599 \$20,000 dollars; Coastal trimming the community trees for the CDD in April for \$52,000
600 dollars; why the cost was so different between the golf course and the community; whether
601 the CDD was being overcharged; the community in general having many more trees than the
602 golf course; increasing the tree trimming line item to \$50,000 dollars; and getting a tree
603 inventory from the golf course to compare to the CDD's tree inventory.

604

605 Ms. Blakely asked if holiday lights should be reduced.

606

607 Mr. Freeman said he would remove the rental fees, which was \$2,000 dollars.

608

609 Discussion continued regarding the holiday lights line item; leaving the line item as it was
610 minus rental fees; landscaping plant replacements, no changes; irrigation, no changes.

611

612 Chairperson Brady stated as per conversation at the last board meeting the reserve account
613 would be increased to \$300,000 dollars. She asked if Susan had a calculation for the reserve
614 account after the changes which were just made.

615

616 *Mr. Ward: No. I want to go over something with you. By year end we will have roughly*
617 *\$309,000 dollars cash in the bank. Within the proposed budget for fiscal year 2027, leaving*
618 *the \$300,000 dollars in there, the number will go up to \$609,000 dollars. It's important to*
619 *recognize that to operate this District it takes about \$470,000 dollars in the first three months*
620 *because you need the cash to pay the bills for October, November and December until we get*
621 *our assessment levels in. It might be a little less these days because people seem to pay early.*

622 So, at the end of the day, the minimum in this bank account needs to be \$450,000 dollars to
623 \$470,000 dollars to operate the District. That means, we still have no reserves at this point.
624 Nothing in excess of what it takes to operate the CDD on. So, part of the \$300,000 dollars
625 takes it up to \$609,000 dollars, so it gives you a little bit of a cushion in terms of having a little
626 extra money, but if you get one storm event, you don't have the funds to deal with storm
627 events. Even at \$300,000 dollars, in my opinion, you are still low irrespective of what the
628 assessment rate is, because you only have \$600,000 dollars in the bank at the end of next
629 year. That's the end of September 2027. That's low. It's not enough money to keep this District
630 going if you have just one storm event. If you want to lower reserves, that's fine, I'm just telling
631 you the downside risk.

632
633 Discussion ensued regarding the budget calculations; reserve amounts; cash needed versus
634 reserves; and whether an assessment rate of \$1,200 dollars would add \$175,000 dollars to
635 the cash balance or the reserve account.

636
637 Chairperson Brady stated it was said at the last meeting that an assessment rate of \$1,260
638 dollars would add \$200,000 dollars in reserves.

639
640 Mr. Ward explained an assessment rate of \$1,200 dollars would not add anything to reserves
641 because of the amount of cash needed at year end to run the District. *If you lower the*
642 *\$300,000 dollars to \$175,000 dollars it increases the cash balance from \$300,000 dollars to*
643 *\$475,000 dollars which is what you need to operate the CDD on. It means you still have zero*
644 *dollars in extra money.*

645
646 Chairperson Brady: *But then in December when you get the cash flow you get the \$300,000*
647 *dollars back.*

648
649 Mr. Ward: *Yes, but you still have no extra money for a storm event. You will need that money*
650 *again at the end of the year to run the District. The other thing we haven't done here is, we*
651 *have no asset study done. That needs to be done. You have millions of dollars' worth of*
652 *facilities. We need to do an asset study to give you a real number for your reserve account. We*
653 *have no money for an asset study in your fiscal year 2027 budget.*

654
655 Ms. DeLuca: *When we were established. When there were just a few homes, the O&E on the*
656 *CDD was \$542.33 cents a month. The following year it went to \$107.93 cents, and the*
657 *following year it went to \$490.76 cents. When I looked at the last hurricane, the CDD had to*
658 *pay \$350,000 dollars to clean up the community and it came out of (indecipherable), so I*
659 *looked at putting \$300,000 dollars in here to help with upcoming hurricanes, because we*
660 *don't have money to pay to clear the streets if something happens. We have a fiduciary*
661 *responsibility to ensure we can take care of this community. I have talked to a number of*
662 *people, and if the increase is at \$557 dollars they say A. it's less than the Master HOA, and B.*
663 *it's \$46 dollars a month to fulfill our responsibility and generate these reserves. When I ask*
664 *people if they can afford \$46 dollars a month, they say yes, but what they can't afford is when*
665 *you try to come later and levy a special assessment for \$500,000 dollars because we didn't*
666 *make the necessary decision now. We have to message it as only \$46 dollars a month. We*
667 *have a fiduciary responsibility to the community to ensure we are financially stable.*

668
669 Mr. Hamilton agreed. He discussed the importance of financial stability for the community.

670

671 Mr. Ward agreed. He discussed the importance of performing an asset reserve study. Next
672 year we need to deal with how we are going to do an asset reserve study, cost it out, get it
673 done, see if we do it in the 2028 or the 2029 budget, but we've got to move the District
674 forward with these reserves.

675

676 Ms. DeLuca said many residents felt spending \$100 dollars a month for everything the CDD
677 did was excellent.

678

679 Chairperson Brady stated Mr. Ward had the numbers and would send a mailing of the notice.

680

681 *Mr. Ward: Basically, I did a quick calculation, it's going to be a \$22 dollar add for the tree
682 trimming issue per year per unit, so it's going to change slightly.*

683

684 *Chairperson Brady: The Resolution for the budget in the mailer, what do you have the max
685 rate as?*

686

687 *Mr. Ward: I have to recalculate the max rate once I recalculate the budget. It will be whatever
688 the rate is plus 15 percent. That will be the max rate. The max rate would be the rate you could
689 not go over unless you do mailed notice again. I'm good with 15 or 20 percent.*

690

691 Chairperson Brady said she would be good with 17.5 percent.

692

693

694 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2026-7

695

696 **Consideration of Resolution 2026-7, a Resolution of the Board of Supervisors of Tern 697 Bay Community Development District Amending the Date and Time of the Public 698 Hearing on the Fiscal Year 2027 Proposed Budget; providing for severability; providing 699 for conflict and providing for an effective date**

700

701 Chairperson Brady stated Resolution 2026-7 set the public hearing date for the budget. She
702 asked if there were any issues with the date and time.

703

704 Ms. DeLuca noted she was not available July 7. She said there were too many family
705 commitments.

706

707 Discussion ensued regarding the best day for the public hearing. The Board agreed to hold
708 the public hearing on Wednesday, July 22, 2026 at 10:00 a.m. at the Heritage Landing
709 Clubhouse.

710

711

**On MOTION made by Vickey DeLuca, seconded by Robert
712 Brady, and with all in favor, Resolution 2026-7 was adopted,
713 and the Chair was authorized to sign.**

714

715

716 **SEVENTH ORDER OF BUSINESS**

Discussion

717

718 **Discussion of requirements for the use of Littorals in the Water Management System**
719 **(Lake 8, All Lakes in Phase 1)**

720
721 This item was skipped; no discussion was held.

722
723
724 **EIGHTH ORDER OF BUSINESS** **Consideration of Agreement**

725
726 **Consideration of an Agreement between the Tern Bay Community Development**
727 **District and the Heritage Landing Master Association to operate, maintain and repair**
728 **the irrigation public improvements owned by the District**

729
730 Chairperson Brady stated the Master Association approved the agreement during the Master
731 Association's last meeting. She asked if there were any questions.

732
733 Mr. Brady said he thought the goal was to bring infrastructure owned by the CDD under the
734 control of the CDD. He asked why these pumps were being given to the Master HOA to
735 maintain.

736
737 Chairperson Brady reported the Master Association had been maintaining the pumps for a
738 long time. She stated the pumps were used for community irrigation and golf course
739 irrigation. She explained the agreement would ensure the Master HOA would continue to
740 maintain the pumps to CDD standards.

741
742 Mr. Gary Hamilton agreed it did not make sense for the CDD to take over maintenance of the
743 pumps.

744
745 Ms. DeLuca agreed.

746
747 **On MOTION made by Gary Hamilton, seconded by Tara**
748 **Brady, and with all in favor, the Agreement was approved.**

749
750
751 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2026-8**

752
753 **Consideration of Resolution 2026-8, a Resolution of the Board of Supervisors of the**
754 **Tern Bay Community Development District, Accepting and Approving the Second**
755 **Supplemental Engineer's Report prepared by Atwell, LLC and Dated April 7, 2026 to**
756 **further describe and refine the District's adopted Capital Improvement Plan; providing**
757 **for severability; and providing an effective date**

758
759 Chairperson Brady asked if there was any discussion about Resolution 2026-8.

760
761 Mr. Ward explained Resolution 2026-8 amended the Engineer's Report once the plat was
762 recorded.

763
764 Ms. Blakely asked if this approved a parcel to be purchased.

765

766 *Mr. Ward: No. All we are doing is amending the Engineer's Report to allow us to do it. We are*
767 *not doing it.*

768
769 *Ms. DeLuca: The other amendment we did in 2022 was much longer. I couldn't understand*
770 *how this was going to get inserted into 2.4. You wrote the original one in 2020 and then it got*
771 *amended in 2022, and both of them were a 25 page engineering report. This appears to be*
772 *one single page. How is this going to get incorporated into our legal documents?*

773
774 *Mr. Ward: We file it as a matter of record inside the system, and then I add it to the bond*
775 *documents.*

776

On MOTION made by Gary Hamilton, seconded by Vickey DeLuca, and with all in favor, Resolution 2026-8 was adopted, and the Chair was authorized to sign.

780

781

782 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-9**

783

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

788

789 Vickey DeLuca made a motion to approve, and Gary Hamilton seconded the motion.

790

791 Chairperson Brady asked if there was any discussion for Resolution 2026-9.

792

793 Ms. DeLuca noted this had been discussed thoroughly at past meetings and these policies
794 aligned with Charlotte County laws. She said policy 1 through 9 were acceptable but did not
795 like item 10 onward. She said it was important to abide by law, which was 1 through 9.

796

797 Chairperson Brady asked how difficult it was for Ms. DeLuca to get her golf cart registered.

798

799 Ms. DeLuca said she filled out the application and went up to Tampa to get the paperwork;
800 the paperwork was being emailed, and she had not received it yet.

801

802 Discussion ensued regarding which golf carts Charlotte County law applied to; removing line
803 10, 11, and 12 from Resolution 2026-9; the HOA requiring registration of golf carts with the
804 HOA; and not wanting to ask residents to register golf carts with the CDD.

805

806 *Mr. Greg Urbancic: Are we going to get our roads authorized by the County because I think*
807 *that is a prerequisite for us doing this.*

808

809 *Ms. DeLuca: That's the prerequisite Greg. We have to pass this and then the County said they*
810 *are literally waiting to approve us.*

811

812 The Board asked Mr. Ward to remove items 10 through 12 from the Resolution.

813

814 *Mr. Ward: Exhibit A came from the County. We did not write that.*

815

816 *Mr. Urbancic: I don't know that it came from the County. I think your team initially put this*
817 *together and relied on a form from Babcock, so maybe it did come from the County, but that*
818 *was a modified form. That's the origin.*

819

820 *Chairperson Brady: The County does not require any of this.*

821

822 *Mr. Ward: Let's just withdraw the Item as a matter of record for you. And at some point if we*
823 *need to bring that back we will do that. I assumed this was a County requirement.*

824

825 *Chairperson Brady: If we withdraw this, if this Board agrees and they want me to finish the*
826 *work with the County, I will have the County do the paperwork and make this a golf cart*
827 *community. But I want the whole Board to make that recommendation.*

828

829 *Mr. Ward: I tend to think that's a good idea because you should tell your residents that you are*
830 *a golf cart community, and you should tell your residents that this is what the County*
831 *Ordinance is. Like it or not, you have residents that have golf carts on the roadways, and they*
832 *need to know what the law says, and I think you have a responsibility to tell them that. This I*
833 *don't necessarily like either and if we don't have to do it that's fine, but I still think you have a*
834 *responsibility to tell them.*

835

836 Discussion continued regarding golf carts driving on the streets; and residents believing Tern
837 Bay was a golf cart community when purchasing a home.

838

839 Vickey DeLuca withdrew her motion to approve, and Gary Hamilton withdrew his second.

840

841 Discussion continued regarding whether or not to make the community a golf cart
842 community.

843

844 *Mr. Ward: If you don't tell your residents what the law says, and you let golf carts drive on your*
845 *roadways, you open yourself up to liability as part of a lawsuit. I think if you follow County*
846 *Ordinance and become a golf cart community as a matter of law, you also add a little bit of*
847 *pulp to the process. It's a liability issue either way, but I think if you tell your people it helps*
848 *with not only the position of the District but your community. They will know more.*

849

850 Discussion continued regarding whether or not to make the community a golf cart
851 community; LSVs needing to be registered to be legal for driving on the road whether or not
852 the community was a golf cart community; who was required to purchase golf cart insurance;
853 whether making the community a golf cart community would reduce CDD liability; making
854 the community a golf cart community would make it legal for residents with golf carts which
855 went less than 20 mph legal to drive on the roads.

856

857 The Board agreed to move forward with making Tern Bay a golf cart community.

858

859 Ms. DeLuca suggested sending out an email once Tern Bay was a golf cart community
860 explaining what it meant to be a golf cart community and explaining LSVs were still required

861 by County Law to be registered with the County before being allowed to legally drive on the
862 roads.

863
864 Mr. Ward agreed.

865
866

867 **ELEVENTH ORDER OF BUSINESS Staff Reports**

868

869 **I. District Attorney**

870

871 *Mr. Urbancic: There was one item that was passed by the legislature changing the limits*
872 *of sovereign immunity in the State starting October 1, 2026. It changes the current*
873 *waiver which is \$200,000 dollars individually and \$300,000 dollars per incident to*
874 *\$350,000 dollars and \$500,000 dollars respectively. As far as I've heard with other*
875 *districts it may adjust our insurance rates a little bit, but so far it hasn't kicked in.*

876

877 **II. District Engineer**

878

879 No report.

880

881 **III. District Manager**

882 **a. Asset Manager's Report - April 2026**

883 **b. Supervisor of Elections Report on Registered Voters as of 4/15/2026**

884 **c. Important Meeting Dates for Fiscal Year 2026:**

885 **1. Next Meeting: Tuesday, June 2, 2026**

886 **2. General Election - Qualifying Period: June 8 - June 12, 2026, at noon (Seat 2,**
887 **Seat 3 and Seat 5)**

888 **d. Financial Statement for period ending April 30, 2026 (unaudited)**

889

890 Chairperson Brady asked if there were any questions regarding Mr. Freeman's report.

891

892 Mr. Brady asked where the map with the lake numbers could be found.

893

894 Chairperson Brady responded the map was on the website.

895

896 Ms. DeLuca thanked Mr. Freeman for his work on the Asset Manager's report.

897

898 Mr. Ward reported the number of registered voters in the District as of April 15, 2026
899 was 876. He noted this was required to be reported annually. No action was required.

900

901 Chairperson Brady asked residents to consider serving on the CDD Board. She noted
902 any interested parties should qualify with the Supervisor of Elections Office during the
903 qualifying period and be put on the ballot for election in November. She noted she
904 would not be running for reelection. She discussed the responsibilities of CDD Board
905 Members as government officials including annual ethics training requirements, the
906 various forms required, and the Sunshine Law. She discussed the Sunshine Law and
907 not being able to speak with Board Members about any potential Board subject
908 outside of Board Meetings.

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TWELFTH ORDER OF BUSINESS **Supervisor's Requests**

Ms. DeLuca discussed the spending resolution. She read three sections of the resolution: "The Board retains exclusive authority to approval all expenditures exceeding X dollar amount per transaction and any expenditure not expressly validated herein." *So, this is expenditures above a certain dollar amount the Board would need to approve, and we meet once a month. This is only for items above and beyond what's already in the budget. This would be things that might come up that are not in there. I'm trying to give you enough room to do what you need to do.*

Mr. Hamilton: I went out to see what other CDDs do, and they've got the same type of spending limits out there. What I saw personally were numbers in the \$10,000 dollar range. I also looked at a couple of them outside of that who had a discretion for what they could write p.o.'s for. While I agree with the draft, there may be a little bit of wording we may want to add to it, and I can send it to Jim who can send it to you. Are we allowed to share information directly with each other?

Mr. Ward: No, you can't do that. I can send it around for you.

Ms. DeLuca: I was thinking more around \$50,000 dollars, because of potential hurricanes.

Mr. Hamilton: I don't disagree with that. My worry was to keep it low, but he does not need the entire Board's authorization. He needs the Chairperson's authorization.

Chairperson Brady: I would not want that authority.

Ms. DeLuca: The next section where it is saying \$10,000 dollars, again this is stuff beyond the budget. The next one says, "The Board delegates to the District Manager authority to approve routine operational expenses not to exceed X dollars per transaction provided that the expenditure is within the approved budget item, the expenditure is necessary for continued operation or maintenance of district facilities, and third the expenditure is reported to the Board pursuant to section 6 of this resolution. Any expenditures exceeding the limit shall require Board approval." The largest expense I could find on the budget was the monthly landscaping for \$29,000 dollars, so I was picking a number above that, so those routine monthly expenses are within the limits.

Mr. Hamilton suggested making the number \$30,000 dollars.

Ms. DeLuca asked what Mr. Ward felt the number should be.

Mr. Ward: I may need to come back to you. I'm fine with the limit. I just want to make sure that items that are included in the budget that are already under contract are already included. So, maybe if you don't mind we add a Section 4 that outlines that. We can ask Greg to write that. I don't care what it says. I just need to make sure to the extent that they are under approved contracts, if it is over that limit it's over that limit, it's in the contract kind of thing.

957 Ms. DeLuca agreed.

958

959 Mr. Ward: Greg, you got that?

960

961 Mr. Urbancic: I do. I just need that document in Word so I can edit it.

962

963 Mr. Ward: Cori will send it over to you.

964

965 Ms. DeLuca: The last section is emergency spending. It says, "In the event of an emergency
966 the District Manager is authorized to incur expenditures not to exceed \$50,000 dollars to
967 stabilize the conditions and prevent further harm. All emergency expenditures shall be
968 documented with written justifications and be presented to the Board for ratification at the
969 next regularly scheduled meeting."

970

971 Mr. Ward: Not that we have any money, but do you want to exempt out storm events, or
972 natural disasters, which are clearly going to go over the amount?

973

974 Mr. Hamilton agreed.

975

976 Mr. Ward: Greg, in Section 4 we are going to add a number 3 to somehow except out any
977 natural disaster emergencies. Write it however you want.

978

979 Mr. Urbancic: So, is the intent, in a natural disaster, that is an emergency and there is no limit? I
980 just want to make sure, because we have normal spending authority, we have emergency
981 spending authority, how are we classifying the natural disaster situation?

982

983 Discussion ensued regarding how to handle a natural disaster and how to handle an
984 emergency situation which was not a natural disaster.

985

986 Chairperson Brady: I like having natural disaster separate from emergency, because a pipe
987 could burst and that's an emergency, but not a natural disaster.

988

989 Mr. Ward: You just have to somehow notate Section 5 is excepted out of Section 4. And I don't
990 mind having a limit for natural disasters, it just has to be high.

991

992 Mr. Urbancic: Okay. I understand the concept.

993

994 Ms. DeLuca: The rest of it is standard. So, we have \$10,000 dollars on number 2, \$30,000
995 dollars on number 3 but Jim is going to come back and make sure no monthly contracts are
996 higher than that, number 4 is \$50,000 dollars for emergency, and the new section 5 is natural
997 disasters.

998

999 Mr. Ward: The last two line items in there under the reporting budget line item and authority,
1000 within our system I can create a budget line item that gives you all of that, but I don't have the
1001 ability to create an automatic line under the authority under which the expenditure was
1002 approved. But is that necessary? It's only me. So, if you don't mind deleting that particular set
1003 of words, I can produce a report that does everything.

1004

1005 Mr. Brady asked if Mr. Ward was the only person with the authority write purchase orders. He
1006 asked if Mr. Freeman could write purchase orders.

1007
1008 *Mr. Ward: Once he gets proposals and pricing I give him the authority to issue the purchase*
1009 *order. Then the purchase order is issued, and he sends it back to my office. We already have a*
1010 *template for the purchase order which has all the terms and conditions. All he does is put the*
1011 *purchase order pricing on it and signs it which I delegate that authority to him to sign it. So,*
1012 *basically it all comes from me.*

1013
1014 Mr. Brady asked if the numbers were within Mr. Ward's normal scope.

1015
1016 *Mr. Ward: It's fine. I don't care. The only thing is the reporting thing. That's a manual job for us*
1017 *and I would prefer not to have to do that part of the manual job.*

1018
1019

1020 **THIRTEENTH ORDER OF BUSINESS Public Comments**

1021
1022 Mr. Ward asked if there were any public comments or questions.

1023
1024 A female resident asked why the Agenda was not followed. She stated she felt this was why
1025 residents left before discussion of topic number 4. She asked where the final CDD easement
1026 was located which was holding up the finalization of the plat. She asked about the ponds and
1027 whether plantings were a biological requirement and if so, for the ponds to be put on the
1028 capital plan.

1029
1030 *Chairperson Brady: The easement we are waiting for, I know Lennar was working with the*
1031 *attorney of the Golf Board, and it is our final easement over the golf course to allow us to do*
1032 *anything that we need to do in the ponds.*

1033
1034 *Mr. Urbancic: We have a meeting scheduled Friday with the pertinent parties, including*
1035 *Lennar folks, to try to walk and talk through the outstanding issues on the easement draft.*
1036 *Hopefully that will be constructive, and we will get to the finish line on that.*

1037
1038 Ms. DeLuca asked who the attorney from the Golf Board was.

1039
1040 Mr. Urbancic stated his meeting invite only had the name of the organizer; it was a Teams
1041 invite, so he did not know who might be attending from the Golf Board.

1042
1043 Mr. Ward responded it was lawyers from the Becker Law Firm, Greg Urbancic, Lennar's
1044 representatives, and himself.

1045
1046 A female resident asked if she as a member of the Golf Board could attend.

1047
1048 Mr. Ward said that was between her and the Golf Board. He did not know.

1049
1050 *Chairperson Brady: In regard to the ponds, we would like to get them into better shape than*
1051 *they are. The bare minimum is what has been done and that is what it is. Why has nothing else*
1052 *been done? Because Lennar kept it at the bare minimum. Moving forward, we would like to*

1053 *have some better water quality and some more aesthetically pleasing areas throughout the*
1054 *entire community as a whole which is why we went into a bigger discussion saying we are*
1055 *going to have all the ponds looked at. What are they, and what can we do, and what would be*
1056 *feasible moneywise. None of it is an absolute must have; we should have it, and it would be*
1057 *great to have, but none of it is a must have, which is why none of it is in the budget.*
1058

1059 *Mr. Troy Martin: I'm asking every Board Member to learn two terms, sugarcane mosaic virus*
1060 *and lethal viral necrosis. Go online. There are presentations by the University of Florida*
1061 *Agricultural Extension. We have had very significant event in the community identified here in*
1062 *our community that's going to have a significant impact both aesthetically and financially for*
1063 *the next one to five years and I think every Board Member has a responsibility to educate*
1064 *themselves about it. If you watch the presentation you will get it. I think there are three*
1065 *locations on CDD property that have the problem and it's advanced to the deadly stage. It's*
1066 *going to get worse. If you educate yourself on those two topics, watch the videos, you will*
1067 *quickly understand how significant it is. I'm hoping once you educate yourself you will work*
1068 *closely with Jim, Doug and Richard. I am concerned it is bigger than just the place that's been*
1069 *identified with death of the St. Augustine grass.*
1070

1071 *Mr. Freeman: I have spoken with the vendor about it. They believe the areas are dying due to*
1072 *stress because we had to cut back our irrigation to one day a week. We can test these areas.*
1073 *It's \$300 dollars for each area we test.*
1074

1075 *Mr. Martin: According to what Doug told me, Sunny Grove is educating themselves and*
1076 *getting up to speed on this and they are paying the cost of the testing. You can test areas by*
1077 *just mailing in samples to the University, but there is no question it's here. It will impact the*
1078 *whole community. Just look into and start talking about it. Okay, second thing is the budget.*
1079 *All I can say is I want the (indecipherable). I don't mind paying it if it's logical and supported.*
1080 *Third, you guys need to look inward on how these meetings are conducted to make them*
1081 *more time effective. This has been a three and a half hour slog. He discussed how the Board*
1082 *could potentially better run the meetings by not allowing discussion of items which were*
1083 *already approved.*
1084

1085 *Mr. Brady stated the CDD was trying to balance audience participation with Board discussion*
1086 *and efficiency.*
1087

1088 *Discussion ensued regarding how the CDD ran its meetings; the CDD not being able to*
1089 *communicate about Board matters outside of meetings; wanting to answer resident*
1090 *questions; how to possibly better manage time; and organizing a pond improvement*
1091 *committee with resident volunteers.*
1092

1093 *Ms. Linda Kender agreed with Mr. Troy Martin about the sugarcane mosaic virus. She asked*
1094 *about Ms. DeLuca's comments about the assessment rate.*
1095

1096 *Chairperson Brady: What Linda was saying is that \$570 is on top of what we paid last year and*
1097 *yes, last year the rate was \$800 dollars, and it's now proposed to be \$1,357 dollars. So, yes, it*
1098 *is in addition to what you paid last year.*
1099

1100 Ms. DeLuca: It was \$110 dollars a month. That's the total. \$110 dollars times 12 comes up to
1101 about \$1,300 dollars.

1102
1103 Ms. Kender: I was just curious about how the whole thing worked because all of the numbers
1104 that are being flipped around, and not actually being there in person, it is kind of difficult to
1105 follow. But it is getting to the point where when someone says "sell it as \$46 dollars a month"
1106 what happens is you are nickel and diming people to death. I don't have golf where I am, so
1107 the golf course to me is irrelevant, but being in the condominiums over here, we pay
1108 extremely high association fees. I agree we need to have enough just in case there is a
1109 problem, but it's going to get to the point where you are going to start losing residents. She
1110 thanked the Board for its efforts.

1111
1112 Ms. Jill Kovalec: Who and what are MRI Water Solutions and what is their job when they come
1113 here?

1114
1115 Mr. Ward: MRI Water Solutions cleans out the drainage system. They do an inspection and
1116 they do a cleanout. Every year you will see them come in just before rainy season. They inspect
1117 all of the pipes between the lakes and from that inspection report we make a determination of
1118 which pipes need to be cleaned out and then they come back in and clean them.

1119
1120 Ms. Kovalec: They were pouring black thick sludge into the (indecipherable) and I don't think
1121 they should be doing that.

1122
1123 Mr. Ward: They are just cleaning out the pipes. It's just dirt, that's all it is.

1124
1125 Ms. Kovalec: Who owns the Welcome Center?

1126
1127 Mr. Ward: That is in the name of Lennar at the moment.

1128
1129 Ms. Kovalec: What are we doing with that?

1130
1131 Mr. Ward: We are currently using it to house the Allied personnel who handle the EntrancelQ
1132 system at the gate. When you come in, you're a new resident, or you need assistance, you can
1133 go into the Welcome Center and see Heather for assistance. She can help you set up your
1134 EntrancelQ system. She is there Monday through Friday from 7 to 3.

1135
1136 Ms. Kovalec: Are we looking at purchasing the parcel?

1137
1138 Mr. Ward: Yes. That is part of the plan.

1139
1140 Ms. Kovalec: It's going to remain an empty parcel?

1141
1142 Mr. Ward: I don't know what the land development code says it could be. But from the
1143 District's perspective it would just be open space.

1144
1145 Ms. Kovalec: I wish the residents had the ability to vote on whether they wanted to keep the
1146 bridges natural looking or painted white. I would have preferred to keep the bridges natural.

1147

1148 A female resident stated she lived in a cul-de-sac, and the storm drains were down at the end
1149 of the street. She discussed the damage to her gutters. She discussed the problem with
1150 drainage in front of her home, the standing water in her gutters, and the puddle at the foot of
1151 her driveway. She asked for the CDD to fix the problem. She discussed the resulting problem
1152 with mosquitos. She said she has spoken with Lennar, the HOA and Mr. Ward about this
1153 problem but nothing was being done. She noted the sidewalks were being fixed, but the
1154 gutters needed attention.

1155
1156 *Mr. Ward: I know what she is talking about. She emailed me this past week about this issue.*
1157 *Any future work in phase 1 is not planned to be done. We did some work on the gutter system*
1158 *but only what we felt was necessary. We did not do any additional work on phase 1 and at this*
1159 *time we have no funds to do any additional work in phase 1.*

1160
1161 A female resident: *So, I will continue to have a drainage problem in front of my house until*
1162 *you decide that you are going to go phase 2? It's not a big job. Can you bring somebody in to*
1163 *do that? Five years we've had this problem.*

1164
1165 *Mr. Hamilton: In our budget we've got some sidewalk repair money coming up. I'll come by*
1166 *and take a look at it, and we will see if we can't find a solution.*

1167
1168 A female resident asked if one of Heather's responsibilities was to give out transponders at
1169 the Welcome Center.

1170
1171 Mr. Ward responded in the affirmative.

1172
1173 A female resident asked if the gate system was reading transponders and license plates
1174 simultaneously. She said she understood the transponders would be turned off.

1175
1176 Mr. Ward responded in the affirmative. *That was the original thought. But at the moment if*
1177 *you would like to use a transponder we are going to continue to give you new transponders*
1178 *for your vehicle if you need them. We just decided that in the last day or so.*

1179
1180 Discussion ensued regarding the EntrancelQ system; the types of vehicles causing problems
1181 with the license plate readers; and the importance of communication.

1182
1183 Mr. Ward explained drivers could be given transponders that were linked specifically to one
1184 vehicle and the transponder had to be installed on the vehicle; the Welcome Center was not
1185 just handing out transponders.

1186
1187 Discussion ensued regarding the importance of installing transponders on vehicles to
1188 prevent passing transponders around between vehicles for security purposes.

1189
1190 Mr. Brady stated he felt the whole system was being changed to accommodate a few people
1191 in the community. He said if the plate with a handicap sticker on it was an issue, the software
1192 should be updated to recognize the plate. He said the use of transponders again was a
1193 surprise and he was annoyed.

1194

1195 *Mr. Ward: The EntrancelQ system was a challenge, but we've learned a lot with respect to the*
1196 *system over the last two or three weeks. There are issues with the plate readers, with the*
1197 *sunlight and how it hits them, whether the tag has a handicap sticker or something on it that*
1198 *prevents it from reading it correctly, but we are not getting to the level of success with the*
1199 *plate readers that we anticipated. As a result, we are ensuring residents can still get in the*
1200 *community by using the transponders as best as we can. They are 100% accurate while the*
1201 *plate readers are not 100%. We are kind of doing it double edged at this point by giving*
1202 *people the option of having the plate reader and having the transponder going into the*
1203 *community. That's where we are with the EntrancelQ system. Having the transponders on cars*
1204 *seems to be a help with people being able to get into the community.*
1205

1206 Discussion ensued regarding EntrancelQ; the switch to EntrancelQ was done to get rid of the
1207 transponders because residents were using transponders in an unsecure manner; whether
1208 the transponders could be removed from the car windows and put into a baggy to be passed
1209 around; EntrancelQ not delivering on its promises; asking EntrancelQ to return to address
1210 the problems; EntrancelQ only costing \$30,000 dollars a year; other companies being
1211 significantly more expensive; and EntrancelQ doing an excellent job collecting data
1212 regarding who was entering and exiting the community.
1213

1214 *Mr. Ward: We have been at this for four or five months. Yes, it's been a long time. When I sit in*
1215 *my seat this has been gut wrenching to get the system transitioned. I don't disagree with*
1216 *anything you say, I'm just not sure now is the right time to go through this again and try to pick*
1217 *another vendor. There are not a lot of vendors who do this to begin with.*
1218

1219 Mr. Hamilton recommended asking EntrancelQ to come in and speak with the CDD and get
1220 these problems addressed.
1221

1222 *Mr. Ward: I do not have an issue with that at all. I don't disagree with you. I just want you to*
1223 *have a realistic expectation that putting this in was a ton of work, and we've only been at it a*
1224 *couple of months. Sitting in my seat, I'm not sure I want to go through this again. We need to*
1225 *let them get in there and try to fix the program. Spend a little time. We recognize the plate*
1226 *readers aren't perfect. I think we need to change that model a little bit and see if we can get*
1227 *there with this. If we can't we can evaluate it at that time. And if we want to come in here and*
1228 *give them a chewing next month I don't care, that's fine with me, but at the end of the day, I*
1229 *know the amount of time Vicky has put in this. I know the amount of time I have put in this. I*
1230 *know the amount of time Richard has in this. We are working very hard to get this system*
1231 *operational. I think you should let us try to finish the job. It's not what we anticipated it to be,*
1232 *but we are working to try to get it fully functional and operational without having to go through*
1233 *the battle of trying to change it again. That's my personal opinion.*
1234

1235 Mr. Hamilton stated he simply felt that the CDD should be getting the product it was
1236 promised.
1237

1238 Ms. DeLuca noticed the Board forgot to approve the Minutes. A motion was made, seconded
1239 and the minutes were approved. Please see the third order of business for details.
1240
1241

1242 **FOURTEENTH ORDER OF BUSINESS Adjournment**

1243
1244
1245
1246
1247
1248
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1250
1251
1252
1253
1254
1255

The meeting was adjourned at approximately 2:10 p.m.

On MOTION made by Vickey DeLuca, seconded by Gary Hamilton, and with all in favor, the meeting was adjourned.

Tern Bay Community Development District

James P. Ward, Secretary

Tara Brady, Chairperson

DRAFT

Tern Bay

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

PFM Management Services LLC

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Orlando, Florida 32817

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Email: wardj@pfm.com

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

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Revenues and Other Sources					
Carryforward - Reserves					
GF Reserve Distribution	\$ 678,899	\$ -	\$ 678,899	\$ -	Additional Cash Required to fund Operations
Interest Income - General Account	\$ 30,000	\$ 11,755	\$ 28,213	\$ 21,101	Interest on Cash Balances - General Fund Account
Special Assessment Revenue					
Special Assessment - On-Roll	\$ 1,249,598	\$ 1,111,052	\$ 1,249,598	\$ 2,118,212	Assessments from Property Owners
Special Assessment - Off-Roll	\$ -	\$ -	\$ -		Assessments billed directly to Property Owners
Miscellaneous Revenue					
Resident Damage Reimbursements	\$ -	\$ 1,841	\$ 1,841	\$ -	Contribution toward Storm Water Structure Cleaning
Total Revenue and Other Sources	\$ 1,958,497	\$ 1,124,648	\$ 1,956,709	\$ 2,139,313	
Appropriations and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 7,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Executive					
Professional - Management	\$ 50,000	\$ 25,000	\$ 50,000	\$ 60,000	District Manager
Financial and Administrative					
Audit Services	\$ 6,600	\$ 4,400	\$ 4,400	\$ 4,500	Statutory Required Yearly Audit
Accounting Services	\$ 27,300	\$ 13,650	\$ 27,300	\$ 31,500	Accounting (All Funds)
Assessment Roll Services	\$ 27,300	\$ 13,650	\$ 27,300	\$ 31,500	Preparation/Maintenance (All Fund)
Arbitrage Rebate Fees	\$ 1,000	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 1,500	\$ 1,431	\$ 3,000	\$ 3,500	Statutory Required Legal Advertising
Trustee Services	\$ 8,009	\$ 4,246	\$ 8,009	\$ 8,009	Trustee Fees for Bonds
Dissemination Agent Services	\$ 6,000	\$ 1,750	\$ 5,250	\$ 6,000	Required SEC Reporting for Bond Issues
Bond Amortization Schedules	\$ 500	\$ -	\$ 500	\$ 500	Fees to reamortize bond payable
Property Appraiser/Tax Collector Fees	\$ 50	\$ 66	\$ 66	\$ 60	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 100	\$ 250	Bank Fees - Governmental Accounts

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

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Communications and Freight Services					
Postage, Freight & Messenger	\$ 900	\$ -	\$ 1,800	\$ 900	Agenda Mailings and other Misc. Mailings
Web Site Maintenance	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	Statutory Required Maintenance of District Web Sites
Insurance	\$ 40,242	\$ 35,666	\$ 53,072	\$ 50,000	General Liability and D&O Liability Insurance
Meeting Room Rental	\$ 250	\$ -	\$ -	\$ -	- Board Meeting Room Rental
Printing and Binding	\$ 300	\$ 2,249	\$ 2,749	\$ 300	Agenda Books and Copies
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity
Legal Services					
General Counsel	\$ 6,500	\$ 16,285	\$ 16,360	\$ 10,000	District Attorney
Bond Counsel - Series 2022	\$ -	\$ -	\$ -	\$ -	Specific Authorized Tasks
Other General Government Services					
Engineering Services - General					
General Services	\$ 15,000	\$ 11,569	\$ 16,569	\$ 10,500	District Engineer
Canoe Path Improvement (Permit Analysis)	\$ 2,500	\$ -	\$ -	\$ -	Review of Requirements for improvements to Path
Sub-Total	\$ 208,776	\$ 138,838	\$ 232,050	\$ 233,094	
Other Public Safety					
Professional Services					
Professional Services					
Operations Management	\$ -	\$ -	\$ -	\$ 25,000	Asset Operations Management
Access Control Services					
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	\$ 223,554	Full Time - at Gates Resident Liaison (40 hrs per week) FY27 - REDUCED TO 20
Access Control - Resident Liaison (Allied)	\$ 48,177	\$ 14,387	\$ 49,878	\$ 34,580	HOURS/WK FY27
Access Control - System - (Entrance IQ)	\$ 29,182	\$ 10,609	\$ 32,182	\$ 31,835	Welcome Gate Technology/Software
Utilities					
Electric	\$ 2,400	\$ 1,177	\$ 2,943	\$ 2,400	
Water and Wastewater	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Water accounts in process of being transferred from HOA
Internet Access	\$ 2,700	\$ 3,038	\$ 8,460	\$ 7,770	

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

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Repairs & Maint-Access Control & Welcome Ctr					
Access Control / Janitorial	\$ 3,340	\$ 2,681	\$ 5,201	\$ 3,600	Guardhouse & Welcome Center weekly cleaning - change WC to monthly
Front and Back Gates	\$ 9,000	\$ 22,491	\$ 23,491	\$ 8,000	
Misc. Repairs	\$ 15,000	\$ 9,157	\$ 10,157	\$ 5,000	As Needed
Resident Reimursed Gate Damage	\$ -	\$ 1,841	\$ 1,841	\$ -	
Contingencies	\$ -	\$ 6,429	\$ 6,929	\$ 6,359	2% of department
Capital Outlay	\$ 80,000	\$ 134,968	\$ 135,000	\$ -	Gate Replacement
Sub-Total	\$ 421,630	\$ 328,660	\$ 524,081	\$ 349,298	
Community Wide Irrigation System					
Professional Services					
Asset Management	\$ -	\$ -	\$ -	\$ -	- Field Operations Manager
Consumptive Use Permit Monitoring	\$ -	\$ -	\$ -	\$ -	- SFWMD Permit Compliance Requirements
Utility Services					
Electric - Pump Station	\$ -	\$ -	\$ -	\$ -	- Pumps Station & Pumps for water withdrawal from aquifer/irrigation lake
Repairs and Maintenance					
Pump Station and Wells	\$ -	\$ -	\$ -	\$ -	Preventative Maint./wet well water treatment and pump repairs 75 HP needs replaced so does two wells
Recharge Pumps	\$ -	\$ -	\$ -	\$ -	- Pump and Meter Repairs
Main Line Irrigation System	\$ -	\$ -	\$ -	\$ -	- Irrigation Main line Repairs
Contingencies	\$ -	\$ -	\$ -	\$ -	- 4% of Repairs and Maintenance
Capital Outlay					
Irrigation Pump Station	\$ -	\$ -	\$ -	\$ -	-
Sub-Total	\$ -	\$ -	\$ -	\$ -	
Stormwater Management Services					
Lake, Lake Bank and Littoral Shelf Maintenance					
Professional Services					
Operations Management	\$ 20,000	\$ 9,819	\$ 19,637	\$ 15,000	Asset Operations Management

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

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Repairs & Maintenance					
Aquatic Weed Control	\$ 72,000	\$ 55,000	\$ 106,200	\$ 110,000	Periodic Maintenance of Water Management System
Lake Vegetation Removal	\$ 22,000	\$ 23,550	\$ 24,550	\$ 5,000	
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ -	
Water Quality Testing	\$ -	\$ -	\$ -	\$ 4,000	
Littoral Shelf Installation	\$ 15,000	\$ -	\$ -	\$ -	
Aerations System (Fountains/Bubblers)	\$ 500	\$ -	\$ 500	\$ 500	Periodic Maintenance
Control Structures, Catch basins & Outfalls	\$ 40,000	\$ -	\$ -	\$ 20,000	Rotating Program to clean Silt from Drainage Structures
Contingencies	\$ -	\$ 6,406	\$ 6,906	\$ 2,790	2% of Repairs and Maintenance
Preserve Area Maintenance					
Professional Services					
Operations Management	\$ 20,000	\$ 1,671	\$ 4,010	\$ 12,500	Asset Operations Management
Repairs and Maintenance					
Wetlands	\$ 28,800	\$ 14,400	\$ 28,800	\$ 28,800	Monthly Maintenance
Cane Toad Removal	\$ 38,000	\$ 17,040	\$ 34,080	\$ 38,400	
Wild Hog Trapping and Removal	\$ 34,000	\$ 6,147	\$ 25,000	\$ 26,000	On-going program for removal of wild hogs w/ USDA
Preserve Path(Canoe Launch)					
Repairs and Maintenance	\$ 15,000	\$ 4,050	\$ 8,100	\$ 8,100	Path to Canoe Launch
Shell Path Material	\$ -	\$ -	\$ -	\$ 5,000	Add crushed shell rock to path
Path Clearing (Periodic)	\$ -	\$ -	\$ -	\$ 5,000	Trimming back more invasives
Contingencies	\$ -	\$ -	\$ -	\$ 1,344	2% of Repairs and Maintenance
Capital Outlay					
Aeration Systems/Fountains	\$ -	\$ -	\$ -	\$ -	- One aeration system
Littoral Shelf Planting	\$ 44,000	\$ 44,738	\$ 44,738	\$ 15,000	Phase 2
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ 60,000	CIP (Year 1) - Lake banks TBD
Water Control Structures	\$ -	\$ -	\$ -	\$ -	
Contingencies & CEI	\$ -	\$ -	\$ -	\$ -	
Sub-Total	\$ 354,300	\$ 182,821	\$ 302,521	\$ 357,434	

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

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Road and Street Services					
Professional Management					
Asset Management	\$ 30,000	\$ 31,350	\$ 51,766	\$ 10,000	Asset Operations Management
Utility Services					
Electric - Street Lights					
Electric Service - Lease Charges	\$ 6,000	\$ 2,886	\$ 5,772	\$ 6,000	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	\$ 100,000	\$ 49,466	\$ 98,932	\$ 100,000	
Repairs and Maintenance					
Sidewalk & Pavement Repairs	\$ 25,000	\$ 10,457	\$ 10,457	\$ 12,500	
Bridge Repairs	\$ 12,000	\$ -	\$ -	\$ 1,000	Periodic repairs and pressure washing
Striping & Pavement Marking	\$ 15,000	\$ 3,995	\$ 5,495	\$ 10,000	Inside the gate
Street Lights/Directional Signs	\$ 15,000	\$ 3,351	\$ 5,351	\$ 7,500	Signs & Lighting
Street Sweeping	\$ 35,000	\$ 8,550	\$ 11,400	\$ 14,000	4 times per year
Pressure Washing - Sidewalks	\$ 33,000	\$ -	\$ -	\$ 3,000	As Needed
Miscellaneous Repairs	\$ 10,000	\$ 17,901	\$ 18,000	\$ 5,000	
Contingencies	\$ -	\$ 1,475	\$ 1,475	\$ 1,060	2% of Repairs and Maintenance
Sub-Total	\$ 281,000	\$ 129,430	\$ 208,647	\$ 170,060	
Landscaping Services					
Professional Management					
Asset Management	\$ 25,000	\$ 21,878	\$ 52,507	\$ 15,000	
Repairs & Maintenance					
Landscaping Maintenance - Common Area	\$ 320,819	\$ 168,045	\$ 340,584	\$ 356,620	
Tree Trimming	\$ 70,000	\$ -	\$ 60,000	\$ 50,000	Trimming done on 4/6/26
Landscape Replacements	\$ 25,000	\$ 24,208	\$ 34,208	\$ 50,000	Additional plantings
Mulch Installation	\$ 50,000	\$ 28,840	\$ 43,260	\$ 50,000	Pine straw one full on half
Annuals	\$ 35,000	\$ 11,540	\$ 17,309	\$ 26,000	3 times per year
Landscape Lighting	\$ 25,000	\$ 13,226	\$ 14,726	\$ 15,000	Front entrance and roundabout
Annual Holiday Decorations	\$ 14,500	\$ 19,398	\$ 19,398	\$ 17,000	

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

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Irrigation System					
Pump & Wells					
Routine Maintenance	\$ 10,000	\$ -	\$ -	\$ -	
Well Testing/Meter Reading	\$ 20,000	\$ 6,500	\$ 11,750	\$ 7,080	
Line Distribution System					
Maintenance	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	main line
Contingencies & CEI	\$ -	\$ -	\$ -	\$ 11,634	2% of Repairs and Maintenance
Sub-Total	\$ 605,319	\$ 293,634	\$ 603,741	\$ 608,334	
Reserves					
Extraordinary Capital/Operations		\$ -	\$ -	\$ 300,000	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.
Other Fees and Charges					
Discounts and Tax Collector Fees	\$ 87,472	\$ -	\$ 43,736	\$ 121,093	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Expenditures and Other Uses	\$ 1,958,497	\$ 1,073,381	\$ 1,914,776	\$ 2,139,313	
Fund Balances:					
Change from Current Year Operations	\$ 0	\$ 51,267	\$ 41,933	\$ -	- Cash Over (Short) at Fiscal Year End
Fund Balance - *Beginning	\$ 945,673		\$ 945,673	\$ 308,708	
Reserve Additions	\$ -		\$ -	\$ 300,000	Budgeted Funds for Long Term Capital Planning
Reserve Expenditures	\$ (678,899)		\$ (678,899)	\$ -	Reserve Funds Used in Current FY
Total Fund Balance	\$ 266,775		\$ 308,708	\$ 608,708	

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

Description	FY 2026 Amended Budget	Actual at 3/31/2026	Anticipated FYE 9/30/2026	FY 2027 Proposed Budget	Notes
Fund Balance - Uses of Funds					
1st 3 Months Operations	\$ 489,624		\$ 478,694	\$ 534,828	Required to meet Cash Needs until Assessments Rec'd
Extraordinary Capital/Operations Reserve	\$ (222,849)		\$ (169,986)	\$ 73,880	Long Term Capital Planning Reserve - Balance of Funds
Total Fund Balance	\$ 266,775		\$ 308,708	\$ 608,708	

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

Description	Units	Rate FY 2026	Rate FY 2027 Revision 3
Executive Homes (40' - 50')	210	\$ 800.00	\$ 1,356.09
Manor Homes (51' - 60')	199	\$ 800.00	\$ 1,356.09
Estate homes (61' - 70')	160	\$ 800.00	\$ 1,356.09
Coach Homes	268	\$ 800.00	\$ 1,356.09
Multi-Family (6 Plex)	0	\$ 800.00	\$ 1,356.09
Veranda (12 Unit Plex)	288	\$ 800.00	\$ 1,356.09
Terrace (30 Unit plex)	420	\$ 800.00	\$ 1,356.09
Commercial/Office	17	\$ 800.00	\$ 1,356.09
Total Units:	1562		
ADOPTED Cap Rate - FY 2026		\$ 960.00	\$ 960.00
PROPOSED Cap Rate - FY 2027			\$ 1,750.00

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

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

Fund Balance Analysis

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

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
Totals:	137		69		

Prepared by:

PFM Management Services, LLC

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	\$ -
Total:		\$ 1,160,000		\$ 723,475	\$ 1,883,475	
Outstanding Balance at September 30, 2027		\$ 750,000				

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

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

Fund Balance Analysis

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

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
	1493		

Prepared by:

PFM Management Services, LLC

**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:

PFM Management Services, 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		
Outstanding Balance at September 30, 2027	\$ 28,015,000				

From: [James Ward \[C\]](#)
To: [Cori Dissinger](#)
Subject: FW: Heritage Landing Lakes
Date: Tuesday, May 26, 2026 2:31:18 PM
Attachments: [image001.png](#)
[2292L PH1 STORM RECORD DRAWINGS 2019-03-05.pdf](#)

James P. Ward
District Manager

PFM Financial Advisors LLC
Wardj@pfm.com | **phone & text 954.658.4900** | **web pfm.com**
3501 Quadrangle Boulevard | Suite 270 | Orlando, Florida 32817



From: Clay Rebol <crebol@atwell.com>
Sent: Thursday, May 7, 2026 10:59 AM
To: Brady, Tara <tara.brady@charlottecountyfl.gov>
Cc: James Ward <jimward@jpwardassociates.com>
Subject: Heritage Landing Lakes

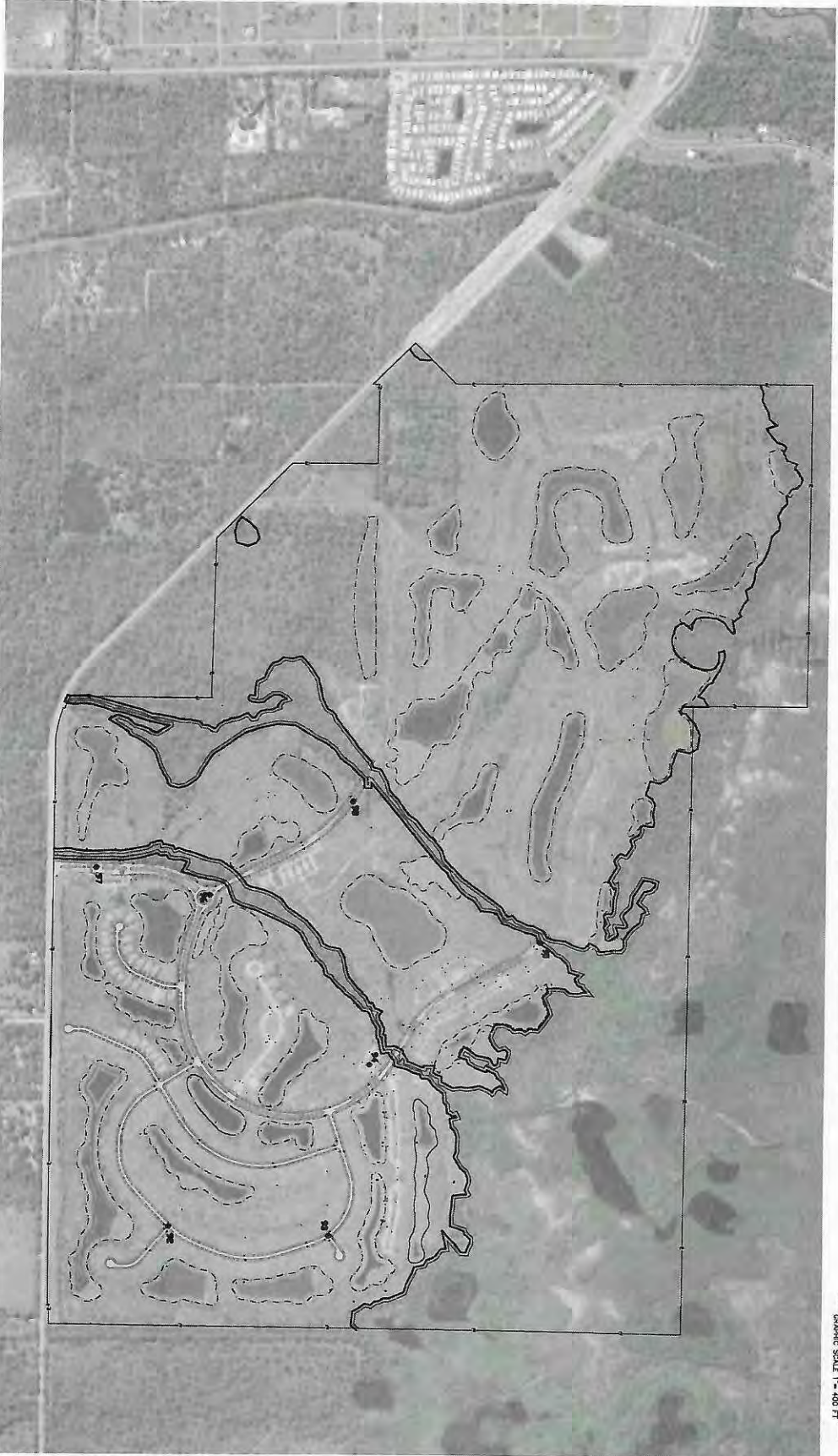
ALERT: This message is from an external source.**BE CAUTIOUS** before clicking any link or attachment

Tara, attached is the record drawings provided to SWFWMD for the certification of the Phase I ERP which included Lake V. The littoral shelves are shown on sheet 3 and the section with as-built shots is shown on sheet 8. The recent submittal to the district was for certification of a different ERP which did not include Lake V. The hatch just represents the seasonal high-water elevation. Let me know if you have any questions. Thank you.

Clay Rebol, P.E.
Director
ATWELL, LLC
941.625.1165 Office
4161 Tamiami Trail | Building 5 | Suite 501 | Port Charlotte, FL 33952
www.atwell.com
Local Solutions | National Presence



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BENCHMARKS:

NATIONAL GEODETIC VERTICAL DATA OF 1928
 POINT NOS BENCHMKN 7930 AND 049183 ADJUSTED TO 16.22 FEET HEIGHT USING GOSPSON V4.0.1

Point No.	Northing (N)	Easting (E)	Elev (Z)	Description
84	804798.1014	646483.7780	7.2130	NAL IN DSN L88680
85	804798.1014	646483.7780	14.6200	NAL IN DSN L88680
86	804798.1014	646483.7780	14.6200	NAL IN DSN L88680
87	804798.1014	646483.7780	14.6200	NAL IN DSN L88680
88	804798.1014	646483.7780	14.6200	NAL IN DSN L88680
89	804798.1014	646483.7780	14.6200	NAL IN DSN L88680
90	804798.1014	646483.7780	14.6200	NAL IN DSN L88680



Graphic Scale 1" = 400 FT

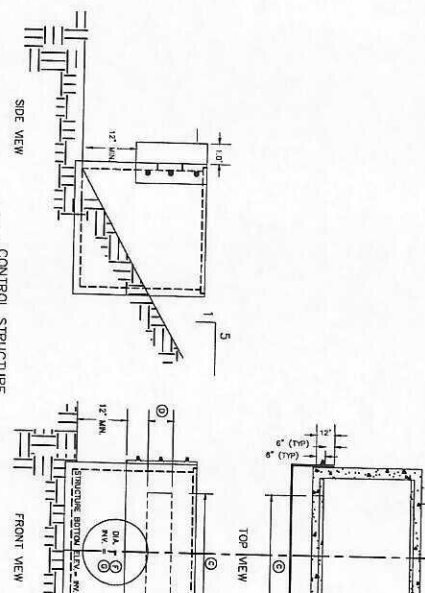
RECORD DRAWING
 RECORD INFORMATION SHOWN IN BRACKETS
 PROVIDED BY BANKS ENGINEERING

DATE: 10-31-2018
 PROJECT: 2832L
 DRAWING: SWAKING
 DESIGN: CHN
 DRAWN: VEA
 CHECKED: TIR
 SCALE: 1" = 400 FT
 SHEET: 2

BANKS ENGINEERING
 418 TAMPA TRAIL, SUITE 201, LINDSEY, FL 33617
 PHONE: (813) 973-1111 FAX: (813) 973-1111
 WWW.BANKSENG.COM

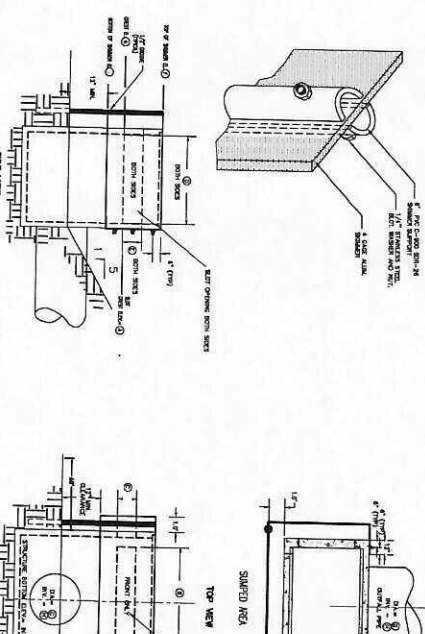
LENMAR HOMES, LLC
 1044 SW 44th CROSS HWY
 FORT WORTH, TX 76144
 817-342-1177

CONTROL STRUCTURE NUMBER	ROOT TYPE	SLOT DIA. (IN)	TOP OF SLOTTED SQUARE EL. (FT)	SLOT HEIGHT (IN)	SLOT BOTTOM OF SLOTTED SQUARE (IN)	OUTFALL DIA. (IN)	OUTFALL BOTTOM OF SLOTTED SQUARE (IN)
1	"	1.00	1.00	1.00	1.00	1.00	1.00
2	"	1.00	1.00	1.00	1.00	1.00	1.00
3	"	1.00	1.00	1.00	1.00	1.00	1.00
4	"	1.00	1.00	1.00	1.00	1.00	1.00
5	"	1.00	1.00	1.00	1.00	1.00	1.00
6	"	1.00	1.00	1.00	1.00	1.00	1.00
7	"	1.00	1.00	1.00	1.00	1.00	1.00
8	"	1.00	1.00	1.00	1.00	1.00	1.00
9	"	1.00	1.00	1.00	1.00	1.00	1.00
10	"	1.00	1.00	1.00	1.00	1.00	1.00
11	"	1.00	1.00	1.00	1.00	1.00	1.00
12	"	1.00	1.00	1.00	1.00	1.00	1.00
13	"	1.00	1.00	1.00	1.00	1.00	1.00
14	"	1.00	1.00	1.00	1.00	1.00	1.00
15	"	1.00	1.00	1.00	1.00	1.00	1.00
16	"	1.00	1.00	1.00	1.00	1.00	1.00
17	"	1.00	1.00	1.00	1.00	1.00	1.00
18	"	1.00	1.00	1.00	1.00	1.00	1.00
19	"	1.00	1.00	1.00	1.00	1.00	1.00
20	"	1.00	1.00	1.00	1.00	1.00	1.00



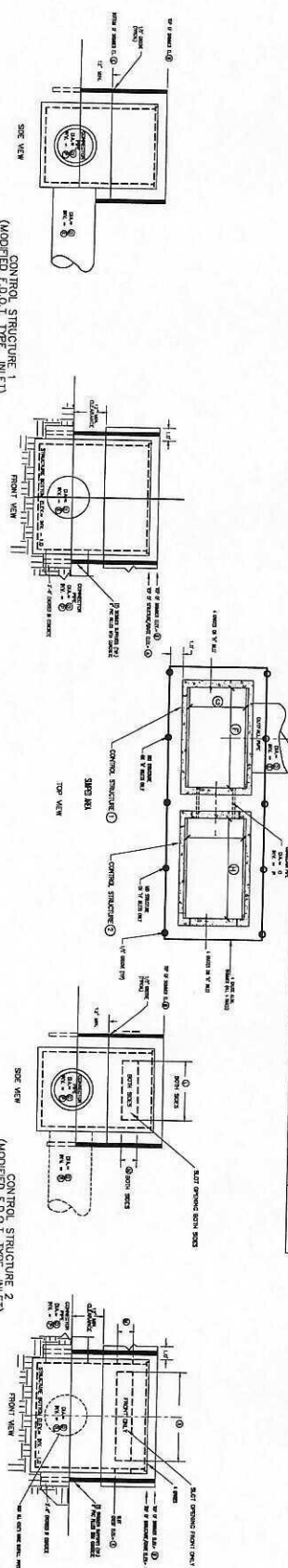
CONTROL STRUCTURE 1
(MODIFIED F.D.O.I. TYPE "E" INLET)
NOT TO SCALE
SEE TABLE

CONTROL STRUCTURE NUMBER	ROOT TYPE	SLOT DIA. (IN)	FRONT WIDTH (IN)	FRONT HEIGHT (IN)	SIDE WIDTH (IN)	SIDE HEIGHT (IN)	TOP OF SLOTTED SQUARE (IN)	OUTFALL DIA. (IN)	OUTFALL BOTTOM OF SLOTTED SQUARE (IN)
1	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
3	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
4	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
6	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
8	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
9	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
10	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
11	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
13	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
15	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
16	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
17	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
18	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
19	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
20	"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00



CONTROL STRUCTURE 2
(MODIFIED F.D.O.I. TYPE "E" INLET)
NOT TO SCALE
SEE TABLE

CONTROL STRUCTURE NUMBER	ROOT TYPE	DATE REQUIRED	TOP OF SLOTTED SQUARE EL. (FT)	SLOT HEIGHT (IN)	SLOT BOTTOM OF SLOTTED SQUARE (IN)	OUTFALL DIA. (IN)	OUTFALL BOTTOM OF SLOTTED SQUARE (IN)
1	"	1.00	1.00	1.00	1.00	1.00	1.00
2	"	1.00	1.00	1.00	1.00	1.00	1.00
3	"	1.00	1.00	1.00	1.00	1.00	1.00
4	"	1.00	1.00	1.00	1.00	1.00	1.00
5	"	1.00	1.00	1.00	1.00	1.00	1.00
6	"	1.00	1.00	1.00	1.00	1.00	1.00
7	"	1.00	1.00	1.00	1.00	1.00	1.00
8	"	1.00	1.00	1.00	1.00	1.00	1.00
9	"	1.00	1.00	1.00	1.00	1.00	1.00
10	"	1.00	1.00	1.00	1.00	1.00	1.00
11	"	1.00	1.00	1.00	1.00	1.00	1.00
12	"	1.00	1.00	1.00	1.00	1.00	1.00
13	"	1.00	1.00	1.00	1.00	1.00	1.00
14	"	1.00	1.00	1.00	1.00	1.00	1.00
15	"	1.00	1.00	1.00	1.00	1.00	1.00
16	"	1.00	1.00	1.00	1.00	1.00	1.00
17	"	1.00	1.00	1.00	1.00	1.00	1.00
18	"	1.00	1.00	1.00	1.00	1.00	1.00
19	"	1.00	1.00	1.00	1.00	1.00	1.00
20	"	1.00	1.00	1.00	1.00	1.00	1.00



CONTROL STRUCTURE 1
(MODIFIED F.D.O.I. TYPE "E" INLET)
NOT TO SCALE
SEE TABLE

CONTROL STRUCTURE 2
(MODIFIED F.D.O.I. TYPE "E" INLET)
NOT TO SCALE
SEE TABLE

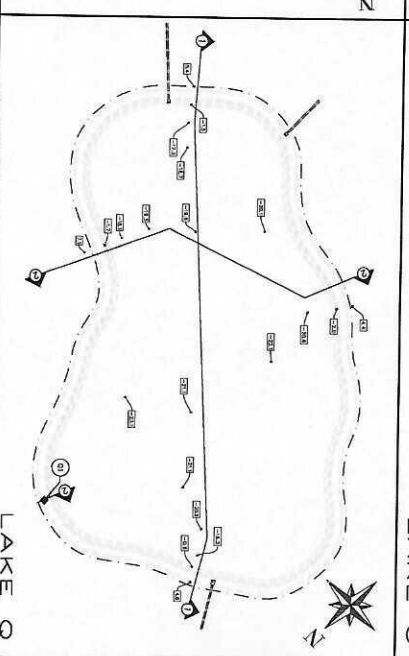
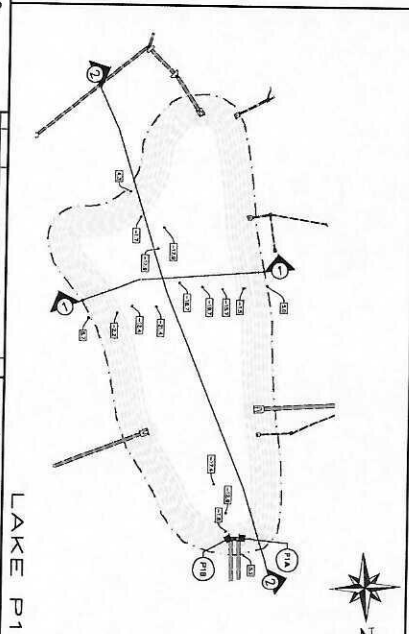
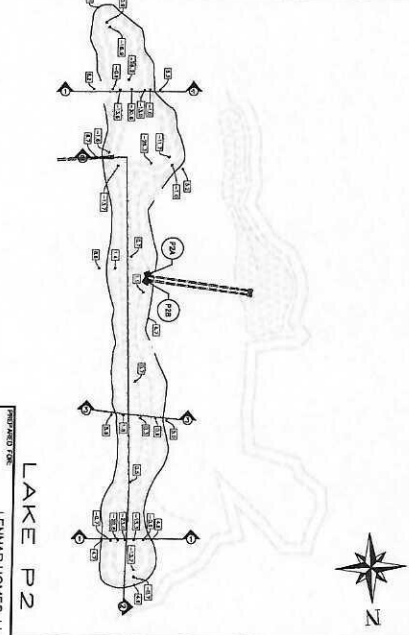
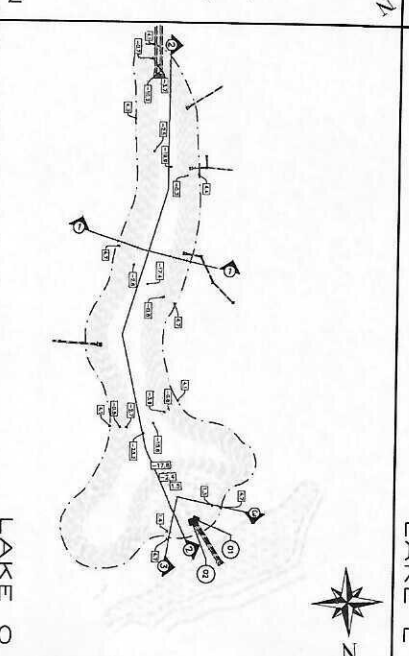
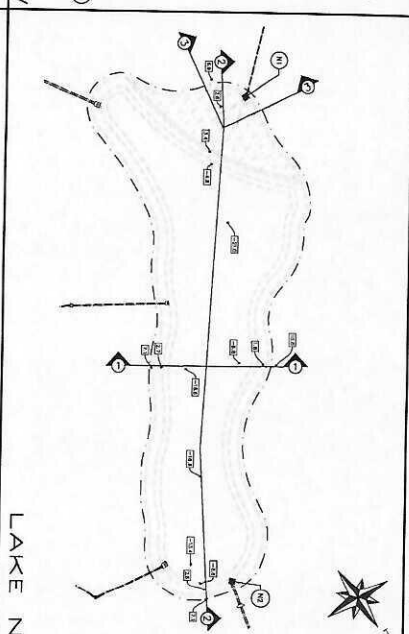
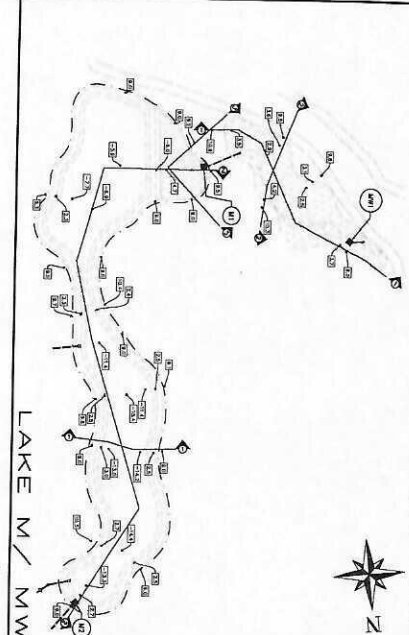
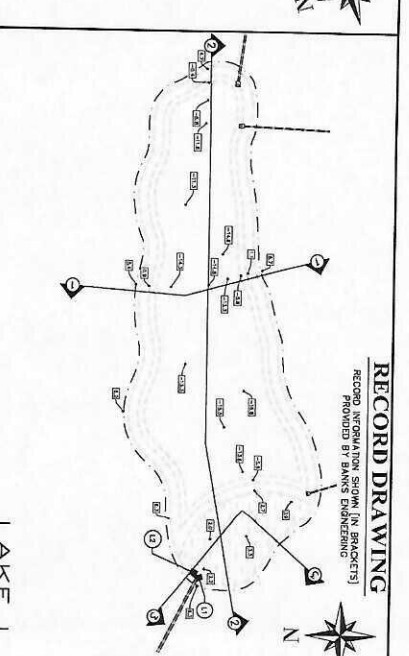
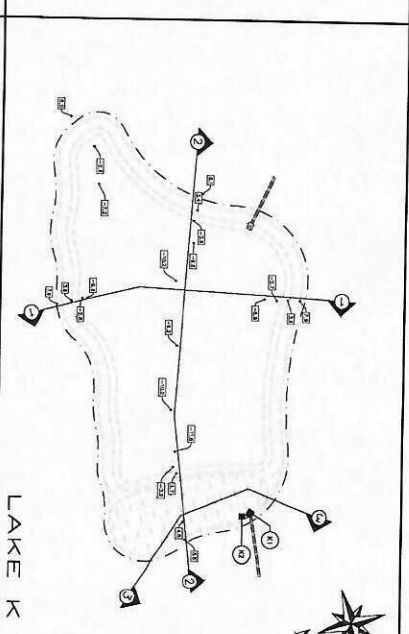
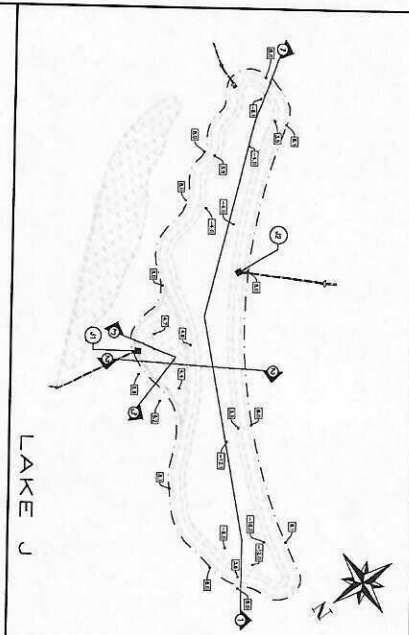
LENNAH HOMES, LLC
TOTAL SIX HOLE CIPRESS PAVY
FORM 208-274-1177

BANKS ENGINEERING
Professional Engineers, Planners & Land Surveyors
3000 Highway 67 North
WINTERGARDEN, FL 34787

RECORD DRAWING
RECORD INFORMATION SHEET (FOR ENGINEERS)
RECORD PROVIDED BY BANKS ENGINEERING

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2392L						4

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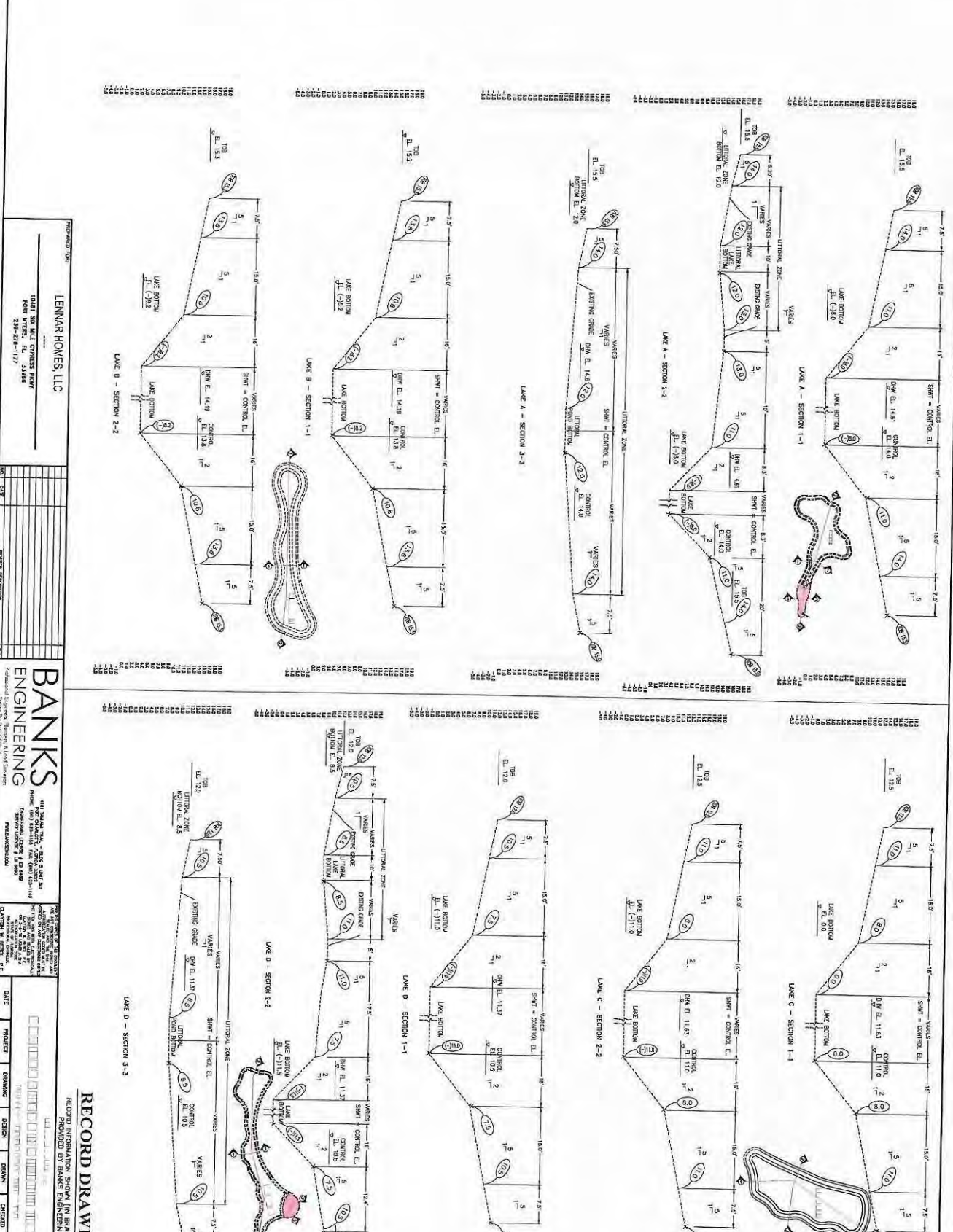


RECORD DRAWING
 RECORD INFORMATION SHOWN IN BRACKETS
 PROVIDED BY BANKS ENGINEERING

PREPARED FOR:
LENNAR HOMES, LLC
 10601 50th AVE, SUITE 100
 FORT WORTH, TEXAS 76149
 817-335-1177

BANKS ENGINEERING
 4110 BROADWAY, SUITE 200
 FORT WORTH, TEXAS 76104
 PHONE: (817) 335-1177 FAX: (817) 335-1144
 WWW.BANKSENG.COM

DATE: 10-31-2018
 PROJECT: 2322L
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 DESIGN: []
 CHECK: []
 SCALE: []
 SHEET: 7

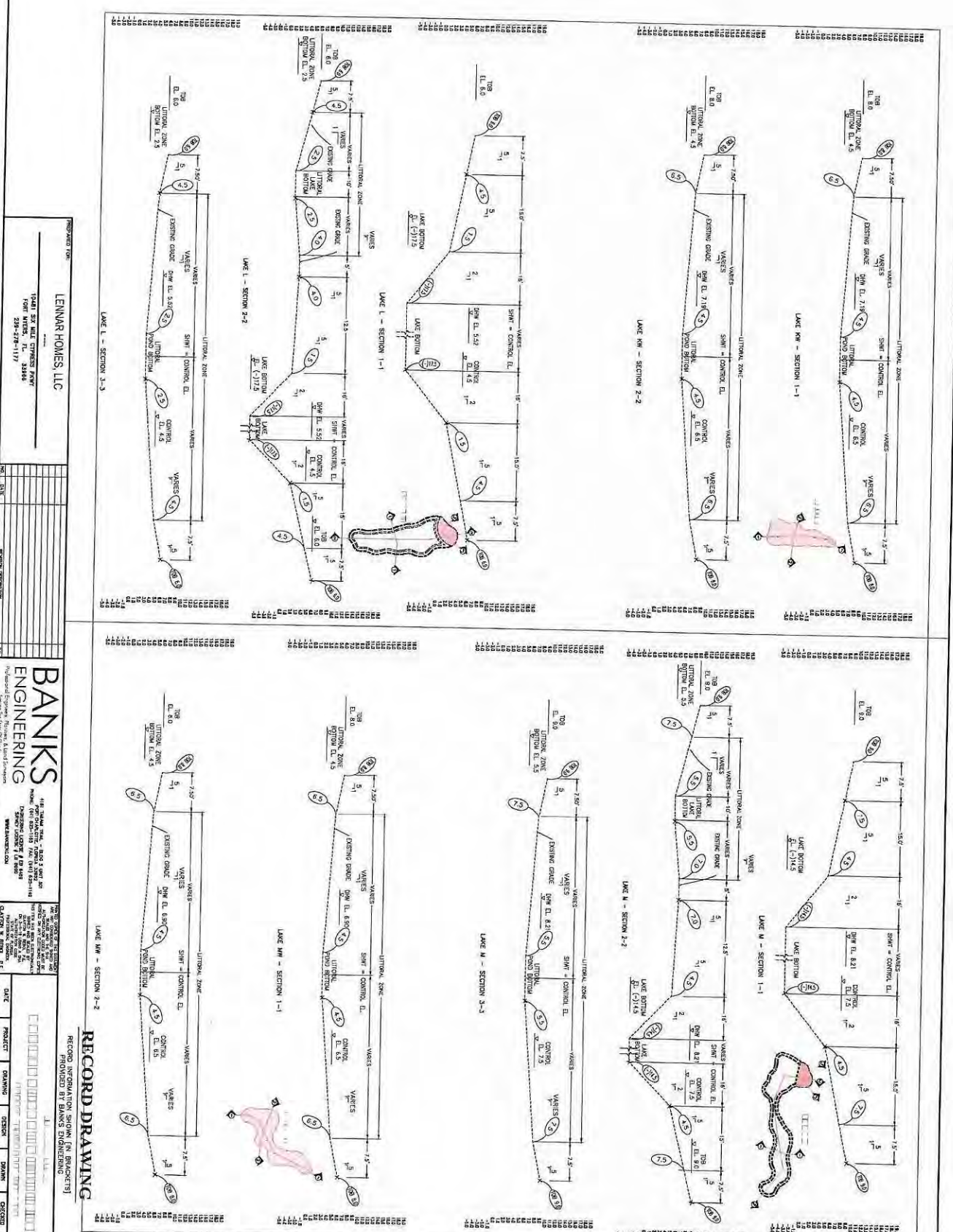


LENMAR HOMES, LLC
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 1000 WILSON
 238-278-1177

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 4815 BROADWAY, SUITE 100, WILSON, VA 23153
 PHONE: (804) 524-1155 FAX: (804) 524-1144
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 Registered Professional Engineer, State of Virginia License # 17889
 Registered Professional Engineer, State of North Carolina License # 17889

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DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10-31-2018	2382L						9



PROPOSED TO: **LENNAR HOMES, LLC**

PROJECT: **FOUNTAIN HILLS COMMUNITY CENTER**

PROJECT ADDRESS: **FOUNTAIN HILLS, AZ 85149**

PROJECT NUMBER: **238-278-1117**

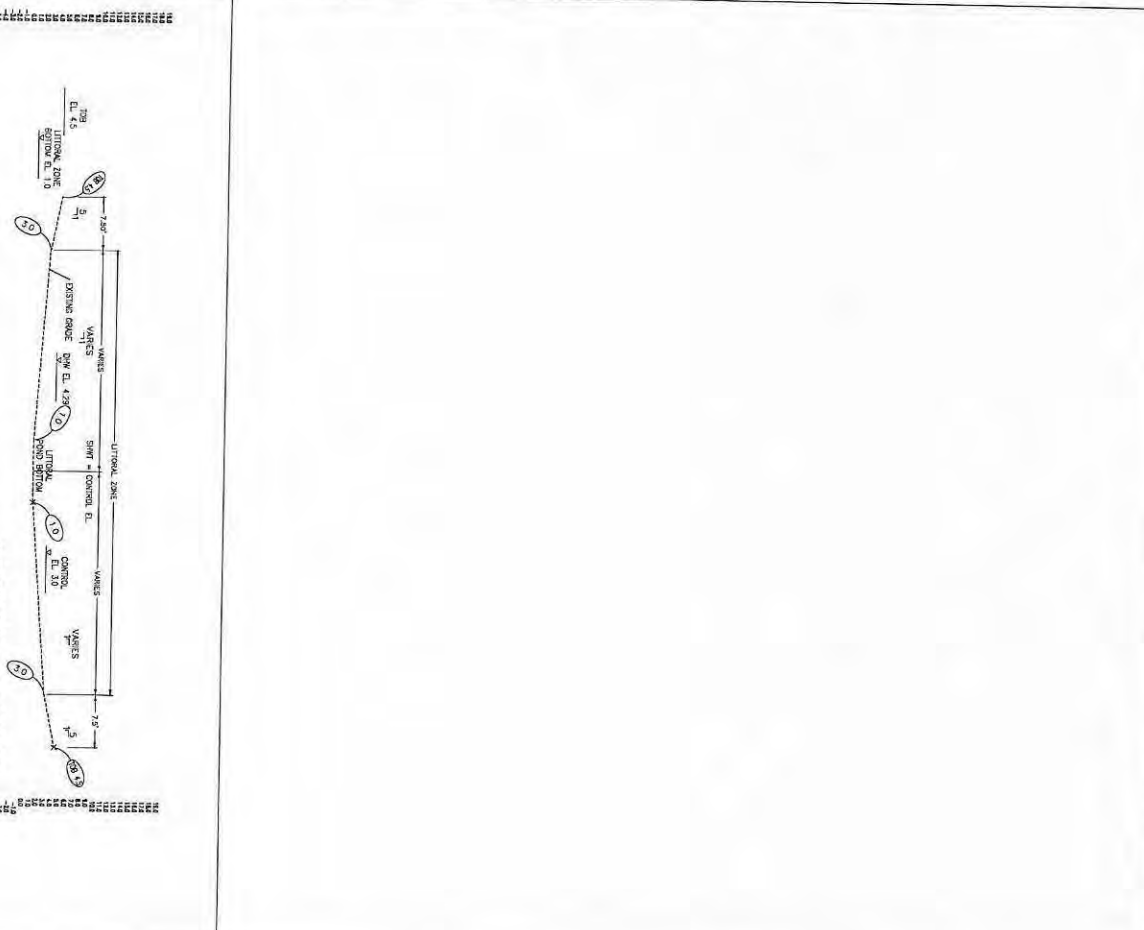
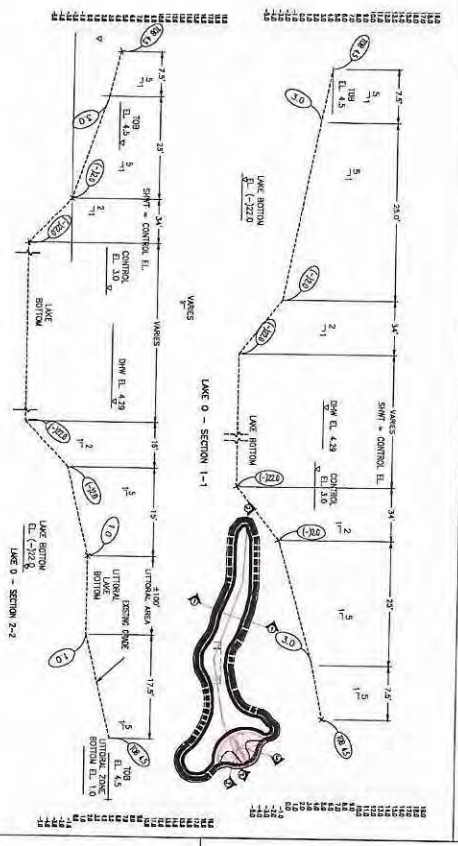
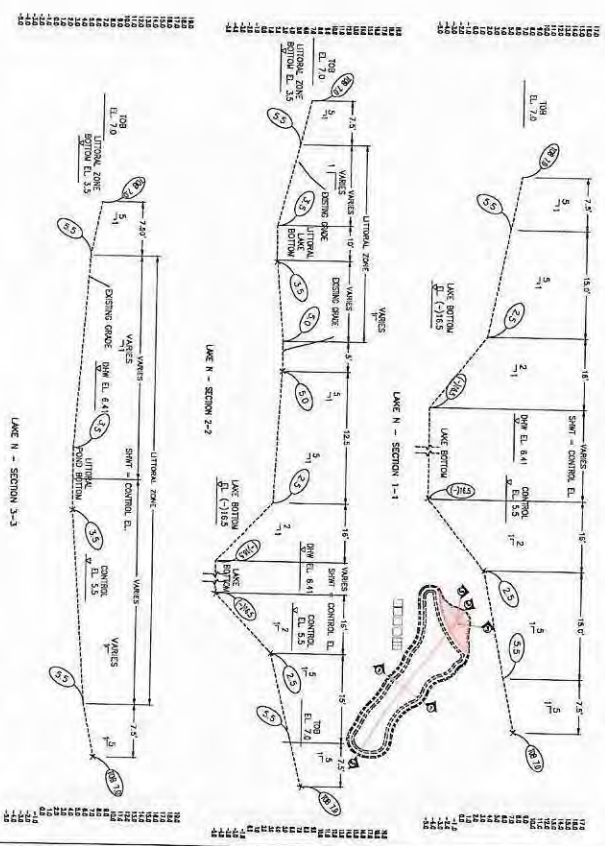
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 PHONE: (602) 998-1118 FAX: (602) 998-1119
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DATE: 10-31-2018 PROJECT: 238181 DRAWING: CIVIL SHEET: 12

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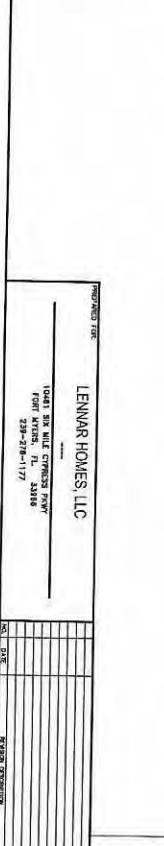
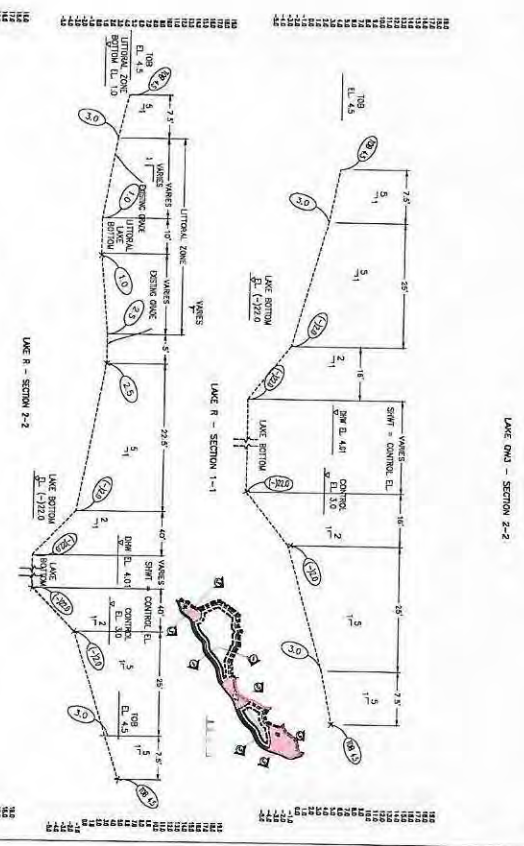
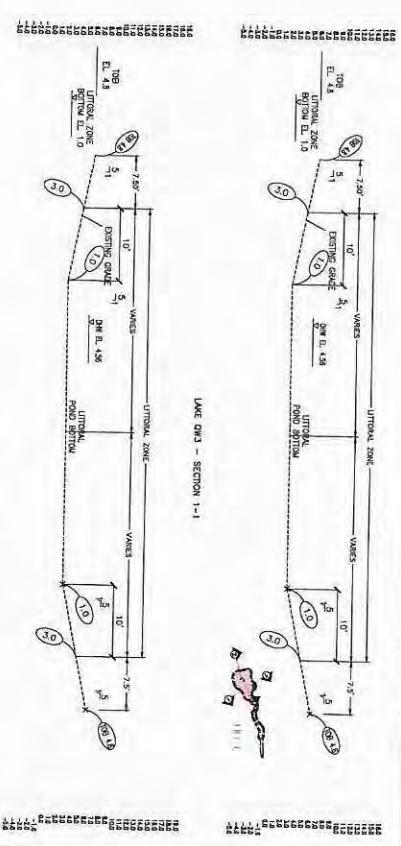
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LENMAR HOMES, LLC
 1701 WILSON BLVD
 228-718-1177

BANKS ENGINEERING
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DATE: 10-31-2018
 PROJECT: 22872
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 CHECKED: []
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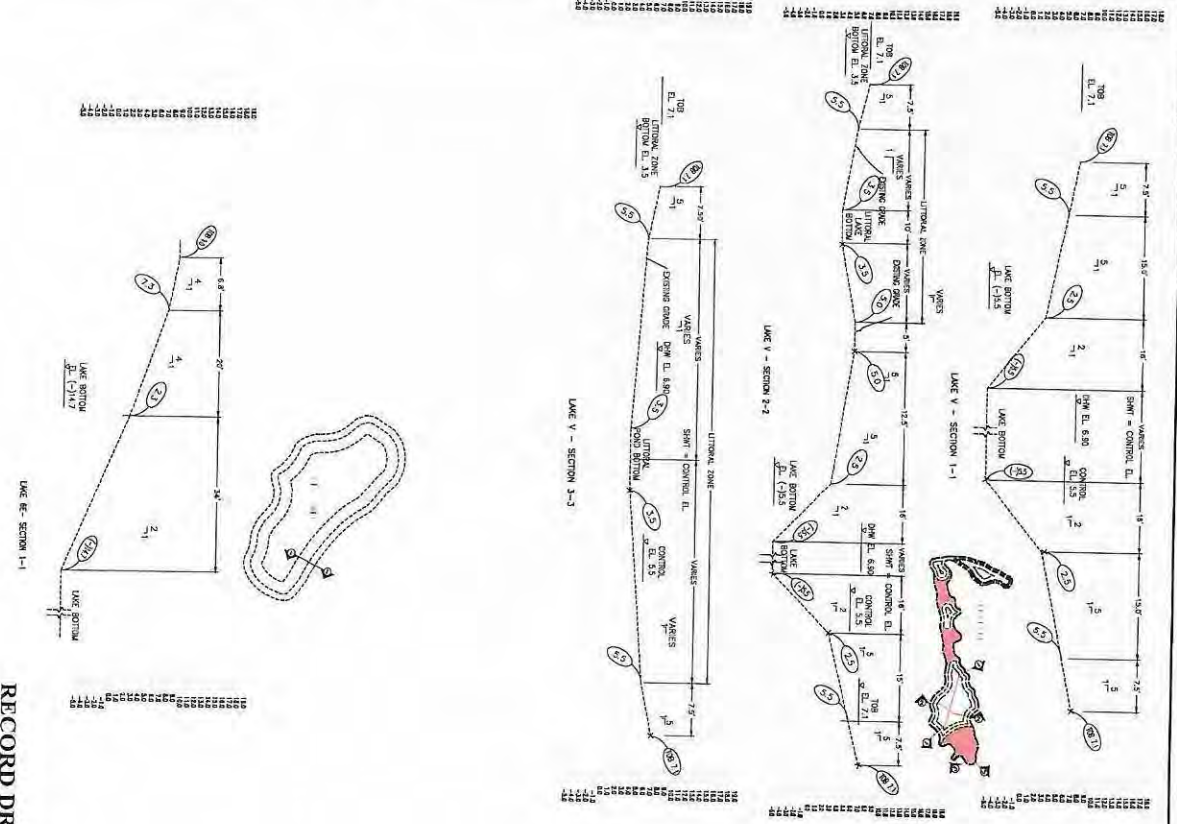
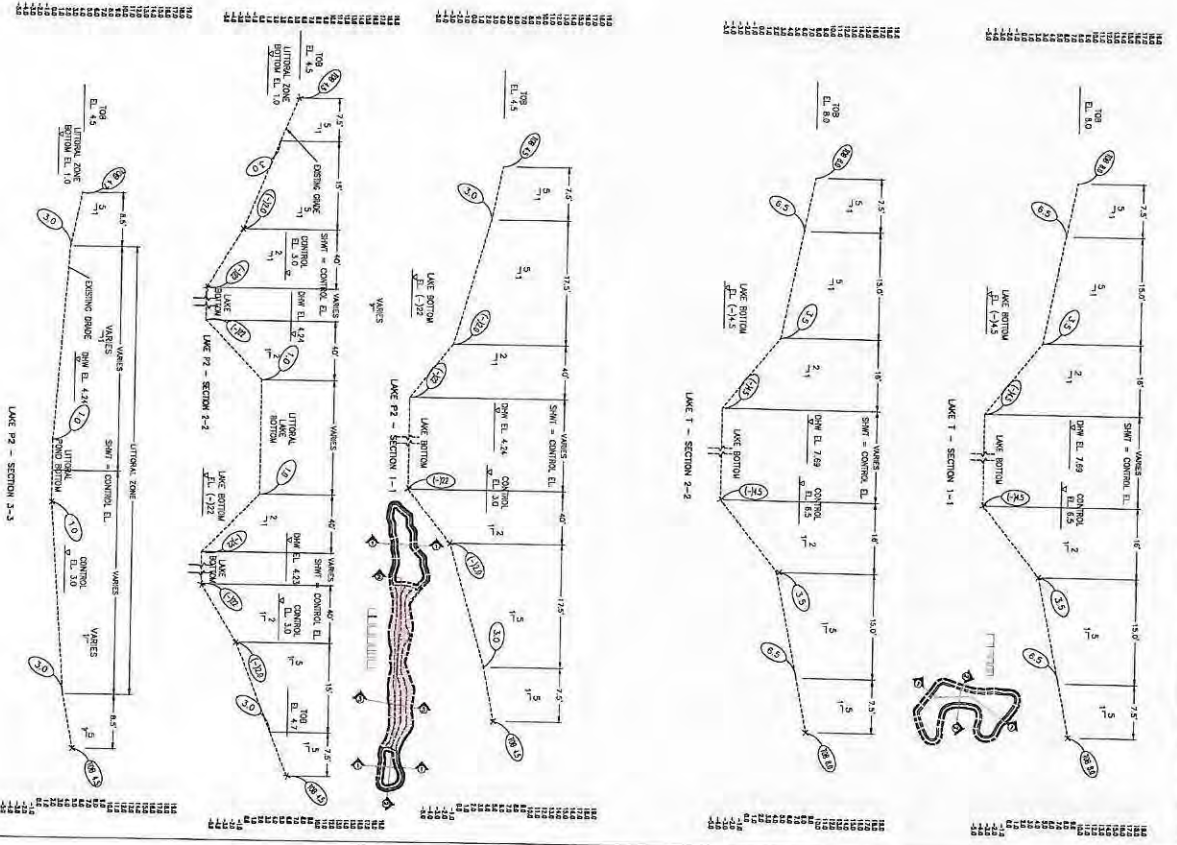


BANKS ENGINEERING
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LENNAR HOMES, LLC
 10000 W. US HWY 90, SUITE 100
 FORT WORTH, TEXAS 76133
 (817) 336-1177

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DATE	PROJECT	DRAWING	DESIGN	SCALE
10-31-2018	239L			1/5



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LENMAR HOMES, LLC
 1041 57th AVE CROSSWAY HWY
 FORT WORTH, TX 76116-1111

BANKS ENGINEERING
 4015 BIRCHWOOD TRAIL, SUITE 200, FORT WORTH, TX 76116
 PHONE: (817) 336-1110 FAX: (817) 336-1118
 WWW.BANKSENG.COM

DATE: 01/11/2011
 PROJECT: 2291
 DRAWN: WJM
 CHECKED: TBS
 SCALE: 1" = 17'