Tern Bay Community Development District

Charlotte County, FL

Meeting Agenda November 18, 2026



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Tern Bay Community Development District

http://www.ternbaycdd.org

Board of Supervisors

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

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Meeting Link: https://pfmcdd.webex.com/pfmcdd/j.php?MTID=m71e0e6f5207b64d54dd840a735d451ef
Phone: (844) 621-3956; Code: **2534 066 2237**; Event Password**: Jpward**

NOVEMBER 2026

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The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, 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 should 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.

Tern Bay Community Development District

Date: **Wednesday, November 18, 2026**
Time: **9:00AM**
Location: **Heritage Landing Clubhouse, 14571 Heritage Landing Blvd., Punta Gorda, Florida 33955.**

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, 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 should be addressed to the Board as a body and not to any member of the Board or staff.

AGENDA

1. Call to Order & Roll Call.

2. Administration of the oath of office who were elected at the November 3, 2026, general election. These include Seat 2; Mr. Gary Hamilton, Seat 3; Mrs. Vickey DeLuca, and Seat 5; Mr. Michael Giese.
   I. Oath of Office.
   II. Guide to the Sunshine Amendment and Code of Ethics.

   Pages 8-44

3. Consideration of **Resolution 2027-3**, a Resolution of the Board of Supervisors re-designating the Officers of the District; providing for severability and invalid provisions; providing for conflict and providing for an effective date.

   Pages 45-47

4. Staff Reports.
   I. District Attorney
   II. District Engineer
   III. District Asset Manager
      a) Asset Manager's Report November 1, 2026.
   IV. District Manager
      a) ***Status of EntranceIQ System Transition***
         a) The damaged electronic boards have been ordered, which are expected to be replaced the week of the 9th. Once the boards have been installed, the District will then be able to finalize a plan related to the transponders in the EntranceIQ system.

b) ***Street Light – Additions to System.***

a) This item has been included in the Agenda for the Board to discuss how the District a policy for any additional streetlights to be added to the Community, and which the Staff provide to the Community as requested.
b) Part two of this discussion is the establishment of a Board policy for the installation of back side shields on Street Lights.

c) ***Meeting Dates for Fiscal Year 2026-2027:***

- Canceled: December 1, 2026, Meeting.
- PROPOSED NEXT MEETING: Wednesday, December 16, 2026, at 9:00 AM.

e) Commission on Ethics Required Annual Ethics Training Memorandum.

f) Financial Statements for the period ending October 31, 2026 (unaudited).

Pages 48-145

5. Consideration of **Resolution 2027-4**, a Resolution of the Board of Supervisors Designating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date.

Pages 146-148

6. Minutes:
   I. September 22, 2026 – Regular Meeting.

Pages 149-179

7. Consideration and Discussion on revisions to the Fiscal Year 2027 Goals and Objectives.

Pages 180-184

8. Consideration of amending **Resolution 2027-5**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Amends and Restates in its entirety Resolution 2026-11 which establishes revised spending authority levels; clarifying the relationship between procurement requirements and spending authority; providing For Reporting, Documentation, and Audit Controls; providing for conflicts; providing for severability; providing for an effective date.

Pages 185-189

9. Consideration of **Resolution 2027-6**, a Resolution of the Board of Supervisors Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.

Pages 190-200

10. Consideration of **Resolution 2027-7**, a Resolution of the Board of Supervisors Adopting a policy governing the use of Automated License Plate Recognition (ALPR) Technology within the District; establishing data privacy, retention, and access standards; providing for conflicts, severability, and an effective date.

Pages 201-205

11. Consideration of **Resolution 2027-8**, a Resolution of the Board of Supervisors Establishing a fee for transponders used for community access; providing for availability to Property Owners and Renters; providing for administration; providing for conflicts; providing for severability; and providing an effective date.

Pages 206-209

12. Supervisors' Requests.

13. Public Comments for Non-Agenda items.

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

14. Adjournment.

Meeting Schedule – FY 2027

Wednesday, October 21, 2026	**Wednesday, November 18, 2026**
Wednesday, December 16, 2026	**Wednesday, January 20, 2027**
Wednesday, February 17, 2027	**Wednesday, March 17, 2027**
Wednesday, April 21, 2027	**Wednesday, May 19, 2027**
Wednesday, June 16, 2027	**Wednesday, July 21, 2027**
Wednesday, August 18, 2027	**Wednesday, September 15, 2027**

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: Is the administration of the oath of office for Seat 2 Mr. Gary Hamilton, Seat 3: Mrs. Vickey DeLuca, and Seat 5: Mr. Michael Giese who were elected at the November 3, 2026, election.

Each take their seat as a matter of law fourteen (14) days after the election and have already taken the Oath from the State. This is the form of oath for Community Development Districts and I will administer this Oath to Mr. Hamilton, Mrs. DeLuca, and Mr. Giese. You will also be asked to sign an Oath that you receive directly from either the Supervisor of Elections OR from the State – if you do receive, please sign that Oath also, and pay the required fee.

Item 3: **Resolution 2027-3**, a Resolution of the Board of Supervisors re-designating the Officers of the District; providing for severability and invalid provisions; providing for conflict and providing for an effective date.

Below are the current officers of the District:

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & ASSISTANT TREASURER	VIVIAN CARVALHO
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	CORI DISSINGER

Please note that with the election of Mr. Michael Giese to Seat 5 of the Board of Supervisors, the Board will add Mr. Giese as an officer of the District.

Included in this Resolution the District staff will be included as follows: Ms. Vivian Carvalho will be added as Secretary/ Assistant Treasurer, Mr. James P. Ward, Assistant Treasurer/Assistant Secretary, Ms. Jennifer Glasgow as Assistant Treasurer, and Cori Dissinger as Assistant Secretary.

The Board may by motion re-elect all officers to their current positions or take up each seat individually by motion and vote on each individual position.

Once completed, then the Board will take up **Resolution 2027-3** to include the names of each member selected for the officer position.

Item 4: 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.

Item 5: **Resolution 2027-4**, a Resolution of the Board of Supervisors Designating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date.

Item 7: Minutes – September 22, 2026 – Regular Meeting.

Item 8: Consideration and Discussion on revisions to the Fiscal Year 2027 Goals and Objectives.

Item 9: Consideration of amending **Resolution 2027-5**, a Resolution of the Board of Supervisors of the Tern Bay Community Development District, Amends and Restates in its entirety Resolution 2027-5 which establishes revised spending authority levels; clarifying the relationship between procurement requirements and spending authority; providing For Reporting, Documentation, And Audit Controls; providing for conflicts; providing for severability; providing for an effective date.

Item 10: **Resolution 2027-6**, a Resolution of the Board of Supervisors Amending the Fiscal Year 2026 Budget which began on October 1, 2025, and ended on September 30, 2026; providing a severability clause; providing for conflict and providing an effective date.

Item 11: **Resolution 2027-7**, a Resolution of the Board of Supervisors Adopting a policy governing the use of Automated License Plate Recognition (ALPR) Technology within the District; establishing data privacy, retention, and access standards; providing for conflicts, severability, and an effective date.

Item 12: **Resolution 2027-8**, a Resolution of the Board of Supervisors Establishing a fee for transponders used for community access; providing for availability to Property Owners and Renters; providing for administration; providing for conflicts; providing for severability; and providing an effective date.

Item 13: Supervisors' Requests.

Oath of Office

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Tern Bay Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Tern Bay Community Development District**, Charlotte County, Florida.

_____
Signature

Printed Name:_____

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Sworn to (or affirmed) before me by means of ( )physical presence or ( ) remote online notarization this _____ day of _____, 2026, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

_____
NOTARY PUBLIC
STATE OF FLORIDA

Print Name:_____

My Commission Expires:_____

Guide to Sunshine Amendment and Code of Ethics

FLORIDA COMMISSION ON ETHICS



GUIDE
to the
SUNSHINE AMENDMENT
and
CODE of ETHICS
for Public Officers and Employees

2026

State of Florida
COMMISSION ON ETHICS

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Tampa

Joseph Oglesby, Vice Chair
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Michael H. Hellman
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Executive Director
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Tallahassee, FL 32317-5709
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*Please direct all requests for information to this number.

Table of Contents

I. HISTORY OF FLORIDA'S ETHICS LAWS 1

II. ROLE OF THE COMMISSION ON ETHICS 1

III. THE ETHICS LAWS 2

A. Prohibited Actions or Conduct 2

1. Stolen Valor 2

2. Solicitation and Acceptance of Gifts 3

3. Unauthorized Compensation 4

4. Misuse of Public Position 4

5. Abuse of Public Position 4

6. Disclosure or Use of Certain Information 4

7. Solicitation or Acceptance of Honoraria 4

B. Prohibited Employment and Business Relationships 5

1. Doing Business With One's Agency 5

2. Conflicting Employment or Contractual Relationship 5

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply: 5

4. Additional Exemptions 6

5. Legislators Lobbying State Agencies 7

6. Additional Lobbying Restrictions for Certain Public Officers and Employees 7

7. Employees Holding Office 7

8. Professional and Occupational Licensing Board Members 7

9. Contractual Services: Prohibited Employment 7

10. Local Government Attorneys 8

11. Dual Public Employment 8

C. Restrictions on Appointing, Employing and Contracting with Relatives 8

1. Anti-Nepotism Law 8

2. Additional Restrictions 8

D. Standards of Conduct for Officers and Employees of Entities Serving as Chief Administrative Officers of Political Subdivisions 9

E. Post Office Holding and Employment (Revolving Door) Restrictions 9

1. Lobbying by Former Legislators, Statewide Elected Officers, & Appointed State Officers . 9
2. Lobbying by Former State Employees 9
3. 6-Year Lobbying Ban 10
4. Additional Restrictions on Former State Employees 11
5. Lobbying by Former Local Government Officers and Employees 11
F. Voting Conflicts of Interest 12
G. Disclosures 13
1. FORM 1 - Limited Financial Disclosure 13
2. FORM 1F - Final Form 1 Limited Financial Disclosure 16
3. FORM 2 - Quarterly Client Disclosure 16
4. FORM 6 - Full and Public Disclosure 17
5. FORM 6F - Final Form 6 Full and Public Disclosure 18
6. FORM 9 - Quarterly Gift Disclosure 18
7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses 18
8. FORM 30 - Donor's Quarterly Gift Disclosure 19
9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6 20
IV. AVAILABILITY OF FORMS 20
V. PENALTIES 21
A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics 21
B. Penalties for Candidates 21
C. Penalties for Former Officers and Employees 21
D. Penalties for Lobbyists and Others 21
E. Felony Convictions: Forfeiture of Retirement Benefits 22
F. Automatic Penalties for Failure to File Annual Disclosure 22
VI. ADVISORY OPINIONS 22
VII. COMPLAINTS 23
VIII. EXECUTIVE BRANCH LOBBYING 25
IX. WHISTLE-BLOWER'S ACT 26
X. ADDITIONAL INFORMATION 26
XI. TRAINING 27

I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;

- Prepares mailing lists of public officials subject to financial disclosure for use in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. Prohibited Actions or Conduct

1. Stolen Valor

A candidate, an elected public officer, an appointed public officer, or a public employee may not, for the **purpose of material gain**, knowingly misrepresent their military service or a decoration, medal title, honor, awarded qualification or military occupational specialty from the Armed Forces of the United States.

Candidates, elected public officers, appointed public officers, and public employees are also prohibited, for the purpose of material gain, from knowingly making false statements or misrepresenting active service in the Armed Forces of the United States during a wartime era, regardless of whether there was a declared war, or service in combat operations in a warzone, including misrepresentations or false statement of being a prisoner of war.

A candidate elected public officer, appointed public officer or a public employee may not, for the purpose of material gain, wear the uniform or any medal or insignia authorized for use by members or veterans of the Armed Forces of the United States that he or she is not authorized to wear.

2. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from soliciting any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly accepting a gift worth more than $100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than $100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

3. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

4. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from **corruptly** using or attempting to use their official positions or the resources thereof to obtain a **special privilege or benefit** for themselves or others. [Sec. 112.313(6), Fla. Stat.]

5. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

6. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

7. Solicitation or Acceptance of Honoraria

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to $5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. Prohibited Employment and Business Relationships

1. Doing Business With One's Agency

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. Conflicting Employment or Contractual Relationship

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed $500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. Additional Exemptions

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way

in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. Legislators Lobbying State Agencies

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. Additional Lobbying Restrictions for Certain Public Officers and Employees

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. Employees Holding Office

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. Professional and Occupational Licensing Board Members

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. Contractual Services: Prohibited Employment

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. Local Government Attorneys

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. Restrictions on Appointing, Employing and Contracting with Relatives

1. Anti-Nepotism Law

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute "jurisdiction or control" for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. Additional Restrictions

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a

relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. Standards of Conduct for Officers and Employees of Entities Serving as Chief Administrative Officers of Political Subdivisions

The officers, directors, and chief executive officer of a business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any employee of that business entity who is acting as the chief administrative or executive officer or employee of the political subdivision, are public officers and employees subject to the following standards of conduct:

i. Section 112.313, and their "agency" is the political subdivision. However, the contract allowing the business entity to serve as the chief executive or administrative officer of the political subdivision is not deemed to violate the prohibitions against doing business with one's own agency [Sec. 112.313(3), Fla. Stat.] and conflicting employment and contractual relationships [Sec. 112.313(7)(a), Fla. Stat.];
ii. The Form 1 financial disclosure requirement for "local officers" [Sec. 112.3145, Fla. Stat.];
iii. And the Form 9 and the Form 10 gift disclosure requirements for "reporting individuals" [Secs. 112.3148 & 112.3149, Fla. Stat.]. [Sec. 112.3136, Fla. Stat.]

E. Post Office Holding and Employment (Revolving Door) Restrictions

1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. Lobbying by Former State Employees

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions,

unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. 6-Year Lobbying Ban

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a

department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. Additional Restrictions on Former State Employees

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. Lobbying by Former Local Government Officers and Employees

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and

employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

F. Voting Conflicts of Interest

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

G. Disclosures

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.

3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding $35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a

political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding $35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES for elected local office must file FORM 1 or a verification of filing in EFDMS together with and at the same time they file their qualifying papers. Candidates for City Council or Mayor must file a Form 6 or a verification of filing in EFDMS.[1]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

2. FORM 1F - Final Form 1 Limited Financial Disclosure

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. FORM 2 - Quarterly Client Disclosure

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures are published and searchable by name or organization on the Commission's website.

4. FORM 6 - Full and Public Disclosure

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices;[1] the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over $1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth.

In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

CANDIDATES must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. FORM 6F - Final Form 6 Full and Public Disclosure

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. FORM 9 - Quarterly Gift Disclosure

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics no later than the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than $100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than $100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The

officer or employee then must disclose this information by filing a statement by July 1 that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year. The statements are filed with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than $100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between $25 and $100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to

any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS).[1] Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

[1] During the pendency of ongoing litigation, the Commission on Ethics is enjoined from enforcing the Form 6 requirement for mayors and elected members of municipal governing bodies, and they will have to file a CE Form 1 ("Statement of Financial Interest").

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed $20,000, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed $20,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to $5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between $25 and $100, may be penalized by a fine of not more than $5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined $50 per day per report for each day the report is late, up to a maximum fine of $5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of $25 for each day late the form is filed after September 1, up to a maximum penalty of $1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

The Commission must undertake an investigation of a public officer or employee who accrues the $1,500 maximum fine and currently holds their filing position to determine if the failure to file was willful. If the Commission finds a willful failure to file, the only penalty that can be recommended, by law, is removal.

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and

all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:

www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission may only investigate complaints based on personal knowledge or information other than hearsay. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website at www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt. Amendments to complaints must be received within 60 days of the original complaint.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. During the first stage, the Commission must also determine whether the allegation(s) in the complaint are based on personal knowledge or information other than hearsay. If the complaint is found not to be legally sufficient or the allegations are not based on personal knowledge or infomation other than hearsy, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

If the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing

information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), commissioners of community development districts, and local officer of an independent special district are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Filing A Form 1

To access the Electronic Financial Disclosure Management System ("EFDMS"), visit the login page (https://disclosure.floridaethics.gov/Account/Login) and watch the instructional video for directions on how to register/confirm registration.

If you have filed a Form 1 before, click "I am a Filer" and follow the prompts.

Instructions, FAQs, and tutorials are available from the dashboard within EFDMS. Additional E-filing assistance is available Monday - Friday from 8:00 a.m. until 5:00 p.m. EST by contacting the Commission directly (850) 488-7864.

Chrome, Edge, or Firefox are the recommended browsers to use in the EFDMS website. If you are not using one of these browsers, you will be able to access the site, but the pages may not display or function as designed. The use of a mobile device for completing a form in EFDMS is strongly discouraged.

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **Free Training Programs:**

   Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

   a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
      Note: Google Chrome web browser will not open – use another web browser.
      Video Tutorial

   b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
      23-page presentation – no audio

   c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
      Audio presentation – no video

   d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
      Florida League of Cities Website

FLC Future Ethics Workshop Dates:
12/16/2026: 10 am – 3:30 pm

2. Other Training Programs

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.

- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00.

- Home - Florida Ethics Institute

Resolution 2027-3

RESOLUTION 2027-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Tern Bay Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Charlotte County, Florida, and

WHEREAS, pursuant to Chapter 190.006, *Florida Statutes*, the Board of Supervisors ("**Board**") shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary; and

WHEREAS the Board of Supervisors of the Tern Bay Community Development District desire to appoint the below recited person(s) to the offices specified.

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

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	
VICE-CHAIRPERSON	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	
SECRETARY & ASSISTANT TREASURER	VIVIAN CARVALHO
ASSISTANT SECRETARY & ASSISTANT TREASURER	JAMES P. WARD
ASSISTANT TREASURER	JENNIFER GLASGOW
ASSISTANT SECRETARY	CORI DISSINGER

SECTION 1. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 2. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 3. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 18th day of November, 2026.

ATTEST:

Vivian Carvalho, Secretary

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

, Chairperson

Asset Manager’s Report

TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
September / October 2026

Prepared For:
James Ward
District Manager
Community Development District Manager

Prepared By:

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Project Number: 25-8498

October 13, 2026

I. PURPOSE

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

II. CURRENT ASSET UPDATES

1. District Maintenance Updates

2. Entrance & Roadway Maintenance

3. Tree Trimming & Landscaping Maintenance

4. Aquatic Maintenance

5. Feral Hog Trapping Update

6. Cane Toad & Tadpole Update

7. Upcoming Asset Management Initiatives

II. CURRENT ASSET UPDATES

1. *District Maintenance Updates*

Debris removal from underneath the vehicular bridges is ongoing, and the items identified during the recent punch-list inspection are being addressed and cleaned up. The bridges will continue to be monitored until the remaining items have been completed.

The Royal Palms located at the front entrance were trimmed during the first week of October. This work was completed in preparation for the upcoming holiday lighting installation and will allow the upper portions of the palms to be properly wrapped with holiday lighting without interference from seed pods or palm fronds. The remaining palm tree trimming throughout the District is scheduled to take place during the second and third weeks of October.

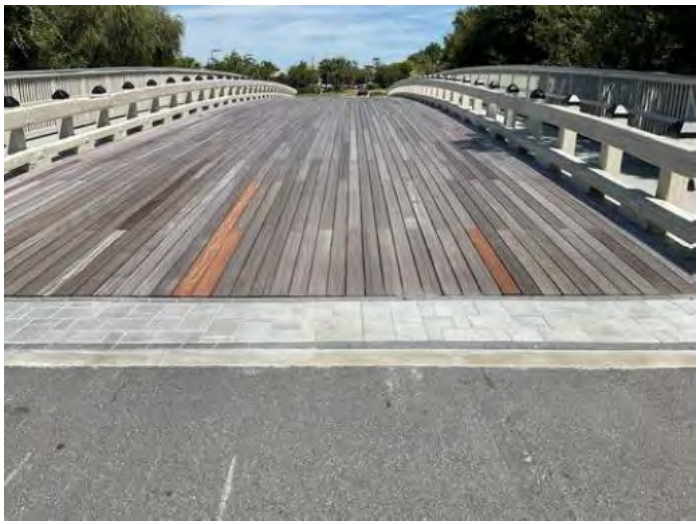
Mulch installation is scheduled to begin during the last week of November. Pine straw will be installed throughout the District-maintained common areas as part of the District's routine landscape maintenance program.

New holiday annuals are scheduled to be installed during the second-to-last week of October. These seasonal plantings will help prepare the community entrances and common areas for the upcoming holiday season. New annuals have been installed at the back gate.



2. *Entrance & Roadway Maintenance*

The recently completed deck board repairs on the bridge were inspected.



Two signs within the community are currently down, and the District has worked with the HOA to hold the signs until they can be restored. One is located at the south roundabout and the other at the intersection of Sycamore Court and Heritage Landing Boulevard. Estimates have been requested to install new posts using the existing signage.



Painting, pressure cleaning, and grout cleaning of the guardhouse have been completed. The guardhouse blinds will need to be replaced.



Lightning Damage – Access Control and Security Camera Replacement

A recent lightning strike damaged components of the District's access control and security camera system. A proposal (Quote #183, dated October 8, 2026) was obtained to replace the damaged equipment and to add surge protection that will reduce the risk of similar damage in the future. The proposal includes the following items:

- **Continental 2-Door Access Control Panels (2) – $3,158.50:** These panels are the core of the access control system and replace the panels damaged by the lightning strike. Each panel controls two access points. It reads resident credentials (cards or mobile credentials), checks them against the list of authorized users, and releases the lock when access is approved. Together, the two panels serve four access points. The panels continue to operate if the network connection is lost and upload activity records once the connection is restored.
- **Continental Network Daughter Board (1) – $224.99:** This add-on board connects the access control panel to the District's network, allowing it to communicate with the access control software. This connection is needed to add or remove credentials and to retrieve entry activity reports.
- **Ubiquiti G6 Pro Turret Security Camera (1) – $742.50:** A replacement outdoor security camera that records in 4K resolution and is powered through its network cable. It provides infrared night vision up to approximately 130 feet, a 2.36x optical zoom, two-way audio,

and built-in detection of people, vehicles, and animals, including license plate and face recognition. The housing is weather-rated and tamper-resistant.

- **Ubiquiti Ethernet Surge Protectors (4) – $198.00:** New surge protection installed on the network cables serving the camera and the access control equipment. These devices divert lightning and electrical surges away from the connected equipment, so a surge on one cable is less likely to damage the camera, network switch, or access control panels.

The total proposed cost is $4,323.99. This amount excludes the sales tax shown on the attached quote, as the District is tax-exempt. The quote is valid through November 30, 2026, and requires a deposit upon approval. All parts are covered under the manufacturers' warranties. Until the damaged panels are replaced, the affected access points cannot be fully controlled or monitored through the access control system.

The District's FY 2027 line item for these types of repairs is $5,000.00 (Account 5294603). Under the current spending authority resolution, this work can be approved by the District Manager; however, it will leave no funds for the balance of the fiscal year for any additional repairs that may occur. This work will be submitted to the District's insurance carrier for any reimbursement that may be available.

A purchase order will be issued for this needed work at this time; however, going forward, any repairs must be approved by the Board before any work can be completed. This work will restore the access control and camera systems to full operation and protect against future lightning and power surges. The quote is included in the Supporting Documentation section of this report.

3. *Tree Trimming & Landscaping Maintenance*

Routine landscape maintenance continues throughout the District and includes irrigation wet checks, mowing, trimming, bed weeding, fertilization, and turf weed control. The October landscape maintenance schedule is provided below.

- **Irrigation wet check –** Timer 1 & 2: 10/18/2026; Timer 3 & 4: 10/12/2026.
- **Mowing –** Zone 1-2: 10/5, 10/12, 10/19, 10/26; Zone 3-4: 10/5, 10/12, 10/19, 10/26; Zone 23-24: 10/8, 10/15, 10/22, 10/29.
- **Trimming –** Zone 1: 11/9; Zone 2: 11/10; Zone 3: 11/11; Zone 4: 11/12; Zone 23: 11/16; Zone 24: 11/17.
- **Bed weeding –** Zones 1-2: 10/19; Zones 3-4: 10/20; Zones 23-24: 10/30.
- **Fertilization and turf weed control –** 10/1 through 10/9.

Trimming of the palms and small trees has also been requested.





4. *Aquatic Maintenance*

During September 2026, aquatic treatments were based on the growth noted during inspections. Lakes 1 through 39 were treated for shoreline weeds, algae, and/or submersed vegetation between 8/20/2026 and 9/17/2026, and Lakes 40, 41, and 42 were inspected. Lake dye was applied to all lakes on 9/3/2026 as part of the submersed vegetation control program. The dye reduces the amount of sunlight that reaches the lake bottom, which limits the growth of submersed aquatic weeds and algae and reduces the need for herbicide treatments. The Kayak Trail was treated for weeds (8/10/2026), and the quarterly preserve treatment for native and exotic nuisance vines and other nuisance species was completed (8/5/2026 and 8/6/2026).

The lakes in the southern end of the property had very little need for algae or submersed weed treatment, with the exception of Lakes 9 and 13. Lake 9 has been a consistent algae grower since the current lake maintenance program began, which may be the result of legacy nutrients since the growth is more constant than sporadic. Lake 13 continues to be a challenge for submersed weed control. The banks on Lake 13 are very steep, so nutrient loading may be more severe on that lake because rainfall washes down the slopes into the lake instead of draining into the soil.

The northern end of the property has significant water flow, whether from recharge water replacing irrigation usage or from rainfall. This makes it necessary to use contact herbicides to manage submersed weed growth. Because contact herbicides do not offer long-term control, submersed weed treatments are more frequent in this area, and those treatments can sometimes fuel algae growth, which is why algae treatment is more prevalent on the northern end of the community.

Full lake-by-lake treatment detail is provided in the September 2026 Quality Control Report, followed by the aquatic maintenance work orders dated 8/20/2026 through 10/1/2026, in the Supporting Documentation section below.

The FY 2027 Lake, Preserve, Kayak Trail & Lake Dye Maintenance Proposal Comparison memorandum, including the proposals received, is also attached at the end of this report.

5. *Feral Hog Trapping Update*

Trap Location 1: (26.82339, -82.03476)

- **Total Feral Swine Removed at This Location:** 34
- **Damage Report:** There is currently no damage along the edge of the golf course. There are no pigs remaining on camera.
- **Action Plan:** This trap location will continue to be baited and monitored to prevent future pigs from working their way onto the golf course.

Trap Location 2: (26.80918, -82.04065)

- **Total Feral Swine Removed at This Location:** 23
- **Damage Report:** No new damage has occurred at this location since the removal of 23 pigs. Damage has subsided.
- **Action Plan:** All 23 pigs on camera have been removed from this location as of December 16th. Monitoring will continue for new pigs.

Trap Location 3: (26.81734, -82.03705)

- **Total Feral Swine Removed at This Location:** 5
- **Damage Report:** There is no damage at this location. It appears to be a travel corridor for pigs throughout the property.
- **Action Plan:** Camera monitoring will continue.

September Update: 1 hog was removed this month from Trap Location 1. No hogs remain on camera at this location, and no activity has been detected in any other area.

6. *Cane Toad & Tadpole Update*

Cane toad activity picked up in September. Work moved across the property through the month at the lakes holding activity. Larvae strands and tadpoles were pulled along the banks, and baby toads were handled at a number of locations. The lakes that produced early in the month were

worked again at the end of the month. Adults were removed during evening service at the lakes and the grounds around them.

September Totals:

- Larvae Strands Removed: 19
- Tadpoles Removed: ~55,000+
- Adult Toads Removed: ~200–215

7. *Upcoming Asset Management Initiatives*

A comprehensive capital replacement plan for landscaping throughout the boulevard and entrance areas is currently being developed. The plan will identify recommended landscape replacements and improvements and will include photographs, locations, quantities, and estimated pricing for each area. The intent is to develop a three-year phased plan that can be used by the Board for future budgeting and capital planning. At the Board's direction, pink ribbons have also been placed on trees identified for potential removal so they can be easily reviewed in the field.



An updated plan is also being developed to address established invasive and exotic vegetation throughout the District's preserve areas. The plan will include identified areas of concern, estimated costs, and a phased approach for removing existing invasive vegetation based on priority and available funding.

The District's existing preserve maintenance contract currently provides for four maintenance visits per year and requires invasive vegetation to be treated before it becomes established. The existing scope primarily provides for herbicide treatment of invasive species and does not include the physical removal of established invasive vegetation. Because some areas now contain established invasive vegetation requiring removal, a separate phased removal plan is being developed for Board consideration and future budgeting.

Proposed Four-Year Exotic Vegetation Removal Plan (FY 2028 – FY 2031)

Preliminary pricing has been obtained for the initial removal of established exotic vegetation, divided into four separate removal areas as shown on the Tern Bay CDD Initial Removal map below. Pricing includes the removal and disposal of all woody exotic species. Herbaceous exotic species will be treated and killed in place. Significant quantities of exotic vegetation are present within the large western preserve and in several common areas surrounding the golf course.

Of the four removal areas, only the small triangular portion of the Red Area is located within a permitted area. The remaining areas are not within permitted areas.

To spread the cost over multiple budget years, the following four-year phased approach is suggested for the Board's capital planning consideration, beginning in Fiscal Year 2028. The order shown is a suggested sequence only and may be adjusted at the Board's direction.

Fiscal Year	**Phase / Map Area**	**Estimated Cost**
FY 2028	Phase 1 – Blue Area	$117,000
FY 2029	Phase 2 – Red Areas	$60,000
FY 2030	Phase 3 – Green Areas	$85,000
FY 2031	Phase 4 – Yellow Areas (40-foot buffer)	$110,000
Total	**Four-year estimated total**	**$372,000**

These figures are rough estimates at this time, and final pricing may vary. Updated pricing will be obtained before each phase is budgeted, and new exotic growth will continue to be treated under the existing preserve maintenance contract while the phased removal plan is carried out.

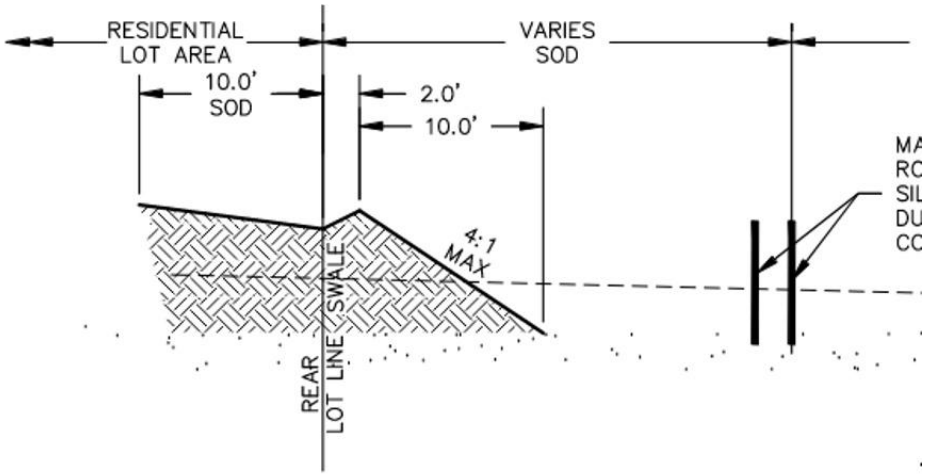


Rear Yard Drainage – Cherry Blossom

In the rear yards behind the homes along Cherry Blossom, the swale originally constructed behind these homes has filled in over the years. As a result, the area is not draining properly and needs to be corrected. This issue was also recently raised by a resident.

Based on the drainage plan for this area, the ground needs to be regraded to match the rear yard section shown below. The design calls for a swale along the rear lot line, with a small berm

approximately 2 feet beyond the lot line and a sodded slope no steeper than 4:1 extending approximately 10 feet beyond the berm.



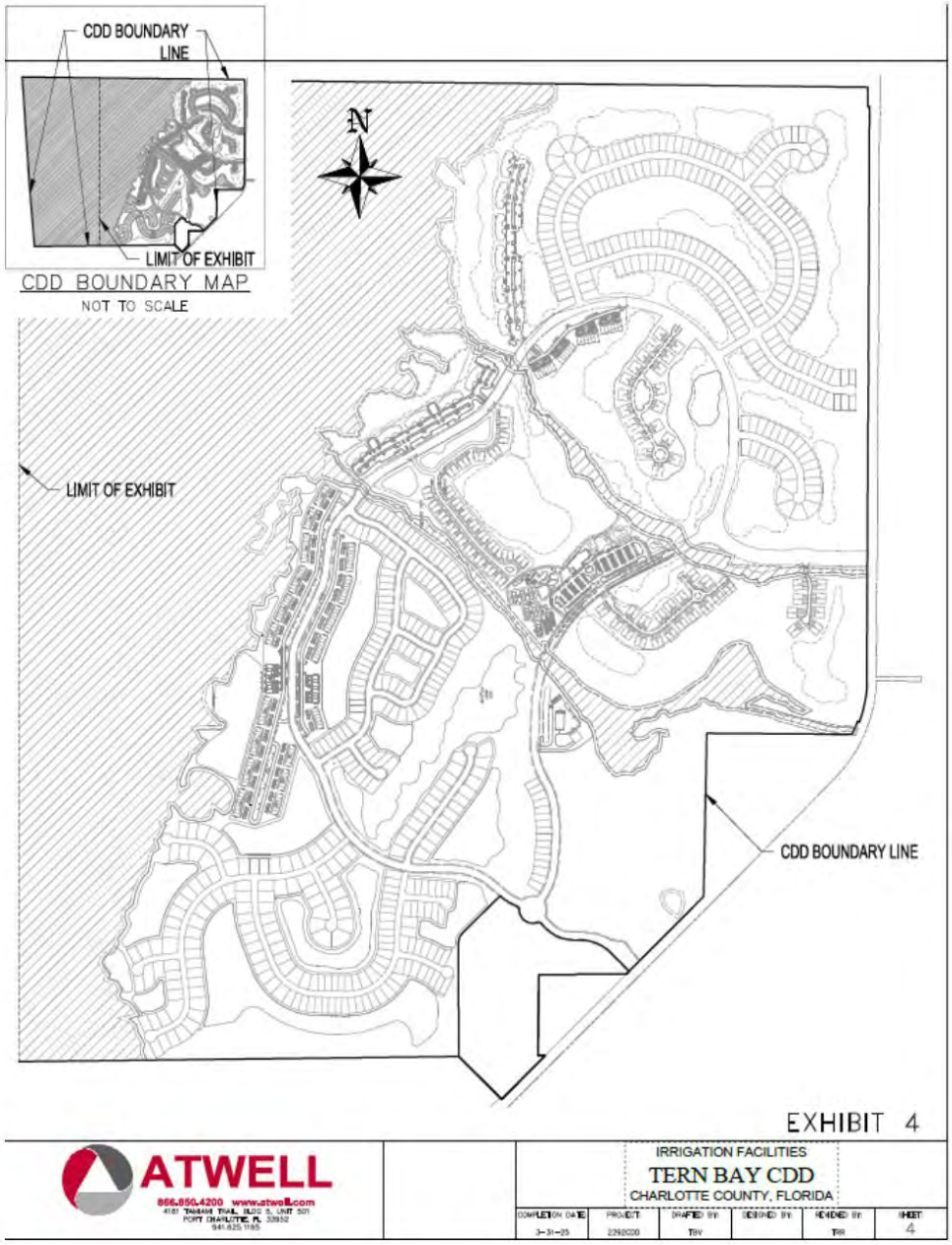
The recommended corrective work includes:

- Adding fill and regrading the area to the slopes shown on the drainage plan.
- Checking the finished grades to confirm that stormwater drains properly.
- Re-sodding all disturbed areas.
- Completing any additional drainage improvements found to be necessary.

No formal proposals have been received at this time; however, based on preliminary pricing discussions, the cost of the project, including fill, regrading, sod, and drainage improvements, is estimated at approximately $10,000. There are no funds specifically budgeted for this work; however, $20,000 is allocated in the Control Structures/Catch Basins line item (Account 5384607), which can be utilized for this repair, and the repair is recommended to be completed. Under the current spending authority resolution, the District Manager can approve this work without additional Board approval. This is being noted because this one item will use approximately 50% of the budgeted line item. Specific proposals will be obtained before this work is started.

III. LOCATION MAP

III. LOCATION MAP



IV. SUPPORTING DOCUMENTATION

September 2026 Quality Control Report

Lake #	Treatment / Inspection	Target	Treatment Date(s)	Observations	Additional Tasks
1	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
2	Treated	Shoreline weeds	09/10/2026, 09/17/2026		9/3 Applied Lake Dye
3	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
4	Treated	Shoreline weeds	08/27/2026, 09/10/2026, 09/17/2026		9/3 Applied Lake Dye
5	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
6	Treated	Shoreline weeds	09/10/2026, 09/17/2026		9/3 Applied Lake Dye
7	Treated	Shoreline weeds	09/10/2026, 09/17/2026		9/3 Applied Lake Dye
8	Treated	Shoreline weeds	08/20/2026, 08/27/2026		9/3 Applied Lake Dye
9	Treated	Shoreline weeds & Algae	09/17/2026		9/3 Applied Lake Dye
10	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
11	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
12	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
13	Treated	Submersed vegetation & Algae	08/27/2026, 08/27/2026		9/3 Applied Lake Dye
14	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
15	Treated	Submersed vegetation & Algae	08/27/2026, 09/17/2026		9/3 Applied Lake Dye
16	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
17	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye

Lake #	Treatment / Inspection	Target	Treatment Date(s)	Observations	Additional Tasks
18	Treated	Shoreline weeds, Algae & submersed vegetation	08/20/2026, 08/27/2026, 09/10/2026		9/3 Applied Lake Dye
19	Treated	Shoreline weeds	08/20/2026, 09/17/2026		9/3 Applied Lake Dye
20	Treated	Shoreline weeds & Algae	09/10/2026		9/3 Applied Lake Dye
21	Treated	Shoreline weeds & Algae	08/20/2026, 09/17/2026		9/3 Applied Lake Dye
22	Treated	Shoreline weeds & Algae	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
23	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
24	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
25	Treated	Algae	09/17/2026		9/3 Applied Lake Dye
26	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
27	Treated	Shoreline weeds	09/17/2026		9/3 Applied Lake Dye
28	Treated	Shoreline weeds & Algae	09/10/2026		9/3 Applied Lake Dye
29	Treated	Shoreline weeds & Algae	09/10/2026		9/3 Applied Lake Dye
30	Treated	Shoreline weeds & Algae	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
31	Treated	Shoreline weeds & Algae	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
32	Treated	Shoreline weeds	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
33	Treated	Algae & Shoreline weeds	08/20/2026, 09/10/2026		9/3 Applied Lake Dye
34	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
35	Treated	Shoreline weeds	09/10/2026		9/3 Applied Lake Dye
36	Treated	Shoreline weeds	08/20/2026, 09/10/2026		9/3 Applied Lake Dye

Lake #	Treatment / Inspection	Target	Treatment Date(s)	Observations	Additional Tasks
37	Treated	Shoreline weeds	08/20/2026		9/3 Applied Lake Dye
38	Treated	Shoreline weeds, submersed vegetation & Algae	08/20/2026, 08/27/2026		9/3 Applied Lake Dye
39	Treated	Shoreline weeds, submersed vegetation & Algae	08/20/2026, 08/27/2026		9/3 Applied Lake Dye
40	Inspected				9/3 Applied Lake Dye
41	Inspected				9/3 Applied Lake Dye
42	Inspected				9/3 Applied Lake Dye
Kayak Trail	Treated	Weeds	08/10/2026		Completed
Quarterly Preserves	Treated	Native and exotic nuisance vines and other nuisance species	08/05/2026, 08/06/2026		Completed
Work Orders Completed	None				
Work Orders In Progress	None				

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	08/20/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415658

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 21, 17, 8, 22, 23, 34, 31, 32, 39, 38, 37, 36, 30, 24, 26, 18, and 19 for shoreline weeds. I also treated lakes 22, 18, and 33 for algae.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	08/27/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415659

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 13, 39, 38, 18, 15 for submerged vegetation and algae. I also treated lakes 13, part of 8, and 4 for shoreline weeds. It rained from about 11:30 to 1:00.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	09/03/2026 -
TECH(S)	Lawrence O'Day
JOB #	1093992726

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Dye Application
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I completed the dye application on all lakes 1 to 42.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/10/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415661

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 4, 6, 7, 18, 20, 29, 28, 32, 33, 35, 36, 22, 30, and parts of 2 for shoreline weeds. I also treated lakes 20, 29, 30, 31, and 33 for algae.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/17/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415662

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 1, 2, 3, 4, 5, 6, 7, 14, 9, 10, 11, 12, 15, 16, 21, 19, and 27 for shoreline weeds. I also treat lakes 9, 15, 21, and 25 for algae.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/21/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415663

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 13, 41, 17, 24, 26, 22, 23, 34, 42, 39, 38, 37, 35, 33, and 32 for shoreline weeds.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/24/2026 -
TECH(S)	Lawrence O'Day
JOB #	1097967791

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 17, 8, 19, 31, 32, 33, 9 for shoreline weeds. I also treated lakes 8, 32, 33, 23, 34, 3, 25, 24, 42, and 22 for algae.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	09/28/2026 -
TECH(S)	Lawrence O'Day
JOB #	1098172133

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 8, 18, and 13 for shoreline weeds. I also treated lakes 4, 6, 7, 18, 23, 10, 11, 29, 20, 3, 5, 31, and 17 for algae.

Work Order

PREMIER LAKES

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

DATE	10/01/2026 -
TECH(S)	Lawrence O'Day
JOB #	1098461488

CUSTOMER	**SERVICE LOCATION**
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance
JOB CATEGORY	Annual Lake Maintenance
COMPLETION NOTES	Today I treated lakes 4, 3, 2, 5, 9, 13, 15, 16, 18, 19, 17, and 34 for shoreline weeds. I also treated lakes 19, 18, and 2 for algae. It started pouring at 12:30pm.

Surge Damage

Surge Damage

swflit Network Support

Quote **#183**
Quote date : **Oct 08, 2026**
Expiry date : **Nov 30, 2026**

From
SWFL IT Support
4410 SE 16th PlSuite 2
Cape Coral,Florida 33904

Bill To
Tern Bay CDD - Tern Bay CDD
14611 Heritage Landing Blvd
Punta Gorda, Florida 33955

ITEM	DETAILS	QUANTITY/HOURS	UNIT PRICE	DISCOUNT	TAX	AMOUNT
UBNT G6 Pro Turret	All-weather tamper-resistant 4K PoE+ camera with a Multi-TOPS AI engine, 2.36x optical zoom, and a large 1/1.2" CMOS sensor for exceptional low-light clarity and long-range IR night vision.	1.00	$742.50	NA	6.5%	**$742.50**
UBNT Ethernet Surge Protection	UBNT Ethernet Surge Protection	4.00	$49.50	NA	6.5%	**$198.00**
Continental Network Daughter Board	Continental Network Daughter Board	1.00	$224.99	NA	6.5%	**$224.99**
Continental Panel Access Control	Continental Panel Access Control 2Door	2.00	$1,579.25	NA	6.5%	**$3,158.50**

Subtotal			$4,323.99
Tax	Lee Co Tax 6.5%	6.5%	$281.05
		Total	**$4,605.04**

***This is our best estimate at what labor and materials will cost for this job request. We will notify you, the customer, if any changes in pricing structure occur.
All parts warrantied according to manufacturer's warranty coverage for each part. All manufacturers offer warranty exchange parts replacements only, according to the duration of their warranties.
Physical damage, improper handling or programming, or using equipment outside the scope of its intended purpose will void warranties.
To approve this quote, please sign below and return to SWFLITS with a deposit of $2763.02

Tern Bay CDD
Aquatic System
September 2026



Lake 1



Lake 2



Lake 3



Lake 4



Lake 5



Lake 6



Lake 7



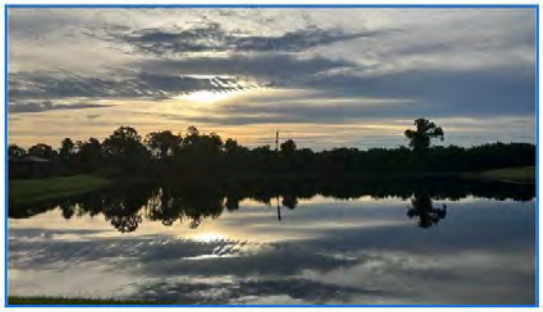
Lake 8



Lake 9



Lake 10



Lake 11



Lake 12



Lake 13



Lake 14



Lake 15



Lake 16



Lake 17



Lake 18



Lake 19



Lake 20



Lake 21



Lake 22



Lake 23



Lake 24



Lake 25



Lake 26



Lake 27



Lake 28



Lake 29



Lake 30



Lake 31



Lake 32



Lake 33



Lake 34



Lake 35



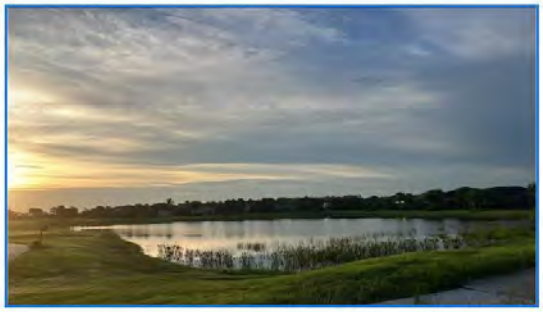
Lake 36



Lake 37



Lake 38



Lake 39



Lake 40



Lake 41



Lake 42



Calvin, Giordano & Associates, Inc.
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Memorandum

☒ **Fort Lauderdale Office** · 1800 Eller Drive · Suite 600 · Fort Lauderdale, FL 33316 · 954.921.7781(p) · 954.921.8807(f)
☐ **West Palm Beach Office** · 560 Village Boulevard · Suite 340 · West Palm Beach, FL 33409 · 561.684.6161(p) · 561.684.6360(f)

Date:	October 2026
To:	Tern Bay CDD Board of Supervisors
From:	Richard Freeman
Subject:	FY 2027 Lake, Preserve, Kayak Trail & Lake Dye Maintenance – Proposal Comparison
CC:	

Purpose

District staff requested FY 2027 (October 1, 2026 – September 30, 2027) maintenance proposals for the District's lakes, preserves, kayak trail and lake dye program. Proposals were received from Premier Lakes, Inc., the District's current vendor, and Pond Professional, LLC. This memorandum breaks out the cost of each service by vendor, compares the scope of work, and provides staff's recommendation to the Board. All proposals are attached for reference.

Cost Summary

Table 1. FY 2027 annual cost by service and vendor

Service	Premier Lakes (Current Vendor)	Pond Professional	Difference (Premier – Pond Pro)
Annual Lake / Stormwater Pond Maintenance	$79,248.00	$49,200.00	$30,048.00
Annual Preserve Maintenance	$29,952.00	$22,000.00	$7,952.00
Kayak Trail / Canoe Launch Maintenance	$8,424.00	$1,200.00*	$7,224.00
Lake Dye Applications	$37,128.00	$10,800.00*	$26,328.00
Total – All FY 2027 Services	**$154,752.00**	**$83,200.00**	**$71,552.00**

** Pond Professional priced the kayak / canoe launch and lake dye together in one proposal totaling $12,000.00 per year ($1,000.00 per month).*

Scope Comparison by Service

A. Annual Lake / Stormwater Pond Maintenance

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	39 lakes; approx. 141.79 acres / 81,019 linear feet	39 stormwater ponds; approx. 91 acres
Service Frequency	52 inspections per year (weekly)	12 maintenance events per year (monthly)
Scope	Aquatic weed and algae control; shoreline weed control to control elevation; quarterly backpack crews for littoral shelves; DO / pH / temperature testing as needed; minor trash pickup	Emergent, shoreline, open water and subsurface herbicide / algaecide treatments; trash clean-up each monthly event; free call-back service
Reporting / Meetings	Service report after each inspection; attends board meetings when requested	Not specified
Annual / Monthly Cost	$79,248.00 / $6,604.00	$49,200.00 / $4,100.00

Premier Lakes provides four times the service frequency of Pond Professional (52 weekly inspections versus 12 monthly events) and includes quarterly littoral shelf backpack crews, water quality spot-testing, and a service report after every visit. Pond Professional is $30,048 lower, which largely reflects fewer site visits. Both proposals cover 39 lakes, but Pond Professional lists about 91 acres versus Premier Lakes' 141.79 acres, and references Lee County rather than Charlotte County requirements.

B. Annual Preserve Maintenance

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	Preserves, approx. 60 acres	30' wetland and conservation easement buffers (approx. 193.63 acres)
Service Frequency	4 inspections per year (quarterly)	4 events per year (quarterly)
Scope	Herbicide treatment of all FISC Category I & II and native nuisance species, killed in place; hand pulling / cutting where appropriate; care taken to preserve native understory	Selective herbicide treatment of all Class I & II invasive species (FLEPPC); trash clean-up of buffer areas each event
Reporting / Meetings	Service report after each inspection; attends board meetings when requested	Not specified
Annual Cost	$29,952.00 (billed $2,496.00 / month)	$22,000.00 ($5,500.00 / event)

Both vendors propose quarterly service. Pond Professional is $7,952 lower and includes trash clean-up at each event. The two proposals define the service area differently: Premier Lakes prices about 60 acres of preserve, while Pond Professional lists about 193.63 acres. That figure equals the full preserved wetland and conservation easement acreage shown on the attached preserve area map (Attachment H), even though the scope describes treatment of the 30' buffers only. Premier Lakes also provides written service reports after each inspection.

C. Kayak Trail Maintenance

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	Kayak / canoe trail	Designated canoe / kayak launch near pond #6 (approx. 25' wide)
Service Frequency	12 inspections per year (monthly)	12 events per year (monthly)
Scope	Herbicide spray down the middle of the trail; weed-eat trail edges; trim peppers back to original cut length; free call-backs (mangrove and palm trimming not included)	Selective herbicide application to keep the launch area open for use; selective weed-eating as needed; trash clean-up each visit
Annual / Monthly Cost	$8,424.00 / $702.00	$1,200.00 / $100.00

Both vendors propose monthly service, but the scopes differ. Premier Lakes maintains the kayak / canoe trail itself (spraying, edging and trimming back peppers). Pond Professional's price covers the designated launch area only, about 25 feet wide near pond #6. Pond Professional is $7,224 lower.

D. Lake Dye Applications

	Premier Lakes (Current Vendor)	Pond Professional
Service Area	CDD-maintained lakes	39 stormwater ponds; approx. 91 acres
Service Frequency	12 applications per year (monthly)	12 applications per year (monthly)
Scope	Premium lake dye applied at one quart per acre per month; free call-backs	Natural blue / black lake colorant applied to all open water pond areas (application rate not specified); trash clean-up each visit
Annual / Monthly Cost	$37,128.00 / $3,094.00	$10,800.00 / $900.00

Both vendors propose monthly dye applications. Premier Lakes specifies a premium dye at one quart per acre per month. Pond Professional does not state an application rate and bases its price on about 91 acres of ponds. Pond Professional is $26,328 lower.

Contract Terms (Premier Lakes)

- Term: October 1, 2026 – September 30, 2027, billed monthly in equal installments.
- Automatic annual renewal with a 4% increase in the annual agreement price each year.
- Either party may terminate with thirty (30) days' written notice.
- Proposals are dated August 18, 2026 and expire sixty (60) days from issuance (on or about October 17, 2026), so Board action is needed at this meeting.
- Work outside the contracted scope (e.g., major trash clean-up, physical cutting or plant removal) is billed separately.

Staff Recommendation

Staff recommends that the Board retain Premier Lakes, Inc. for all four FY 2027 services, for the following reasons:

- **Proven performance.** Premier Lakes is the District's current vendor and has performed well. Its crews know the District's lakes, preserves and kayak trail, so there is no transition period or service disruption.
- **Service frequency.** Weekly lake inspections (52 per year) allow algae and nuisance vegetation to be treated as soon as they appear. That frequency matters during the rainy season, when nutrient loading drives rapid algae and submersed vegetation growth. Pond Professional proposes monthly service (12 events per year).
- **Reporting and accountability.** Premier Lakes submits a service report after each inspection and a monthly Quality Control Report, which supports staff oversight and the monthly Asset Manager's Report to the Board. Premier Lakes also attends Board meetings when requested.
- **Single-vendor coordination.** Keeping lake maintenance, preserves, the kayak trail and lake dye with one vendor simplifies scheduling, accountability and invoicing.

Pond Professional's combined pricing is $71,552.00 per year lower than Premier Lakes. Part of that difference reflects scope: monthly rather than weekly lake service, a smaller stated lake acreage (about 91 versus 141.79 acres),

a kayak scope limited to the launch area, and a dye proposal with no stated application rate. The Board should weigh that cost difference against the service level and performance record described above.

Recommended Motion

> *Motion to approve the Premier Lakes, Inc. FY 2027 Annual Management Program Agreements for Annual Lake Maintenance ($79,248.00), Annual Preserve Maintenance ($29,952.00), Kayak Trail Maintenance ($8,424.00), and Lake Dye Applications ($37,128.00), for a total annual amount of $154,752.00 ($12,896.00 per month), for the period October 1, 2026 through September 30, 2027, and to authorize the Chair to execute the agreements.*

Attachments

- Attachment A – Premier Lakes: FY 2027 Annual Lake Maintenance
- Attachment B – Pond Professional: Stormwater Maintenance Proposal (revised)
- Attachment C – Premier Lakes: FY 2027 Annual Preserve Maintenance
- Attachment D – Pond Professional: Preserve Maintenance Proposal (revised)
- Attachment E – Premier Lakes: FY 2027 Kayak Trail Maintenance
- Attachment F – Premier Lakes: FY 2027 Lake Dye Applications
- Attachment G – Pond Professional: Pond Dyeing / Canoe Launch Maintenance Proposal
- Attachment H – Heritage Landing Preserve Area Map (Figure 2 – Wetland and Upland Enhancement Areas)

Calvin, Giordano & Associates, Inc.
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ATTACHMENT A

Premier Lakes, Inc.

FY 2027 Annual Lake Maintenance

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

PREMIER LAKES

Annual Management Program Agreement

Customer Name: Tern Bay CDD
Property Contact: Richard Freeman
Agreement Effective Date: October 1st, 2026 - September 30th, 2027
Program Description: Annual Lake Maintenance
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.

2. **Service Area:** The "Service Area" is described as **39 Lakes, consisting of approximately 81,019 linear feet and 141.79 acres.**

3. **Contract Services:** Premier Lakes will perform **(52) Fifty-Two** inspections per year of the Service Area and provide the following service as necessary.

    a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.

    b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.

    c. **Shoreline Weed:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

d. **Littoral Shelf Control (Quarterly BackPack Crews)**: Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

e. **Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.

f. **Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.

g. **Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.

h. **Aquatic Consultation:** Attendance to monthly board meetings when requested.

4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.

5. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **$6,604.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

6. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.

7. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.

8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.

10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.

11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.

12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.

15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be

responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: $79,248.00

Monthly Agreement Amount: $6,604.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ATTACHMENT B

Pond Professional, LLC

Stormwater Maintenance Proposal (Revised)

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison



POND PROFESSIONAL, LLC
pond & wetland management
4024 Dover Drive East, Bradenton, FL 34203

Heritage Landing CDD: Stormwater Maintenance Proposal

August 18th, 2026

Heritage Landing CDD c/o CGA Solutions, Inc.
1800 Eller Dr, Suite 600
Ft Lauderdale, FL 33316

Attn: Richard Freeman

Pond Professional, LLC proposes to furnish labor, equipment and materials necessary for the furnish labor, equipment and materials necessary for the selective herbicide and algaecide treatments for control of all Class I and II noxious weeds and algae within the thirty-nine (39) stormwater ponds (totaling approx. 91 acres) for Heritage Landing subdivision, located at Heritage Landing blvd. and Burnt Store Rd, Punta Gorda, FL, 33955.

Pond Professional, LLC proposes to maintain said areas for control of all Class I and II noxious weeds, as per the Florida Invasive Species Council (FISC), Lee County and South Florida Water Management District (SFWMD) regulations. All control structures shall be maintained as per the Lee County Environmental Technical Manual Code of Ordinances regarding weed and native plant encroachment. This agreement shall provide for monthly inspections/maintenance events.

A standard industry, aquatic maintenance, contract shall provide for monthly maintenance events of the stormwater ponds for twelve (12) months. **As part of our services we also shall include a complimentary trash clean-up of all ponds per scheduled monthly events and free "call-back" serviced for complete satisfaction.**

A. Monthly emergent, shoreline, open water and subsurface herbicide/algaecide maintenance program; this includes herbicide/algaecide treatment events for control of all Class I and II noxious weeds (per FISC) and algae within all 39 stormwater ponds: **$4,100.00**/ month_____

The total annual cost for stormwater maintenance for all thirty-nine stormwater ponds shall be $49,200.00.

Sincerely,

George Colbath
Owner/Biologist
Pond Professional, LLC

Approved_____ Date_____

(941)447-6030 PondProsFL.com fax:(941)580-3703

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ATTACHMENT C

Premier Lakes, Inc.

FY 2027 Annual Preserve Maintenance

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

PREMIER LAKES

Annual Management Program Agreement

Customer Name: Tern Bay CDD
Property Contact: Richard Freeman
Agreement Effective Date: October 1st, 2026 - September 30th, 2027
Program Description: Annual Preserve Maintenance
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.

2. **Service Area:** The "Service Area" is described as **preserves consisting of approximately 60 acres. Map attached.**

3. **Contract Services:** Premier Lakes will perform **(4) Four** inspections per year of the Service Area and provide the following service as necessary.

    a. **Wetland and Upland Management:** Services include the application of herbicides to control unwanted vegetation. Treatment of all FISC Category 1 & 2 species and native nuisance species. All target species will be killed in place. Due care will be taken to preserve understory native growth. Hand pulling and cutting of material will be performed where appropriate. Initial clean-ups, removals, or disposal will be performed at an additional charge.

    b. **Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.

    c. **Aquatic Consultation:** Attendance to monthly board meetings when requested.

4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase

in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.

5. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **$2,496.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

6. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.

7. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.

8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.

10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.

11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.

12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.

15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: $29,952.00

Monthly Agreement Amount: $2,496.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ATTACHMENT D

Pond Professional, LLC

Preserve Maintenance Proposal (Revised)

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison



POND PROFESSIONAL, LLC
pond & wetland management
4024 Dover Drive East, Bradenton, FL 34203

Heritage Landing CDD: Preserve Maintenance Proposal

August 18th, 2026

Heritage Landing CDD c/o CGA Solutions, Inc. 1800
Eller Dr, Suite 600 Ft
Lauderdale, FL 33316

Attn: Richard Freeman

Pond Professional, LLC proposes to furnish labor, equipment and materials necessary for the furnish labor, equipment and materials necessary for the selective herbicide treatments for control of all Class I and II noxious weeds within the 30' wetland and conservation easement buffers (approximately. 193.63 acres) for Heritage Landing subdivision, located at Heritage Landing blvd. and Burnt Store Rd, Punta Gorda, FL, 33955.

All materials and methods shall be within compliance with Lee County and South Florida Water Management District (SFWMD) regulations.

A standard industry, wetland maintenance, Agreement shall provide for quarterly maintenance events of the conservation areas for one (1)year. **As part of our services we also shall include a complimentary trash clean-up of all wetland buffer areas per each scheduled quarterly visit.**

- Quarterly selective herbicide, invasive species control program; this includes herbicide treatment events for control of all Class I and II invasive weeds (per FLEPPC) as well as trash clean-up of the 30' wetland/conservation buffers said areas per event: **$5,500.00**/event_____
- Additional Services Billed as requested per hour or 1-time agreement.

The total annual cost for quarterly maintenance inspection/treatment events for all conservation areas shall be $22,000.00 per year.

Sincerely,

George Colbath
Owner/Biologist
Pond Professional, LLC

Approved_____ Date_____

(941)447-6030 PondProsFL.com fax:(941)580-3703

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ATTACHMENT E

Premier Lakes, Inc.

FY 2027 Kayak Trail Maintenance

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

PREMIER LAKES

Annual Management Program Agreement

Customer Name: Tern Bay CDD
Property Contact: Richard Freeman
Agreement Effective Date: October 1st, 2026 - September 30th, 2027
Program Description: Annual Kayak Trail Maintenance
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.

2. **Service Area:** The "Service Area" is described as **Kayak/Canoe Trail.**

3. **Contract Services:** Premier Lakes will perform **(12) twelve** inspections per year of the Service Area and provide the following service as necessary.

    a. **Spray the middle of the trail using an approved herbicide.**

    b. **Weedeat the sides of the trail.**

    c. **Trim back peppers to the original cut length.**

    d. **Mangroves and Palm trimming are not included in this proposal.**

4. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.

5. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase

in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.

6. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **$702.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

7. **Forms of Payment:** Premier Lakes accepts payment by check.

8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.

10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.

11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.

12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any

other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.

15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: $,8,424.00

Monthly Agreement Amount: $702.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ATTACHMENT F

Premier Lakes, Inc.

FY 2027 Lake Dye Applications

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison

PREMIER LAKES

Annual Management Program Agreement

Customer Name: Tern Bay CDD
Property Contact: Richard Freeman
Agreement Effective Date: October 1st, 2026 - September 30th, 2027
Program Description: Annual Lake Dye Application
Premier Lakes Consultant: Alex Kurth
Consultant Phone Number: 239-707-1575

This Agreement, dated **August 18th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Tern Bay CDD,** hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.

2. **Service Area:** The "Service Area" is described as **CDD maintained lakes.**

3. **Contract Services:** Premier Lakes will perform **12 twelve** inspections per year of the Service Area and provide the following service as necessary.

    a. **Application of Lake Dye: Addition of a premium lake dye at a rate of one quart per acre per month**

4. **Callbacks:** Premier Lakes, Inc. will provide free callbacks for any contracted services, upon the Client's request, at any time during the term of this agreement. Callbacks apply only to services already covered under this agreement and do not include additional or new work outside the contracted scope. All callbacks will be scheduled and completed within Premier Lakes, Inc.'s normal service availability.

5. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.

6. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **$3,094.00** per month, commencing on the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

7. **Forms of Payment:** Premier Lakes accepts payment by check.

8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.

9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.

10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.

11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.

12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.

13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to

beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.

14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.

15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.

16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.

Annual Agreement Amount: $37,128.00

Monthly Agreement Amount: $ 3,094.00

Invoicing Frequency: Monthly

Accepted and Approved:

Tern Bay CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ATTACHMENT G

Pond Professional, LLC

Pond Dyeing / Canoe Launch Maintenance Proposal

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison



POND PROFESSIONAL, LLC
pond & wetland management
4024 Dover Drive East, Bradenton, FL 34203

Heritage Landing CDD: Pond Dyeing/Canoe Launch maint.

August 18th, 2026

Heritage Landing CDD c/o CGA Solutions, Inc.
1800 Eller Dr, Suite 600
Ft Lauderdale, FL 33316

Attn: Richard Freeman

Pond Professional, LLC proposes to furnish labor, equipment and materials necessary for to dye each stormwater pond (39 total ponds @ approximately. 91 acres) with lake colorant each month as well as perform selective herbicide spray applications of the designated canoe/kayak launch (near the #11 T-box area at pond #6) for Heritage Landing subdivision, located at Heritage Landing blvd. and Burnt Store Rd, Punta Gorda, FL, 33955.

All materials and methods shall be within compliance with Lee County and South Florida Water Management District (SFWMD) regulations.

A standard industry, aquatic maintenance, Agreement shall provide for monthly maintenance events of the stormwater and kayak areas for one (1)year. **As part of our services we also shall include a complimentary trash clean-up of all locations scheduled monthly visit.**

- Monthly lake colorant application to all open water pond areas (a natural blue/black base dye for such applications): $900.00_____
- Monthly selective herbicide application of the designated canoe/kayak launch area so as to keep this area open for use (approximately. 25' wide; with some selective weed-eating as needed): Included: $100.00_____

The total annual cost for monthly maintenance inspection/treatment events for all dye events and Kayak launch point area shall be $12,000.00 per year.

Sincerely,

George Colbath
Owner/Biologist
Pond Professional, LLC

Approved_____ Date_____

(941)447-6030 PondProsFL.com fax:(941)580-3703

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

ATTACHMENT H

Heritage Landing Preserve Area Map

Figure 2 – Wetland and Upland Enhancement Areas

Tern Bay CDD – FY 2027 Maintenance Proposal Comparison


M:\acad\2018\180341\TernBayWetlandsV3.mxd
NAD 1983 StatePlane Florida West FIPS 0902 FeetTransverse Mercator
unash 2/27/2019 1:25:38 PM
0 350 700
Feet
N
Preserved Wetland 1 (150.0 ac)
Wetland Enhancement/ Conservation Easement [Wetland 2 (6.27 ac)]
Wetland Enhancement/ Conservation Easement [Wetland 3 (15.18 ac)]
Upland Preservation/ Conservation Easement (22.18 ac)
LEGEND
Site Boundary
Wetlands Enhancement/Conservation Easement (CA-1)
Wetland Areas
Upland Preserve Area (CA-2)
Wetland Buffer (25')
NOTE: Subsequent permit modifications may have altered the size and shape of permitted stormwater ponds. The best available data were used to produce this map
FIGURE 2.
WETLAND AND UPLAND ENHANCEMENT AREAS
HERITAGE LANDING (FKA TERN BAY)
CHARLOTTE COUNTY, FLORIDA
Sources: FDOT, 2017; ECT, 2019.
ECT Environmental Consulting & Technology, Inc.

Status of EntrancelQ System Transition

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
407.723.5900 | pfmmanagement.com

Tern Bay Community Development District

James P. Ward, District Manager
wardj@pfm.com
Phone: (954) 658-4900

Vivian Carvalho, District Manager
carvalhov@pfm.com
Phone: (407) 723-5945

To: Board of Supervisors

Thru: District Managers

From: Heather Clark, Account Manager w/Allied Universal Heritage Landing Security

Date: October 22, 2026

RE: Entrance iQ and Transponders

Procedure for Entrance IQ:

Ms. Clark is provided with a list (normally from Kristin the HOA) for all upcoming tenants and resale properties. These people are added to the Entrance IQ. If tenants, then date frame is entered into the system. Ms. Clark then requests for the resident/tenant to provide a copy of the lease or deed to confirm the dates and occupants within the home. Sometimes she receives the copy by the realtor/property management team or the tenants/residents themselves. Welcome emails are sent to the resident/tenant to set up Entrance IQ which, as you know, is where your guest list, vehicle information and personal QR code can be obtained. When the term of a tenant is completed, that profile will be deleted off the system normally within a week. Ms. Clark normally waits a few days just in case the lease was extended without her knowledge.

Transponders:

If issued with the LPR, the transponder may be given to the resident, and Ms. Clark physically places on the resident's vehicle herself on either the windshield or headlight, depending on the resident's preference. If the transponder needs to be replaced due to new windshields, Ms. Clark will still place the new transponder on the vehicle herself.

No renter receives a transponder unless they are a long-time rental that has had numerous issues with the LPR that could not be resolved by the IT department.

This is an example of the email, besides the welcome email sent by Entrance IQ, that Ms. Clark sends out to each tenant and new homeowners:

Good morning, (Tenant Notice)

Welcome to Heritage Landing. You have been added to the system. The welcome email has been sent for Entrance IQ (DO NOT Reply to Entrance IQ). You may activate at any time but will not be able to log on until the day before your arrival. Upon arrival, you will need to stop at the Welcome Center with a **copy of your lease** to verify occupants, make sure Entrance IQ app is set up, and vehicle information has been captured/registered. Hours of operation for the Welcome Center are 7am to 3pm, Monday through Friday, and closed major holidays. Please let me know if I can assist with anything else.

Good morning, (Homeowner Notice)

Welcome to Heritage Landing. You have been added to the system. The welcome email has been sent for Entrance IQ (DO NOT Reply to Entrance IQ). You may activate at any time but will not be able to log on until the day before your arrival. Upon arrival, you will need to stop at the Welcome Center with a **copy of your deed** to verify occupants, make sure Entrance IQ app is set up, and vehicle information has been captured/registered. Hours of operation for the Welcome Center are 7am to 3pm, Monday through Friday, and closed major holidays. Please let me know if I can assist with anything else.

Commission on Ethics Required Annual Ethics Training Memorandum

3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
954.658.4900 | pfmmanagement.com
James P. Ward, District Manager

Community Development District Memo

To: **Board of Supervisors**
From: **James P. Ward**
Date: **October 19, 2026**
Re: **Commission on Ethics Electronic Financial Disclosure Management System (EFDMS), Financial Disclosure Forms and Required Ethics Training**

Ethics Training Requirements:

Pursuant to Section 112.3142, *Florida Statutes*, all Supervisors of a Community Development District organized and existing under the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, are required to complete four (4) hours of ethics training each calendar year. The four (4) hours of Ethics Training shall be allocated amongst the following categories:

- two (2) hours of ethics law,
- one (1) hour of Sunshine Law; and
- one (1) hour of Public Records law

Supervisors will report their 2026 training when they fill out their Form 1 (Statements of Financial Interests) for the year 2027 by checking a box confirming that they have completed the annual Ethics Training.

Please note that the four (4) hours of the Ethics Training do not have to be completed all at once. *ETHICS TRAINING IS REQUIRED TO BE COMPLETED BY DECEMBER 31, 2026 FOR THE FORM 1 THAT IS FILED IN 2027*.

It is highly recommended that you keep a record of all ethics training used to satisfy the Ethics Training requirements. At present, there is no need to submit a certificate or letter of completion of Ethics Training. However, the Florida Commission on Ethics ("COE") advises that Supervisors maintain a record in the event they are asked to provide proof of completion of all Ethics Training.

Additionally, you may be solicited by a private organization (Florida Association of Special Districts) – to take their Ethics Training Course on their platform for which there is a fee. **You are NOT required to use their services nor pay the fees they charge.** There are several free online resources and links to resources that Supervisors might find helpful, including free training for the two (2) hour ethics portion and links to outside training(s) which can be used to satisfy the other categories of the Ethics Training. **You may take training from any source you choose**.

General Resource: Florida Commission on Ethics – Training – Ethics (state.fl.us)

1. **Free Training Programs:**

Ethics law – The COE provides several free training videos (audio/visual or audio only) covering specific ethics law topics. Please note that two (hours" in the category of ethics law are required annually. Pursuant to CEO 13-15, "hours" may be measured in fifty (50) minute increments so you should ensure you satisfactorily complete sufficient programs to satisfy the two-hour ethics requirement if choosing a combination of training videos listed below.

a. **State Ethics Laws for Constitutional Officers & Elected Municipal Officers:**
Note: Google Chrome web browser will not open – use another web browser.
Video Tutorial

b. **Office of the Attorney General offers training on Sunshine Law and Public Records Law (22-page presentation – no audio):**
23-page presentation – no audio

c. **Office of the Attorney General 2-hour Audio-only Presentation regarding Public Meetings and Public Records Law:**
Audio presentation – no video

d. **The Florida League of Cities** offers a free four-hour online course which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. Registration is required for this class; however, there is no registration fee.
Florida League of Cities Website

FLC Future Ethics Workshop Dates:
12/16/2026: 10 am – 3:30 pm

2. Other Training Programs

a. **Florida State University's Florida Institute of Government** offers a "4-Hour Ethics Course" which satisfies the annual requirement to attend two hours of ethics law, one hour of Sunshine law, and one hour of Public Records law. The course is available online 24/7 and may be paused and resumed at your convenience. The registration fee is $79.00.

- 4-Hour Ethics Course

b. **Florida Ethics Institute (FEI)** offers a 4-hour Florida Ethics & Open Government Master Class which satisfies the state's annual ethics training requirement mandated by the Code of Ethics for Public Officers and Employees and applicable to elected municipal officers, constitution officers, and others. In accordance with the legal mandate the training consists of two hours of Ethics Law (covering Florida's ethics laws and Art. II, s. 8, Fla. Const.), one hour of Sunshine Law (Ch. 286, F.S.), and one hour of Public Records Law (Ch. 119, F.S.) education. The cost is $75.00

- Home - Florida Ethics Institute

District Financials

Tern Bay
Community Development District

October 2026 Financial Package

October 31, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

TABLE OF CONTENTS

Tern Bay Community Development District

Monthly Financial Statements

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3-5
Debt Service Fund	
Series 2005	6
Series 2022	7
Capital Projects Fund	
Series 2022	8
Income & Expense Graph – All Funds	9
Supplemental Reports - General Fund	
Schedule of Income	10
Schedule of Paid Expenses by Vendor	11
Monthly Check Detail	12-13
Accounts Payable Summary	14
General Fund Budget vs Actual - YTD	15-18

Tern Bay Community Development District
Balance Sheet
Through October 31, 2026

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	
		Series 2005	Series 2022	Series 2022			
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 105,448	$ -	$ -	$ -	$ -	$ -	$ 105,448
FMIT - Investment Account	53,411	-	-	-	-	-	53,411
Debt Service Fund							
Reserve Account	-	50,000	886,013	-	-	-	936,013
Revenue	-	89,518	828,657	-	-	-	918,175
Prepayment Account	-	1,919	-	-	-	-	1,919
Capital Project Fund							
Construction Account	-	-	-	1,662,575	-	-	1,662,575
Prepaid Expenditures	24	-	-	-	-	-	24
Due from Other Funds							
General Fund	-	8	142	-	-	-	149
Debt Service Fund	-	-	-	-	-	-	-
Capital Project Fund	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,856,255	-	1,856,255
Amount to be Provided by Debt Service Funds	-	-	-	-	27,623,745	-	27,623,745
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	27,844,927	27,844,927
Total Assets	**$ 158,883**	**$ 141,444**	**$ 1,714,811**	**$ 1,662,575**	**$ 29,480,000**	**$ 27,844,927**	**$ 61,002,640**

Tern Bay Community Development District
Balance Sheet
Through October 31, 2026

Description	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund			
		Series 2005	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets	
Liabilities							
Accounts Payable	$ 91,230	$ -	$ -	$ -	$ -	$ -	$ 91,230
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund	149	-	-	-	-	-	149
Capital Projects Fund	-	-	-	-	-	-	-
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2005A	-	-	-	-	55,000	-	55,000
Series 2022	-	-	-	-	660,000	-	660,000
Long Term							
Series 2005A	-	-	-	-	750,000	-	750,000
Series 2022	-	-	-	-	28,015,000	-	28,015,000
Total Liabilities	**$ 91,379**	**$ -**	**$ -**	**$ -**	**$ 29,480,000**	**$ -**	**$ 29,571,379**
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	27,844,927	27,844,927
Fund Balance							
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	141,032	1,712,295	1,655,273	-	-	3,508,600
Results from Current Operations	-	413	2,516	7,302	-	-	10,231
Unrestricted							
Beginning: October 1, 2025 (Unaudited)	234,994	-	-	-	-	-	234,994
Results from Current Operations	(167,490)	-	-	-	-	-	(167,490)
Total Fund Equity and Other Credits	**$ 67,504**	**$ 141,444**	**$ 1,714,811**	**$ 1,662,575**	**$ -**	**$ 27,844,927**	**$ 31,431,262**
Total Liabilities, Fund Equity and Other Credits	**$ 158,883**	**$ 141,444**	**$ 1,714,811**	**$ 1,662,575**	**$ 29,480,000**	**$ 27,844,927**	**$ 61,002,640**

Prepared by:
PFM Management Services LLC

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward - Reserve Distributions	$ -	$ -	$ -	0%
Interest				
Interest - FMIT	652	652	21,101	3%
Special Assessment Revenue				
Special Assessments - On-Roll	157	157	2,118,212	0%
Other Fees and Charges				
Discounts and Tax Collector Fees	-	-	(121,093)	0%
Total Revenue and Other Sources:	**$ 808**	**$ 808**	**$ 2,018,220**	**0%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	1,000	1,000	12,000	8%
Executive				
Professional Management	5,000	5,000	60,000	8%
Financial and Administrative				
Audit Services	-	-	4,500	0%
Accounting Services	2,625	2,625	31,500	8%
Assessment Roll Services	2,625	2,625	31,500	8%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	104	104	3,500	3%
Trustee Services	-	-	8,009	0%
Dissemination Agent Services	750	750	6,000	13%
Bond Amortization Schedules	-	-	500	0%
Property Appraiser & Tax Collector Fees	-	-	60	0%
Bank Services	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	-	900	0%
Web Site Development	-	-	2,400	0%
Insurance	42,526	42,526	50,000	85%
Printing & Binding	-	-	300	0%
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	10,000	0%
Legal - Series 2022 Bonds	-	-	-	0%
Other General Government Services				
Engineering Services - General Fund	-	-	10,500	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Other Public Safety				
Professional Services				
Operations Management	815	815	25,000	3%
Guardhouse Operations				
Professional - Gate Attendant	21,348	21,348	223,554	10%
Professional - Resident Liaison	5,819	5,819	34,580	17%
Resident Access Control System	2,706	2,706	31,835	8%
Contingencies	-	-	-	0%
Guardhouse Utilities				
Electric	266	266	2,400	11%
Water & Wastewater	-	-	1,200	0%
Internet, IP & Data	705	705	7,770	9%
Repairs & Maintenance				
Guardhouse Janitorial	420	420	3,600	12%
Gate	-	-	8,000	0%
Miscellaneous Repairs	4,324	4,324	5,000	86%
Contingencies	-	-	6,359	0%
Stormwater Management System				
Lake, Lake Bank, Littoral Shelf Maintenance				
Professional Services				
Asset Management	1,328	1,328	15,000	9%
Repairs & Maintenance				
Aquatic Weed Control	9,698	9,698	110,000	9%
Lake Vegetation Removal	-	-	5,000	0%
Water Quality Testing	-	-	4,000	0%
Aerations System	-	-	500	0%
Ctrl Structures, Catch Basins, Outfalls	-	-	20,000	0%
Contingencies	-	-	2,790	0%
Preserve Area Maintenance				
Professional Services				
Asset Management	978	978	12,500	8%
Repairs & Maintenance				
Wetland Maintenance	2,496	2,496	28,800	9%
Cane Toad Removal	1,675	1,675	15,000	11%
Wild Hog Removal	-	-	26,000	0%
Preserve Path Maintenance	702	702	18,100	4%
Contingencies	-	-	1,344	0%
Capital Outlay				
Lake Bank Restorations	-	-	60,000	0%
Littoral Shelf Planting	-	-	38,400	0%

Tern Bay Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Road & Street Facilities				
Professional Management				
Asset Management	4,921	4,921	10,000	49%
Street Lights				
Electric Service				
Electric Service	9,466	9,466	106,000	9%
Repairs & Maintenance				
Sidewalk & Pavement Repairs	-	-	12,500	0%
Striping & Pavement Marking	-	-	10,000	0%
Bridge Repairs	-	-	1,000	0%
Street Lights/Directional Signs	1,451	1,451	7,500	19%
Street Sweeping	-	-	14,000	0%
Pressure Washing - Streets	-	-	3,000	0%
Miscellaneous Repairs	-	-	5,000	0%
Contingencies	-	-	1,060	0%
Landscaping Services				
Professional Management				
Asset Management	4,308	4,308	15,000	29%
Repairs & Maintenance				
Common Area Maintenance	32,818	32,818	356,620	9%
Tree Trimming	-	-	50,000	0%
Landscape Replacements	-	-	50,000	0%
Mulch Installation	-	-	50,000	0%
Annuals	-	-	26,000	0%
Landscape Lighting	-	-	15,000	0%
Annual Holiday Decorations	7,425	7,425	17,000	44%
Contingencies	-	-	11,634	0%
Irrigation System				
Pumps & Wells & Line Distribution System				
Well Testing/Meter Reading	-	-	7,080	0%
Line Distribution System				
Routine Maintenance	-	-	10,000	0%
Reserves				
Extraordinary Capital/Operations	25,000	25,000	300,000	8%
Total Expenditures and Other Uses:	**$ 193,299**	**$ 193,299**	**$ 2,018,220**	**10%**
Net Increase/ (Decrease) in Fund Balance	**(192,490)**	**(192,490)**	**-**	
Fund Balance - Beginning	234,994	234,994	234,994	
Fund - Additions/Expenditures	25,000	25,000	300,000	
Fund Balance - Ending	**$ 67,504**	**$ 67,504**	**$ 534,994**	

Tern Bay Community Development District
Debt Service Fund - Series 2005
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	144	144	-	0%
Prepayment Account	6	6	-	0%
Revenue Account	256	256	4,835	5%
Special Assessment Revenue				
Special Assessments - On-Roll	8	8	103,369	0%
Other Fees and Charges				
Discounts and Other Fees	-	-	(6,762)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ 413**	**$ 413**	**$ 101,441**	**0%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2005 Bonds	-	-	55,000	0%
Interest Expense				
Series 2005A Bonds	-	-	43,269	0%
Series 2005B Bonds	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ 98,269**	**0%**
Net Increase/ (Decrease) in Fund Balance	**413**	**413**	**3,172**	
Fund Balance - Beginning	141,032	141,032	141,032	
Fund Balance - Ending	**$ 141,444**	**$ 141,444**	**$ 144,204**	

Tern Bay Community Development District
Debt Service Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Reserve Account	2,546	2,546	-	0%
Revenue Account	2,374	2,374	65,251	4%
Special Assessment Revenue				
Special Assessments - On-Roll	142	142	1,930,204	0%
Other Fees and Charges				
Discounts and Other Fees	-	-	(126,275)	0%
Operating Transfers In (From Other Funds)	-	-	-	0%
Total Revenue and Other Sources:	**$ 5,062**	**$ 5,062**	**$ 1,869,181**	**0%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	660,000	0%
Interest Expense				
Series 2022 Bonds	-	-	1,119,295	0%
Operating Transfers Out (To Other Funds)	2,546	2,546	-	0%
Total Expenditures and Other Uses:	**$ 2,546**	**$ 2,546**	**$ 1,779,295**	**0%**
Net Increase/ (Decrease) in Fund Balance	**2,516**	**2,516**	**89,886**	
Fund Balance - Beginning	1,712,295	1,712,295	1,712,295	
Fund Balance - Ending	**$ 1,714,811**	**$ 1,714,811**	**$ 1,802,181**	

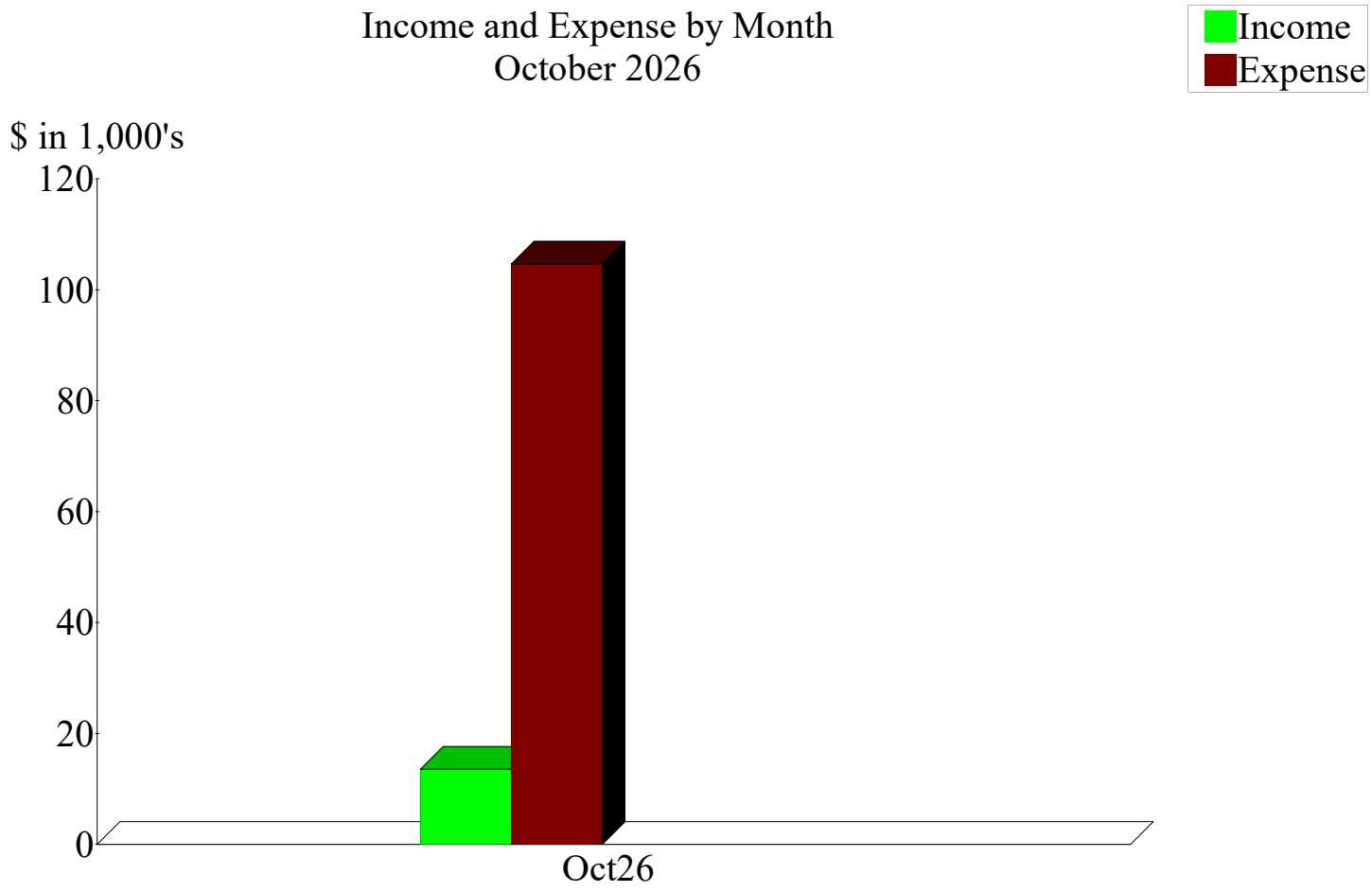
Tern Bay Community Development District
Capital Project Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2026

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	-	$ -	$ -	0%
Interest Income				
Construction Account	4,756	4,756	-	0%
Operating Transfers In (From Other Funds)	2,546	2,546	-	0%
Total Revenue and Other Sources:	**$ 7,302**	**$ 7,302**	**$ -**	**0%**
Expenditures and Other Uses				
Capital Outlay				
Water-Sewer Combination	-	-	-	0%
Stormwater Management	-	-	-	0%
Roadway Improvement	-	-	-	0%
Bridge Refurbishment	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	**$ -**	**$ -**	**$ -**	**0%**
Net Increase/ (Decrease) in Fund Balance	**7,302**	**7,302**	**-**	
Fund Balance - Beginning	1,655,273	1,655,273	-	
Fund Balance - Ending	**$ 1,662,575**	**$ 1,662,575**	**$ -**	

Tern Bay Community Development District

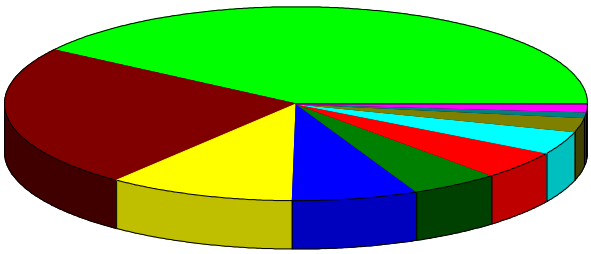
Income and Expense by Month

October 2026



Expense Summary

October 2026



5134500 · Insurance	40.65%
9099000 · Reserve Allocations	23.90
5410000 · Road & Street Faciliti	10.44
5790000 · Landscaping Services	7.10
5130000 · Financial and Administ	5.02
5120000 · Executive	4.78
5290000 · Other Public Safety	3.92
5810000 · Inter-Fund Group Trans	2.43
5110000 · Legislative	0.96
5133400 · Other Contractual Serv	0.82
Total	$104,614.99

By Account

Tern Bay Community Development District
General Fund Income Summary
October 2026

	Oct 26
Charlotte County Tax Collector	-156.69
Florida Municipal Investment Trust	-651.59
TOTAL	**-808.28**

Tern Bay Community Development District
Schedule of Paid Expenses by Vendor
October 2026

	Oct 26
Blakely, Denise	200.00
Brady, Robert	200.00
Brady, Tara	200.00
Brimmers Custom Decor	7,425.00
Comcast	704.58
DeLuca, Victoria	200.00
Disclosure Technology Services, LLC	750.00
Egis Insurance Advisors, LLC	42,526.00
EntranceIQ, LLC	2,705.96
Florida Power & Light	9,731.77
Hamilton, Gary	200.00
Jan-Pro Development of SW FL	420.00
OnSight Industries, LLC	1,451.15
PFM Management Services, LLC	10,250.00
The Sun	104.39
TOTAL	**77,068.85**

Tern Bay Community Development District
Check Detail
October 2026

Type	Num	Date	Name	Account	Memo	Paid Amount
Bill Pmt -...	**CBEK8I1OF...**	**10/19/2026**	**EntranceIQ, LLC**	**1010001 · Truist / SunTrust**	**Gatehouse Integrated Suite - October 2026 - Onln...**	
Bill	7234	10/01/2026		5294103 · Resident Access Control Syst...	Gatehouse Integrated Suite - October 2026	-2,705.96
TOTAL						-2,705.96
Bill Pmt -...	**2445**	**10/21/2026**	**Blakely, Denise**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2446**	**10/21/2026**	**Brady, Robert**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2447**	**10/21/2026**	**Brady, Tara**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2448**	**10/21/2026**	**DeLuca, Victoria**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2449**	**10/21/2026**	**Hamilton, Gary**	**1010001 · Truist / SunTrust**	**Board Meeting - October 21, 2026**	
Bill	10212026	10/21/2026		511110 · Board of Supervisor's	Board Meeting - October 21, 2026	-200.00
TOTAL						-200.00
Bill Pmt -...	**2450**	**10/19/2026**	**Brimmers Custom Decor**	**1010001 · Truist / SunTrust**	**2026 Christmas Deposit**	
Bill	2026-1	10/01/2026		5794625 · Holiday Decorations	2026 Christmas Deposit	-7,425.00
TOTAL						-7,425.00
Bill Pmt -...	**2451**	**10/19/2026**	**Egis Insurance Advisors, ...**	**1010001 · Truist / SunTrust**	**Acct 419 - Policy #100126503 10/01/2026-10/01/20...**	
Bill	34545	10/01/2026		5134500 · Insurance	Acct 419 - Policy #100126503 10/01/2026-10/01/2027	-42,526.00
TOTAL						-42,526.00
Bill Pmt -...	**2453**	**10/19/2026**	**Jan-Pro Development of ...**	**1010001 · Truist / SunTrust**		
Bill	41710	10/01/2026		5294601 · Guardhouse - Janitorial	Janitorial Services	-195.00
Bill	41711	10/01/2026		5294601 · Guardhouse - Janitorial	Janitorial Services	-225.00
TOTAL						-420.00
Bill Pmt -...	**2454**	**10/19/2026**	**OnSight Industries, LLC**	**1010001 · Truist / SunTrust**	**Labor / Installation of street signage**	
Bill	W001120173	10/06/2026		5414605 · Street Lighting	Labor / Installation of street signage	-1,451.15
TOTAL						-1,451.15
Bill Pmt -...	**2455**	**10/19/2026**	**The Sun**	**1010001 · Truist / SunTrust**	**Account 403599**	
Bill	4000889	10/08/2026		5133402 · Legal Advertising	Acct 403599 - Charlotte Sun - Notice of Meetings 10/...	-104.39
TOTAL						-104.39
Bill Pmt -...	**2456**	**10/20/2026**	**Florida Power & Light**	**1010001 · Truist / SunTrust**		
Bill	1800557880	10/01/2026		5414311 · Phase 1 - Lease Charges	Premium Lighting	-481.00
Bill	42621-0507...	10/07/2026		5414312 · Phase 1 - Use Charges	Acct 42621-05077 - Sep 8, 2026 to Oct 7, 2026	-18.54
				5414312 · Phase 1 - Use Charges	Acct 88236-54465 - Sep 8, 2026 to Oct 7, 2026	-389.65
Bill	88236-5446...	10/07/2026		5294301 · Electric - Gate	Acct 88236-54465 - Sep 8, 2026 to Oct 7, 2026	-0.45
				5294301 · Electric - Gate	Acct 88236-54465 - Sep 8, 2026 to Oct 7, 2026	-5.49
TOTAL						-895.13

Tern Bay Community Development District
Check Detail
October 2026

Type	Num	Date	Name	Account	Memo	Paid Amount
Bill Pmt -...	**2457**	**10/30/2026**	**Coleman, Yovanovich & K...**	**1010001 · Truist / SunTrust**		
Bill	16192-001M...	10/21/2026		202000 · Vendors Payable	Professional Fees through 10/21/2026	-1,143.25
Bill	16192-004M...	10/21/2026		202000 · Vendors Payable	Professional Fees through 10/21/2026 - Requisitions	-1,046.00
TOTAL						-2,189.25
Bill Pmt -...	**2458**	**10/30/2026**	**Disclosure Technology S...**	**1010001 · Truist / SunTrust**	**2027 Audit and Annual Reporting - Series 2022 & ...**	
Bill	2000	10/22/2026		5133404 · Dissemination Agent Services	2027 Audit and Annual Reporting - Series 2022 & 20...	-750.00
TOTAL						-750.00
Bill Pmt -...	**2459**	**10/30/2026**	**PFM Management Service...**	**1010001 · Truist / SunTrust**	**Management Fee - October 2026**	
Bill	144583	10/01/2026		5133202 · Accounting Services	Management Fee - October 2026	-2,625.00
				5133203 · Assessment Roll Services	Management Fee - October 2026	-2,625.00
				5123100 · Professional - Management	Management Fee - October 2026	-5,000.00
TOTAL						-10,250.00
Bill Pmt -...	**2460**	**10/30/2026**	**RESPEC Company, LLC**	**1010001 · Truist / SunTrust**		
Bill	INV07260571	10/01/2026		202000 · Vendors Payable	Services Rendered Through 7/31/2026 - WUP	-875.00
Bill	INV08260624	10/01/2026		202000 · Vendors Payable	Services Rendered Through 8/31/2026 - WUP	-875.00
Bill	INV09261185	10/16/2026		202000 · Vendors Payable	Services Rendered Through 9/30/2026 - WUP	-865.00
TOTAL						-2,615.00
Bill Pmt -...	**AUTO101226**	**10/12/2026**	**Comcast**	**1010001 · Truist / SunTrust**	**A/C 8535 10 061 0388477 - 09 25 2026 - 10 24 202...**	
Bill	8477 092126	10/01/2026		5294321 · Guardhouse-Internet, IP & Data	A/C 8535 10 061 0388477 - 09 25 2026 - 10 24 2026...	-214.86
TOTAL						-214.86
Bill Pmt -...	**Auto102826**	**10/28/2026**	**Comcast**	**1010001 · Truist / SunTrust**	**A/C 8535 10 061 0389574 - 10 11 2026 - 11 10 202...**	
Bill	9574 100726	10/07/2026		5294321 · Guardhouse-Internet, IP & Data	A/C 8535 10 061 0389574 - 10 11 2026 - 11 10 2026...	-224.86
TOTAL						-224.86
Bill Pmt -...	**AUTO103126**	**10/31/2026**	**Comcast**	**1010001 · Truist / SunTrust**	**A/C 8535 10 061 0387883 - 10 13 2026 - 11 12 202...**	
Bill	7883 100926	10/09/2026		5294321 · Guardhouse-Internet, IP & Data	A/C 8535 10 061 0387883 - 10 13 2026 - 11 12 2026...	-264.86
TOTAL						-264.86

Tern Bay Community Development District
Accounts Payable Summary - By Vendor
As of October 31, 2026

	Oct 31, 26
Allied Universal Security Services	27,167.43
Calvin, Giordano & Associates, Inc.	12,349.50
Premier Lakes, Inc.	12,896.00
Sunny Grove Landscaping & Irrigation LLC	32,817.80
SWFL IT Support LLC	4,323.99
Wild Things Wildlife Control	1,675.00
TOTAL	**91,229.72**

Tern Bay Community Development District
General Fund - Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3250000 · Special Assessment Revenue				
3250001 · Special Assessment - On-Roll	156.69	1,997,119.00	-1,996,962.31	0.0%
Total 3250000 · Special Assessment Revenue	156.69	1,997,119.00	-1,996,962.31	0.0%
3610000 · Interest Income				
3610001 · Interest - General Checking	0.00	21,101.00	-21,101.00	0.0%
3610030 · Investment Income - FMIT	651.59			
Total 3610000 · Interest Income	651.59	21,101.00	-20,449.41	3.1%
Total Income	808.28	2,018,220.00	-2,017,411.72	0.0%
Gross Profit	808.28	2,018,220.00	-2,017,411.72	0.0%
Expense				
5110000 · Legislative				
511110 · Board of Supervisor's	1,000.00	12,000.00	-11,000.00	8.3%
Total 5110000 · Legislative	1,000.00	12,000.00	-11,000.00	8.3%
5120000 · Executive				
5123100 · Professional - Management	5,000.00	60,000.00	-55,000.00	8.3%
Total 5120000 · Executive	5,000.00	60,000.00	-55,000.00	8.3%
5130000 · Financial and Administrative				
5133201 · Audit Services	0.00	4,500.00	-4,500.00	0.0%
5133202 · Accounting Services	2,625.00	31,500.00	-28,875.00	8.3%
5133203 · Assessment Roll Services	2,625.00	31,500.00	-28,875.00	8.3%
5133204 · Arbitrage Rebate Services	0.00	1,000.00	-1,000.00	0.0%
Total 5130000 · Financial and Administrative	5,250.00	68,500.00	-63,250.00	7.7%
5133400 · Other Contractual Services				
5133402 · Legal Advertising	104.39	3,500.00	-3,395.61	3.0%
5133403 · Trustee Services	0.00	8,009.00	-8,009.00	0.0%
5133404 · Dissemination Agent Services	750.00	6,000.00	-5,250.00	12.5%
5133405 · Bond Amortization Schedules	0.00	500.00	-500.00	0.0%
5133406 · Prop. Appr. & Tax Coll. Fees	0.00	60.00	-60.00	0.0%
5890000 · Bank Service Fees	0.00	250.00	-250.00	0.0%
Total 5133400 · Other Contractual Services	854.39	18,319.00	-17,464.61	4.7%
5134100 · Communications & Freight Serv.				
5134102 · Postage, Freight & Messenger	0.00	900.00	-900.00	0.0%
5134404 · Computer Service	0.00	2,400.00	-2,400.00	0.0%
Total 5134100 · Communications & Freight Serv.	0.00	3,300.00	-3,300.00	0.0%
5134500 · Insurance	42,526.00	50,000.00	-7,474.00	85.1%
5134700 · Printing and Binding	0.00	300.00	-300.00	0.0%
5135400 · Subscriptions & Memberships	0.00	175.00	-175.00	0.0%
5140000 · Legal Services				
5143101 · General Counsel	0.00	10,000.00	-10,000.00	0.0%
Total 5140000 · Legal Services	0.00	10,000.00	-10,000.00	0.0%
5190000 · Other General Govt. Services				
5193101 · Engineering Services	0.00	10,500.00	-10,500.00	0.0%
Total 5190000 · Other General Govt. Services	0.00	10,500.00	-10,500.00	0.0%
5290000 · Other Public Safety				
5293100 · Professional Services				
5293102 · Operations Management	815.00	25,000.00	-24,185.00	3.3%
Total 5293100 · Professional Services	815.00	25,000.00	-24,185.00	3.3%
5294100 · Guardhouse Operations				

Tern Bay Community Development District
General Fund - Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
5294102 · Professional - Gate Attendant	21,348.08	223,554.00	-202,205.92	9.5%
5294105 · Professional - Resident Liason	5,819.35	34,580.00	-28,760.65	16.8%
5294103 · Resident Access Control System	2,705.96	31,835.00	-29,129.04	8.5%
Total 5294100 · Guardhouse Operations	29,873.39	289,969.00	-260,095.61	10.3%
5294300 · Utilities				
5294301 · Electric - Gate	265.88	2,400.00	-2,134.12	11.1%
5294311 · Water & Wastewater	0.00	1,200.00	-1,200.00	0.0%
5294321 · Guardhouse-Internet, IP & Data	704.58	7,770.00	-7,065.42	9.1%
Total 5294300 · Utilities	970.46	11,370.00	-10,399.54	8.5%
5294600 · Repairs & Maintenance				
5294601 · Guardhouse - Janitorial	420.00	3,600.00	-3,180.00	11.7%
5294602 · Gate	0.00	8,000.00	-8,000.00	0.0%
5294603 · Misc. Repairs	4,323.99	5,000.00	-676.01	86.5%
5294699 · Contingencies	0.00	6,359.00	-6,359.00	0.0%
Total 5294600 · Repairs & Maintenance	4,743.99	22,959.00	-18,215.01	20.7%
Total 5290000 · Other Public Safety	36,402.84	349,298.00	-312,895.16	10.4%
5380000 · Stormwater Management System				
5384000 · Lake, Bank&Littoral Shelf Maint				
5383100 · Professional Services				
5383101 · Asset Managment	1,327.50	15,000.00	-13,672.50	8.9%
Total 5383100 · Professional Services	1,327.50	15,000.00	-13,672.50	8.9%
Total 5384000 · Lake, Bank&Littoral Shelf Maint	1,327.50	15,000.00	-13,672.50	8.9%
5384600 · Repairs & Maintenance				
5384601 · Aquatic Weed Control	9,698.00	110,000.00	-100,302.00	8.8%
5384602 · Lake Vegetation Removal	0.00	5,000.00	-5,000.00	0.0%
5384604 · Water Quality Testing	0.00	4,000.00	-4,000.00	0.0%
5384606 · Aerations Sys - Ftns/Bubblers	0.00	500.00	-500.00	0.0%
5384607 · Control Struc,Catch Bas,Outfall	0.00	20,000.00	-20,000.00	0.0%
5384699 · Contingencies	0.00	2,790.00	-2,790.00	0.0%
Total 5384600 · Repairs & Maintenance	9,698.00	142,290.00	-132,592.00	6.8%
5384700 · Preserve Services				
5383150 · Professional Services				
5383151 · Asset Management	978.00	12,500.00	-11,522.00	7.8%
Total 5383150 · Professional Services	978.00	12,500.00	-11,522.00	7.8%
5384650 · Repairs and Maintenance				
5384651 · Wetland Maintenance	2,496.00	28,800.00	-26,304.00	8.7%
5384654 · Cane Toad Removal	1,675.00	15,000.00	-13,325.00	11.2%
5384655 · Hog Trapping	0.00	26,000.00	-26,000.00	0.0%
5384660 · Preserve Path Maintenance				
5384663 · Path Clearing (Periodic)	0.00	5,000.00	-5,000.00	0.0%
5384662 · Shell Path Material	0.00	5,000.00	-5,000.00	0.0%
5384661 · Repairs & Maintenance - Path	0.00	8,100.00	-8,100.00	0.0%
5384660 · Preserve Path Maintenance - Other	702.00	0.00	702.00	100.0%
Total 5384660 · Preserve Path Maintenance	702.00	18,100.00	-17,398.00	3.9%
Total 5384650 · Repairs and Maintenance	4,873.00	87,900.00	-83,027.00	5.5%
5384698 · Contingencies	0.00	1,344.00	-1,344.00	0.0%
Total 5384700 · Preserve Services	5,851.00	101,744.00	-95,893.00	5.8%
5386063 · Capital Outlay-Stormwater Mgmt				
5386066 · Lake Bank Restorations	0.00	60,000.00	-60,000.00	0.0%
5386065 · Littoral Shelf Planting	0.00	38,400.00	-38,400.00	0.0%

Tern Bay Community Development District
General Fund - Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
Total 5386063 · Capital Outlay-Stormwater Mgmt	0.00	98,400.00	-98,400.00	0.0%
Total 5380000 · Stormwater Management System	16,876.50	357,434.00	-340,557.50	4.7%
5410000 · Road & Street Facilities				
5413100 · Professional Services				
5413101 · Asset Management	4,921.00	10,000.00	-5,079.00	49.2%
Total 5413100 · Professional Services	4,921.00	10,000.00	-5,079.00	49.2%
5414300 · Utilities - Street Lights				
5414310 · Electric Service				
5414311 · Phase 1 - Lease Charges	481.00	6,000.00	-5,519.00	8.0%
5414312 · Phase 1 - Use Charges	8,984.89	100,000.00	-91,015.11	9.0%
Total 5414310 · Electric Service	9,465.89	106,000.00	-96,534.11	8.9%
Total 5414300 · Utilities - Street Lights	9,465.89	106,000.00	-96,534.11	8.9%
5414600 · Repairs & Maintenance				
5414601 · Sidewalk & Pavement Repairs	0.00	12,500.00	-12,500.00	0.0%
5414602 · Striping & Pavement Marking	0.00	10,000.00	-10,000.00	0.0%
5414604 · Bridge Repairs	0.00	1,000.00	-1,000.00	0.0%
5414605 · Street Lighting	1,451.15	7,500.00	-6,048.85	19.3%
5414606 · Street Sweeping	0.00	14,000.00	-14,000.00	0.0%
5414608 · Pressure Washing - Streets	0.00	3,000.00	-3,000.00	0.0%
5414610 · Misc. Repairs	0.00	5,000.00	-5,000.00	0.0%
5414699 · Contingencies	0.00	1,060.00	-1,060.00	0.0%
Total 5414600 · Repairs & Maintenance	1,451.15	54,060.00	-52,608.85	2.7%
Total 5410000 · Road & Street Facilities	15,838.04	170,060.00	-154,221.96	9.3%
5790000 · Landscaping Services				
5793100 · Professional Management				
5793101 · Asset Management	4,308.00	15,000.00	-10,692.00	28.7%
Total 5793100 · Professional Management	4,308.00	15,000.00	-10,692.00	28.7%
5794600 · Repairs & Maintenance				
5794601 · Common Area Maintenance	32,817.80	356,620.00	-323,802.20	9.2%
5794602 · Tree Trimming	0.00	50,000.00	-50,000.00	0.0%
5794603 · Landscape Replacements	0.00	50,000.00	-50,000.00	0.0%
5794604 · Mulch Installation	0.00	50,000.00	-50,000.00	0.0%
5794605 · Annuals	0.00	26,000.00	-26,000.00	0.0%
5794606 · Landscape Lighting	0.00	15,000.00	-15,000.00	0.0%
5794625 · Holiday Decorations	7,425.00	17,000.00	-9,575.00	43.7%
5794630 · Irrigation System				
5794631 · Pumps & Wells				
5794633 · Well Testing/Meter Reading	0.00	7,080.00	-7,080.00	0.0%
Total 5794631 · Pumps & Wells	0.00	7,080.00	-7,080.00	0.0%
5794640 · Line Distribution System				
5794641 · Routine Maintenance	0.00	10,000.00	-10,000.00	0.0%
Total 5794640 · Line Distribution System	0.00	10,000.00	-10,000.00	0.0%
Total 5794630 · Irrigation System	0.00	17,080.00	-17,080.00	0.0%
5794699 · Contingencies & CEI	0.00	11,634.00	-11,634.00	0.0%
Total 5794600 · Repairs & Maintenance	40,242.80	593,334.00	-553,091.20	6.8%
Total 5790000 · Landscaping Services	44,550.80	608,334.00	-563,783.20	7.3%
Total Expense	168,298.57	1,718,220.00	-1,549,921.43	9.8%
Net Ordinary Income	-167,490.29	300,000.00	-467,490.29	-55.8%
Other Income/Expense				
Other Expense				

Tern Bay Community Development District
General Fund - Budget vs. Actual
October 2026

	Oct 26	Budget	$ Over Budget	% of Budget
9099000 · Reserve Allocations				
9099001 · Extraordinary Capital/Operation	25,000.00	300,000.00	-275,000.00	8.3%
Total 9099000 · Reserve Allocations	25,000.00	300,000.00	-275,000.00	8.3%
Total Other Expense	25,000.00	300,000.00	-275,000.00	8.3%
Net Other Income	-25,000.00	-300,000.00	275,000.00	8.3%
Net Income	**-192,490.29**	**0.00**	**-192,490.29**	**100.0%**

Resolution 2027-4

RESOLUTION 2027-4

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE OFFICE AND LOCATION OF THE REGISTERED OFFICE; AND PROVIDING FOR CONFLICTS AND INVALID PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Tern Bay Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Charlotte County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the Tern Bay Community Development District desire to appoint Vivian Carvalho as the Registered Agent and designate the offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, as the Registered Office.

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

SECTION 1. DESIGNATION OF REGISTERED AGENT: Vivian Carvalho is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of PFM Management Services LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817, is hereby designated as the Registered Office.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT: That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 18th day of November, 2026.

ATTEST:	**TERN BAY COMMUNITY DEVELOPMENT DISTRICT**
Vivian Carvalho, Secretary	_____, Chairperson

Minutes 9/22/2026

MINUTES OF MEETING
TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Tern Bay Community Development District was held on Wednesday, October 21, 2026, at the Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

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

Also present were:

James P. Ward	District Manager w/PFM
Greg Urbancic	District Counsel
Richard Freeman	District Asset Manager
Clay Rebol	District Engineer
Racheal Meade	Assistant District Manager w/ PFM
Vivian Carvalho	Senior District Manager w/PFM
Cori Dissinger	Assistant District Manager w/PFM
Jennifer Glasgow	District Accountant w/PFM

Audience:

There were 41 participants, including staff, online.
Laurie Smith
Mike R
Joe Stigliano
Diane Stewart
Kay Yargrove

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Chairperson Tara Brady called the meeting to order at approximately 10:01 a.m.; all Members of the Board were present, constituting a quorum.

DRAFT

SECOND ORDER OF BUSINESS Notice of Advertisement

Notice of Advertisement of Public Hearings and Regular Meeting

Chairperson Brady noted the meeting was advertised appropriately.

THIRD ORDER OF BUSINESS Public Comments

Public Comments on Agenda Items

Chairperson Brady reviewed public comment protocols. She reviewed the agenda items and asked if there were any comments or questions regarding items on the agenda.

Ms. Laurie Smith asked the CDD to find a better method of notification regarding CDD meeting changes or cancellations as the current methods were ineffective. She noted she checked the website, but the website was occasionally not updated until the last minute.

Chairperson Brady asked if there were any other comments regarding agenda items; there were none.

FOURTH ORDER OF BUSINESS EntranceIQ Presentation

Robert Beeline Presentation on EntranceIQ

Chairperson Brady noted Mr. Beline was not on the call.

Mr. Cori Dissinger indicated Mr. Beline was invited and sent the meeting information but was not on the call.

Chairperson Brady stated this was the second meeting Mr. Beeline was invited to attend but did not show. She suggested removing this item from future agendas and possibly just reviewing the EntranceIQ report provided by Mr. Beeline rather than having Mr. Beeline present the report.

Mr. Gary Hamilton stated he reviewed the presentation and had some comments. *I don't agree with some of the numbers on there. I spent about four hours back in, let's say, August, September, up there with Heather going through everything. I put a report together. You guys all saw it at the last meeting. Some of the things got done. I've been traveling significantly this summer, so I came back about two weeks ago, and I spent another three hours up there, looking and going over the original report that I put together, and then correcting the report. I sent it to Jim. Some of the things have been taken care of, and they were like the wiring in in there. I mean, it was really kind of either a fire hazard or just not professional. My car didn't go through. My plate reader wouldn't read, so I went down and I said, "Heather, my plate reader." So, she goes in the system and she says, "Gary, your plate reader is fine. Got it right here. There's no issues." So, we talk a little bit more. We go through and we go through the report because she had a report underneath her map. We go out. She stands there. I pull up and it doesn't, and I don't have an RFID because I have a plate reader, which is a big issue here. And I went through the notes meticulously when I was gone here recently over the last meeting, and I saw you had a huge discussion here. Sorry, I wasn't here for it, but I agree with some of the issues here. I also understand that we're paying for a service, and EIQ to me is more of a*

software piece than anything else. It's really not the plate reader. It's really software and data collection, data information. What we do with the data, I'm not a big data guy anyways because you can collect all kinds of data. You can manipulate data any way you want. One of the things that I did notice though is the plate reader is not working, and we've got RFID devices everywhere. I stood there for and Jim, can you send this out to everyone at some point here? I stood there for approximately 30 cars at the gatehouse while monitoring the screen. So, I'm in the room, looking at it. The guard is there. Heather is there. Cars come up. David I think you were one of the ones and he got stuck. And so out of the 30 cars, two of them were approved for plates, it read the plate for two. RFIDs, four of them were approved, and the rest of them, the 24, unidentified. So, either they went through, we don't know who they were, or the guard hit the button to let them through. That's a pretty bad rate.

Chairperson Brady stated that was a problem.

Mr. Hamilton stated he got an RFID device because the system was not reading his plate. He stated there were some panel issues which needed replacement. *So, when you pull in, you've got this giant spot that you can pull into for the visitors. If you pull closer to the side that's near the guardhouse, it will pick up your plate easier. But if you don't, if you just drive in and you're on the right or you're in the middle or towards the right, it doesn't. Maybe, if we can get these cameras fixed, the camera is not working either, it's black and white at this point. We need it to work properly. There's a lens in there or something that's missing. It's in the report. It needs to get fixed. I don't know why we can't do this stuff. If we move it, if we shift it over, we could actually put a striping on the right-hand side to kind of guide people over. People pretty much stay within the lines, most people do. If you did that, I think it would help a little bit. There's also another part that if you're coming up, but if one car comes in, another car comes in, it blocks the reader because the plate reader is so far back. Maybe put a line, a stop line, so you know when you're coming in where to go. Again, following basic road guidelines may help. My recommendations are let's get the plate reader to work properly. Let's turn off all the unidentified RFIDs, and we could do it in increments. We could do it in 25 or 50 increments. We got to do it.* He continued to discuss turning off the RFID devices, the reasons he believed this was necessary and providing notice to the residents prior to turning off the unidentified RFID devices.

Chairperson Brady agreed with Mr. Hamilton. She noted there were over 1,000 unidentified RFID devices. She agreed notice should be sent out to the community and the unidentified RFID devices should be gradually shut down. She stated residents could come in to see Heather if they had an RFID device which was shut off. She stated a fee should be charged to residents who were adamant about obtaining a transponder; the CDD should not be paying the cost of transponders.

Ms. Vickey DeLuca reported she, Mr. Ward, and Ms. Carvalho had a meeting with Entrance IQ to ask about the transponders which were coming into the community. *We have 3,357 transponders that are registered in our community across our residents. So, we have 321 homes that don't have transponders aligned to them. But yet we have 157 homes that don't have license plates. Heather has already reached out to the homes that don't have license plates with a whole barrage of you know, "I get rental cars. My car isn't here." Again, she got a lot of understandable reasons. "This is my rental property. I've got three properties." So again, I get that. But when we talked to Robert, he said he can produce a report for this Board that can tell us what are the transponders which are coming in, the date they come in. We can see this transponder is coming in from Casamigas Tequila Truck to your point, Gary. Because Heather can go to the time and the date to find out. If we start turning these off, they can do it without*

randomly picking who we're going to turn off. We can say who are the biggest offenders, but I think we can put a process in place. Because the first was, can we get the data? And they told us we can. So, out of those 1000, Tara, we can find out if the 1000 entries are coming from 20% of the cars, and we can identify them.

Chairperson Brady stated this was great data to have but was not needed. She said the CDD just needed to start shutting them off. She stated she did not care who was using an unidentified transponder; she just wanted to get rid of them.

Ms. DeLuca: I'm just saying we know who our residents are. So, if they're paying the $20 for transponders, they should be let in.

Chairperson Brady noted the CDD had not charged anybody for a transponder. She stated from this point forward, all transponders should be turned off, and then, if a resident's license plate truly did not work, and it was the fault of the plate reader, not the resident, and this was verified, then the resident could get a transponder for free; however, if a resident just wanted a transponder, said resident should pay the cost of the transponder. She noted the CDD was not trying to make a profit, residents could pay the cost of the transponder.

Mr. Hamilton noted it was important to get the plate reading system fixed before moving forward as well. He said fix it or get rid of it.

Ms. DeLuca stated the plate reader became exceedingly inaccurate in the rain. She asked why EntranceIQ sold the CDD a system which did not work.

Chairperson Brady stated she believed the original intent was to get rid of transponders. She said the CDD purchased a system which did not do what it was supposed to do, and this was a problem.

Ms. DeLuca stated she did not disagree; she was simply saying a transponder could be used as an alternative if nothing else was working.

Mr. Robert Brady: Can I jump in here for a second? So, you had your own little meeting with EntranceIQ, and then they don't bother showing up here so we could talk to them? Is that what happened here?

Ms. Deluca: We wanted to ask them questions specifically in the meeting, and I mean again, I wanted to understand how to support the Board in the conversation.

Chairperson Brady: I understand Sunshine Law very well. I have a problem that Vicky had a meeting, and a notice was not sent out to everybody, and it would not be violating the Sunshine Law to say Vicky had a meeting with this contractor, and here is what was discussed. That is not a violation of the Sunshine Law, and then the other four people would have known that that conversation took place. Part of the frustration is that these meetings take place. Which understand we can't meet with them separately. This is the only time, but they're not showing up. But there has to be better communication of what individual Board Members are doing because we cannot talk to each other. I would rely on you guys to tell us, we should have been told before today that Vicky had a meeting with them, and here is what was discussed. Then we're all on the same page. Frankly, we don't waste 20 minutes hearing about her meeting. That would have been a lot better.

Mr. Ward: Personally, I don't think it makes sense because you know, as you know, you guys call all of the time. You call me, you call Vivian, you call Richard, you call whoever you want to call, and I don't. That's fine. You can all do that. But now, asking the staff to write notes and send them back to all of you. I think is beyond reasonable.

Chairperson Brady: Nobody should be giving you guys direction because it comes from the board.

Mr. Ward: Nobody gives us direction.

Chairperson Brady: If I call Richard and say, "Hey, the lights are out on the fence," I don't think that needs to go to everybody. But a full-blown meeting with a contract that is different.

Mr. Ward: I don't think. I think a simple discussion with Robert from Entrance IQ who was supposed to be here today to ask a couple of questions beforehand. I don't consider that a major issue. I don't see that as any different than Gary going to the front entrance and talking to Heather.

Chairperson Brady: I would have loved to have known that data before today too. And if he gave you a report, you guys should have been able to give us that report to say Gary went and did this. Here's the report. And if I am speaking out of turn and you guys don't agree with me, then tell me.

Discussion ensued regarding what information should or should not be emailed to the Board.

Mr. Hamilton: I don't disagree, but I want to do two things if I can. Number one is move that to a separate discussion here at the end. I want to bring something up with that specifically. Let's finish the EntranceIQ thing here, so we can wrap that up. But I agree with you. We need better communication. We're going to talk about goals here in a little bit. And there's, I think, some other people out here that have some goals here that we want to do outside of the required Florida statutes. What we need to do as a board and how we need to move forward, and that's communication and so on. But I'd like to wrap this up.

Chairperson Brady: Richard's report specifically talks about that panel. Richard couldn't get that panel fixed because of the spending resolution because it was over $5,000 dollars and so now we've had to wait and not get stuff done, and that's part of what I my thing that I want to talk about because again that spending resolution was put in there. I 100% agree. Jim shouldn't be making a contract for $100,000 without us knowing it. But if it is something that is approved as a line item in our budget, and the gate needs to be repaired, he should not have to wait a month and a half till we have another meeting to approve something that needs to be fixed that's in the budget.

Mr. Hamilton: Didn't we have that as part of the language?

Chairperson Brady: Anything over $5,000 has a report, whether it's in the budget or not.

Mr. Ward: Correct.

Chairperson Brady: That's ridiculous.

Mr. Hamilton indicated he never saw the final executed document for the spending resolution.

Ms. Denise Blakely asked how long the panels and camera had been out.

Mr. Freeman responded approximately four or five weeks.

Chairperson Brady noted these could have been fixed if it not for the spending resolution.

Ms. DeLuca stated the panels and camera were out before the last meeting, but it was not mentioned.

Mr. Freeman explained it did not make the agenda for the last meeting.

Chairperson Brady explained the agenda had to be done and published seven days ahead, and nothing could be added after publication.

Mr. Freeman: We knew it was out, and we were working on a price with the vendor, and then it didn't make the agenda, and we didn't have a price when we came to the board meeting at that point.

Ms. Carvalho: Corey's on the line. He can clearly send it quickly to everybody. The Board, that spending resolution, which the board approved, and at any point in time, the Board can revisit that resolution and make adjustments if it's not working.

Ms. Blakely: Couldn't we use common sense and pull together a quick meeting or something and send out to the Board Members or something to say, "Hey, the gate's not fixed. We can't wait a month and a half."

Chairperson Brady: That would not be considered an emergency. You'd still have to do your one week's notice and all of that.

Ms. Blakely: Well, if we had done the one week notice we would have been farther ahead than we are now.

Chairperson Brady: I think adjusting the spending resolution would be a better idea.

Ms. Blakely: But I mean, couldn't we have done that in the meantime?

Ms. DeLuca: I guess the question is the two panels. The system is functioning. Those are additional panels in the system. So, to be 100% clear, the system is functioning. Those are additional panels that got hit by lightning in the system. And again, the camera got hit by lightning too. Just wanting to make sure it's not that the system is not functioning.

Mr. Ward: I want to go back to what Gary started earlier because at the end of the day we're off track here. The entrance IQ system, to me the important issues are really, are we going to charge for the transponders? I will tell you the price is $9.62 a unit is what we're paying for them currently. So, I think we should implement a fee structure of I don't know $12 bucks, $15 bucks. Figure out a number. I don't care, but we can put that in place. So, that'll solve the transponder issue in terms of the pricing, and you know we have to do some kind of a resolution or rule. I'll talk to Greg; we'll do it probably in resolution format just for now because it's kind of a simple issue of get it done. The other issue I think with entrance IQ is do you want to turn off these transponders? That's the big issue. To me, that is the only really big issue. The repair issues

that we have talked about do need to be fixed. They are scheduled for discussion today as a part of that. Later on in Richard's agenda, we were going to talk about that issue and get these things fixed for you pursuant to the terms of that spending resolution. If you don't like the spending resolution it needs to be changed. But that's a different discussion. So, those to me are the only two issues from EntranceIQ's perspective that I think we need to decide today. You know all of these systems are all the same, whether you use Entrance IQ or Ramco or Vero or fill in the blank whatever other name it is. They all have the same issues. They're all electronic. I don't care what community I go into I always have the same issues, doesn't matter what it is. Fill in the name. Who cares? So, if we're going to have the system, let's just try to make it work as best we possibly can. I like the idea of striping the roadway a little bit because I clearly can tell the cameras can't read some of the plates because they're off. The car is either too far to the left, too far to the right, or far too close to it. Whatever it may be. You do have the rain issues. You have tires on backs of cars. You have plates with stuff on them. So, the RFID readers are going to be a necessity. If you want to turn off the old ones, and I see shaking heads, yes. So, we'll turn them off. We will come up with a method to turn them off, put in place a price for the RFID readers, and move on with these dates.

Chairperson Brady: I 100% am fine if somebody wants the RFID reader, and Heather is putting it in the car herself, so they can't give it to their neighbor and they pay the $12 or whatever we decide.

Mr. Ward: We implemented that six months ago, Tara. The ones in the baggies are the old Ramco ones.

Discussion continued regarding shutting off the old unidentified RFID readers; not allowing RFID readers which were not attached to an identified vehicle; not giving RFID readers to renters; and registering renters in the plate reader system.

Mr. Hamilton: In our other place that we have in South Carolina, we actually have a barcode on the side. In the nine years that we lived there, we never had an issue. It was an old technology barcode. It's old technology. Number two is if it's a renter, they don't get the barcode. They go through the gate.

Ms. Blakely: But that's not true. They go up to the condo, and the condo has the baggy with the barcode.

Mr. Hamilton: That's what I'm saying. We need to look at how do we get the data for the renters from the HOA to us.

Chairperson Brady: We've been making the renter bring it in.

Mr. Ward: We have had a procedure in place for more than six months on that, you know.

Mr. Hamilton: Can you share that?

Mr. Ward: Yeah, it's pretty simple. I mean, they either come from realtors, but we require them to provide us a copy of the lease itself, so it shows the date that the lease is effective and the date that it terminates, that's put in the EntranceIQ system. Whoever it is, whenever the termination date is. Some of it comes from realtors directly, but Mary does provide a list of the renters. She's supposed to provide a list of renters with the same information that we put in the EntranceIQ system.

Ms. Blakely: No real estate agent should be giving Heather lease information that is not approved by the HOA. Just do me a favor because they have to pay application transfer fees and stuff with the master HOA, and I can tell you that condo HOAs are not aware of all the renters in here.

Chairperson Brady: So, I would say now that we have a new general manager, if we could come up with a better procedure because when we first started this, the HOA was not as willing. In my emails they were like, "We're not giving you a list. We don't always have all of that data. We're not going to be responsible for it." And the HOA did not want to provide Heather with that info. And this is what I struggled with. We then told the people themselves, "You're renting, you have to bring in the lease yourself." Well, then they were pissed off because my rental date starts on a Sunday and nobody's there. I think the direction that we should go is all non-current resident transponders should be shut off in increments. Say 100 a week, and then we go from there.

Mr. Hamilton: So, you're going to get feedback. You will absolutely get feedback, but I agree.

Mr. Ward: We do have renters in the system. So, we can't say non owners because we do have renters that are identifiable. We do have renters in the system. We do have them in the EntranceIQ system. We do have a procedure in place that's been in place.

Chairperson Brady: How many renters have transponders?

Mr. Ward: Every renter that has gone through the system in the last six months should have a transponder.

Chairperson Brady: We weren't giving them transponders specifically. We had said we were not giving renters transponders because we didn't want that to be an "Oops, we forgot to turn this off" or they took it out of the car and gave it to somebody else. We weren't doing that. We were making them put their license plates in. So, can I make a suggestion that right now we ask Jim and Vivian to bring us back the exact current policy of what they are doing, verify it with Heather, because to Gary's point, we have said certain things and I'm not so sure that that's what is being done. So, whether or not she's following the policy, let her tell us exactly what she is doing, how it is being done, and at the next meeting, you guys make that decision on what you're doing. I'm still good with starting to turn off unidentified ones now.

Mr. Hamilton: When you get my report again, you'll see what you just said is what I'd asked for, what I recommended. Some of the action items in there, and turning them off. I think I had like 50.

Chairperson Brady: I'm going to make a motion to turn off 50 unidentified transponders a week. At the same time, over the next month Jim's office is going to get with Heather and determine exactly what the current procedures are for renters, owners, and everything, and bring that back to this board at the next meeting, along with statistics. They will send an overview. They'll send Gary's report out, so you guys will have all of that data, and then you can make an informed decision at the next meeting. That is my motion. Is there a second?

Mr. Hamilton seconded the motion.

Ms. Blakely: Jim and Vivian, can you get that report from Robert, please, on the number of vehicles coming in with non-registered transponders and send it to this Board, because we don't

know if 50 is the right number, Tara, or what number it should be, and he also stated he could give frequencies. So, can you get that report he committed that he could do to all five of us, so that at the next board meeting we can do what Tara just proposed that we do. I suggest that we don't do anything till the next board meeting with the processes, the procedure, the proper communication, and then we can determine after we've seen it, whether it is 100 that we need to turn off, not just 50. I don't know what the numbers are, so I agree with everything you said except can we get the data and do it at the next meeting.

Chairperson Brady: Just vote no when I call for an answer for the motion.

Ms. Blakely: Oh, I liked everything.

Discussion ensued regarding the motion; whether or not to push this matter to the next meeting once again; proceeding with shutting down the transponders; only turning off 200 transponders before the next meeting; increasing the number of unidentified transponders to 100 per week; turning off unidentified transponders should not affect residents; and revisiting this matter again next meeting.

Chairperson Brady stated another email would be sent to the residents informing residents that 50 unidentified transponders would be turned off weekly starting Friday.

Ms. Blakely stated this information should also be sent through the app. She noted that residents would then have the opportunity to address the matter if they feared they had an unregistered or unidentified transponder.

Mr. Hamilton noted the residents were all registered in the system; the only residents which might have difficulty would be those who had a transponder from years and years ago which was unregistered.

On MOTION made by Tara Brady, seconded by Gary Hamilton, and with all in favor, the suggestion to turn off 50 unidentified transponders per week was approved and staff was directed to obtain the procedures currently being followed by the front gate and front office for presentation and consideration by the Board.

Mr. Ward: I think we need to be cognizant of two things. One is, we do have to fix the equipment that needs to be repaired, and we need to make sure that EntranceIQ can do this. That part of the question hasn't been asked.

Chairperson Brady stated the motion passed.

Mr. Brady: I just need to comment here before we leave EntranceIQ. We spent a lot of money to switch to entrance IQ.

Chairperson Brady: To be very clear, we spent no more money than we were paying Ramco already. So, it wasn't like we did a new contract and oh crap we spent an extra $200,000 dollars. It is a lot of money, but I don't want you to think that it was above and beyond what we paid for security.

Mr. Brady: As far as I'm concerned, we didn't exactly get what we were promised. That being said, all these questions, three meetings, I feel a representative from EntranceIQ should have been here today. So, not having a little meeting with you three. They should have been here to answer the rest of the people's questions. Not on the phone either. He should have been here.

Mr. Hamilton: The other thing is, what do we want to do about the striping out there?

Ms. DeLuca: I think we've got striping in the budget area. Again, Richard did the striping last time when we had to put the stop.

Mr. Ward: I will agree with Tara. The spending resolution is difficult to work with the way it's currently written.

Mr. Hamilton: Can you put it on the agenda? Send it out again. Put it on the agenda for next time. Let's fix it.

Mr. Ward: It'll be sent to you. But let's be clear. It was in your agenda where you approved the budget and the spending resolution and the appropriations.

Chairperson Brady: And I don't know if maybe we discuss changing it to 10. I thought it was 10. Okay. So, we're going to move on now.

FIFTH ORDER OF BUSINESS Consideration of Minutes

September 22, 2026 – Regular Meeting Minutes

Chairperson Brady asked if there were any additions, corrections or deletions to the Minutes; there were none.

On MOTION made by Vickey DeLuca, seconded by Robert Brady, and with all in favor, the September 22, 2026 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution 2027-1

Consideration of Resolution 2027-1 Amending and Restating the dates and time for Regular Meetings of the Board of Supervisors of the District for the remainder of Fiscal Year 2027 to the third (3rd) Wednesday of each month at 9:00 A.M., at the Heritage Landing Clubhouse, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955

Chairperson Brady stated Resolution 2027-1 approved meeting dates on November 18, 2026, December 16, 2026, January 20, 2027, February 17, 2027, March 17, 2027, April 21, 2027, May 19, 2027, June 26, 2027, July 21, 2027, August 18, 2027 and September 15, 2027 at 9 A.M. She asked if there were any questions; hearing none, she called for a motion.

On MOTION made by Vickey DeLuca, seconded by Denise Blakely, with all in favor, Resolution 2027-1 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2027-2

Consideration of Resolution 2027-2, Adopting goals, objectives, and performance measures and standards for Fiscal Year 2027; providing a severability clause; and providing an effective date

Chairperson Brady asked if the Board had any changes, comments or questions. She asked if the Board wished to approve this now and then suggest additional goals or standards at the next meeting.

Mr. Hamilton: I think that would be a good idea for our first meeting next time. Because I really want to expand that, I really do. I think every board member here should have an objective of what they're looking for in the community, based even off of the -- which I'd like Jim, if you could, to send out our contracts to review again in Excel to the board members.

Mr. Ward: Okay.

Mr. Hamilton: I saw last month we were out at Sunny Grove getting quotes for different items, and I think there were five of them going somewhere around $75,000. I didn't see any other quotes. I only saw Sunny wrote quotes. I'd like the Board to get a little bit more involved in some of these things here that we can actually dig into and take a little bit of responsibility.

Chairperson Brady: It would be great at your next meeting when you do your reorganization, that you give each person responsibilities and then you don't have two people working on the same thing and doing that stuff. For those in the audience and listening that didn't feel like reading the 150-page agenda, which I feel you, the minimum performing standard where I said adopt these as minimum and then add to them is public meeting compliance, and the objective is to hold two regular board of supervisors meetings, notice of meeting compliance, access to records compliance, and then under financial transparency, the annual budget preparation, financial reports being available, the annual financial audit. All of these things we already do. They're available on the website and all of that, so it's a pretty standard, very minimalistic goal list that I think definitely should be expanded on. But I'm fine if somebody wants to make a motion to approve these as a minimum, so that they are on the record, and then if you would like to add to them when you have a full board next meeting you can.

Ms. DeLuca: I move to approve these as a minimum for today because again, it's our new fiscal year, and I agree with you. I would like to see these expanded once we have a new full board, and also to what Tara said: How do we define responsibilities so we're not putting on different things, and we trust the board member who is running with the various different subjects? So, I do move to adopt this Tara as a minimum, and let's begin the discussion for the next board meeting.

On MOTION made by Vickey DeLuca, seconded by Denise Blakely, with all in favor, Resolution 2027-2 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS Staff Reports

Chairperson Brady asked if staff wanted the Board to ask questions about the staff reports which were attached to the Agenda, or if staff wanted to review the reports.

Mr. Ward: I think we should let the staff members report on them as the case may be. I want to go back to the spending resolution because I want you to be clear on what this says. I have it with me. The way it's written, I have the authority to approve routine operational expenditures not to exceed $30,000 dollars, but the expenditure has to be within the approved budget line item. So, that's where the rub is happening. For example, the repairs to the EntranceIQ system are over $5,000 dollars. The line item budget that we have for EntranceIQ repairs is $5,000 dollars. So, the way the spending resolution is worded currently, and this would be consistent with every line item we have, if we had to do a repair that was under 30, but over the line item amount, it has to come back to the Board for specific authorization to do that, which is why the $6,000 dollar number, whatever the number is that Richard is mentioning, it will mention to you under the entrance IQ system, is a problem. That's the one line item that's probably the most difficult for me to get past with all of you.

Ms. DeLuca: I guess my question to that is that we have $6,359 dollars in a contingency. So again, I'm trying to understand is there a problem? Because again, thank you, first of all, because I would have never asked for a document at $5,000 dollars for you.

Mr. Ward: I missed it too to be honest with you.

Ms. DeLuca: We have it in the budget on miscellaneous line items, and I'm looking at you guys. And Greg's on the phone. Is the wording in that again -- ?

Mr. Ward: It would have to be amended.

Ms. Carvalho: The best alternative is strike out the line item portion of that provision within the spending resolution, and then you cover all bases. That's what you're looking into, like right? So, it's not necessarily if you have a gate line item that is $5,000 dollars, but you have miscellaneous, you can tap into it and still stay within that spending authority.

Mr. Ward: Which you can't under this resolution because there's also a separate provision that forbids the split because the split can get wonky.

Ms. DeLuca: And also, if I remember that right, Jim, you report to us next month on what you did. There's a reporting mechanism in that spending resolution, so we are notified when that spending occurs. Meaning, go run the business.

Ms. Carvalho: There are some constraints of going and running the business based on how Jim just outlined what's stated.

Chairperson Brady: If you send it out with your suggested changes that will make running this community easier to the Board and add it to the next agenda for approval that would be awesome.

Mr. Ward: Okay. Yeah, one constraint is very difficult, especially if you look at your budget. And I didn't really realize it when we were doing this, but if you look at our budget, our administrative

line items, some of them are only like $300 bucks. I mean, I'm like, whoops. You know you got a problem here. I would like to change this. So, if we can do that --

I. District Attorney

a. Memo on Signage within the District

Mr. Ward: Unbeknownst to me as the manager, there were signs being placed out in front of the community, basically that said "open house" kind of a thing. Whenever they were, I did not know about that. I told EntranceIQ or the Allied staff, please do not put those signs out there. They're not permitted by county code, which I already knew. Obviously, that is an issue. So, on your agenda and what Greg has written up for you, which I will let him go through, is what the sign ordinance says for Charlotte County, and the discussion of whether or not you are going to permit signs in this community for whatever reason.

Chairperson Brady: Can I ask because you know I called you when I a citizen called me extremely upset, and then you had been made aware of it by Heather. You told me. Had you talked to any board member before we engaged Greg to do this?

Mr. Ward: Of course not. I'm not required to do that. I understand your implication, but let's understand I don't have –

Chairperson Brady: I understand. You don't take direction from a single person. It was just a question that I was asking.

Mr. Greg Urbancic: Jim contacted me regarding the issue, and my intent was to put together something that just gave us a general outline. And really, as Jim just mentioned, it seems like some of the starting consideration is the Charlotte County Ordinance, which says "no private sign shall be erected, altered, maintained, over upon any publicly owned property or right of way." And there's some degree of interpretation of that, which I've not talked to the County, but certainly you could argue that it is publicly owned property since we're a District, and these roads were financed with tax exempt financing, so I think there is that consideration. I think whatever we do, we're probably going to have to make sure that it is compliant with the Charlotte County Ordinance. I can tell you that in a different county, I experienced similar language to this at one point in time. The CDD was trying to put signs out on its own right of way and arguing that they weren't private signs, and we actually were taken to code enforcement and fought over it. We prevailed at code enforcement because of the plain wording, and then the county came back and changed the ordinance on us. So, I think that is one threshold that we need to do. You know, but there's some other considerations there, things I didn't even put in the memo about safety and things like that. And then you get into whether or not we want to allow this in general, and if we are considering allowing this, what's that going to look like? And I wasn't sure exactly what that would look like, so I was intending to put down some considerations there. This draws in a whole bunch of separate potential legal issues depending on how we do it or what we're intending to do, and it gets pretty deep. So I mean, if this is something we are thinking we're going to do, it's probably going to take a little bit more refining and coming back and saying, hey, we can do this, but or no, we can't do this, or we should do this or that. So, the intent was to just sort of outline at least what the major first hurdle is, and then and then what some of the subsequent considerations are.

Chairperson Brady: So, I read this in the agenda, and I immediately got very upset that we spent legal money to do this before we had talked about it. I totally understand Jim's point

of he wanted us to have a legal opinion before we even had a conversation. This is discussing the little yard sign that says "Open Houses, see guard for a map" that is put in the right of way by the guardhouse. To Greg's point, it is a County Ordinance. I, for one, have no issue with that sign being there. I think that it benefits everybody because it's a hey, come look at our beautiful community. Would you want to buy in here? Absolutely no problems with that. I think that if a realtor or the HOA puts that sign in there, if they're violating a county ordinance, that's not ours to enforce. I would much rather not see us saying remove that sign. I don't think that the guard people should be putting the sign in there, and I don't know if they were. I don't know who was doing it. However, I think that's not our battle and if it's a county ordinance, again, it's not our job to enforce the county ordinances. Even though it is our property, I would rather just turn a blind eye. And if the county gets them, the county gets them again. We didn't give them permission to put it, but I don't think we should be going out there and removing it. I also have concerns because at the same time, we put our own signs out there and didn't follow any other procedures. But what are your thoughts? Frankly, it goes up on Saturday morning and Saturday afternoon, and the county isn't out driving around looking for it anyway.

Mr. Hamilton: Where does that go Saturday night?

Chairperson Brady: I have no idea, but I would say a realtor puts it up and a realtor takes it down Sunday night. It's been there for well over six months. I don't know why it became an issue all of a sudden.

Ms. DeLuca: You know, I would agree with you. We have a great community, and I want people to buy homes in here. I want to have great people in here as neighbors and friends. And if your suggestion, you know, again, we're not doing anything about it. Ironically I got two flyers from realtors right before when I came back yesterday, and you know we've had over 90 properties sold this year in here. I mean we're selling real estate in here, and we have 52 new listings. So, Tara, there's a lot of people who are trying to sell their homes, and we could have a lot of new residents. We should be a welcoming community, just for just my point of view.

Ms. Blakely: Just for clarification, when I spoke to Jim regarding this, you had said that it opens the door for like a shutter place to put stuff out there.

Chairperson Brady: I agree, but do I really think that somebody else is going to come in and do it, and do I have a problem if someone's putting a roof on somebody's house that they put a sign in that person's yard while they're putting the roof in? No, I don't care. I think people are thinking too far into it. We are not going to be a community full of signs.

Mr. Hamilton: I'm going to agree with what you guys are saying. I don't think we should spend legal money without really needing it, right? I mean, I'm even having issues in my head of why we -- I'm sure we're paying Jim to be on these meetings every month as well, correct? We're chalking up dollars while he sits through the whole meeting. I've got an issue with that. And I had somebody ask me about the sign there too. The sign sits right up front there. You go through the guard gate, they'll hand you the little thing. There's a map on the back showing you exactly where the property is, and the property's listed on front. And I said, well, you know what? You actually have to be driving by the place and say, "Hey, I wonder if there's an open house in Heritage Landing today." And then drive in and pull up to the guard shack to see that sign. That's crazy. If I was going to place a sign

I'd put it out in front, so when people are driving by, they say, "Hey, there's an open house in there. Let's go check it out."

Chairperson Brady: I said the same thing. I told the person that called me to put it on the other side of the sidewalk. Then it truly is the county right away. The CDD can't do a thing about it.

Mr. Hamilton: I think we have bigger issues that we need to talk about going forward on this committee here.

Chairperson Brady: I think this one should just go away. We don't take any action either way. We don't condone it. We don't say you can do it. We don't say you can't do it. I don't think we should be enforcing a county ordinance. If you take it a step further. You can't even get a permit on our roads because the county doesn't issue permits. Like we tried to get a permit for the sidewalk in the right of way, and the county's like, technically, even though it's a public road based on statute, we're not it's private to us, and we're not giving permits to do sidewalks. It's a big old circle, and it would be a lot of legal and a lot of time to actually address officially, so I personally would rather just turn a blind eye. So, if everybody is on the same page as me, we can say that our direction would be that no guard staff put a sign out there. If they can hand out the flyers, 100%, but they don't put a sign out or take a sign down.

Mr. Brady: If we turn a blind eye, which I am in favor of, is this leading us into a bigger, bigger sign, or we just wait to see if that happens?

Chairperson Brady: I would take it as it comes. We can cross that bridge when we come to it.

The Board was in agreement.

II. District Engineer

Chairperson Brady noted Mr. Clay Rebol was traveling today and not on the call.

III. District Asset Manager

a. Asset Manager's Report October 1, 2026

Mr. Richard Freeman: I'll touch base on some of the items that are on here because of the spending resolution first, and then I'll go over some of the other items. So, I did shop out the lake maintenance or the aquatic maintenance with another vendor, Pond Professionals. I put everything in here. There's a there's a big difference in the number, but I think the level of service and quality of service is going to drop off a lot compared to what we're currently receiving, and I put this in here because it was over the $30,000 dollar mark. I don't know where you guys want to go with that or what you want to do, but I am recommending that we keep Premier Lakes on the premises. Right now they're currently on a month-to-month.

Mr. Brady: The lowest bidder, they had the clearing of the kayak path and the lake back there. That's called a lake. That is not a lake like we have here to get dyed. I read they were proposing dying, basically the harbor.

Mr. Freeman: I provided them the same document with everything redacted and asked them to bid apples to apples. And this is what I got back.

Ms. Blakely: So, I know that the Pond Pro was less money than Premier Lakes, and you're saying that Premier Lakes is giving us more work for the same amount of money. That it was 91 acres. Pond Pro said for 39 lakes, as opposed to almost 142 acres for Premier Lakes. But then Pond Pro added 193 acres for the preserves, and Premier Lakes only added 60 acres of preserves. So then, when you add up all the area that they cover, actually Pond Pro covers like 83 more acres than Premier Lakes does, so actually Pond Pro is covering more lakes, and they do regular trash cleanup. I realize that Premier Lakes comes out every week, and Pond Pro would only come out once a month, but I don't run lakes or whatever. So, my question is, do we need someone coming out every single week to look at a lake? Is once a month enough, and then when they come out and look at it, they fix it?

Mr. Freeman: So, they're out once a week. That doesn't mean they're touching every pond once a week. They're out once a week visiting the site and treating what ponds need to be treated that week.

Ms. Blakely: So, does it matter if they only come out once a month? I mean, for $70,000 dollars –

Mr. Freeman: My thoughts would be I would want the vendor on site every week before the algae or the trash or whatever maybe became a huge issue.

Chairperson Brady: Pond Professional is the prior contractor that we did not like. Correct?

Mr. Freeman: Correct. Now I sent this to four vendors in order to get this on this agenda. I only got two back. Now I got three back with another price from Solitude, which is roughly about the same price that Premier Lakes is, but in order to get this on agenda and try to get us on a contract instead of a month-to-month, I put this in here so we can keep it moving.

Mr. Hamilton asked about the funds in the budget for pond maintenance.

Ms. DeLuca stated the quote was $155,000 dollars, which was an increase over the budgeted amount. She said she was not comfortable spending $8,000 dollars more. *It states that during rainy season they should be here weekly, which means during dry season they shouldn't be here weekly. So maybe we can save $8,000 by decreasing the frequency that they are here during dry season. I'm just reading their own words. You have to get back to budget first of all. We can't spend another dollar over budget. Either they keep the contract as is and send in a good contract negotiator or they don't do the weekly inspections, which Denise and Gary brought up too.*

Chairperson Brady: Or we cut a portion of you know because yes, it's weekly inspection, but they're not really coming every week to the same place. That's why you can't say during the dry season they shouldn't be here because it still may be three weeks before they hit the one lake. I would try to see if we could get somebody to trim it down, and maybe we don't have to put in the lake dye every month. Maybe during non-growing season.

Mr. Freeman: I will say during rainy season, it does get diluted very quickly when it when it starts raining.

Chairperson Brady: So maybe we don't because that's the biggest part. If we could cut $10,000 dollars out of that, or if you could cut that in half, that's $17,000 dollars off of it right there.

Ms. DeLuca stated the lake vendors needed to go back and prepare a revised bid to stay on budget.

Mr. Freeman: Okay.

Mr. Ward asked how much Solitude bid.

Mr. Freeman responded he thought it was approximately $130,000 dollars.

Ms. DeLuca: I say bring this back.

Mr. Freeman: Okay.

Ms. DeLuca: The other part is we can't do these annual contracts and be touching on $1 and then have a contract renewed the first month of our budget telling us we need a 5% increase. We can't do this again next year.

Mr. Freeman suggested sending this out for a formal bid.

Ms. DeLuca: Well, what we can do there's two things, we can see what we can get now to get this within budget and then put this under the formal process with Viv starting next June or whatever and send it out right after the first of the year. You just do an annual contract. How much is this off budget? Are they giving us the month-to-month at what's in our budget?

Mr. Freeman: Yeah, the month-to-month is what's in the budget right now.

Ms. DeLuca: How long would an RFP take, and how long will Premier continue to give us month to month?

Mr. Freeman: It all depends. We're starting to get into the holiday season, so I don't know how many bidders we'll get during this time. It usually takes three months.

Discussion ensued regarding whether or not a formal bid was needed at this time for this vendor; the ability to negotiate with the vendors who already submitted bids; the possibility of holding a bidder meeting so the Board could ask questions; and asking Premier Lakes to tighten the bid up.

Mr. Freeman: The next thing is the palm tree chairman has started. We are moving forward with just trimming the palm trees this year. We're not going to trim the hardwoods. I kind of made that recommendation at last Board's meeting. It wouldn't be needed until fiscal year 2028, so that saves us about $30,000 dollars.

Ms. DeLuca stated the Board could talk about that $30,000 dollars.

Mr. Freeman: Yes, we can go into that. There's a drainage issue behind the homes at Cherry Blossom. Per the drainage plan there's a permanent berm that's supposed to be there, a two-foot berm. Berm is no longer there. I priced it out informally. It would be roughly about $10,000 to recreate or regrade the berm and then add sod. And then we would also look into the positive drainage system and see if we can get that cleaned.

Discussion ensued regarding the easement which would be needed to fix the berm behind the homes on Cherry Blossom.

Mr. Freeman: So basically, there's an area back there that's not built to permit standards. It requires a two-foot berm to prevent stormwater runoff from going into the preserves. And there's a drainage system back there. We need to regrade the berm and then resod it, so it's back to permit.

Discussion continued regarding where the berm would be located; the problems which arose due to the lack of the berm; what would happen once the berm was built correctly; what caused the berm to fail; the berm never being built correctly by Lennar; the cost of building the swale/berm correctly ($10,000 dollars); and using the money saved by not trimming the hardwoods ($30,000 dollars) to fix the berm.

Chairperson Brady: Now I know that there's a proposal in there and it's like over $100,000 dollars to clear all of the preserves. I think that we don't have money for that and we have to eat that elephant little bit at a time. But I do think the hole 8 preserve is probably one of the first ones we should do because it is the most visible via the course and all the properties that abut there. So, I would say as we're discussing going in and fixing our preserve areas, that should be one of the first ones we do.

Ms. DeLuca: Hey Tara, quick question on that. Whose name was that in until a month ago? Do you want me to take that one and go meet with Terry and Jim and Viv? Because remember when I took 18, you said go look at 18, and I did. And Terry cleared out the evasive in 18 at Lennar's cost.

Chairperson Brady: So, it was cleaned out on 18?

Ms. DeLuca: They were supposed to. They were supposed to get with Richard. Did they not get with you?

Chairperson Brady: They didn't do anything because 18 technically SFWMD told Clay that it didn't matter and it didn't go anywhere, and they didn't do anything.

Ms. DeLuca: But Terry agreed with Jim and I that he would clean it out.

Mr. Ward: Yeah, I remember him saying that.

Chairperson Brady: So, I played the other day, and I don't believe that anything was cleared out there. And I would say that if there was construction going by the tee boxes on 18, we would have heard about that already.

Discussion continued regarding hole 18 preserves needing to be cleaned out; and the Board's decision to not trim the hardwood trees this year to save funds.

Mr. Freeman: I'm going to reach out to a couple of vendors to see what price I can get. Hopefully, I can get it under $10,000 dollars.

Discussion continued regarding where the berm and easement were located on Cherry Blossom.

Mr. Freeman asked if the Board wished for him to move forward with fixing the berm on Cherry Blossom.

The Board agreed to move forward with fixing the berm on Cherry Blossom.

Ms. DeLuca: We continue to talk about the invasives. I think that needs to go on our January agenda when we start the next budget cycle. It should be one of the projects which are brought up. I mean, we don't have $110,000 dollars.

Chairperson Brady: I did just ask Molly about the dye and the lakes, and she said the larger lakes they definitely could cut back in the summer because there are plenty of flushing. Smaller ones you may want to look at. But Premier Pond should be able to say which ones could be cut.

Ms. DeLuca: Well, that could be huge. You know where we can plan next month for the next budget year. Thanks Tara.

Mr. Freeman: I know we touched base on fixing the panels for EntranceIQ. Are we good to move forward with that too?

The Board responded in the affirmative.

On MOTION made by Vickey DeLuca, seconded by Gary Hamilton, and with all in favor, staff was directed to move forward with fixing the EntranceIQ panels.

Mr. Freeman: We discussed doing some landscaping at the last Board Meeting, cutting down some cabbage palms or sable palms. We marked them all with pink tape. I don't know if you guys got a chance to go around and see.

Chairperson Brady: Did you verify that the ones in front of the maintenance shack are not ours?

Mr. Freeman: Correct. We're not touching them. There's nine of them.

Chairperson Brady: I didn't look to see where you had taped. But despite my saying I didn't want the two that the eagles sometimes use to come down, are you going to knock them down?

Mr. Ward: No. You said no. Plus somebody sent me a picture with the eagle on top of it.

Ms. Blakely: I did ride by and sent Jim and Richard a picture of the one over here by the bridge. There's like nothing left to the top of it, and it is a hazard. It's going to fall and either

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hit someone that's walking on the bridge or damage the bridge. It's just like a toothpick now.

Mr. Freeman: And I think you did ask if they could cut off the top. That's not really realistic. They would have to climb that tree, which is unsafe. So basically, they just need to flush cut it and let it drop in place.

Ms. DeLuca: Richard, I have a question. When Jason was here last time. He talked about those sable palms having a disease that kills them, and I guess my question is: is I want to say at least three of them on the back have the wooden supports, and the others in the pod don't. So, it looks like it has been previously recently replaced. Are we just removing them and not putting a tree back? Because I don't want to agree to putting a tree back based on what Sunny Grove said.

Mr. Freeman: Our last conversation was just to flush cut.

Mr. Hamilton stated the trees died in July and therefore should be under warranty.

Mr. Freeman: We don't know if some of them got hit by lightning. We don't know what the condition was. And then the last one was we talked about the back hedge, and we were going to cut it and replace the ones that were dead. There's 106 of them that need to be replaced, so we're going to replace those at $4,000 dollars. They're going to be three gallon palms, and we're going to cut the existing cocoa plums to match the new ones and then let them grow up.

Ms. DeLuca asked about the difference in price between the three gallon and seven gallon palms.

Mr. Freeman responded it was approximately $3,000 dollars more for the seven gallon palms.

Mr. Hamilton asked if Mr. Freeman got multiple quotes for the palms.

Mr. Freeman responded in the negative; he got one quote from Sunny Grove, the current landscaping vendor. He said he could go out for other quotes, but then the CDD would not be able to hold Sunny Grove accountable if there were any issues.

Discussion ensued regarding the warranty from Sunny Grove for plant material; other vendors not providing a warranty for plant material; and a 7 gallon palm being approximately 1 foot taller than a 3 gallon palm.

Ms. DeLuca recommended spending the extra $3,000 dollars for the 7 gallon palms.

Chairperson Brady agreed. She asked if the Board agreed.

Discussion ensued regarding spending an extra $3,000 dollars for 7-gallon palms; the existing palms still needing to be shaped to match the newly planted 7-gallon palms; how it would look with 3-gallon palms; and whether it was worth it to spend extra for 7-gallon palms.

The Board chose to plant 7-gallon palms.

Mr. Freeman stated at end of October the annuals would be changed to holiday annuals.

Ms. DeLuca: I've already asked for reconciliation on Sunny Grove. We moved to a per line item contract on Sunny Grove specifically, as Tara told us 15 times, so that we only pay for what we're getting from Sunny Grove, and Sunny Grove's contract is $355,000 dollars, which is $29,000 dollars a month. However, we have no fertilizer in the summer, so four months in the summer we have no fertilizer. Fertilizer is $7,200 dollars a month, of which our bills have not been $7,200 less each month. There's the $7,000 dollars Gary, per month. That's $24,000 dollars. Trimming, I can tell you they didn't trim whole summer. Trimming is eight times a year, and it's $8,000 dollars. So how are we being charged $30,000 every month when I just told you $15,000 is wrong. Each month times 4 months. That's $60,000 dollars.

Chairperson Brady: Well, the trimming wouldn't be each month because that's eight times a year. And the other thing is, and I did say this to Richard when I talked to him the other day, when I went for my morning walk I looked at the grass, and I can only say from veranda 2 all the way to the back gate and back, the grass is horrific. There is no way that they are wiping the blades like they are required to do because I don't think I like to see Augustine grass anyway because it's not like our grass that's not a pretty one. However, that beautiful grass is full of crap grass and weeds. In the last six months, it's gotten worse than it has ever been. So, I will say this: I am very disappointed in myself. I should have stuck up more and said, "Give the other landscapers a try," because Sunny Grove has yet again not fulfilled what they should fulfill. So, I really hope this Board considers going back out to bid again for landscaping because they did nothing different.

Ms. DeLuca: I want to see the bills. I want to see how they're charging us because it is in our contract. I pulled our contract again last night.

Mr. Hamilton: We need we need some oversight here.

Ms. DeLuca: But I'm talking about $60,000 dollars.

Discussion ensued regarding the Sunny Grove contract and billing; overseeing Sunny Grove; Sunny Grove not fulfilling its responsibilities; and the possibility of sending landscaping back out to bid.

Mr. Hamilton: What Vicky's saying is, we're about to close out according to our numbers here, right? We're closing out for last year. I mean, she gave us the updated numbers, and she said she was going to be open for another two weeks to close that out. We need a reconciliation prior to us closing that out to find out if we overpaid them.

Ms. DeLuca: They didn't do the work. They didn't fertilize. They didn't. Before you close out of here and go through the whole audit and so on, that's got to be right.

Ms. Blakely: And that dumpster building still wasn't trimmed on HL Boulevard. They just hedge, so the hedges go crazy, and then they trim the hedges again.

Chairperson Brady: The dumpsters are not part of the contract. Those are the condos. There's the first set of bushes, and then there's right behind it.

Discussion ensued regarding needing clarification of what exactly the CDD was responsible for; the area which needed trimming around the dumpsters on Heritage Landing Blvd; and having Sunny Grove trim around the dumpsters as this would be easy for Sunny Grove to do.

Ms. DeLuca: Last question. Again, I asked for the schedule on when they're doing our property, so all of us can help. And he went and got it. That should be published. So, either they put it on the Sunny Grove site, and they've got half of them on there, and half of them they don't. Until February 19th when we took over the contract all residents could see when they're trimming, mowing, and doing the water checks on our property. Currently, our wet checks are there, our mowing checks are there, our trim dates are not, and our weeding are not. It makes no sense whatsoever why some of our zones are lifted and some of them are not, because the other reason we chose Sunny Grove is they go around our property symmetrically. They start at the front. Our property, the homes, the condos are all trimmed together because they do it as a continuum. They didn't take out all the dead plants on Burnt Store Road the entire summer. They just took them out, and it actually looks 100 times better. So, we need to figure out how we know when they're taking care of our property. Because we're here all the time. If they put it on the schedule we can see if they only have four trims on there and we're supposed to be getting eight trims. Then we could cut down our trimming budget. And they told you they weren't going to trim until November, and they trimmed last week. I'm like, okay, did you trim last week, and you're going to charge us for another trim in three weeks?

Chairperson Brady: They are trying to make up for the trim they charged us for but we didn't get.

Ms. DeLuca: So, before we close out, how are we going to get a reconciliation on this major line item before our next board meeting? Are you going to, like Gary said, you guys probably have to close out financials. This is a huge amount.

Mr. Ward: I'll just have to go back and look at the invoices and bench them against the contracts and see if we can match up what the contract line items are to what was actually paid on a monthly basis.

Discussion continued regarding what Sunny Grove was charging versus what Sunny Grove should be charging; work Sunny Grove did not do and the CDD possibly getting reimbursed; overseeing Sunny Grove going forward to ensure the contract was being fulfilled or that the CDD was saving money; and the general need to oversee all vendors to ensure contracts were being fulfilled.

IV. District Manager

a. Meeting Dates for Fiscal Year 2026-2027:

- **Canceled: November 3, 2026, Regular Meeting (General Election Conflict)**
- **PROPOSED NEXT MEETING: Wednesday, November 18, 2026, at 9:00 AM**

b. Commission on Ethics Required Annual Ethics Training Memorandum

c. EntranceIQ Report for September 2026

d. Financial Statement for period ending September 30, 2026 (unaudited)

Mr. Ward stated the next board meeting was November 18th, 2026. He reminded the Board to complete the ethics training requirement before the end of the calendar year.

NINTH ORDER OF BUSINESS Supervisor's Requests

I. Supervisor Brady Requested:

a. Discussion on Preserve area behind hole 8

b. Streetlight shading for the terrace condos between 5/6

Chairperson Brady stated the preserve area behind hole 8 was already discussed. *The streetlight shading on Terrace Condos between lake 5 and 6, the light shines into the back of the homes on Longmeadow, and it is extremely bright. And there is no reason that FPL can't put a shade, a shield on that backside. If we could get them to do that, since they technically own the pole and we just pay the bill, I think that that would go a great way with helping people.*

Discussion ensued regarding where these lights were exactly.

Ms. DeLuca: I talked to FPL after last time. I can submit it. They gave me the email to submit it for shrouds specifically. Terry, yours is out on Heritage Landing Boulevard and it's a main drive, so we can't put a shroud out on the main Heritage Landing Boulevard. Your house is like from me to the door, so again, it's a little bit different than some of these other ones, so just we have to understand.

Chairperson Brady: All right, with that, we are almost done. So, before we go into everybody else's, I just want to read, and I wrote this down because I didn't want to forget. Before we close this, and I turn it over to anybody else, and then public comment, the few outstanding things I'd like to address, since it is my last meeting. We had asked in the past for signs along the path to John Quiet Lake to educate residents about the wildlife and advise residents to use the path at their own risk due to wildlife in the area, those signs still aren't installed. I'd like to get when we are getting that completed and a timeline for that to get done. Next, we already revisited the spending resolution, so I don't even need to go over that. My next thing is, as the Board considers its next chairperson, I want to express my support for Gary. I respect the time and effort Vicky puts into the community; however, because the CDD has signed agreements with the HOA and her husband serves as the HOA Chairperson, I am concerned about the presence of a conflict of interest if she were to become the CDD Chairperson, regardless of whether that constitutes a legal conflict of interest. I think that this board should consider how it affects residents' confidence in the independence of both organizations. So, with that, I think that Gary, as Chairperson, would be in the best interest of our community. Lastly, I would like the Board to consider a competitive selection process for all of our contracted professionals and contracts, following a requirement that applies to each service. This CDD Board has never comprehensively done that. We have everybody who we had from when Lennar was in. So, I think that reviewing our options would help evaluate the services that we get, responsiveness, and make sure that we're getting the best value for our money. In no way do I think that the lowest bidder is always the best person. Historical knowledge that people have, and so forth, is great. But I do know that a lot of people have expressed concern about conflicts of interest with the engineer, the attorney, they both work with Lennar. That could be something. And now that we have a full Board for over a year or two, we're 100% taken over now. As of next month, you'll have an all new Board for at least another two years, and I think that that is the time that you guys should do that. And with that, as I finish my last day on the Board, it has been a privilege. As much as sometimes I get upset and hurt that people are not very nice all the time, both as a resident and a Board Member, I care about the decisions that we've made and how they

affect our neighbors, my goal has always been to make thoughtful, responsible decisions for the community's long-term interest. I want to thank my fellow board members, our district manager, staff, and everyone who works to keep our community running. I appreciate the residents who take the time to attend the meetings, ask questions, and participate. Your involvement really does matter. It makes a difference, and it is much appreciated. I know by myself and everybody else on this Board, we may not always agree, but I hope everybody continues to listen to one another, treat each other with respect, and remember everybody has stake that this community succeeds. As I step away, I wish this Board well. I look forward to just being neighbor in the community, and I thank everybody for their opportunity. And it'll be very nice to be in the front row next meeting. And with that, any other supervisor comments before we open to public comment for non-agenda items?

The Board thanked Chairperson Brady for her service and leadership on the Board.

Chairperson Brady stated she felt she would be able to better serve the community off the Board as a resident.

TENTH ORDER OF BUSINESS Public Comments

Chairperson Brady opened public comments.

Mr. Mike R.: When I got back, we had a ton of rain, and I walk in the morning. But my question is: why when we had that ton of rain, there were sprinklers running every morning through the whole neighborhood. Every morning, the whole neighborhood got watered, and we had so much rain that we didn't need to water. I know this was an agenda item, but coming through the gates, two questions. You changed it so you could have the cameras working. All right, so maybe the cameras are the wrong cameras. They do make other cameras. You pay for them, and then the other question would be: Maybe my stickers that I have still on the car that are getting me through the gates, maybe because they don't read my license plate. What if they're not? What if my name isn't attached to them, and you pull the 50 off, I can't get to the gates. What if, when I put my license plate in because I purposely went up there and I did three vehicles. I did the license plates for three vehicles. I don't know whether the license plates are working or the tag is working. So, what happens if you cut mine off, and I did everything I was supposed to do? So, before you do anything, you really should get back and let the guy repair the cameras that are supposed to be reading our license plates. I don't care where they are. I don't care where those license plates are. There's cameras out there, and I know for a fact because I have cameras in every house that I own. I also am attached to a law company, and if they're not the correct cameras, get it fixed. You pay for these, and the only other thing I'm going to say to you is, you pay these people. I assume they're the people that are still working the guardhouse. If they don't get repaired, don't pay them. Don't write your check every month. And I'm sure the guy from whatever it is will be here that next month because he's going to want to get his check. Thank you.

Ms. Diane Stewart: If we put painter's tape over those readers on the windshield would that be a test? I think yes.

Chairperson Brady: Yes.

Ms. Stewart: So, then we can test that way. And the other question I have: is there anything that we can do to volunteer to help you guys?

A female member of the Audience: Yes, as far as the EIQ. On the app on your phone, I just looked at mine when the whole discussion was going on. I can see every time I access it, and it's got my license plate on it. I think you can check yourself if it's reading your license plate or not. That might be a good communication to send out when you send your communication out. Say check this on your app.

Ms. Kay Yargrove (ph): Do you all do the mulch and pine straw or is that the Master? In the beds all along the community. Because I'm just thinking, it would be really nice if we could do that three times a year at least. Because you know, it's and I know you'd have to shuffle money sometimes, but it wears out immediately. And at the beginning of the summer, when there was no rain, you know, there was no pine straw. That would really help with the shrubs.

Mr. Mark _____: There seems to be a lot of kind of barren and missing plants around along Heritage Landing Boulevard, kind of between the street and our covered parking spaces and we're kind of getting mixed signals about who's responsible for that. You know, whether the Master Board here needs to be addressed, Sunny Grove is telling us the CDD is responsible for certain portions between those covered parking spaces and the road.

Chairperson Brady stated she would go over the map with Mark after the meeting ended.

Mr. Mark _____: The question is, at the last meeting, we were told that you guys were waiting on some plats from Lennar to make that definitive determination. And I just wondered, has that happened?

Chairperson Brady: I'll go over the maps with you, but yes, the plats have been recorded, but it is not updated on the county website yet.

Ms. Blakely: If you could go over it during the meeting, so it's on record, because there's a lot of private communities with the same concerns.

Mr. Mark _____: So Sunny Grove, we were going to have them do some of the work that we thought needed design, and they were the ones that advised us not to spend that money because they hadn't determined what they were responsible for.

Chairperson Brady: I'll let you have that conversation with Jason because Jason knows what the CDD is responsible for or not, so they should not be telling you that.

Mr. Ryan G. thanked Vicky for fixing his streetlight. He discussed the effort he put into trying to get it fixed himself with no luck. He asked about the hog trapping. He said he had not seen any hogs.

Mr. Mark Ankenbauer: I live on Redwood Court. Just want to talk about pond maintenance. So, just so I understand, CDD is responsible for pond maintenance. As part of the contracts are either one of these companies also responsible for midge fly mitigation? This has been an ongoing issue. I've been here for now two years, and the infestation has actually been getting worse. I've never been able to open my front door because I get swarms of them coming in my house. I can't even go out my lanai screen doors because then they come in through my lanai. I know that Lakewood Ranch had a similar issue because I've got friends there, and they

contracted with a company that put in pellets. And as of the last couple months, they said it's totally eradicated their midge fly issue. I know at one point we did have monies in the budget to address midge flies, and then for some reason I think that money got taken out. I'm asking the Board to take another look at it because seriously I can't really enjoy my property because it is just so bad, and my neighbors have the same problem. I know we've sent emails. We've mentioned this multiple times in these meetings, but it is a really bad issue, and I'm not sure how to address this. Thank you.

Chairperson Brady asked if there were any other comments or questions from the public in person or online; there were none. She closed public comments. She responded to the questions and comments submitted: *Michael, I 100% agree. I have noticed sprinklers have been on, and when I notice that I call Richard to say, why do we have sprinklers on. In some of the spots I did notice around the back gate I believe there was a leak in the sprinkler system at the circle because every morning it was just wet, but nowhere else was. So, I think that that's part of what it was. But we will make sure. I would suggest that the Board maybe consider doing rain gages so that the sprinklers don't run when we've had 10 inches of rain because that is a very big problem. I suggested that to my own condo HOA because we have the same thing. Fixing the cameras, we've talked about that. They're going to work on that. I would say with your transponder, I know Amy showed you how to look and see whether it was going through your license plate. I think that if you call the front, call Heather, because she tracks the transponders too, you can verify your transponder number with her, and then we'll be good. Diane, painter's tape, yes. Volunteer to help? I think once the Board does their hey, we're doing this, and each person an area after the next month. Maybe they could say, hey, we'll have a committee. Physically volunteering to do work we can't do because it is a government agency and that is a liability. I know before we had people that wanted to go put sod in that circle for us and we couldn't allow them. But, there are things that we could do as a community you could do to assist the people. I think once the new Board comes up with what they're doing, they would work on that.*

Ms. DeLuca: Vivian, could you help us, or Vivian and Jim, can you help us with that?

Ms. Carvalho: I'll just notate as far as the -- the minute that the Board appoints a committee, they're subject to Sunshine laws, so they're more considering some of the projects that I deal with advisory groups. But as far as Board Members, I agree that to be more on task is that going forward you have a liaison. So, like Gary, as an example, if you want to take on as the contract liaison and then work with certain volunteers before bringing it back to the Board for potential suggestion as far as those contracts, that's an example. So, then you don't have multiple Board Members working on the same things. Then if you have some other Board Member that is interested in the landscaping they work hand in hand with volunteers as well as Richard. But I would caution on the word committee because the minute that it's appointed by the Board, they are going to be subject exactly to the same Sunshine laws that the Board is.

Chairperson Brady: All right, Mark, we'll look at the map, and then can I ask Richard, could you just re-provide the map so that it gets attached to the next agenda of what our property is. Because I know we did go back a little bit, like, even though our property line ended in the middle of the bushes, we took the bushes to make it even, so that we didn't do things on certain spots going around Heritage Landing Boulevard. If you could provide the map, then that way at the next meeting it's part of that, so that all the other condo associations have the same information. It'll get posted if it's not. It might already be posted on the website. We'll double check and see, but otherwise, we'll make sure you get it.

Discussion ensued regarding the map; where the CDD stopped maintaining the landscaping and where the HOA started maintaining the landscaping; and how this was illustrated on the map.

Chairperson Brady: I agree Vicky did a great job with FPL and the lights. Mark, online the pond maintenance does not include the midge flies. We did talk about that, and then it was removed from the budget as everyone didn't want us to raise the rate. That would be something that this Board should discuss to see. I agree with you. Many people have that problem. I have that problem too. So, I think that at the next meeting, the Board, if you guys wanted to discuss that, maybe ask Richard to get a price now, just so that you have that information.

Mr. Hamilton: You have to be careful there too, because remember we had the lake quality lady come in. We discussed our surrounding areas. We've got swampland. So, treating one pond --

Discussion ensued regarding why the community had a problem with midge flies (the surrounding preserves); treating one or two ponds for midge flies not being enough to mitigate the problem; installing bubblers possibly helping; midge flies being a rather difficult problem; and the County refusing to spray for midge flies.

Mr. Ward: At the end of the day, you're going to spend what it's going to cost. We don't have it in the budget in the current year. If you're going to consider it, it needs to be a discussion for the 2028 budget year when you get into that. But in the current year, there are no funds for that.

Mr. Freeman: Regarding the mulch question, we mulch once a year now and it'll take place in early November.

Ms. Blakely: We only used half of our house budget, so we feasibly could have could have –

Chairperson Brady: That's not our budget this year. We purposely reduced it because we had overspent in other areas last year.

Ms. Blakely: I think we need next month to review what we went over in budget because we're going to look at the budget next month for like the lakes, the pond maintenance and stuff. I think we need to go through here and look at what we went over budget on to make sure we're more accurate.

Chairperson Brady: We'll want to wait till they close out the year and you actually get that, which they will not have done by your next meeting. You won't have that until January, and then that's when you're going to start working on the 2028 budget. The hogs, yes, we still have three trap locations out there. There was only one hog this month, and they haven't seen anything else on the camera. So that's good.

Mr. Brady: All that information is on the CDD website. It's very clear, very concise. How many hogs, the GPS locations where the traps are, that jumps down to the toads and larvae, etc.

Chairperson Brady: And I don't know if we post Richard's Asset Manager Report separately besides the agenda, but maybe if you could start posting that as a separate individual report because our agendas are 200 pages. No one wants to scroll through that. The hog contract is $25,000 dollars a year.

Discussion ensued regarding the information which could be found on the CDD website: hogs, toads, meeting minutes, financials, agendas, landscape map, other maps, contracts, etc.; and whether the landscaping map fairly illustrated what portions of the community the CDD maintained.

Ms. Blakely: I know the condos are not aware of what is their responsibility. They are not sure exactly where the cutoff is and what they are responsible for. When they talk to Sunny Grove –

Chairperson Brady: They shouldn't talk to Sunny Grove; they should call Jim Ward. That's what we should tell every HOA association.

Mr. Ward: Some of the issue is, I think, with the condo associations, with all of it, as Tara mentioned earlier, although the plat has been signed off and finished, you can't completely see it in the county's GIS system, or on their website. Condo associations, that's where they find a lot of that detailed information, and they're going to be able to see it, it's just not all there yet. Whenever the county finishes it, I said that a couple of months ago, some of this stuff is just not finished yet. So even though, yeah, Tara is correct, Denise, on the map itself, you're not going to get anything better than that right now until the county finishes with the GIS.

Chairperson Brady: Even then, the lines are not good. So, like, if you go down to the Terraces right in front of you. The Terraces own, or the condo association, even Verandah's, own all the way right to the edge of the sidewalk. We as a CCD said we are not going to stop maintaining here at these condos and let the condo association maintain that berm along Heritage Landing because that's the outside view for us. So, even though technically that entire berm is owned by condo association whatever, we're maintaining up to that hedge only because that's the part that's visible from the road, and we made that decision as a group along Heritage Landing Boulevard, that is what we were maintaining.

Ms. Blakely: Okay. So, what we're going to have to do is update the map because there's not even houses or buildings in part of the map. There's not even landscaping here. So, we need to update that map, and we need to somehow let the condos know whether we reach out to the condo boards or whatever, where they're supposed to maintain, that's all I'm saying.

Ms. DeLuca: We can ask Mary. Mary was trying to get the updated list of presidents of the 17 COAs, which are within Heritage Landing. She didn't even have the updated list because they were all electing their boards. I can go ask Mary if she got that list on who the COAs are, because we know some of them. We just don't know all 17. So again, if there's something that we could do or send out. Let's find out because even they don't have who they are.

Ms. Blakely: And even back here, don't we maintain back here around the ponds? I mean, this might want to be notated too because we've had people.

Chairperson Brady: The only thing we maintain is the pond itself. We do not maintain any landscaping or anything behind the back of those. And again, I want you to be very cautious on how much you ask while we eat certain things, but every time you ask Richard's department to make a map, you're paying for it. So just because it doesn't have a condo in it, it's the same map, and we go to the hedge. Having a picture of the condo behind it isn't going to make a difference. We don't do anything on the roads and the condos. That's all Master HOA. I know this was a big thing, like that landscaping media in front of your condo, Denise, between you and the condo across from you, we don't maintain that. The HOA maintains that.

Ms. Blakely: But Sunny Grove told the HOA that we maintain it, so it was all overgrown in they were like, the CDD is not maintaining it.

Chairperson Brady: Can you clarify back to Jason that nobody from Sunny Grove should say what the CDD maintains.

Mr. Ward: Just understand that they're going to say whatever they want to say that it's not theirs to do, and it's going to be the CDDs. And so, Denise, this is always going to be a problem. I don't care who the vendor is that you have out there. I see this in every CDD I have and I'm sure Vivian sees it also. It's a thing. So, it's just you know, if you have a problem, you give us a call, and we try to help you through the problem. But fixing the map, I think, as Tara indicated, is probably not going to fix it.

Ms. Blakely: But if you were going to send it out and Mary sent it out to the community and said this is what the CDD maintains.

Chairperson Brady: The very last thing before, because then I'm going to make a motion to adjourn, is that we ask Mary to send a notice of all of the meetings, and we do a reminder. They have now stopped sending their community newsletter on Friday, and they send it on Monday. If we could ask in the beginning of the month, here's when our notice is. That way, it goes out the week before Monday instead of two days before because nobody sent anything out. We've always told everybody it's the first Tuesday and it's this, and then we didn't tell anybody that we canceled the last one. I understand everybody has to go to the website and check to see it, and she did, so that was good. But if we could utilize Mary sending that out on Monday, just kind of get it the week before. If we get it to her, they'll put it in that agenda before. Or if we send a reminder, they can put it on the activity thing.

Ms. DeLuca: I sent it to her yesterday, the new dates. In fact, I talked to her when she was helping us put the room back together. She's going to put it on the monthly calendar. So, on the first of the month, perfect. They are going to know for the next three weeks that it's on the third day, but since when we're flipping, and it's the first of the month because they don't put them out, now it should solve the whole thing. She said she got them all, all taken care of, and so I sent it to her, and I confirmed in person.

Ms. DeLuca: I have one question before you adjourn. You had one thing on your list that you forgot, and I just remembered. Golf cart. Did you talk to the guy up in the county?

Chairperson Brady: Sometime in November, but Vicky, did you ever get your cart registered? I'm going to say again, it's not that easy to do. What do we even care? But even just the process of trying to get it done, Vicky's been trying to get it done since February, March. It's not easy. I talked to him the other day. I saw him in the Board Meeting on Tuesday, and he said they've been changing more stuff around, and it would probably be sometime in November. So, when he tells me, I was just going to send you guys a notice.

DRAFT

ELEVENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 12:27 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 Name: _____, Chairperson

DRAFT

Discussion on revisions to the Fiscal Year 2027 Goals and Objectives

3501 Quadrangle Boulevard, Suite 270
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Tern Bay Community Development District

James P. Ward, District Manager
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Vivian Carvalho, District Manager
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Phone: (407) 723-5945

To: Board of Supervisors

From: District Manager

RE: 2024 Florida Statutes (including 2025C)
Section 189.0694 Special Districts; Performance Measures and Standards

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Beginning October 1, 2024, or by the end of the first full fiscal year after its creation, whichever is later, each special district must establish goals and objectives for each program and activity undertaken by the district, as well as performance measures and standards to determine if the district's goals and objectives are being achieved. Additionally, by December 1 of each year thereafter, each special district must publish an annual report on the district's website describing: (a) The goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination; and (b) Any goals or objectives the district failed to achieve.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached hereto as **Exhibit A** to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance and further enhance their commitment to the accountability and transparency of the District.

Exhibit A

TERN BAY COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes, and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

James P. Ward, District Manager	Tara Brady, Chairperson
Date	Date

Resolution 2027-5

RESOLUTION NO. 2027-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT, AMENDS AND RESTATES IN ITS ENTIRETY RESOLUTION 2026-11 WHICH ESTABLISHES REVISED SPENDING AUTHORITY LEVELS; CLARIFYING THE RELATIONSHIP BETWEEN PROCUREMENT REQUIREMENTS AND SPENDING AUTHORITY; PROVIDING FOR REPORTING, DOCUMENTATION, AND AUDIT CONTROLS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District adopted Resolution 2027-5 which established spending authority levels for Fiscal Year 2027, and which the District hereby amends and restates in it's entirety Resolution 2026-11; and

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

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

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

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

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

SECTION 1. DEFINITIONS. For purposes of this Resolution:

a. **"District Manager"** means the person or firm appointed by the Board to manage District operations.

b. **"Expenditure"** means any purchase, contract, invoice, or financial commitment of District funds.

c. **"Emergency"** means an unforeseen condition, other than a Natural Disaster as defined herein, posing an imminent threat to public health, safety, welfare, or District infrastructure.

d. **"Natural Disaster"** means a hurricane, tropical storm, flood, tornado, wildfire, or other natural event that causes or threatens significant damage to District infrastructure, facilities, or public health, safety, or welfare.

SECTION 2. BOARD SPENDING AUTHORITY. The Board retains exclusive authority to approve all expenditures not expressly delegated pursuant to this Resolution. No officer, employee, or contractor may bind the District to any expenditure or obligation without authorization of the Board or express delegation pursuant to this Resolution. For purposes of this Resolution, the Board's approval of a contract shall constitute express delegation of spending authority to the District Manager for expenditures made pursuant to and consistent with the terms, scope, and amount of such Board-approved contract.

SECTION 3. DISTRICT MANAGER OPERATIONAL SPENDING AUTHORITY. The Board delegates to the District Manager the authority to approve operational expenditures not to exceed $30,000.00 per transaction, provided that:

a. In the event an immediate operational decision is required and delay until the next Board meeting would adversely affect District operations, the Chairperson or Treasurer may jointly authorize an expenditure that exceeds an approved budget line item by no more than fifty percent (50%) of the budgeted amount, provided such expenditure is provided to the Board at the next Board Meeting. The expenditure is necessary for the continued operation, maintenance, or administration of District facilities.
The expenditure is reported to the Board pursuant to Section 7 of this Resolution.

SECTION 4. EMERGENCY SPENDING AUTHORITY. In the event of an Emergency, other than a Natural Disaster addressed under Section 5 of this Resolution, the District Manager is authorized to incur expenditures not to exceed $50,000.00 to stabilize conditions and prevent further harm.

All Emergency expenditures shall:

a. Be documented with a written justification describing the nature of the Emergency;
b. Be reported to the Board pursuant to Section 7 of this Resolution; and
c. Be presented to the Board for ratification at the next regularly scheduled meeting following the expenditure.

SECTION 5. NATURAL DISASTER RESPONSE SPENDING AUTHORITY. In the event of a Natural Disaster, the District Manager is authorized to incur expenditures to the extent reasonably necessary to respond to, remediate, and recover from conditions caused by such Natural Disaster, including the protection of District infrastructure, facilities, and public health, safety, and welfare. Such expenditures are not subject to a fixed dollar limit; provided, however, that all expenditures shall be limited to what is reasonably necessary to address the conditions arising from the Natural Disaster.

All Natural Disaster Response expenditures shall:

a. Be documented with a written justification describing the nature of the Natural Disaster;

b. Be reported to the Board pursuant to Section 7 of this Resolution; and

c. Be presented to the Board for ratification at the next regularly scheduled meeting following the expenditure.

d. If an emergency occurs concurrently with a Natural Disaster expenditures shall be governed by this section to the extent the conditions arise from the Natural Disaster

SECTION 6. PROCUREMENT REQUIREMENTS UNAFFECTED.

a. Nothing in this Resolution modifies, expands, or waives the competitive procurement requirements of Section 190.033, Florida Statutes, or any other applicable law.

b. Compliance with competitive bidding or quote requirements does not confer spending authority. All expenditures must comply with both (i) statutory procurement requirements and (ii) the spending authority limits established herein.

c. No expenditure may be authorized solely because it falls below the statutory bidding threshold.

SECTION 7. REPORTING AND DOCUMENTATION.

a. **Reporting.** All expenditures approved under delegated authority shall be reported to the Board at the next regularly scheduled meeting. Reports shall include:

- Vendor name
- Purpose of expenditure
- Amount
- Budget line item
- Authority under which the expenditure was approved
- Date of Expenditure approval
- Name of person who approved the expenditure

b. **Documentation.** All expenditures or related series of expenditures shall be supported by invoices, receipts, quotes, emergency justification statements, or other records sufficient to demonstrate compliance with this Resolution.

c. **Prohibition on Invoice Splitting.** No expenditure may be divided or structured to avoid the spending limits or procurement requirements established by law or this Resolution.

SECTION 8. **ANNUAL REVIEW.** The Board shall review the spending authority levels established herein at least annually during the budget adoption process and if not amended, the spending limits shall remain in effect.

SECTION 9. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 10. CONFLICTS. All Sections or parts of Sections of any Resolutions or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 11. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 18th day of November 2026.

ATTEST:	**TERN BAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Vivian Carvalho, Secretary	_____, Chairperson

Resolution 2027-6

RESOLUTION 2027-6

THE RESOLUTION OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AMENDING THE FISCAL YEAR 2026 BUDGET WHICH BEGAN ON OCTOBER 1, 2025, AND ENDED ON SEPTEMBER 30, 2026; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District previously adopted the Fiscal Year 2026 Budget; and

WHEREAS, the District desires to amend the adopted Fiscal Year 2026 Budget in accordance with Exhibit A attached hereto;

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

SECTION 1. INCORPORATION OF RECITALS. That the foregoing recitals are true and correct and incorporated herein as if written into this Section.

SECTION 2. AMENDMENT OF FISCAL YEAR 2026 BUDGET. The previously adopted Budget of the District is hereby amended in accordance with Exhibit A attached hereto and incorporated herein as if written into this Section.

SECTION 3. SUPPLEMENTAL APPROPRIATION. The District Manager shall have the authority within the General Fund to authorize the transfer of any appropriation or any portion thereof, provided such transfer does not have the effect of increasing the total budget appropriations (Expenses) for Fiscal Year 2026.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

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

PASSED AND ADOPTED by the Board of Supervisors of the [Abstract] Community Development District, Collier County, Florida, this 18th day of November, 2026.

ATTEST:

TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

_____
Vivian Carvalho, Secretary

_____
Name: _____, Chairperson

Exhibit A

Fiscal Year 2026 Proposed Budget Amendment

Tern Bay
Community Development District

FY 2026 - Proposed Budget Amendment #2

September 30, 2026

PFM Management Services LLC
3501 Quadrangle Boulevard
Suite 270
Orlando, FL 32817-8329
(407) 723-5900

Tern Bay Community Development District
General Fund - Budget - Amendment #2
Fiscal Year 2026

Description	Actual at 9/30/2026	FY 2026 Adopted Budget	Amendment #2	FY 2026 Amended Budget	Description
Carryforward - Reserves		$ -			
GF Reserve Distribution	$ 678,899	$ 678,899	$ 31,780	$ 710,679	Additional Cash Required to fund Operations
Interest Income - General Account	$ 16,181	$ 30,000	$ (13,819)	$ 16,181	Interest on Cash Balances - General Fund Account
Special Assessment Revenue					
Special Assessment - On-Roll	$ 1,249,598	$ 1,249,598	$ -	$ 1,249,598	Assessments from Property Owners
Special Assessment - Off-Roll	$ -	$ -		$ -	Assessments billed directly to Property Owners
Misc. Revenue - Resident Damage Reimbursements	$ 1,841	$ -	$ 1,841	$ 1,841	
Total Revenue & Other Sources	**$ 1,946,519**	**$ 1,958,497**	**$ 19,802**	**$ 1,978,299**	
Appropriations and Other Uses					
Legislative					
Board of Supervisor's Fees	$ 11,800	$ 12,000	$ (200)	$ 11,800	Statutory Required Fees
Executive					
Professional - Management	$ 50,000	$ 50,000	$ -	$ 50,000	District Manager
Financial and Administrative					
Audit Services	$ 4,400	$ 6,600	$ (2,200)	$ 4,400	Statutory Required Yearly Audit
Accounting Services	$ 27,300	$ 27,300	$ -	$ 27,300	Accounting (All Funds)
Assessment Roll Services	$ 27,300	$ 27,300	$ -	$ 27,300	Preparation/Maintenance (All Funds)
Arbitrage Rebate Fees	$ 1,000	$ 1,000	$ -	$ 1,000	not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	$ 2,813	$ 1,500	$ 1,313	$ 2,813	Statutory Required Legal Advertising
Trustee Services	$ 7,746	$ 8,009	$ (263)	$ 7,746	Trustee Fees for Bonds
Dissemination Agent Services	$ 1,750	$ 6,000	$ (4,250)	$ 1,750	Required SEC Reporting for Bond Issues
Bond Amortization Schedules	$ -	$ 500	$ (500)	$ -	Fees to reamortize bond payable
Property Appraiser/Tax Collector Fees	$ 66	$ 50	$ 16	$ 66	Fees to place assessments on tax bills
Bank Service Fees	$ 83	$ 250	$ (167)	$ 83	Bank Fees - Governmental Accounts
Communications and Freight Services					
Postage, Freight & Messenger	$ 1,353	$ 900	$ 453	$ 1,353	Agenda Mailings and other Misc. Mailings
Web Site Maintenance	$ 2,400	$ 2,400	$ -	$ 2,400	Statutory Required Maintenance of District Web Sites
Insurance	$ 53,072	$ 40,242	$ 12,830	$ 53,072	General Liability and D&O Liability Insurance

Tern Bay Community Development District
General Fund - Budget - Amendment #2
Fiscal Year 2026

Description	Actual at 9/30/2026	FY 2026 Adopted Budget	Amendment #2	FY 2026 Amended Budget	Description
Meeting Room Rental	$ -	$ 250	$ (250)	$ -	Board Meeting Room Rental
Printing and Binding	$ 3,793	$ 300	$ 3,493	$ 3,793	Agenda Books and Copies
Subscriptions and Memberships	$ 175	$ 175	$ -	$ 175	Department of Economic Opportunity
Legal Services					
General Counsel	$ 38,576	$ 6,500	$ 32,076	$ 38,576	District Attorney
Other General Government Services					
Engineering Services - General					
General Services	$ 10,836	$ 15,000	$ (4,164)	$ 10,836	District Engineer
Canoe Path Improvement (Permit Analysis)	$ -	$ 2,500	$ (2,500)	$ -	Review of Requirements for improvements to Path
Sub-Total:	**$ 244,464**	**$ 208,776**	**$ 35,688**	**$ 244,464**	
Other Public Safety					
Professional Services					
Guard House Services					
Access Control - Gate Attendant (Ramco)	$ 60,188	$ 72,522	$ (12,334)	$ 60,188	Services through 1/7/26
Access Control - System (Ramco)	$ 2,121	$ 2,359	$ (239)	$ 2,121	Services through 1/7/26
Access Control - Gate Attendant (Allied)	$ 177,225	$ 155,749	$ 21,475	$ 177,225	Full Time - at Gates
Access Control - Resident Liaison (Allied)	$ 49,977	$ 48,177	$ 1,800	$ 49,977	Resident Liaison (40 hrs per week)
Access Control - System - (Entrance IQ)	$ 23,876	$ 29,182	$ (5,306)	$ 23,876	Welcome Gate Technology/Software
Access Control - RFID Tags	$ 19,025	$ -	$ 19,025	$ 19,025	1700 tags
Contingencies	$ 6,738	$ -	$ 6,738	$ 6,738	
Utilities					
Electric	$ 2,887	$ 2,400	$ 487	$ 2,887	
Water and Wastewater	$ -	$ 1,200	$ (1,200)	$ -	
Internet Access	$ 7,393	$ 2,700	$ 4,693	$ 7,393	

Tern Bay Community Development District
General Fund - Budget - Amendment #2
Fiscal Year 2026

Description		Actual at 9/30/2026	FY 2026 Adopted Budget	Amendment #2	FY 2026 Amended Budget	Description
Repairs and Maintenance						
Access Control / Janitorial		$ 5,335	$ 3,340	$ 1,995	$ 5,335	
Front and Back Gates		$ 24,166	$ 9,000	$ 15,166	$ 24,166	
Resident Gate Damage - Reimbursed		$ 1,841	$ -	$ 1,841	$ 1,841	
Misc. Repairs		$ 17,161	$ 15,000	$ 2,161	$ 17,161	
Contingencies		$ 387	$ -	$ 387	$ 387	
Capital Outlay		$ 134,968	$ 80,000	$ 54,968	$ 134,968	Gate Replacement
	Sub-Total:	**$ 533,288**	**$ 421,630**	**$ 111,658**	**$ 533,288**	
Stormwater Management Services						
Lake, Lake Bank and Littoral Shelf Maintenance						
Professional Services						
Asset Management		$ 26,205	$ 20,000	$ 6,205	$ 26,205	Asset Operations Management
Repairs & Maintenance						
Aquatic Weed Control		$ 113,680	$ 72,000	$ 41,680	$ 113,680	Periodic Maintenance of Water Management System
Lake Vegetation Removal		$ 33,605	$ 22,000	$ 11,605	$ 33,605	
Littoral Shelf Maintenance		$ -	$ 15,000	$ (15,000)	$ -	
Aeration System (Fountains/Bubblers)		$ 842	$ 500	$ 342	$ 842	Periodic Maintenance
Control Structures, Catch basins & Outfalls		$ -	$ 40,000	$ (40,000)	$ -	Rotating Program to clean Silt from Drainage Structures
Contingencies		$ 8,296	$ -	$ 8,296	$ 8,296	
Preserve Area Maintenance						
Professional Services						
Asset Management		$ 12,048	$ 20,000	$ (7,953)	$ 12,048	Asset Operations Management
Repairs and Maintenance						
Wetland Maintenance		$ 30,000	$ 28,800	$ 1,200	$ 30,000	Quarterly Preserve Maintenance
Preserve Path Maintenance		$ 8,100	$ 15,000	$ (6,900)	$ 8,100	Path to Canoe Launch
Installation - No Trespassing Signs		$ -	$ 5,000	$ (5,000)	$ -	
Wild Hog Removal		$ 23,665	$ 34,000	$ (10,335)	$ 23,665	On-going program for removal of wild hogs.
Cane Toad Removal		$ 37,240	$ 38,000	$ (760)	$ 37,240	
Capital Outlay						
Littoral Shelf Planting		$ 44,738	$ 44,000	$ 738	$ 44,738	Installed in FY 2026 in Phase I Area Only
	Sub-Total:	**$ 338,418**	**$ 354,300**	**$ (15,882)**	**$ 338,418**	

Tern Bay Community Development District
General Fund - Budget - Amendment #2
Fiscal Year 2026

Description	Actual at 9/30/2026	FY 2026 Adopted Budget	Amendment #2	FY 2026 Amended Budget	Description
Road and Street Services					
Professional Management					
Asset Management	$ 67,479	$ 30,000	$ 37,479	$ 67,479	Asset Operations Management
Utility Services					
Electric - Street Lights					
Electric Service - Lease Charges	$ 5,291	$ 6,000	$ (709)	$ 5,291	FP&L - Electric Service for Rental of Street Lights
Electric Service - Use Charges	$ 101,184	$ 100,000	$ 1,184	$ 101,184	
Repairs and Maintenance					
Sidewalk & Pavement Repairs	$ 14,032	$ 25,000	$ (10,968)	$ 14,032	
Striping & Pavement Marking	$ 3,995	$ 15,000	$ (11,005)	$ 3,995	
Bridge Repairs	$ 2,334	$ 12,000	$ (9,666)	$ 2,334	
Street Lights/Directional Signs	$ 10,678	$ 15,000	$ (4,323)	$ 10,678	Additional Lighting at Entrances
Street Sweeping	$ 17,100	$ 35,000	$ (17,900)	$ 17,100	
Pressure Washing - Streets	$ -	$ 33,000	$ (33,000)	$ -	New LINE ITEM
Miscellaneous Repairs	$ 18,426	$ 10,000	$ 8,426	$ 18,426	
Contingencies	$ 1,475	$ -	$ 1,475	$ 1,475	
Sub-Total:	**$ 241,993**	**$ 281,000**	**$ (39,007)**	**$ 241,993**	
Landscaping Services					
Professional Management					
Asset Management	$ 31,749	$ 25,000	$ 6,749	$ 31,749	
Repairs & Maintenance					
Landscaping Maintenance - Common Area	$ 347,038	$ 320,819	$ 26,219	$ 347,038	
Tree Trimming	$ 57,240	$ 70,000	$ (12,760)	$ 57,240	
Landscape Replacements	$ 32,344	$ 25,000	$ 7,344	$ 32,344	
Mulch Installation	$ 28,840	$ 50,000	$ (21,160)	$ 28,840	
Annuals	$ 17,817	$ 35,000	$ (17,183)	$ 17,817	
Landscape Lighting	$ 14,397	$ 25,000	$ (10,603)	$ 14,397	
Annual Holiday Decorations	$ 19,398	$ 14,500	$ 4,898	$ 19,398	

Tern Bay Community Development District
General Fund - Budget - Amendment #2
Fiscal Year 2026

Description	Actual at 9/30/2026	FY 2026 Adopted Budget	Amendment #2	FY 2026 Amended Budget	Description
Irrigation System					
Pump & Wells					
Routine Maintenance	$ -	$ 10,000	$ (10,000)	$ -	
Well Testing/Meter Reading	$ 13,490	$ 20,000	$ (6,510)	$ 13,490	
Line Distribution System					
Routine Maintenance	$ -	$ 10,000	$ (10,000)	$ -	
Sub-Total:	**$ 562,312**	**$ 605,319**	**$ (43,007)**	**$ 562,312**	
Reserves					
Extraordinary Capital/Operations	$ -	$ -	$ -	$ -	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	$ 57,824	$ 87,472	$ (29,648)	$ 57,824	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	**$ 1,978,299**	**$ 1,958,496**	**$ 19,802**	**$ 1,978,299**	**Total Expenditures**
Fund Balances:					
Change from Current Year Operations	**$ (31,780)**	**$ 0**	**$ (0)**	**$ 0**	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning	**$ 945,673**	**$ 945,673**		**$ 945,673**	
Reserve Additions	$ -	$ -	$ -	$ -	Budgeted Funds for Long Term Capital Planning
Reserve Expenditures	$ (678,899)	$ (678,899)	$ (31,780)	$ (710,679)	Reserve Funds Used in Current FY
Total Fund Balance	**$ 234,994**	**$ 266,775**	**$ (31,780)**	**$ 234,995**	
Fund Balance - Uses of Funds					
Extraordinary Capital/Operations Reserve		$ (92,283)		$ (127,693)	Long Term Capital Planning Reserve - Balance of Funds
1st - 2.2 Months Operations		$ 359,058		$ 362,688	Required to meet Cash Needs until Assessments Rec'd
Total Fund Balance		**$ 266,775**		**$ 234,995**	

Tern Bay Community Development District
General Fund - Budget - Amendment #2
Fiscal Year 2026

Description	Actual at 9/30/2026	FY 2026 Adopted Budget	Amendment #2	FY 2026 Amended Budget	Description

Description	Units	Rate FY 2026	Rate FY 2026
Executive Homes (40' - 50')	210	$ 800.00	$ 800.00
Manor Homes (51' - 60')	199	$ 800.00	$ 800.00
Estate homes (61' - 70')	160	$ 800.00	$ 800.00
Coach Homes	268	$ 800.00	$ 800.00
Multi-Family (6 Plex)	0	$ 800.00	$ 800.00
Veranda (12 Unit Plex)	288	$ 800.00	$ 800.00
Terrace (30 Unit plex)	420	$ 800.00	$ 800.00
Commercial/Office	17	$ 800.00	$ 800.00
Total Units:	**1562**		
Cap Rate - Adopted FY 2021			
PROPOSED Cap Rate - FY 2026		**$ 960.00**	**$ 960.00**

Resolution 2027-7

RESOLUTION 2027-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERN BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY GOVERNING THE USE OF AUTOMATED LICENSE PLATE RECOGNITION (ALPR) TECHNOLOGY WITHIN THE DISTRICT; ESTABLISHING DATA PRIVACY, RETENTION, AND ACCESS STANDARDS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

WHEREAS, the District is responsible for managing and maintaining community infrastructure and amenities, including access control systems for gated entrances within the District; and

WHEREAS, certain automated license plate recognition ("ALPR") systems, including but not limited to systems provided by vendors such as Flock Safety, have been proposed or are in use as a means of controlling access to District facilities; and

WHEREAS, the Florida Department of Transportation ("FDOT"), by memorandum dated August 31, 2026, revoked all existing permits for ALPR systems on state highway rights-of-way and suspended the issuance of new permits, citing concerns regarding misuse, data privacy, and surveillance; and

WHEREAS, U.S. Representative Greg Steube introduced the Facilitating Liberty and Accountability for Flock Observations ("FLAFO") Act, federal legislation that would require judicial warrants before federal agencies may access networked ALPR data and impose significant penalties for unauthorized access; and

WHEREAS, under Florida Statutes §§ 316.0777 and 316.0778, license plate images and associated location data held by public agencies are confidential and exempt from public records requests, and access is restricted strictly to authorized law enforcement performing official criminal justice duties; and

WHEREAS, the Board finds it to be in the best interest of the District and its residents to adopt a formal policy governing the District's use of ALPR technology, ensuring compliance with applicable law, protecting resident privacy, and establishing clear standards for data access, retention, and vendor oversight.

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

SECTION 1. RECITALS. The recitals set forth above are incorporated herein by reference and adopted as findings of fact by the Board.

SECTION 2. POLICY ADOPTION. The Board hereby adopts the following Automated License Plate Recognition (ALPR) Technology Policy (the "Policy") for the District:

A. Authorized Uses.

ALPR technology may be used within the District solely for the following purposes: (i) residential and authorized guest gate access control; (ii) vehicle verification for District amenity access; and (iii) security incident investigation in coordination with law enforcement. ALPR technology shall not be used for any surveillance purpose unrelated to the foregoing authorized uses.

B. Transponder Availability.

The District shall continue to offer traditional transponder-based access as an alternative to ALPR-based access for all residents. ALPR technology shall not be implemented as the sole method of gate or amenity access without prior Board authorization following a noticed public hearing.

C. Data Retention.

ALPR data collected by or on behalf of the District, including license plate images, vehicle descriptions, and associated metadata, shall be retained for no longer than thirty (30) days, unless retention is required in connection with an active law enforcement investigation. The District Manager shall confirm that any vendor agreement reflects this retention limitation.

D. Data Access and Sharing.

ALPR data shall not be shared with any third party, including other law enforcement agencies, private entities, or other community networks, without prior written authorization from the Board and, where required by law, a valid judicial warrant or court order. The District shall not grant any vendor the right to share, sell, or otherwise disclose District ALPR data to outside organizations without Board approval.

E. Vendor Contracts.

Any contract for ALPR services shall be reviewed by District Counsel prior to execution and shall, at a minimum: (i) specify permissible uses of collected data; (ii) prohibit the vendor from selling or sharing data with third parties without Board consent; (iii) confirm data retention and deletion schedules; and (iv) include indemnification provisions in favor of the District. Existing contracts shall be reviewed for compliance with this Policy within sixty (60) days of adoption of this Resolution.

F. Annual Review.

The District Manager shall present an annual report to the Board summarizing the District's use of ALPR technology, any reported incidents of misuse or unauthorized access, vendor compliance with this Policy, and any relevant changes in state or federal law affecting ALPR use.

SECTION 3. LEGAL COMPLIANCE. The District Manager and District Counsel are directed to monitor developments under the FLAFO Act and any related state legislation and to recommend amendments to this Policy as necessary to maintain compliance with applicable law.

SECTION 4. CONFLICTS. All prior resolutions or policies of the District in conflict with this Resolution are hereby repealed to the extent of such conflict.

SECTION 5. SEVERABILITY. If any section, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution.

SECTION 6. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 18th day of November, 2026.

ATTEST:

_____
Vivian Carvalho, Secretary

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Name: _____, Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
District Counsel

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

ENGINEERING AND OPERATIONS MEMORANDUM NO. 26-01

DATE: August 31, 2026

TO: Local Agency Permitholders

FROM: Will Watts, P.E., Chief Operating Officer, Assistant Secretary

COPIES: State Agency Officials
Rudy Powell, P.E., Chief Engineer of Operations

SUBJECT: **Revocation of General Use Permits for Automated License Plate Readers**

The purpose of this memorandum is to notify local law enforcement agencies of updates related to the Florida Department of Transportation's (Department) authority regarding the placement or use of automated license plate recognition systems (LPR) within the right of way of a road on the State Highway System by local agencies.

Automated License Plate Recognition Systems (LPR)

Pursuant to s. 316.0777, Florida Statutes, FDOT is provided with broad authority to approve or deny a local law enforcement agency's request to place a LPR within the right-of-way of a road on the State Highway System—and the authority to remove such at the Department's discretion.

While Florida law limits the issuance of permits for LPR systems to law enforcement agencies, the recent exponential increase in deployments along our roadways, coupled with concerning reports of misuse, data privacy concerns, and surveillance schemes merit immediate action to preserve Floridians' sovereignty and quality of life.

Active Permits

Approvals for the placement of assets in state rights-of-way by the Department are considered temporary in nature. As such, all LPR-related LPR related approvals issued by the Department to a local law enforcement agency are hereby revoked and must be removed by the permittee within 30 days of the date of this memorandum. If such removal has not occurred within the 30-day period, the Department will remove any remaining devices subject to this memorandum.

To that end, nothing in this memorandum prevents or restricts the Department from immediately removing any individual LPR device that is an immediate safety concern or that is causing an unsafe condition.

Discontinuance of All Future LPR Placement Requests

Further, as of the date of this memorandum, the Department will use its discretionary authority to cease the issuance of all future requests for LPR systems within its jurisdictional authority.

Resolution 2027-8

RESOLUTION NO. 2027-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TERN BAY COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A FEE FOR TRANSPONDERS USED FOR COMMUNITY ACCESS; PROVIDING FOR AVAILABILITY TO PROPERTY OWNERS AND RENTERS; PROVIDING FOR ADMINISTRATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Section 190.035, Florida Statutes, authorizes the District to prescribe, fix, establish, and collect rates, fees, and charges for facilities and services furnished by the District; and

WHEREAS, the Board of Supervisors ("Board") finds that Transponders (defined herein) will facilitate vehicular access through District-controlled community access points; and

WHEREAS, to facilitate access at the Welcome Gate (defined herein), the District is establishing a program allowing registered Property Owners (defined herein) and Renters (defined herein) to obtain expedited access through the resident entrance at the Welcome Gate using Transponders; and

WHEREAS, the Board desires to make Transponders available to both Property Owners and Renters; and

WHEREAS, the Board finds it appropriate to establish by resolution a fee for each Transponder issued by the District.

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

SECTION 1. DEFINITIONS. For purposes of this Resolution:

a. **"Property Owner"** means any person holding legal title to residential real property within the District.

b. **"Renter"** means any person leasing residential real property within the District under a valid written lease agreement.

c. **"Transponder"** means an electronic device issued by the District for use in a Vehicle to permit expedited vehicular access through the resident entrance at the Welcome Gate.

d. **"Vehicle"** means any self-propelled vehicle or motorized means of transport used by a Property Owner or Renter, including, without limitation, a car, truck, or motorcycle required to display a license plate under Florida law.

e. **"Welcome Gate"** means the welcome gate and gate house operated by the District on Heritage Landing Boulevard, which functions as part of the District's gated entry system.

SECTION 2. TRANSPONDER FEE AND AVAILABILITY. The fee for each Transponder issued by the District for vehicular community access is $_____. Transponders shall be available to Property Owners and Renters upon payment of the fee and submission of reasonable proof of eligibility. The fee is due upon issuance and applies to each initial, additional, or replacement Transponder.

SECTION 3. ADMINISTRATION. The District Manager is authorized to collect the fee, verify eligibility, issue Transponders, and establish reasonable administrative procedures consistent with this Resolution.

SECTION 4. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

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

DRAFT

PASSED AND ADOPTED by the Board of Supervisors of the Tern Bay Community Development District, Charlotte County, Florida, this 18th day of November, 2026.

ATTEST:

TERN BAY COMMUNITY DEVELOPMENT DISTRICT

_____
Vivian Carvalho, Secretary

_____
Name: _____, Chairperson

DRAFT