

**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 Tuesday, March 3, 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
Greg Urbancic	District Counsel
Clay Rebol	District Engineer

**Audience:**

Mary Longares	w/Heritage Landing Amenity Center
Larry & Darlene Graham	Brian Stork
Craig & Diane Steverlynk	John Katrich
Steve Basil	Rod Bradtmeuller
Diane Stewart	Dave Blakely
Mark Wilson	Alden T Pierce III
Kyle DuBois	Cheryl Pierce

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**

Mr. Ward called the meeting to order at approximately 10:02 a.m.; all Members of the Board were present, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comments**

**Public Comments for Agenda Items**

Vice Chairperson Denise Blakely discussed public comment protocol. She asked if there were any public comments for Agenda Items (other than the public hearings).

A female audience member thanked the CDD for working to get the streetlights fixed.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes**

**February 3, 2026 - Regular Meeting Minutes**

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

**On MOTION made by Robert Brady, seconded by Vickey DeLuca, and with all in favor, the February 3, 2026 Regular Meeting Minutes were approved.**

**FOURTH ORDER OF BUSINESS**

**PUBLIC HEARING**

**I. RELATED TO THE ADOPTION OF REVISED RULES OF PROCEDURE**

**a) Public Comment**

Mr. Ward called for a motion to open the public hearing.

**On MOTION made by Vickey DeLuca, seconded by Denise Blakely, and with all in favor, the Public Hearing was opened.**

Mr. Ward asked if there were any public comments regarding the adoption of the revised rules of procedure. *A lot of the information contained in the original rules have been either amended by statute or are not needed. We have simply deleted all of the items that were essentially already contained in statute and not needed within the context of a rule. There are some parts of this that we did leave in there, for example, the request for proposal process, but most of it has been deleted as it is already identified in statute.* He asked if there were any questions; hearing none, he called for a motion to close the public hearing.

**On MOTION made by Vickey DeLuca, seconded by Robert Brady, and with all in favor, the Public Hearing was closed.**

**b) Board Comment and Consideration**

Mr. Ward asked if there were any Board comments.

Ms. Vickey DeLuca asked about the spending limit of \$195,000 dollars.

Mr. Ward stated the revised Rules of Procedure mirrored state statute in that regard. He asked if there were any additional questions; there were none.

**c) Consideration of Resolution 2026-5, a Resolution of the Board of Supervisors Adopting Rules of Procedure; Providing for Severability, Conflicts and an Effective Date**

Mr. Ward called for a motion.

**On MOTION made by Tara Brady, seconded by Gary Hamilton, and with all in favor, Resolution 2026-5 was adopted, and the Chair was authorized to sign.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-6**

**Consideration of Resolution 2026-6, a Resolution of the Tern Bay Community Development District Approving a Proposed Budget for Fiscal Year 2027 and Setting Public Hearing for Tuesday, June 2, 2026, at 10:00 A.M. at the Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955**

*Mr. Ward: We did make a number of changes to the proposed budget we presented last month. You will see a revision 1, March 3, 2026 column. Essentially, I can better align some of the expenditures that we need for the budget for fiscal year 2027. The assessment rate pursuant to this revision is \$1,181.86 dollars per unit per year. Your current assessment rate is \$800 dollars per unit per year. He asked the Board to discuss the budget and potentially approve the budget so the public hearing could be scheduled. He noted the budget could be adjusted until the public hearing.*

*Chairperson Brady: Whatever we approve today is the maximum the budget can be. We can lower the budget at the public hearing, but you cannot raise above the max advertised.*

*Mr. Ward: Yes, the rate in this budget is the maximum rate we can levy. We can go down at the public hearing. Do you have any questions on the administrative side of this? This covers board fees, my fees, audits, legal advertising, trustee, dissemination agent, all of the normal fees required to operate a CDD on a daily basis.*

*Ms. DeLuca: Thank you for posting the documents so we could review them prior to this meeting. I know that was a lot of work, so thank you. My question is on District Manager. I did not see where there is a rate sheet or an exhibit, and your contract is very old. I am trying to understand what is that fee schedule. Is there something built into this? How did we do a 20 percent increase on it?*

*Mr. Ward: It is old. I think it's one of my oldest. The way all of my agreements work for all of my CDDs, the fee is set by you each year as part of the budget process. You decide what you pay me, or not as the case may be, and we go from there. Obviously, the amount of time I've put*

*into this District in the last year has been substantively different than what it has been in prior years and is the reason for the rate change.*

*Ms. DeLuca: Insurance went from \$40,000 dollars to \$50,000 dollars. What changed that?*

*Mr. Ward: The change in this is really the four bridges we have. Since we are restoring them I went through with the insurance agent this year and had them reevaluated and reappraised (not a formal appraisal) to get a better idea of what the insurance needs to be for these four bridges. The number originally came in at about \$15,000 dollars more than what is in the budget. I asked them to reevaluate the bridges and we came up with a better estimate for insurance purposes. That is the reason for the change. He asked if there were any more questions about page 1; there were none. Okay, page 2 is the access control system. The only change I made to this part of the budget, I highlighted in green for you, is we currently have 40 hours per week for our resident liaison at the welcome center. I decreased that by half to just 4 hours a day instead of 8 hours a day. The rest of the line items are based on the contracts we have with Allied and EntrancelQ. This is a very expensive contract. We may want to look at alternatives for guards on a going forward basis, especially at night. But within the context of this budget, we do not have the time to do that, nor do we have the data to do it. I think on a going forward basis we can look at alternatives for more cost effective ways to do that if possible. I'm not saying it's even possible, but it's something we should keep in mind. Any questions on your access control services?*

*Mr. Hamilton: On the access liaison, I see where you cut it from 40 to 20. What is your anticipated time frame for that? At some point, do we need a person in that building to carry us through the end of the year? What's the purpose of keeping a person out there for 20 hours if we have a direct phone number to Allied?*

*Mr. Ward: It was in your RFQ. We did have that in the plan for when we did this transition. From what I'm seeing from the data we still have around 15% who have not been entered into the EntrancelQ system, but the welcome is not a full-time job now. I think we need to leave it for another four months at least and then reevaluate and see if we can reduce it to 4 hours a day instead of 8 hours a day (as it is in this part of the budget). In the winter it's a lot more labor intensive because of all the renters that are coming in, the Airbnb people coming in and out. I see it's starting to drop off now. We may have to adjust hours moving forward. In the winter we may have more than 4 hours, but I think we can start to drop the hours in four months or so. I think we need to leave it at 8 for now, and once we fully transition to the plate system we can then see where we are and maybe then start to trickle off the hours.*

*Ms. Blakely asked how many people were going to the Welcome Center daily.*

*Mr. Ward responded approximately half a dozen; in December and January it was a lot.*

*Discussion continued regarding the Welcome Center and when it might be possible to reduce the hours of operation; the possibility of it being open seasonally; the residents being appreciative of the Welcome Center at this point; and keeping an eye on the Welcome Center situation.*

*Chairperson Brady: We had a \$425,000 dollar budget that we started with, and because of the technology we put in, that budget is down to \$334,000 dollars. It is a significant decrease for the residents for this service for a much higher quality service. We are looking for further ways to reduce this even further. It is an example of how we as a Board have made a difference.*

*Mr. Ward: I agree. We all know what Ramco was like, but when I pick up the phone and call Allied they actually answer the phone and help me. He noted Allied and EntrancelQ were always very helpful and he appreciated this. He stated the CDD did an excellent job improving services while reducing costs.*

Vice Chair Blakely noted the miscellaneous repairs amount felt high.

Mr. Ward said the CDD could reduce this amount if it wished. He stated he tried to minimize the budget as much as possible. He indicated miscellaneous repairs would cost approximately \$15,000 dollars this year and he lowered the miscellaneous repairs to \$10,000 dollars, but if the CDD wished to lower this number to \$7,500 dollars it could.

Vice Chair Blakely asked why internet access was \$8,000 dollars

*Mr. Ward: As you can see, our anticipated year end is about \$8,600 dollars. With the gates, all the new cameras, everything is electronic and everything has internet service, which is why that number has changed so dramatically.*

*Ms. DeLuca: Can you post that contract? Who is that contract with? I thought the same thing.*

*Vice Chair Blakely: I would like to consider the possibility of not having a guard at the gate 24/7, maybe after 8 p.m. have it be a virtual guard.*

*Mr. Ward: I think you will have much better data soon from EntrancelQ, so you will have differentiated information for the front gate and the back gate, better numbers on when people are coming in and times people are coming in, so I think in 4 months or so, once we get some time and data, you will be able to better make those decisions.*

*Ms. DeLuca: Can we ask how much it will cost for a kiosk?*

*Mr. Ward: Yes, I can ask that.*

Discussion ensued regarding the possibility of using a kiosk for entry, especially in the evenings.

Mr. Ward stated he removed the community wide irrigation system from the budget for fiscal year 2027. He said the CDD planned to enter into an agreement with the Master HOA allowing the Master HOA to handle irrigation. He stated Mr. Greg Urbancic prepared the agreement, and this would be sent to the Master HOA. He explained the agreement had to be approved prior to approval of the budget. He indicated the stormwater system which included the lakes, littorals, water quality testing, aeration systems and the preserves was \$395,000 dollars for fiscal year 2027. He noted this was up approximately \$50,000 dollars from fiscal year 2026. He stated the CDD was still trying to get the system under control and

operating correctly. He said the new budget better reflected how much it would cost to maintain the system. *The preserve path, the canoe launch area, I have some numbers in there for doing a little bit of work back there. Those are optional things for you. The shell path is \$18,000 dollars, path clearing is \$12,000 dollars (I think you need to keep that in there), and obviously your wild hog program is doing well, and then we have the cane toad program in there. Those are the highlights of this portion of the budget.*

*Mr. Brady: It seems crazy that we had all this hulabaloo about hogs and I don't remember anything about cane toads a few months ago, and now we are spending \$26,000 dollars for hogs and \$38,000 dollar for toads. It seems crazy to me.*

*Mr. Ward: The hog problem, you will recall, we had major issues with your hogs. We had a vendor, then we brought in the USDA. I can just tell from the lack of complaints from residents about hogs that they have done a substantively better job than the prior vendor did with hogs. I will tell you, all of southwest Florida - I have actually brought the USDA down into the Naples area for a project I have which had hogs walking down the streets, and in literally two months there were no more hogs walking down the street and nobody has even seen a hog in two months. That's consistent with what you're seeing here and what I'm seeing in other parts of the west coast of Florida. If you keep them out to begin with, you won't see them and then you'll want to get rid of the program, but if you get rid of the program, you will start seeing hogs again. And this number is consistent with what the hog removal program is normally.*

*Mr. Brady: I'm not disputing the numbers. I'm just chuckling because --*

*Mr. Ward: If you had asked me 8 years ago about hogs, cane toads, fruit flies, etc., I would have told you were crazy, but now these cane toads are becoming a major issue along the west coast of Florida and we are seeing them here in this project which is why we added it to the fiscal year 2027 budget. They are very dangerous. If your animals get near them and lick them, your animals will die. So, we try to get them in the water management system when they are tadpoles. We can scoop them out and get them out of there before they become toads and dangerous. I know some residents have reached out to me about the cane toad issue and our asset manager has said we are starting to see a lot of these in the community.*

Ms. DeLuca asked for Mr. Richard Freeman to provide monthly updates at the meetings. She noted the water management system cost went from \$72,000 to \$110,000 dollars and according to the contracts Premier Lake was supposed to be present every week to clean up the lakes, remove debris from in and around the lakes. She said she would like to know which lakes were cleaned which weeks. She said she felt there needed to be more clarity; she did not feel the community was getting good pond services.

Mr. Ward stated he agreed. *We can have this added to his reports and then going forward knowing ahead of schedule as opposed to behind schedule.*

Ms. DeLuca noted there were several ponds in very bad condition.

Mr. Ward agreed.

Ms. DeLuca noted the blue dye contract was supposed to be on a monthly basis, but service was currently on an as needed basis. She asked who determined what was needed. She noted there was no communication about what was being treated when.

Mr. Ward stated he would ask Mr. Freeman to add more details about this service.

Vice Chair Blakely asked about vegetation removal.

Mr. Ward explained vegetation removal was simply overgrowth removal. He noted when the CDD took over there was a lot of overgrowth in the lake system. He stated the overgrowth was relatively under control at this point, but there were a lot of pieces missing.

*Chairperson Brady: I think what Denise is asking is who made the decision and just clarifying that we are using the SWFMD pond maintenance standards.*

*Ms. DeLuca: The other thing is, the weekly visits, they are supposed to be pulling the dead stuff out of the ponds, and I don't see any dead stuff coming out of the ponds. We just need communication.*

*Mr. Ward: Okay.*

Discussion continued regarding the trimming service; maintaining the path to the kayak area; informing the community about the path to the kayak area; and creating a shell path along the kayak path.

*Ms. DeLuca: We only have a \$5,900 dollar contract and we have about \$40,000 dollars in here. I'm not sure we need all these line items.*

*Mr. Ward: Okay, I'm fine removing whatever you want to take out.*

*Ms. DeLuca: Isn't repair and maintenance the \$5,900 dollars plus something else? So, we wouldn't need that \$12,000 dollar line item. We can pull out the shells.*

*Chairperson Brady: I would prefer it if we left it as it is today. Don't pull anything and let's have that conversation. I'm going to propose at the end of this that we do a meeting budget workshop with the residents for them to come in and look at the budget. I want to get everybody's input on all of the line items before we actually slash more stuff out of it.*

*Ms. DeLuca: Yeah, my question was, what's the difference between repair and path cleaning? There's only one contract on our website for \$5,900 dollars.*

*Mr. Ward: This was to do a little more work in the back there to make it look better, make it more available to residents. As I said, that's all it really is at this point.*

Vice Chair Blakely agreed it seemed redundant. She asked what the wetland repair and maintenance was. She asked if this included the path.

Mr. Ward responded the wetlands were outside of the path. He explained the wetlands inside the community had to be maintained on a periodic basis; it was not the same as the lakes or the kayak path. He said the wetland maintenance included clearing the wetlands and removing dead materials.

Ms. DeLuca asked for the wetlands maintenance contract to be posted.

*Mr. Ward: Okay.*

Discussion ensued regarding clearing the wetlands; cattails being an invasive species; SWFMD permit requirements regarding lake maintenance versus the SWFMD best practices program for water management systems; vegetation around the lakes promoting wildlife; the lakes in the community which needed vegetation; and littoral shelves which needed planting.

Mr. Ward continued with the budget for streets, \$239,000 dollars, of which \$106,000 dollars were FPL bills. He indicated the rest was for sidewalk maintenance, pavement repairs, minor bridge issues, minor restriping and pavement marking, etc. He noted sidewalk pressure cleaning was new to the budget this year. He stated now that Lennar was doing the final lift and completing sidewalk repairs, he was hearing comments about damaged sidewalks, curbs and gutters. He said he understood Lennar was not fixing small cracks or small divots to sidewalks or curbs.

Vice Chair Blakely asked if the CDD was locked into the sidewalk pressure washing contract?

Mr. Ward noted it was a three year contract, but the CDD was not locked in. He said he never wrote a contract which would lock a CDD in for three years.

Chairperson Brady noted the sidewalk needed to be pressure washed occasionally to prevent slippery moldy surfaces. She said she felt the striping amount could be reduced or removed.

Ms. DeLuca asked if the Board could discuss littoral shelf planting before it was planted.

Mr. Ward responded in the affirmative.

Ms. DeLuca noted Lennar's plan for phase 2 did not include littoral plantings and she wanted to see SWFMD plans.

Mr. Ward indicated he would remove the note that says phase 2 and leave the number. He said when the CDD got into fiscal year 2027 he would get a plan about the littorals and the Board could discuss the matter.

Ms. DeLuca asked about the sidewalk pressure cleaning contract. She suggested pressure cleaning the sidewalks might be an every other year item.

Vice Chair Blakely agreed.

Discussion ensued regarding pressure washing the sidewalks; hiring pressure washers when needed as opposed to having a \$37,000 dollar contract for pressure washing; the potential for biannual pressure washing; pressure washing as needed; fixing the problem which caused the sidewalks to become moldy; poorly aimed resident sprinklers causing sidewalk mold; the possibility of requiring residents to clean moldy sidewalks caused by homeowner issues; monthly irrigation inspections to prevent flooded sidewalks; cutting back on street sweeping now that construction was done; monthly street sweeping per standard DOT maintenance plans to reduce drainage issues from sand and other road debris; whether monthly sweeping was necessary for a community road; Mr. Freeman inspecting the roads monthly; and only paying the street sweepers to sweep when needed.

*Mr. Ward: Landscaping was next. We do have bids we just received which will be reviewed at the meeting on March 11<sup>th</sup>. I briefly looked at the bid tabs last night. These are three year numbers. The numbers came in from \$1,456,000 dollars down to \$1,163,000 dollars. Three of the bidders were pretty close: Juniper (\$1,489,000 dollars), Yellowstone (\$1,458,000 dollars), and Sunny Grove came in at \$1,456,000 dollars and United Land Service came in at \$1,163,000 dollars. These are three year numbers. I only mention that in terms of your budget. I just looked at this last night. I think there will be a little bit of savings in the landscape maintenance in the common areas but based upon the bids you will review next week you better be able to determine that. The other two things were reserves and discounts and tax collector fees you have. Our cash reserve balance is dropping, and I would like to rebuild that.*

Discussion ensued regarding the pumps and wells going under the golf course; and awaiting the plat to determine the locations of the pumps and wells.

Mr. Ward indicated there was \$50,000 dollars in the budget to begin to build the cash reserves; this was a minimal number, and he would not recommend removing it from the budget. He explained discounts and fees: there was a 4% discount to homeowners who paid taxes early and the tax collector charged fees for putting assessments on the tax bills. He said this was substantively the fiscal year 2027 budget and the first revision.

Ms. DeLuca said it seemed the budget was less in fiscal year 2027 than fiscal year 2026. She asked how the assessment rate was going from \$800 dollars to \$1,181 dollars if this was the case.

*Mr. Ward: The reason is when we did the budget for fiscal year 2026 we kind of guessed at all of these numbers. The budget number was correct, but you wanted the assessment rate to be \$800 dollars per unit. I think the number I originally presented was \$970 or \$980 dollars. We used the cash we had in the bank in order to fund the \$1.2 million dollar budget in fiscal year 2026. That cash is what got you through and kept the assessment rate at \$800 dollars. Now that cash is gone and now we are dealing with having an assessment that needs to go up because we don't have much cash available to us.*

*Vice Chair Blakely: How much cash did we have to use?*

*Mr. Ward: \$678,000 dollars.*

Discussion ensued regarding the fiscal year 2026 budget and how much cash was used to fund it.

*Mr. Ward: We walked out the door not knowing anything and we picked up \$1.2 million in assets that needed to be operated and maintained. We put together a budget, and we didn't do too bad on the budget number, but in order to maintain an assessment rate of \$800 we did need to use some cash. I did not think that was a bad idea and I still don't think it was. But we just don't have that kind of cash for fiscal year 2027. We do have money set aside for the bridges. That's in another capital account which we will be able to use to fund the bridges.*

*Mr. Hamilton: Which capital account is that?*

*Mr. Ward: One of the bond issues has additional money in it which can be used for construction work. Working with Greg and the engineer we were comfortable using those funds for purposes of repairing the bridges. Those are construction funds not related to your operations. They are funds remaining in the capital account from bond proceeds.*

*Ms. DeLuca: who is the Trustee on that account?*

*Mr. Ward: The trustee of that bond issue is US Bank.*

*Mr. Hamilton: How much is left of that?*

*Mr. Ward: You have roughly (indecipherable) in that account.*

*Ms. DeLuca: What are the next steps?*

*Mr. Ward: You are in March. The public hearing is in June. I would really like to not have to calculate the assessment rate at the public hearing. I would like you to get through your April and May meetings with any changes you want so I can make the adjustments for the public hearing. That will give you two more meetings during which we will go through this same process. It would be great if we could finalize the number by May, so we go into the public hearing knowing what we are doing, have all the programs in place that we want, and then the public hearing is really about the public.*

Chairperson Brady asked when notice had to be mailed for the public hearing.

Mr. Ward responded mailed notice would need to be sent in late April.

Chairperson Brady stated she would like to send the public notice based on the assessment rate, have a budget workshop in May, and ask Mary to send an email to the residents about the workshop meeting in May as well as the public hearing.

*Mr. Ward: You want to send a mailed notice out with a higher number than what we are talking about doing for the public hearing?*

*Chairperson Brady: No. But I don't want to cut everything now. I'd like to do that in the workshop in May, but let that notice go out, because we can lower it, but we can't raise it. So,*

*say we cut out 5 things worth \$150,000 dollars and we have a bunch of residents who say, "hey, we really want that," then we have a problem. I don't want to do that. I want to make sure we are doing what the residents want.*

Discussion ensued regarding gathering feedback from residents; holding the workshop in April instead of May; adding the workshop for the budget to the Agenda at the next meeting on March 10; how to handle the public workshop feedback as a Board; inviting the public to attend regularly scheduled meetings as opposed to holding a separate meeting to discuss the budget and obtain input; and whether the Board needed to hold a separate meeting for obtaining input from the public regarding the budget.

Discussion ensued regarding the cash reserves used in fiscal year 2026; slowly rebuilding the cash reserves starting with \$50,000 dollars in fiscal year 2027; how the budget was balanced; and when to hold the Board Meeting to obtain feedback from the public.

The Board decided to move the April 7, 2026 Board Meeting to 9:00 a.m.

Mr. Ward left briefly to ask the HOA if the Board could meet at 9:00 a.m. on April 7.

Chairperson Brady called for a motion.

**On MOTION made by Vickey DeLuca, seconded by Robert Brady, and with all in favor, Resolution 2026-6 was adopted, and the Chair was authorized to sign.**

Mr. Ward indicated the CDD could begin its meeting on April 7, 2026 at 9:00 a.m. He said he felt limiting residents to 90 minutes for comments was reasonable.

Ms. DeLuca asked if it would be possible to have a staff member present at the April 7<sup>th</sup> meeting entering numbers into a spreadsheet real time so the Board could see what the budget number was after reacting to the feedback.

Mr. Ward responded in the affirmative.

Mr. Hamilton asked if he could have a copy of the budget in its native file in lieu of a pdf.

Mr. Ward responded in the affirmative.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

#### **I. District Attorney**

Mr. Urbancic noted the legislative session was ongoing. He indicated he would have more clarity about what might affect the CDD at the next meeting.

#### **II. District Engineer**

*Chairperson Brady: The county is still working on the plat. They had to get some extra stuff from Lennar. They expect to have it at the end of the week.*

Vice Chair Blakely asked if the District Engineer was paid by the hour. She noted the plat issue had been going on for months.

*Chairperson Brady: This is a Lennar issue. We are not paying him for the plat.*

### **III. District Manager**

- a. Asset Managers Report - December 2025**
- b. Reminder: Watering Restrictions in place till July 1, 2026**
- c. Financial report for the period ending February 28, 2025 (unaudited)**
- d. Important Meeting Dates for Fiscal Year 2026:**
  - 1. Next Meeting: Tuesday, March 11, 2026**

*Mr. Ward: Now that Lennar is almost finished with the final lift and the sidewalk repairs, we are anticipating an April start for the bridge restoration. April 6<sup>th</sup> is a tentative date. Just so everybody knows it's going to take 4 months to do the bridges. It's about one month per bridge. Each bridge will be done one time. We will have an MOT plan which will be provided to the community and the final dates once we finish these. But tentatively the date is April 6<sup>th</sup>. The vendor has confirmed. I am hopeful Lennar will be finished with the final lift of asphalt soon.*

*Vice Chair Blakely: Did the vendor agree to double up on the crew to get things done in half the time?*

*Mr. Ward: They can't do that. It's impossible. They decided they need to do one bridge at a time so as not to disrupt too much traffic through the community. I think this plan is probably the best plan. This is a huge project.*

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

#### **I. Supervisor Tara Brady:**

- a) Discussion on opening Metal portion of entrance and exit gates during the day, closed Dusk to Dawn**

#### **II. Supervisor Vickey DeLuca:**

- a) Florida Statute 278.055 (195k spending limit)**
- b) Golf Cart Community Overview**

*Chairperson Brady: With the wear and tear on the metal gates, I wanted to make that the back gate, the owner's only gate, the metal gates, be open from 7 a.m. to 7 p.m. and then they close. That will allow better flow and less wear and tear. Then for the front entrance, we don't close the metal gates exiting and even leave the arms up during the day for exiting at the main gate house. I think that will save us on maintenance of those metal gates. Thoughts?*

Ms. DeLuca agreed with Chairperson Brady about the back gates.

Mr. Ward asked if Chairperson Brady wanted the arms to remain up on the back gate.

*Chairperson Brady: I wouldn't leave the arms up because then people will start coming in the back exit just to get around stuff. I would leave the arms down all the time, but the metal gates, leave them open from dawn to dusk.*

Ms. DeLuca agreed.

*Chairperson Brady: Then the front gate, do not close the metal gates at all, and then because there is a guardhouse there, I don't think people will try to come in through the exit at the main gate if you wanted to leave the arms open on the exit from dawn to dusk. I don't think the metal gates at the front should be shut at all. Leave the metal gates open at the front gate all the time. Don't ever shut the metal gates at the front.*

*Vice Chair Blakely: I would think if we decide to cut back on security then we would definitely need to close the metal gates at dusk.*

*Chairperson Brady: Correct, but as it stands now, I don't think the metal gates should be shut. The front gate is so far from the guardhouse I think leaving the metal gates open 24/7 is fine.*

Discussion ensued regarding whether the metal gates should be left open or closed in the evenings; closing the metal gates for nighttime protection; and the loop section which caused both gate arms to open at the same time.

The Board decided to leave the metal exit gates open from dusk to dawn at the back entrance and the main entrance.

*Chairperson Brady: Since my first conversations with the County about becoming a golf cart community the County has changed the golf cart process. Now, if they approve us as a golf cart community, all golf carts will be treated as LSVs and they could go between 20 and 25 mph, you must have a valid driver's license, you have to have headlamps, stop lamps, tail lamps, turn signals, reflectors, parking brake, rearview mirrors, side mirrors, a DOT approved windshield, VIN #, registration and insurance and a title. I think there could be an issue because from what I hear it is rather costly to have a regular golf cart titled and registered, so I asked them to hold off on that. Enforcement will depend on how much the Sheriff does, so enforcement-wise do we want to become a golf cart community and require all of those items, or do we want to leave it how it is, not become a golf cart community and no people drive golf carts on the roads. Me, personally, I violate the rules now because I drive on the roads in my golf cart. But I would probably violate the rules if we became a golf cart community because I would not get my golf cart titled, registered and license plated.*

Ms. DeLuca asked where Charlotte County law listed these golf cart community regulations.

Chairperson Brady explained she obtained her information from an email she received from Charlotte County Transportation Project Manager.

Ms. DeLuca asked Ms. Brady to get the specific Charlotte County Statute. She noted it was different from Florida State Statutes.

Discussion ensued regarding where to find Charlotte County Codes; whether Charlotte County Codes could override Florida State Statutes; asking Mr. Urbancic to review the codes and advise the Board; whether legally Charlotte County code could supersede Florida statutes; what Florida statutes said regarding golf carts; golf carts driven slower than 15 mph not requiring a licensed driver; golf cart restrictions on private roads versus public roads; and not wanting children driving golf carts on the road with cars in the community.

Ms. DeLuca discussed the \$195,000 dollar spending limit. She stated she read the budget wording which granted Mr. Ward "budget approval" not "spending" and she wanted to get this cleaned up. *I saw there was about \$110,000 dollar spend on lighting for the bridges that I never knew anything about spending. It was posted on the documents. It is purchase orders 29, 31, 32 and 33, and the purchase orders specifically state they are for bridge LED lighting. We never talked about that when we approved the bridges and there is \$47,000 dollars for pavers. Those purchase orders have been issued. I personally, as a Board Member, would like to have knowledge of some of the spending which is going on and we can talk about what's the dollar amount -*

*Vice Chair Blakely: Where are the pavers?*

*Mr. Ward: What Vickey is referencing is the contract for the bridge restoration. It does include putting lighting on the railings because there is no lighting. It's really dark. And it includes a couple of rows of pavers as you enter the bridge to slow down the traffic.*

*Chairperson Brady: I remember at the last meeting or the meeting before we talked about lighting the bridges. Not a specific dollar amount to Vickey's point.*

*Mr. Ward: It wasn't in the original bid we did. I added it as a separate purchase order.*

*Ms. DeLuca: Talking about lighting the bridges and creating a purchase order are very different things. In the budget resolution we signed, 2026-2, it says the District Manager may approve an expenditure that would increase or decrease a line item appropriate for expenditures within a fund as long as the total appropriations of the fund are not exceeded or such expenditures are authorized by a separate disbursement or spending resolution by the Board of Supervisors.*

*Chairperson Brady: What would you like the dollar amount to be?*

*Ms. DeLuca: Well, anything that is materially changing from the budget. Like the littorals for \$44,000 dollars, which was never in the budget, and should be brought before the Board to determine if we want to add that expense and increase the budget because we are increasing the budget on line items that are not in there. And this lighting was not in*

*there. So, anything not in the budget for any dollar amount should be coming before the Board unless it's an emergency, and we can figure out what an emergency would be.*

*Mr. Ward: I agree with you. This is our first year. We really didn't know a lot. Line items were not as defined as they can be. Hopefully the 2027 budget does a lot of clean up of all of those items, but I get the plan.*

Ms. DeLuca said a resolution would go a long way toward ensuring the residents understood how the budget would be kept under control.

*Mr. Brady: We can't keep the number so low that business was stopped unless there was a special meeting.*

*Mr. Ward: I think what Vickey is talking about, and I don't disagree within the context of the 2027 budget, and I hope that's what we're doing, is having a definitive plan on exactly what we are doing, exactly what we are spending it on, and if it changes outside of the context of the budget it needs to come back to you. The hard part about this current year has been every time you turn around something new comes up that wasn't "in the budget." I do think in 2027 it will be cleaned up a whole lot. The spending resolution that Greg does will do that in terms of the budget, and the budget discussion that you are having while making sure you will know exactly what's being done in 2027. We can tell you exactly, for 2027, where the littorals are going. We can go into more detail in terms of the access control, how we need to decrease or increase it, etc. We are putting more meat on the 2026 budget.*

*Ms. DeLuca: Can we put the lighting on hold until we have that discussion? Why can't we put solar on the bridges? Why do we need to spend \$110,000 dollars for lighting? And we haven't even had a discussion about it. More importantly, do the residents even want that? It's almost \$80 dollars a household to put lights on the bridges.*

*Mr. Ward: We can do that. We can add that item to the agenda for you. It's not that big of a deal. The bridge vendor isn't going to care if we do or don't do lights or pavers.*

Chairperson Brady discussed how dark the bridges were, the need for lighting along the bridges, and obtaining resident input in this regard.

Discussion ensued regarding street lighting and where it was and was not needed in the community; whether bridge lighting was needed; bridge pavers; and keeping the Board informed about financial decisions.

*Mr. Ward: Within the context of your budget resolutions, you have two options. I think the budget is substantively more detailed than it was in 2026. The way the resolutions are generally worded, we can spend within the context of the line items. You have specific issues on, for example, littorals. We can bring a plan back to you and tell you what littorals need to be or whatever the other line items are. We can put spending caps on things. As I said, I would be careful at going too low because you will just tie your own hands from board meeting to board meeting. I think that's it. It's not that difficult to do.*

*We've done it a hundred times. Fiscal year 2027 is much different than fiscal year 2026 and we've got a better model.*

Discussion ensued regarding the number of units in the community; there being 1,562 total units including the commercial space; the units being different for the different bond issues; and determining a spending limit number at the next meeting.

Ms. DeLuca discussed streetlights. *Between all of them, they have 30 streetlights in for repair. I'm glad to hear some of them are getting fixed. There are some really old ones that have been fixed. We have 9 which have been closed and we have FPL coming here tomorrow to address the rest and I will go do a site inspection on Friday or Saturday. I am working directly with an escalation manager named Donald King with FPL and I am supposed to report back to him after we are done with all the rest of these.*

Discussion ensued regarding sending Richard Freeman information about streetlights; Black Beauty being back online; other streetlight repair progress; the decorative white lights going out at the entrance due to a breaker being tripped; and when to take down the decorative white lights.

Chairperson Brady made a motion to leave the decorative white lights up year round.

Vice Chair Blakely stated she felt the decorative white lights were holiday lights and should be taken down two weeks after Christmas.

Ms. DeLuca agreed the lights should be taken down; she felt it would be light until 8 p.m. for the summer and the lights were unnecessary. She suggested taking the lights down from Easter until November 1.

Mr. Brady seconded Chairperson Brady's motion. He asked how much it would cost to keep the white lights up year round.

Mr. Ward indicated the cost would be minimal.

**On MOTION made by Tara Brady, seconded by Robert Brady, and with three in favor, two opposed, the decorative white lights would remain lit from dusk to dawn year round.**

Mr. Brady said if the cost became substantial the question of lights should be revisited. He asked if the community could be polled to see if the community wished to leave up the lights.

Mr. Ward explained there was not really any way for the Board to poll the community; it did not have the ability to send out polls. He said the best way for residents to express their opinion was to attend Board meetings.

Discussion continued regarding the white decorative lights; their inclusion in the budget as a line item; and whether the matter should be singled out for discussion with the community during the budget workshop.

Chairperson Brady stated if the decorative white lights were singled out as a line item to obtain the community's opinion, then every line item should be singled out. She said the community would be permitted to weigh in on any item it wished.

*Mr. Ward: Within the context of the budget, I can highlight a couple of items. I think the canoe path was one of them. I can highlight the lighting issue. Is there anything else?*

*Chairperson Brady: Highlight littoral shelves, lighting on the bridges. That's what I'm saying, you're going to highlight the whole budget again. I'd prefer we don't. We need to be going over every line item with the same detail. Not picking and choosing what one person wants or doesn't want. It's the community as a whole and we need to go over every line item the same.*

*Mr. Ward: I am not going to go through every single line item with you at the next meeting. This budget is long. I normally go through them by department and get you to figure out what you want to do on that basis. I don't go into detail about what's in one particular line item. But you can ask the question and I'm happy to go through it and answer the questions for you. The big things are the shell path, path clearing, items that have risen to the top of the pile that are important to the community, whether it's holiday lights, littoral shelves, shell path material, path clearing, whatever other items there may be.*

*Vice Chair Blakely: The bridge lighting.*

*Mr. Ward: The bridge is not in the budget at all, but if you want to ask a question about a specific line item I'm happy to go through it with you, but we will never get through this if we go through every single line item.*

Discussion continued regarding the budget meeting and how to handle the meeting; reviewing the budget by section and gathering public opinion, questions or comments for each budget section as opposed to each line item.

Vice Chair Blakely asked if the back gate damage situation was resolved.

Mr. Ward responded the situation was resolved, but the CDD had not been paid yet.

## **EIGHTH ORDER OF BUSINESS**

### **Public Comments**

Mr. Ward asked if there were any public comments.

A Female audience member noted many upscale communities had decorative white lights up year round. She asked about the life span of the bridge restoration.

Mr. Ward responded the bridge restoration should last approximately 30 years give or take.

A Male Audience member noted the street sweeper came a couple of weeks ago on a Thursday night when the trash cans were out and only swept the middle of the road which he felt was ineffective. He suggested asking the street sweeper to sweep on a different night.

Mr. Rod Bradtmeuller thanked Mr. Ward for uploading the requested documents on the CDD's website. He thanked Ms. DeLuca for working on the streetlighting situation. He discussed the welcome center building and land being purchased. He asked if the land and welcome center purchase was complete. He asked how the building could be renovated if the CDD did not yet own the building.

Mr. Paul DeLuca asked if the irrigation contract included the wells and pumps.

Mr. Ward responded in the affirmative.

Ms. Diane Stewart said she would like to see the path to the lake paved with shell material so it would be more navigable.

Mr. Ward explained the land and the welcome center had not been purchased yet; no renovations were made. He explained it was simply being utilized as it was. He stated the subject would come before the Board for consideration for purchase after the plat was recorded. *I think the only improvements to the building were some paint and cleanup. I don't remember any drywall being done. We stuck a welcome center sign up and that's about it.*

*Mr. Bradtmeuller: Regardless, with signage being put up and paint and such there has got to be an expense somewhere. I just don't understand if the CDD does not own that building how can you take taxpayer money from the CDD and fix something that doesn't belong to you. Do we have a purchase agreement with Lennar?*

*Mr. Ward: No. We do not have a formal purchase agreement with Lennar at this time. We have basically a handshake deal that they are happy to sell it to the District for whatever price we agreed to, but as I said it has to come back to the Board.*

*Ms. DeLuca: That's different than what you told us in December. You told us that you didn't need our approval.*

*Mr. Ward: based upon where we are moving and the direction of trying to get approval of things, I planned on bringing the acquisition back before you. It's coming from bond proceeds, so it doesn't affect any of your operating accounts, but I thought it would be appropriate to put it in front of you at some point.*

*Ms. DeLuca: I read that bond purchases have to be approved by the Board unless specifically called out in bond documentation of which additional real estate never is which is why you asked about the bridges for which we gave you our approval. I'm trying to understand. It says explicitly bond funds cannot be used unless they are approved by the Board.*

*Mr. Ward: What it says is, to the extent that there is a capital improvement program identified in the engineer's report for purposes of acquisition, then the process is the District does not go through a process of having the Board approve every single acquisition in there. It's just*

*done by what we call a requisition and a processing through the trustee. That's the normal process. The welcome center, because of its location we tied it to the roadway acquisition and the price was determined on the appraised value from many years ago for the roadways themselves in the community. That's how that was done. It doesn't require a specific board approval, but I thought you might want to look at it.*

*Ms. DeLuca: Can you get us copies of those two bonds so we can see that language?*

*Mr. Ward: The engineer's report. Sure.*

*Mr. Greg Urbancic: My recommendation in this case is that we do a short supplement to the engineer's report to clarify and name specifically that the District would be acquiring that property so that there was no question on it. My recommendation is that we bring that supplement back and I think Clay has already worked on some draft of that. It's fairly simple to bring it back for review as part of what the Board ultimately approves.*

*Ms. DeLuca: So, it does need to be modified, and it does require Board approval?*

*Mr. Urbancic: That's my recommendation.*

*Mr. Brady: to Mr. Bradtmeuller Do you have a problem with acquiring that property?*

*Mr. Bradtmeuller: I'm not accusing anyone. I've been trying to find out if the Board owns it or not. When I look at the meeting minutes it says yeah, and there's a dollar amount that we spent on it. I wanted to see the purchase order to see what the CDD spent their money on. Then when I found out it hadn't been purchased yet and I go through the stuff that's been in the past and it says that we renovated it and I'm like, if we don't have anything how is the CDD spending the taxpayers' money on something that they do not own? Or they don't have an agreement with the owners that this is what's going to happen at the turnover. And then on top of that the plat still is not done. I just want to know what the CDD owns and how much money they spent on it and how much is the maintenance? Even on this 2027 budget it talks about the welcome center and it's on one of your line items and we don't technically own the welcome center.*

Discussion ensued regarding the welcome center and whether the District needed to own the welcome center; and the next meeting being on Wednesday, March 11.

*Ms. Debra Fernandes (ph): Because we live on Birchwood Court, if we have people flying through the gates to exit without the arm down, I think they will be exiting more quickly and we have to take a left turn coming in, and that makes it a little harder for us to turn left. I would suggest thinking about that some more for the front gate.*

*Mr. Ward: I have written here, front gate entrance and exit, the arms are up and the metal gates are closed dusk to dawn which means I will have to close the arms from dusk to dawn as well. The arms are up during the day.*

*Ms. Fernandes: If we keep the arms down I think it will be safer.*

*Mr. Hamilton: Leaving the main entrance the gates are closed dusk to dawn; the arms leaving are open during the day. On the other side the arms are down all the time and the gates are closed dusk to dawn.*

*Vice Chair Blakely: I think the concern is there will be a safety hazard for residents going into and out of Birchwood Court if the gates are up at the exit as drivers will be driving at higher speeds.*

Discussion ensued regarding the potential safety concern for Birchwood Court residents with drivers not being required to slow down and stop at the gate to exit as the Birchwood Court entrance was very close to the exit gate; the limited visibility when turning into Birchwood Court due to shrubs and lack of lighting; discussing the gate arm matter again next meeting for clarification purposes.

Ms. Fernandes asked who she should speak to regarding CDD questions. She stated she agreed the welcome center hours should be reduced.

Mr. Ward stated Ms. Fernandes was welcome to call him (Mr. Ward) directly with any CDD questions. He stated for the time being the arms would be left down all the time and the metal gates would remain closed from dusk to dawn. He noted the Board would discuss the matter once again at the next meeting.

Discussion ensued regarding how to handle the budget workshop; how to handle public comments; explaining the meeting process to the public in advance; the difficulty with budget public hearings in general; limiting public comments to 3 minutes; answering questions after they are asked as opposed to waiting until all questions have been asked before answering; limiting the back and forth; sending out an email with the meeting and public comment procedures through Mary to the community; and being succinct with responses to questions in an effort to keep the meeting short.

Ms. DeLuca asked how to answer the question regarding why the budget itself was about the same as it was in fiscal year 2026 but the assessment rate was going up for fiscal year 2027.

*Mr. Ward: The budget I gave you for 2026 was like \$960 or \$980 and I said at that time, if you want to lower the assessment rate, I'm fine with it, but you have to take cash out of your cash reserves in order to do it. So, that's what we did. We used the cash reserves. That's the answer to the question. That is a very simple answer. What we've learned this year is you have a big community and a lot of assets. The big stuff we've done, EntrancelQ, Allied, the changeover was a huge savings to the community. The landscaping was difficult. The contract we had from the HOA was not the right contract; it had different numbers and different services in it. It just wasn't perfect.*

*Mr. Hamilton: We also took on almost \$1 million dollars of costs from the HOA.*

*Mr. Ward: Yes, we did.*

*Ms. DeLuca: We have to determine why this can't be delayed another year. We could probably go down a bunch of that \$600,000 dollars. Did we have to powder coat the gates*

*this year? Maybe, maybe not. Again, we now have to be very precise on is it something that has to be done next year, such as street sweeping, sidewalk cleaning, the lights on the bridge. The lights on the bridge can be added a year from now.*

*Mr. Ward: I don't have a strong opinion about the lights on the bridge or the pavers in front of it. That is coming out of your capital proceeds, so it doesn't affect your operating budget at all.*

*Ms. DeLuca: But we will be charging them more money on the capital side.*

*Mr. Ward: No. You are not charging more. The assessment rates for everybody remains the same. What happens with a capital account like that is if you have leftover funds you have to redeem bonds which changes the assessment rate for the bonds. It will lower it, but only by a few dollars because it's over a 30 year period. It doesn't have a huge effect on the number. It's basically lowering the bond amount by \$40,000 dollars but the term of the bond still stays at 25 years, so your amortization changes very little.*

*Ms. DeLuca stated she just wanted to be very particular and very careful with the budget and careful determining what needed to be done. She stated she wanted to see the bonds because if there were \$2 million dollars in the bond account perhaps it could be used to help with the budget. She said she felt like lights on the bridge were unnecessary at this time.*

*Mr. Ward: You cannot take capital funds and use it to pay some of your operating budget. And when the bridges are all done and you want to put lights on them and you want to take money from the capital account to put lights on the bridge, the answer is no. you couldn't do that. In the context of a construction project where you're essentially restoring the entire bridge you may include your lighting and include pavers. Pavers are part of the road system so you can automatically include pavers as long as it's new construction work, you can include it in the context of a capital program. If you're telling me, for example, you want to restore the guardhouse in some way, I'm going to say that's probably not a capital element because it's more operations/restoration. Capital is for either new construction or large restoration.*

*Ms. DeLuca: We could use it to build a new welcome center.*

*Mr. Ward: Yes, if you wanted to tear down the building and build a new building, you could do something like that.*

*Ms. DeLuca: That goes back to what I was saying. I don't want to spend money on lights on a bridge if we can do something to generate some revenue for us and build a building which would be a better use for the capital bond. She noted the lights would be for pedestrians and there were not many pedestrians crossing the bridges in the evening; most residents drove golf carts.*

*Mr. Ward noted he did not have a strong opinion either way; it was up to the Board.*

Discussion ensued regarding potential uses of the capital funds; the possibility of constructing a revenue generating building where the welcome center was located; the plat not being done; and the cars which had to be moved in order to facilitate the final lift by Lennar.

Ms. DeLuca asked about the contract with Calvin Girodano and Richard Freeman. She asked if the CDD was paying travel time to Calvin and Richard.

Mr. Ward responded in the negative; the CDD was not paying any travel time.

Ms. DeLuca said it would be good to know when Richard was on site, as well as the irrigation vendor, etc.

Mr. Ward stated he could try to arrange for the CDD to know when Richard was onsite, however, Mr. Freeman worked at multiple CDDs in the area and it was difficult to know where he would be each day. He explained Mr. Freeman generally was responding to issues as the issues arose and did not keep a set schedule. He said he would try to get more of a schedule.

Mr. Hamilton agreed he would like to look at a restructure of the fee schedule to determine the District's needs and how said needs could best be served.

Ms. DeLuca agreed.

*Mr. Ward: The Calvin contract is easy. We have Richard and to some extent we have Bob, but mostly we have Richard. He has a very specific rate. I personally manage Richard. I literally talk to him 10 to 15 times a day including weekends, not just for one CDD but for all the CDDs. He and I talk about Tern Bay every single day to keep the projects going and to be aware of how things are. I arbitrarily assigned what I thought his total cost would be in one year in the departments, but at the end of the day he charges an hourly rate based upon whatever hours he works. I pay close attention to that because he works for me directly. I manage him on a day to day basis, and I make sure everything is getting done. He knows how difficult I can be when it comes to getting things done, but that particular part of the process, I am actually the one managing Richard on a day to day basis every day all day long. I know how he charges, I know when he's here, I know when he's not. I know what needs to be done and we go through all of that every single day all day long. That's what I do as a manager. If you don't like the lights, I'm going to tell you, it was my decision. He asked me about them. If you don't like the pavers you can blame me. It was my decision. And I make those decisions every single day on every single thing that gets done out here. When it comes to the vendors, they are all difficult. They are all difficult, including Sunny Grove, and they all have to be babysat.*

*Ms. DeLuca: Do we need committees of residents to help support Richard without putting it on the budget? We got the HOA landscaping committee. We've got five people and it costs the Master HOA nothing, and they ride around and go out with Sunny Grove.*

*Mr. Ward: The problem with committees and governmental boards is they are subject to the Sunshine Law, so that whole riding around is not possible. HOAs don't have that problem. Even one person could be assigned as a committee and it would still be subject to the Sunshine Law, records, meeting minutes, everything. I encourage residents, including board members, you are welcome to call Richard or myself at any time all day long, all weekend long, it doesn't matter. We will help you. Residents talk to the both of us constantly and we work together on any questions or comments that a resident has. It's like herding geese when it comes to herding vendors, but it is what it is. I don't think being here full time will make a*

*difference. In my personal opinion we do a ton of work every day, all day, including weekends on all of this stuff. Last weekend I spend half my weekend on the lady who ran through the gate. We spent hours this last week on the two cars that had to be moved. The amount of work that goes into this project is monumental.*

*Ms. DeLuca: (Indecipherable).*

*Mr. Ward: That particular issue was difficult because there was a renter in there. They left town, so I had to go back to the owner to get the money.*

*Ms. DeLuca: Our declaration states the owners are responsible for guests and renters here. I don't care who goes through it. If it's your guest and they came in and went to your house and the broke the gate, you are responsible for it.*

*Mr. Ward: Yes. I understand. But HOA declarations are not applicable to CDD property. The HOA can enforce things however they want to, but the declarations are not applicable. We had a lot of gate problems pre EntrancelQ and Allied. This is the first one that has caused a lot of damage in a few months, and I think that's pretty good.*

Discussion continued regarding the CDD collecting money for damages; a resident who put in a pool, tore up the lake bank in the process and then called the CDD to come fix the lake bank (the CDD refused); requiring the homeowner to restore the damaged lake bank; and sending the HOA committee over to the homeowner regarding the damaged lake bank.

**NINTH ORDER OF BUSINESS**

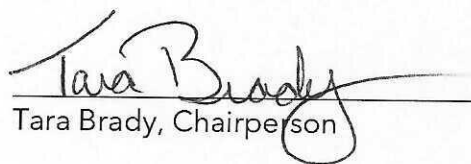
**Adjournment**

Chairperson Brady adjourned the meeting at approximately 12:16 p.m.

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

Tern Bay Community Development District

  
James P. Ward, Secretary

  
Tara Brady, Chairperson