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, April 7, 2026 at the Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 9:00 a.m. and was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

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
Richard Freeman	Asset Manager
Susan Singer	Controller

Audience:

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

Robert Meyer	Mary-Ann
Judy Lavery	Rich
Michael Neumann	Elaine Neumann
Julie	Ashley McClurg
Ezio Traunero	Linda & Mark Cucharate
Kathib38@aol.com	Karen Burns
Michele Wills	DL
Larry C	Larca Ludeks
LLL	Joe Vaske
Craig Fioravante	Mark
Kristyn Lawson	

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**

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

Chairperson Brady discussed public comment protocols.

SECOND ORDER OF BUSINESS **Workshop**

Workshop for Proposed Budget for Fiscal Year 2027 – which covers the period October 1, 2026 through September 30, 2027

I. Resident Comment:

a) Please limit your questions to (3) minutes on matters related to the Fiscal Year 2027 Budget. The Chair will ask for all questions, and after all questions, the Board will respond to any questions.

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

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

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

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

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

Mr. Gary Hamilton: I don't disagree with you, Ms. Newman, when I was looking at the budget I flagged the $8,100, $18,000, and $12,000 dollars. When I went back there, I took the wife back there and she was not very happy about sinking down into the water along the path, so I don't know that we need crushed shells in those areas, and there are a couple of really low areas back there which you can't get by if it rains, so I would assume after last night's rain it is pretty soggy back there. That would just be to level it out. I don't know why we need crushed shell back there. The other thing is we do need to maintain it to keep it open. The cane toad removal, I laughed at it when I first saw it a few months ago, but I went out and looked at it, and it is a real thing, and they are poisonous to animals and *humans. I don't know if we need to do it every month, maybe we could cut it back and do it every other month. That's something to look at because it's $38,400 dollars.*

Ms. _____14:30: The only thing I would say is, I've pulled down the contracts for all of these which are on our website. My question is the contract to keep the path open is currently at $5,900 dollars, not some of the numbers which are being thrown around, so if there is something else, again that's why we've asked for the contracts to be posted. It says it's a one time fee for keeping the path clear.

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

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

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

Chairperson Brady: And it's important to understand we all live here. I live in a condo. Without even the CDD my monthly fees are already $975 dollars a month. So, I totally get that. One of this Board's responsibilities is to ensure that our infrastructure is maintained. That's one of the big things. Right now, we are keeping the infrastructure we currently have functioning. That's our main responsibility and what we are tasked with doing. It is sometimes harder because we are not an HOA, we don't have the same rules. You will notice one of the big differences is, you see our line item budget, you see the auditors report every month. Everything we do is online. We are a government agency, so we have to follow the same rules as the city and county. She discussed her three years on the Board, how it began as a Lennar Board and Lennar ran the HOA; Lennar preferred to keep things in the HOA to keep costs down. She noted a big portion of the CDD assessments were due to the bond issue which would eventually go away, but the maintenance portion was $800 dollars last year and if the budget were approved as it was today that rate would go up to $1,100 dollars. She stated in the big picture $100 dollars a month to maintain all community infrastructure, ponds, landscaping, pipes, roads, sidewalks, etc., was not very much money. She noted combined with everything else it added up, but it was not for fancy extras, it was for the important infrastructure which had to be maintained.

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

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

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

Ms. ______ 30:52 stated she discussed a dog park, but having it be self-funded, so it would not be maintained by the CDD or HOA, the members of the dog park would do like it was done at Burnt Store Marina where the members fully fund the marina. She stated then the dog park would not be a burden on anyone who did not wish to use the dog park for whatever reason.

Ms. ______ 31:41 discussed where phase 1 and phase 2 were located. She stated in phase 2 the bond issue indicated the ponds were required to be a minimum depth of 10 feet. She stated the Board needed to discuss the littoral shelves and the bond issue documents; this would be done later.

Mr. Mike _____ discussed the acquisition of the Welcome Center; he was unsure if the current use was a good use and whether the CDD should purchase the Welcome Center.

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

Mr. _____ stated he would hate to lose the Welcome Center asset when it was only $80,000 dollars. He explained the CDD needed someone in the Welcome Center to deal with the problems with the EntranceIQ system as it was a new system. He noted not all residents were signed up on the EntranceIQ system yet. He asked how many residents were signed up.

Ms. _____38:45 noted 95 percent of the residents were registered in the system as of last Thursday. She indicated the EntranceIQ system processed almost 100,000 vehicles from January through March with less than three gate breakages. She said she felt this was excellent. She noted the system was now reading the license plates as drivers went through. She stated the efficacy of the license plate reader was at 92 percent at the front gate and 89 percent at the back gate. She said now the system would be fine tuned to improve these percentages.

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

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

Mr. Dennis _____ asked which roads belonged to the CDD.

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

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

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

Ms. _____ 44:00 stated the bond issue very clearly outlined what roads the CDD was responsible for.

Mr. _____ challenged the EntranceIQ numbers. He discussed why he believed the numbers were incorrect. He discussed the problem he has had with EntranceIQ and not being able to access the gate via license plate recognition.

Chairperson Brady stated Mr. Ward would work to assist Mr. _____.

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

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

Mr. _____ asked why the CDD switched to the new security system; he felt the other system worked well. He said in terms of the canoe launch perhaps the cane toad and hog removal should be reconsidered.

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

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

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

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

Mr. _____ asked about golf ball collection from the lake.

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

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

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

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

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

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

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

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

Ms. _____ discussed problems she was having with hogs. She stated she did not feel the CDD should open a dog park. She discussed problems she was having with the gates. She thanked the Board for its efforts.

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

Chairperson Brady noted an online resident asked why Lennar was not sharing the cost to repair the bridges. She explained the CDD could not charge Lennar for the expense to repair the bridges due to the fact the CDD had owned the bridges since 2002. She explained how the bridge repairs were basically a rebuild of the bridges; therefore, the

CDD was able to use bond funds to pay for the bridges, not operational costs. She explained the money for the bridges was capital improvement bond funds. She noted Lennar did give the CDD $20,000 dollars to clean the stormwater pipes last year. She explained Lennar had contributed to the clogging of the stormwater pipes because Lennar did not sweep the streets as often as they were required.

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

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

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

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

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

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

Ms. _____ suggested residents check the EntranceIQ app and make sure all the information was correct; if there was a typo and the license plate number was incorrect the system would not allow entry.

II. Board Comment:

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

Mr. Gary Hamilton said discussion of the EntranceIQ system should be reserved for another meeting. He noted a lot of time and effort went into the fiscal year 2027 budget. He stated $8,000 dollars for internet services felt high. He asked about internet services.

Discussion ensued regarding internet services costing more for business accounts than personal accounts; looking at other internet service providers for potentially lower rates;

and leaving $8,000 dollars for internet services in the budget until better rates were confirmed.

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

Discussion continued regarding internet services.

Ms. _____ asked about contingency percentages.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Vickey DeLuca discussed lakes and maintenance, the littoral shelves, trash pickup in the lakes, the problem with the lake at hole 8 which was not properly aerated and was a cane toad breeding ground. She said she would like to know more about the vendor contracts.

She asked if the vendor felt there was a problem with lake 38. She noted hole 3 was just as bad as hole 8.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Board agreed.

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

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

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

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

Chairperson Brady: Then under capital outlay change the $10,000 dollars for littorals to $15,000 dollars.

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

Chairperson Brady: We should test our own water. The County comes in once in a while and does water quality testing, but we should be prepared if they stop, or if we need testing when they are not doing it in their cycle, that we have something in there for water quality testing. The County doesn't come in on a set schedule, and we have to report water quality to SFWMD.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. ____ asked why power washing was so expensive.

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

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

Chairperson Brady responded in the negative.

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

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

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

Discussion ensued regarding where the slippery areas were located on the sidewalks; how it would look to pressure wash small sections of the sidewalk only; $3,000 dollars being sufficient to cover pressure washing the slippery sections of sidewalk; pressure washing as needed not fixing the problem; $3,000 dollars not being enough to install French drains.

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

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

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

The Board chose not to change the annuals line item.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Susan concurred.

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

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

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

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

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

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

The Board disagreed.

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

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

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

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

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

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

Ms. _____ asked about the list which was used to put the budget together in fiscal year 2026.

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

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

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

Mr. _____: It is fiscally responsible.

Ms. _____: We just have to be honest with them. We have to have a reserve. They all know about reserves.

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

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

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

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

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

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

Mr. Ward: Okay, got it.

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

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

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

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

All Board Members were present.

THIRD ORDER OF BUSINESS Public Comments

Public Comments for Agenda Items

There were no members of the public present.

FOURTH ORDER OF BUSINESS Consideration of Minutes

a) March 3, 2026 – Regular Meeting
b) March 11, 2026 – Special Meeting

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

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

FIFTH ORDER OF BUSINESS Consideration of Agreement

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

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

SIXTH ORDER OF BUSINESS Staff Reports

I. District Attorney

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

II. District Engineer

No report.

III. District Manager

a. Important Meeting Dates for Fiscal Year 2026:

1. **Next Meeting: Tuesday, May 5, 2026**
2. **Tuesday, June 2, 2026 – Public Hearing FY 2027 Budget**
3. **General Election Qualifying Period: June 8, 2026 - June 12, 2026 (Seat 2, Seat 3 and Seat 5)**

b. Financial Statement for the Period Ending February 28, 2026 (unaudited)

c. Financial Statement for the Period Ending January 31, 2026 (unaudited)

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

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

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

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

SEVENTH ORDER OF BUSINESS Supervisor's Requests

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

Mr. Ward stated that could be provided.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. DeLuca noted the numbers were just an example.

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

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

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

Mr. _____: I think that's a good idea.

Discussion continued regarding the spending resolution and contract signing.

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

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

Mr. Ward responded in the affirmative.

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

The Board agreed.

Mr. _____ discussed EntranceIQ and the problems associated with EntranceIQ.

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

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

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

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

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

EIGHTH ORDER OF BUSINESS **Public Comments**

There were no members of the public present.

NINTH ORDER OF BUSINESS **Adjournment**

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

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

Tern Bay Community Development District

Signature: James Ward	**Signature:** Denise Blakely
James Ward (Jun 3, 2026 13:07:54 EDT)	Denise Blakely (May 28, 2026 10:05:36 EDT)
Email: wardj@pfm.com	**Email:** nazido@yahoo.com
James P. Ward, Secretary	Denise Blakely, Vice-Chairperson

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