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

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

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Present and constituting a quorum:

19 Tara Brady	Chairperson
20 Denise Blakely	Vice Chairperson
21 Robert Brady	Assistant Secretary
22 Vickey DeLuca	Assistant Secretary
23 Gary Hamilton	Assistant Secretary

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25

Also present were:

26 James P. Ward	District Manager
27 Greg Urbancic	District Counsel
28 Clay Rebol	District Engineer
29 Richard Freeman	Asset Manager
30 Susan Singer	Controller

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Audience:

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

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

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

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

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

71
 72 Chairperson Brady discussed public comment protocols.

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

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

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

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

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

95

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

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

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

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

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

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

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

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

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

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

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

200

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

203

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

211

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

223

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

229

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

234

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

238

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

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

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

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

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

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

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

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

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

285

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

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

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

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

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

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

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

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

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

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

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

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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.

An unidentified female member of the audience 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.

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

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

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

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

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

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

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

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

417

418 **II. Board Comment:**

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

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

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

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

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

442
443 Discussion continued regarding internet services.

444
445 Ms. DeLuca asked about contingency percentages.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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. Brady 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.

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

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

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

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

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

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

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

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

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

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

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

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

622

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

625

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

627

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

630

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

632

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

636

637 The Board agreed.

638

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

647

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

651

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

653

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

659

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

662

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

665

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

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

671
672 *Ms. Blakely: It's just crazy how much money we are spending on lakes.*

673
674 *Chairperson Brady: It's not crazy at all. That number is minimal compared to normal*
675 *stormwater lake expenditures. Okay, Roads and Streets.*

676
677 Discussion ensued regarding pressure washing and whether it would be needed; the
678 roads being relatively new.

679
680 *Mr. Ward: If you remove any repair line items, if anything goes wrong we have no way to*
681 *fix it.*

682
683 *Chairperson Brady: I'd hate to not have it and then be out of luck.*

684
685 Discussion ensued regarding whether \$6,000 dollars for bridge repairs was needed;
686 and changing the bridge repairs line item to \$1,000 dollars.

687
688 Mr. Ward changed the bridge repairs line item to \$1,000 dollars.

689
690 Discussion ensued regarding striping costs; whether striping the roads could be
691 postponed to fiscal year 2028; striping not being required by the County; freshening up
692 the stop bars in the old section with this budget; and whether the capital funds being
693 used for the bridges could be used for street striping.

694
695 *Chairperson Brady: Okay, let's knock it down to \$10,000 dollars. That should cover stop*
696 *bars. If we just do stop bars and crosswalks, if there is repair, and we are still going to try*
697 *to get it done out of the capital funds.*

698
699 Discussion ensued regarding solar lighting; front entrance lighting; adding uplighting
700 to the roundabout; whether adding lighting to the front entrance was necessary or
701 could be postponed to fiscal year 2028; it being necessary to keep funds in the budget
702 for lighting maintenance; the signage which might be required this year including stop
703 signs and golf cart community signage; the importance of keeping signage consistent
704 throughout the community; changing the line item to "signs and lighting;" the
705 importance of street sweeping to keep the stormwater system cleaner; DOT standards
706 indicated street sweeping should be done monthly; the cost of street cleaning; the CDD
707 not being able to piggy back off the County contract for a lower rate; how often street
708 sweeping should be done; sweeping the streets costing less than cleaning out the
709 stormwater system; the vendor inspecting annually and cleaning out any pipe which
710 had 25 percent or more sediment.

711
712 The Board decided to change the street sweeping from monthly to quarterly and if
713 needed next year the frequency could increase.

714
715 Ms. DeLuca asked Mr. Freeman to ensure the street sweeper did not try to sweep the
716 streets on days when trash bins were at the curb.

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

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

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

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

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

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

Ms. DeLuca asked why power washing was so expensive.

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

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

Chairperson Brady responded in the negative.

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

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

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

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

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

766

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

768

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

771

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

778

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

780

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

790

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

793

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

795

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

798

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

802

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

808

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

811

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

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

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

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

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

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

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

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

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

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

859

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

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

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

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

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

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

883
884 Susan concurred.

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

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

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

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

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

906

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

909
910 The Board disagreed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

989
990

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

993
994 All Board Members were present.

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

997
998 **Public Comments for Agenda Items**

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1000 There were no members of the public present.

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FOURTH ORDER OF BUSINESS **Consideration of Minutes**

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

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

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

FIFTH ORDER OF BUSINESS **Consideration of Agreement**

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

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

SIXTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

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

II. District Engineer

No report.

III. District Manager

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

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

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

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

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

1080 Discussion ensued regarding qualifying for election, the forms needed, the fee, and
 1081 needing to go in person.
 1082
 1083

1084 SEVENTH ORDER OF BUSINESS

Supervisor's Requests

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

1089 Mr. Ward stated that could be provided.
 1090

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1167
1168 Mr. Ward responded in the affirmative.

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

1173
1174 The Board agreed.

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

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

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

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

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

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

EIGHTH ORDER OF BUSINESS

Public Comments

There were no members of the public present.

NINTH ORDER OF BUSINESS

Adjournment

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

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

Tern Bay Community Development District

James P. Ward, Secretary

Tara Brady, Chairperson