

**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, May 5, 2026 at the Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

**Present and constituting a quorum:**

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

**Also present were:**

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

**Audience:**

Mary Longares	w/Heritage Landing Amenity Center
Heather Chapman	Heritage Landing
Angie Rausch	Stacey Leonard
Bruce Laughlin	Tim Barker
Mary Annhurban	Mark Schaffner
Dawne	John Katrich
Michelle	Greg Kuch
Jeff Raska	Jeffrey Gordon
Al Vespa	Tim Barker
Russell Barry Van Arsdale	Pat Murray
Bryan Schumacher	Dave B
Kris	Jeff
A White	Mark Kevin Ankenbauer
Rick Mills	Kyle Ostmann
Dean Huber	JL
Raymond Hernandez Sr.	Lori Smith
John	Linda Kender
John Katrich	Dave B
Michael and Linda Maher	Steve Trask
Mark Schaffner	Janette Sorenson
Char Laursen	Doug & Michele Knight
John Katrich	Rick Wasco

George Landis Sr.  
 Troy Martin  
 Lynn & Paul Harwood  
 Thomas Eshcoff  
 D. Wade  
 Anna Goettl  
 Bill Keown  
 Jim Shore

Ellen McCoy  
 Jill Kovalec  
 Douglas Wentworth  
 Steve Basil  
 Mike & Joan Giese  
 Nick Davis  
 Mary \_\_\_\_

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

## **FIRST ORDER OF BUSINESS**

### **Call to Order/Roll Call**

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

## **FOURTH ORDER OF BUSINESS**

### **Presentation**

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

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

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

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

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

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

A male resident asked (indecipherable)?

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

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

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

Discussion ensued regarding whether spike grass was an invasive.

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

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

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

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

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

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

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

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

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

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

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

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

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

A female resident asked if she could put Ms. Holland on the spot and showed her a picture of certain plants which were problems in one of the ponds. Ms. Holland thought it to be damage from the cold; however, the female resident said this was ongoing for approximately a year.

Ms. Holland stated that the plant in there is being affected by mites - who knows where these mites come from, but it kills those plants, so switch it out for something else.

The female resident asked how to remove it?

Ms. Holland replied, "burn it."

The female resident responded that you wouldn't want to do that right now with it being so dry.

Ms. Holland replied that it would eventually die down and become soil on the top, or she suggested waiting for it to dry and to mow over the plant when it was dry or it would die when the water level rose above the plant.

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

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

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

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

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

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

## **SECOND ORDER OF BUSINESS**

## **Public Comments**

### **Public Comments on Agenda Items**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Deluca indicated the information regarding the bridges, and the bridge contract, could be found in the August 5<sup>th</sup> meeting agenda, as well as the bridge inspection report.

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

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

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

Mr. Ward explained to run for a CDD seat you had to be a citizen of the United States, a resident of the State of Florida, registered to vote in Charlotte County, have a registered address in the community, and not be a convicted felon. He stated to be included on the ballot, registration was from noon on June 8 through noon on June 12, at the Supervisor of Elections Office in Charlotte County. He explained anyone interested in running for a seat on the CDD Board was required to register with the Supervisor of Elections during that time period, if someone did not register during the specified time period they would not be permitted to run.

### **THIRD ORDER OF BUSINESS**

### **Consideration of Minutes**

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

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

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

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

### **FIFTH ORDER OF BUSINESS**

### **Discussion**

#### **Continuation of Fiscal Year 2027 Budget**

Chairperson Brady noted at the last meeting the CDD Board spent four hours going through the budget line item by line item. She stated the Board made every possible reduction and it ultimately only lowered the budget from \$1,181 to \$1,160 dollars. She noted while every dollar was important this reinforced the fact that this budget was as lean as possible. She said the biggest decision came after everyone left regarding the reserve account. She stated it was decided having a healthy reserve account was very important and fiscally responsible, but she felt it also did not need to be jumped into and fully funded immediately; it was important to balance what residents could afford and the financial impact of building a reserve account with being fiscally responsible. She noted there was already a \$300 dollar increase in CDD fees last year, a \$750 dollar special assessment from the HOA, a \$250 dollar master HOA increase and an increased assessment from the condo association for condo owners. She said she was being mindful of this while building the budget. She said because of this, and because the budget was very lean, the CDD did not have the money to work on the ponds or build a crosswalk. She stated last year the CDD made the decision not to increase the reserve account and kept the assessment rate at \$800 dollars by using existing

reserves. She noted several residents commented this was not fiscally responsible and the CDD should have a reserve account. She stated keeping in mind all the increases in assessment rates and HOA fees in the community, as well as the need to build a reserve fund, she proposed capping the budget at \$1,200 dollars even though it was only \$133 dollars less than the originally proposed budget. She noted \$1,200 dollars would give the CDD almost \$175,000 dollars in reserves and gave residents a little more time to get used to the assessment rate, and then next year if needed the budget could be slowly increased. She noted section one of the budget was administrative.

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

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

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

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

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

Mr. Ward said miscellaneous repairs could be removed.

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

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

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

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

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

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

The Board agreed.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion ensued regarding the budget including \$15,000 dollars for pond plantings under capital outlay; moving littoral plants from areas with an abundance of plants to lakes and ponds which needed more littorals; how much money was needed in the budget for lake bank restoration; different areas in the community which needed lake bank restoration soon; stormwater pipe repairs, geotubes and rip rap for lake bank restoration; lake bank restoration being an annual maintenance item; and asking the Master Association to stop killing vegetation around the lakes.

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

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

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

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

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

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

Ms. Deluca asked about cane toad collection. She noted almost nothing was done over the last few months.

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

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

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

Mr. Freeman said during peak season the cane toad treatments could be cut back to just skimming the ponds, no trapping, and this could potentially cut back on some hours and

save money. He noted it was very important to stop the cane toads before they became an issue.

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

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

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

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

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

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

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

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

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

Mr. Freeman agreed.

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

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

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

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

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

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

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

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

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

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

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

The Board agreed.

Mr. Ward said okay.

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

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

Ms. Blakely asked if holiday lights should be reduced.

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

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

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

*Mr. Ward: No. I want to go over something with you. By year end we will have roughly \$309,000 dollars cash in the bank. Within the proposed budget for fiscal year 2027, leaving the \$300,000 dollars in there, the number will go up to \$609,000 dollars. It's important to recognize that to operate this District it takes about \$470,000 dollars in the first three months because you need the cash to pay the bills for October, November and December until we get our assessment levels in. It might be a little less these days because people seem to pay early. So, at the end of the day, the minimum in this bank account needs to be \$450,000 dollars to \$470,000 dollars to operate the District. That means, we still have no reserves at this point. Nothing in excess of what it takes to operate the CDD on. So, part of the \$300,000 dollars takes it up to \$609,000 dollars, so it gives you a little bit of a cushion in terms of having a little extra money, but if you get one storm event, you don't have the funds to deal with storm events. Even at \$300,000 dollars, in my opinion, you are still low irrespective of what the assessment rate is, because you only have \$600,000 dollars in the bank at the end of next year. That's the end of September 2027. That's low. It's not enough money to keep this District going if you have just one storm event. If you want to lower reserves, that's fine, I'm just telling you the downside risk.*

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

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

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

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

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

*Ms. DeLuca: When we were established. When there were just a few homes, the O&E on the CDD was \$542.33 cents a month. The following year it went to \$107.93 cents, and the following year it went to \$490.76 cents. When I looked at the last hurricane, the CDD had to pay \$350,000 dollars to clean up the community and it came out of (indecipherable), so I looked at putting \$300,000 dollars in here to help with upcoming hurricanes, because we*

*don't have money to pay to clear the streets if something happens. We have a fiduciary responsibility to ensure we can take care of this community. I have talked to a number of people, and if the increase is at \$557 dollars they say A. it's less than the Master HOA, and B. it's \$46 dollars a month to fulfill our responsibility and generate these reserves. When I ask people if they can afford \$46 dollars a month, they say yes, but what they can't afford is when you try to come later and levy a special assessment for \$500,000 dollars because we didn't make the necessary decision now. We have to message it as only \$46 dollars a month. We have a fiduciary responsibility to the community to ensure we are financially stable.*

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

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

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

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

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

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

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

Chairperson Brady said she would be good with 17.5 percent.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Resolution 2026-7**

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

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

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

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

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

**SEVENTH ORDER OF BUSINESS                      Discussion**

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

This item was skipped; no discussion was held.

**EIGHTH ORDER OF BUSINESS                      Consideration of Agreement**

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

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

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

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

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

Ms. DeLuca agreed.

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

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-8**

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

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

Mr. Ward explained Resolution 2026-8 amended the Engineer’s Report once the plat was recorded.

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

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

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

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

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

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-9**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Mr. Ward: If you don't tell your residents what the law says, and you let golf carts drive on your roadways, you open yourself up to liability as part of a lawsuit. I think if you follow County Ordinance and become a golf cart community as a matter of law, you also add a little bit of*

*pulp to the process. It's a liability issue either way, but I think if you tell your people it helps with not only the position of the District but your community. They will know more.*

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

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

Ms. DeLuca suggested sending out an email once Tern Bay was a golf cart community explaining what it meant to be a golf cart community and explaining LSVs were still required by County Law to be registered with the County before being allowed to legally drive on the roads.

Mr. Ward agreed.

## **ELEVENTH ORDER OF BUSINESS**

### **Staff Reports**

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

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

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

No report.

#### **III. District Manager**

- a. Asset Manager's Report - April 2026**
- b. Supervisor of Elections Report on Registered Voters as of 4/15/2026**
- c. Important Meeting Dates for Fiscal Year 2026:**
  - 1. Next Meeting: Tuesday, June 2, 2026**
  - 2. General Election - Qualifying Period: June 8 - June 12, 2026, at noon (Seat 2, Seat 3 and Seat 5)**
- d. Financial Statement for period ending April 30, 2026 (unaudited)**

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

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

Chairperson Brady responded the map was on the website.

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

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

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

## **TWELFTH ORDER OF BUSINESS**

### **Supervisor's Requests**

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

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

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

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

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

*Chairperson Brady: I would not want that authority.*

*Ms. DeLuca: The next section where it is saying \$10,000 dollars, again this is stuff beyond the budget. The next one says, "The Board delegates to the District Manager authority to approve routine operational expenses not to exceed X dollars per transaction provided that the expenditure is within the approved budget item, the expenditure is necessary for continued operation or maintenance of district facilities, and third the expenditure is reported to the Board pursuant to section 6 of this resolution. Any expenditures exceeding the limit shall*

*require Board approval." The largest expense I could find on the budget was the monthly landscaping for \$29,000 dollars, so I was picking a number above that, so those routine monthly expenses are within the limits.*

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

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

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

Ms. DeLuca agreed.

*Mr. Ward: Greg, you got that?*

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

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

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

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

Mr. Hamilton agreed.

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

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

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

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

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

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

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

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

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

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

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

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

## **THIRTEENTH ORDER OF BUSINESS      Public Comments**

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

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

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

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

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

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

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

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

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

*Chairperson Brady: In regard to the ponds, we would like to get them into better shape than they are. The bare minimum is what has been done and that is what it is. Why has nothing else been done? Because Lennar kept it at the bare minimum. Moving forward, we would like to have some better water quality and some more aesthetically pleasing areas throughout the entire community as a whole which is why we went into a bigger discussion saying we are going to have all the ponds looked at. What are they, and what can we do, and what would be feasible moneywise. None of it is an absolute must have; we should have it, and it would be great to have, but none of it is a must have, which is why none of it is in the budget.*

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

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

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

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

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

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

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

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

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

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

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

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

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

*Ms. Kovalec: Who owns the Welcome Center?*

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

*Ms. Kovalec: What are we doing with that?*

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

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

*Mr. Ward: Yes. That is part of the plan.*

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

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

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

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

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

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

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

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

Mr. Ward responded in the affirmative.

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

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

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

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

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

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

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

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

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

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

*Mr. Ward: I do not have an issue with that at all. I don't disagree with you. I just want you to have a realistic expectation that putting this in was a ton of work, and we've only been at it a couple of months. Sitting in my seat, I'm not sure I want to go through this again. We need to let them get in there and try to fix the program. Spend a little time. We recognize the plate readers aren't perfect. I think we need to change that model a little bit and see if we can get there with this. If we can't we can evaluate it at that time. And if we want to come in here and give them a chewing next month I don't care, that's fine with me, but at the end of the day, I know the amount of time Vicky has put in this. I know the amount of time I have put in this. I know the amount of time Richard has in this. We are working very hard to get this system*

*operational. I think you should let us try to finish the job. It's not what we anticipated it to be, but we are working to try to get it fully functional and operational without having to go through the battle of trying to change it again. That's my personal opinion.*

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

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

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

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

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

Tern Bay Community Development District

**Signature:** James Ward  
James Ward (Jun 3, 2026 11:53:22 EDT)

**Email:** wardj@pfm.com

James P. Ward, Secretary

**Signature:** Tara Brady  
Tara Brady (Jun 9, 2026 14:44:51 EDT)

**Email:** taralynne1973@comcast.net

Tara Brady, Chairperson










# TB - Minutes 05 05 2026 - corrected

Final Audit Report

2026-06-09

Created:	2026-06-02
By:	Cori Dissinger (dissingerc@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgq1zB3bhI2UCzIRGxtYOKR-CI5cH6iU

## "TB - Minutes 05 05 2026 - corrected" History

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