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, June 2, 2026 at the Heritage Landing Amenity Center, 14571 Heritage Landing Boulevard, Punta Gorda, Florida 33955. It began at 10:00 a.m. and was presided over by Ms. Tara Brady, Chairperson, and James P. Ward as Secretary.

Present and constituting a quorum:

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

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Richard Freeman	District Asset Manager

Audience:

Mary Longares w/Heritage Landing Amenity Center

John Katrich	Dean Huber
Paul D	Jeffrey Gordon
Kris	Mary Ann Hurban
Fred	Dawne
Tim Barker	Renee Gayler
Bryan Schumacher	Paul Gayler
Jean Giese	Mike Giese
Lori Neurohr	Donna Rose
Cathleen A.	Dave Blakely
Lisa	Mary Ann Pacelli
Rich Gase	Lori Smith
Amy T Diruzza	Michele Wills
JL	Mark Ankenbauer
Charlie E	Call in user 1
Joe Leonard	Scott Katie
Call in user 2	Call in user 3
Larry C	Rick Wasko
Margaret	Annette
Donna Briere	Jeff Heinz
Sarah Hervey	Sandy Sorensen
Scott Jamieson	Thomas Eshcoff
Steve Trask	Michael and Linda Maher
Donna Briere	Stuart Fitzgibbon
James F. Rennis Sr.	Mike Parker

Dave Nelson	Craig Fioravante
Jim Trout	Mark Wilson
Dan Britton	Jeff Gelman
Larry Grahm	Rhonda VanArsdale
P. McCain	Raymond Barding
Marjorie Mehney	Cheryl Harver
Ron Gesquire	Michele K.

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 fifth order of business would be postponed until the July meeting and the seventh order of business would be removed from the Agenda; it was discussed last month.

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. There were none.

THIRD ORDER OF BUSINESS Consideration of Minutes

May 5, 2026 – Regular Meeting Minutes

Chairperson Brady asked if there were any additions, corrections or deletions to the Minutes.

Ms. DeLuca suggested a correction.

Mr. Ward stated the correction would be made.

On MOTION made by Vickey DeLuca, seconded by Robert Brady, and with all in favor, the May 5, 2026 Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS Discussion

Final Discussion of Fiscal Year 2027 Budget

Mr. Ward explained this was the last chance to discuss and make changes to the budget before the public hearing next month at which time the Board would be asked to adopt the budget and set the assessment rate for fiscal year 2027 in place. He reported the Board had been discussing the budget for three months and made substantive changes to the proposed budget for fiscal year 2027 in an effort to ensure the assessment rate was reasonable while still building reserves. He stated the proposed assessment rate was $1,356.09 per unit per year; the assessment rate was $800 dollars per unit in fiscal year 2026. He asked if the Board had any questions, comments, or changes to the Budget.

Chairperson Brady stated the Board had trimmed everything it possibly could from the budget; it was as low as possible. She noted because of this, if there were any surprise repairs needed in fiscal year 2027, there would be no funds available.

Ms. DeLuca stated there were funds in the budget for the sidewalks in fiscal year 2027. She suggested an adjustment to the cane toad line. She asked Richard Freeman if the budget included sufficient landscape replacement funds.

Mr. Ward stated the cane toad line item would be adjusted as requested.

Discussion ensued regarding the plants at the back entrance; some back entrance plants coming back on their own and others needing replacement.

Mr. Gary Hamilton asked if there were monthly costs associated with the hog trapping cameras.

Mr. Freeman responded in the affirmative. He stated the area was being monitored all day, every day, for hogs.

Mr. Hamilton asked if it would be possible to stop monitoring the preserves for hogs at some point in the future.

Mr. Freeman responded he would recommend continuing with hog monitoring indefinitely.

Discussion ensued regarding hogs; the likelihood of hogs in the vicinity; and where hogs were recently spotted in the community.

Chairperson Brady asked if there were any additional comments; there were none.

FIFTH ORDER OF BUSINESS Discussion

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

SIXTH ORDER OF BUSINESS Consideration of Resolution 2026-9

Consideration of Resolution 2026-9, a Resolution of the Board of Supervisors of Tern Bay Community Development District Approving the Agreements with PFM Management Services LLC, And PFM Financial Advisors LLC; Authorizing the Chairperson to Execute the Agreements; Providing General Authorization; and addressing conflicts, severability, and an effective date

Chairperson Brady asked for discussion.

Ms. Blakely asked if this should go out to bid because we are actually changing companies.

Chairperson Brady stated she felt every service should go out for bid at the end of the year including the management team, attorney, engineer, etc.

Mr. Hamilton asked if this agreement was renewed on a yearly basis.

Mr. Ward responded in the affirmative noting there was a 30-day termination provision.

Mr. Hamilton stated the agreement could be approved and the CDD could cancel the agreement at any time for any reason with 30-day notice. He said most of the CDD agreements had "no cause" 30-day termination provisions.

Ms. DeLuca noted Mr. Gary Hamilton put together a CDD contract list which was posted on the Tern Bay CDD website.

On MOTION made by Gary Hamilton, seconded by Vickey DeLuca, and with all in favor, Resolution 2026-9 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS Consideration of Resolution 2026-10

Consideration of Resolution 2026-10, 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

REMOVED – DONE LAST MONTH (MAY 2026)

EIGHTH ORDER OF BUSINESS Staff Reports

I. District Attorney

Mr. Urbancic: The spending resolution was updated based upon the Board's comments from the last meeting. This Resolution would be on the next Agenda.

II. District Engineer

No report.

III. District Manager

a. **Asset Manager's Report – May 2026**
b. **Important Meeting Dates for Fiscal Year 2026:**
   1. **Next Meeting: Wednesday, July 22, 2026, Public Hearing FY2027 Budget**
   2. **General Election – Qualifying Period: June 8 - June 12,2026, at noon (Seat 2, Seat 3 and Seat 5)**
c. **Financial Statement for period ending April 30, 2026 (unaudited)**

Mr. Richard Freeman asked if there were any questions about his report.

Mr. Hamilton asked about the bridge renovation and the pavers being laid to ensure a smooth transition from the road to the bridge.

Mr. Freeman: It's 15 feet of pavers we are putting down; 15 feet from the bridge out 15 feet. The original plan was to do 15 feet of pavers, then it was pulled, then after they laid the decking there was a transition issue. So, I came up with a solution to repair it with 3 feet of concrete. That was based off of how far we had to go back to meet that transition so it would transition well. I think the overall consensus of the Board was to go back to the original plan which was the 15 feet of pavers.

Mr. Hamilton: I understood the pavers would only go 3 feet. When I go back and look at the other bridges and I've got pictures, when you see those boards coming off of the bridge, at the very end, on both sides, there looks to be a 2 x 6 that actually made the transition from the asphalt to the boards coming this way. Why didn't we stick with that plan?

Mr. Freeman: This square decking in particular wouldn't allow that to work because the asphalt was 1 inch higher than the decking itself, so even if we did that transition like that it would still have an inch bump.

Mr. Hamilton: Maybe there is a way to shave some of that concrete down? We are talking about road construction here. Still, going back to the pavers, I thought it was only 3 feet. I didn't know we were going all the way back to 15 feet.

Mr. Ward: I think I said to you 3 feet on the phone. Do you want to go back to 3 feet?

Chairperson Brady: I don't want 15 feet of pavers because pavers are a nightmare to maintain and I didn't want them at all.

Discussion continued regarding using 3 feet of pavers as opposed to 15 feet of pavers; and pavers being difficult to maintain.

Mr. Ward: Okay. We will see how we can minimize that for you.

Mr. Freeman: At this point, I would recommend keeping it at 15 feet because it is going to cost more to get it back to 3 feet than to keep it at 15 feet. And the next ones we will do at 3 feet.

Chairperson Brady: I think having one bridge at 15 feet and the rest at 3 feet is not good.

Mr. Ward: Okay. Let me see what we can do to fix this.

Ms. DeLuca thanked Mr. Freeman for his Report which was clearly presented and easy to understand.

Chairperson Brady discussed where she saw a boar on hole 11 just past the women's tee on the left.

Mr. Hamilton asked if the Premier Lakes invoices were doubled up.

Mr. Freeman said he saw a couple of things which were duplicated.

Mr. Hamilton noted it looked like a lot of cane toads were captured last month. He asked if the cane toad services were reduced.

Mr. Freeman stated cane toad services would be reduced next month.

Mr. Hamilton: So, we should see those numbers go up significantly. If you are going out after them less, you should catch more.

Mr. Freeman: It's probably going to be more catching of the cane toads rather than skimming.

Chairperson Brady: Next meeting date is July 22, the public hearing for the budget. Again, general election, there are three seats that are open. The qualifying period for those who would like to run is June 8 through 12. Seats 2, 3 and 5 are open. If you meet the criteria, you can go to the Supervisor of Elections and get your name put on the ballot.

Mr. Ward: Statute requires me to report the number of registered voters within the District. You have 876 registered voters as of April 15, 2026. Although you have passed the transition date, statute requires this to be reported to you annually.

NINTH ORDER OF BUSINESS Supervisor's Requests

Chairperson Brady asked if there were any Supervisor's Requests; there were none.

TENTH ORDER OF BUSINESS Public Comments

Chairperson Brady asked if there were any public comments or questions.

Mr. Craig Fioravante stated he was a resident of Birchwood Court, the only cul-de-sac located outside the gates in Heritage Landing. He stated he received no benefit from the guardhouse; he had a bridge connecting from Heritage Landing Blvd to Birchwood Court that was not part of the CDD bridge project. He said there was no lighting on this bridge, and his cul-de-sac was very dark; however, he paid the same amount in assessments as everyone else. He stated he felt he was not receiving the services he was paying for. He asked why he should pay the same amount if he did not receive the same benefits.

Mr. Ray Barding asked what was being done to fix the entrance going into Heritage Landing which was replaced a month ago. He stated it was four inches in depth and needed repair. He stated there were a lot of little rocks in the road at the back entrance and he would like to see this cleaned off.

Ms. Marjorie Mehney stated landscaping and sidewalks were a big concern. She noted the pool area had a nice presentation walking in but facing it to the right it was awful. She asked if the CDD would address these issues. She asked when the stop sign would be put in. She discussed the poor condition of the sidewalks in her neighborhood and said Lennar should be ashamed.

Mr. Larry Grahm stated there was a drainage issue at the back entrance which needed to be addressed.

Mr. Jeff Gelman stated at the main entrance gate there was a small pond filled with garbage. He asked who was responsible for the pond.

Mr. Ron Gesquire asked who determined which sidewalks were replaced. He discussed the poor condition of the sidewalks.

Chairperson Brady stated a few online participants had questions and comments. She read the comments which included the CDD liked spending money, and questions about the cost impact of the pavers, and what was the hold up on the plat, it was taking an inordinate amount of time to get it signed and filed.

Chairperson Brady started to go through the messages left in the chat and indicated that a gentleman asked about the cost for the pavers.

Chairperson Brady responded to the questions and comments. She stated she would get the cost of the pavers. She agreed it was taking a long time to get the plat signed, she was waiting for approval from the Golf Board for the easement to allow the CDD to maintain the lakes. She stated as soon as the Golf Board approved the easement, the CDD would sign off on the plat.

Mr. Ward: Greg prepared a draft of the easement itself, sent it to the Golf Board. We did have a meeting to go over it with the Golf Board's attorney. He came back with a number of amendments to the easement, so Greg and the Golf Board's attorney are working through what we can accept with the changes we've made.

Mr. Greg Urbancic: What Jim says is correct. We had the conference call. At that point in time, we learned that the Golf Board attorney hadn't yet really reviewed the easement. Subsequent to that call, maybe a week later, we got a redline of the easement agreement and it was a substantial redline. Jim and I talked about it, and we had some concerns about it, so we redlined it, sent it back over, and we are waiting for a response from them. I think we pushed it a little bit more to the middle, to be a little more fair. It became quite onerous, the requirements on what we would have to comply with to do any sort of work, understanding that it is the golf course, but it was quite onerous. I think we pushed it to be more fair and neutral. We are just waiting for a response. I will send another follow up asking if everyone reviewed it, are we good, and see if we can get a response. I'll do that today.

Chairperson Brady: Richard, when we cleaned out the storm drains, were the storm drains cleaned out on the coach home streets like Black Beauty, Sycamore, and everything?

Mr. Freeman: Yes.

Chairperson Brady: So, yes, the storm drains were cleaned out on the coach home streets. Did anyone else have any non-agenda questions? No? Okay, with that we will close public comments. Craig, Birchwood Court, I can totally understand all your comments, but Heritage Landing is part of the CDD. I think in the original plans, I don't know that it was going to be coach homes, which is why it's included in there, and then Lennar went and changed it and left it in the CDD. Being that it is a government agency, and the way that it works, everybody pays the same because it is part of what we maintain and we don't actually maintain what is in front of your coach homes, the same way we don't maintain in front of Black Beauty, Sycamore or the Verandahs. I don't know legally that there is a way to have you pay any less because of the way the laws are, and you are part of the CDD. I think it wasn't explained very well to people when they purchased in there.

Mr. Craig Fioravante: I think at the very least there should be some kind of street lighting on Heritage Landing going onto that bridge. It's very dark. If it wasn't for the rope lights on the palm trees there would be no lights at all.

Chairperson Brady: I agree eventually we should see what could happen, even if it's just a solar light pole because I don't know that there is electric on that side.

Mr. Ward: I think that bridge is subject to the plat, and I'm not sure who eventually takes ownership of it because it's not in the CDDs name currently.

Chairperson Brady: I think it's the Master HOA. What he's saying, if we could put some kind of a light because if we don't have the decorative rope lights up, you cannot see that there is anything there at all. They put three small solar lights on the bridge, but I've been out where people are walking at night and it is very dark and very dangerous.

Discussion continued regarding lighting on the bridge.

Mr. Ward: The piece of property you are talking about is currently in the name of Lennar. As a part of the plat process, I'm sure it will change, but I don't know where the ownership is going to land.

Discussion continued regarding lighting the bridge; asking FPL about adding a light; the cost to have FPL add a light being $250,000 dollars; all community streetlights finally being repaired and functional; where the streetlights were located; and the map of streetlight locations on the CDD website.

Chairperson Brady: The valley gutter, I sent videos to the engineer on May 6 of what they did because I 100% agree with you. It is too deep, too steep. We are going to have him come out, look at it, see how much to have it addressed and take that out of the money we have to give to Lennar because that's what we have to do to get it fixed correctly. The back entrance, that is the County. I took a picture the other day. It covers what the gentleman said too about the water. The County came out and put the millings on the right-hand side. The HOA went out and put sand and shell which caused the problem with all the stuff going across the road, so the County came out, they swept it all out, and put the millings in. I sent them a picture of the pond the other day, when you're coming out and going to the right. I can put in another request, but anybody else can too. Anything 50 feet from Burnt Store Road back on those is all County maintained. It may help if other people put in requests to have something fixed. Feel free to call the County.

Ms. Vicky DeLuca suggested putting the County number on the CDD website.

Chairperson Brady: If you go to the main Charlotte County page and scroll down to contact us you can log in, submit a request, and create a little thing, or you can submit an anonymous request. There's an app you can download too, so you can send them pictures. The public works phone number is 941-575-3600. Marjorie, here's the pool you are referring to. What landscaping are you talking about? Just north of it? Because the only thing the CDD does is 10 feet up off the road. I'm talking 10 feet from Heritage Landing Blvd up the hill to the berm, not where your verandahs are. We only maintain to right here. We mow that, but anything on this side will be the Master HOA.

Mr. Freeman: We take care of the shrubs and the trees on the berm as well, but that's it.

Chairperson Brady: The main entrance, on the right, you're saying a little pond, that's County property. Everything from this line out is the County. The same thing in the back entrance. Then the sidewalks on Long Meadow, we did a walk through and whether they look good or not is a different thing, but if there is an ADA trip hazard, we have been fixing them. We got Lennar to fix some of them in Phase 1, but we fix them as they come in. Okay, that answers all public comment. Anything from the Board?

Ms. DeLuca: We did so much work on the sidewalks this year, and again, if they match or not depends on how the concrete is made on that day. It's impossible to have concrete all look symmetric unless it's laid together. If you see broken sidewalks, take a picture, mark the location, and send it to Jim. Jim will put it on the list. We do the sidewalks on the public streets and Heritage Landing Blvd. There is a map on the Tern Bay CDD website which says which streets we are responsible for.

Discussion continued regarding which streets were the responsibility of the CDD; which sidewalks the CDD maintained; and the work the CDD had already done on the sidewalks.

Ms. Denise Blakely: Last month I mentioned there was all that dirt piled up by the golf maintenance section and if I could talk to them and let them dump the dirt there for free, could we do that? They said they will do that, but I was told I need you guys to say it's okay for the golf course to dump the dirt in the holes on the canoe path for free.

Mr. Gary Hamilton: I thought we agreed they could do that.

Ms. Blakely: I did too. I talked to them and they said there was no problem. I said, not all the way back there, just on the trail to get back there because when it rains it puddles.

Mr. Hamilton: We are all in agreement.

Ms. Blakely: Okay.

Mr. DeLuca: It's my understanding that Lennar still has a trailer on our property, and they are coming in to use that trailer to build the homes down the street.

Mr. Ward: It's not on CDD property.

Discussion ensued regarding the trailer; the condition of the trailer; whether the trailer was on CDD property; where the CDD property line was located; the CDD property line map; obtaining the final plat before addressing the semi trailer and other debris to be certain this was on CDD property.

Mr. Hamilton: I can tell you, that trailer that's inside the fence, Shawn tried to get that removed, he was told to stand down by our general manager. Lennar is using that trailer, and their people are working down the street. That trailer was supposed to be out of there January 1st.

Chairperson Brady: We can't make them move it until we get the final plat because technically they own that property. I need that easement from the Golf Board and then we are good.

Mr. Hamilton: In our packet there were a lot of engineering drawings that had cul-de-sac drainage pipe in there, as well as littoral stuff.

Chairperson Brady: That was what was pushed to the July meeting because Clay was not available today.

Discussion ensued regarding correlating the lake numbers to the lake letters on the plat and other engineering documents.

Chairperson Brady discussed a second lake near hole 18 which was present in 2018 but was barely visible now. She noted the lake was on the permit and the CDD was supposed to maintain it. She stated the CDD let it go when Lennar was in charge of the CDD. She indicated it would be difficult to clean it out because it was between two tee boxes, but the

CDD would have to bring the lake back up to permit standards. She noted it was not in the budget, but it was something the CDD would have to fix.

Discussion ensued regarding whether Lennar should be held responsible for letting the lake go; the lake being the responsibility of the CDD; the lake not being included on the current lake maintenance map; adding the lake to the lake maintenance map; and where the lake was located.

Mr. Michael Maher asked why the CDD was now responsible for the pond and not Lennar or the County. He stated if the lake had been ignored since 2018 the responsibility should not fall to the CDD.

Ms. DeLuca: Michael, that's why I said I would be happy to submit a complaint to SFWMD and ask that specific question because they were responsible for working with Lennar to build the plans, as built, as reported.

Chairperson Brady: I'm pretty sure this was part of the original. It was before Lennar even came into the picture, and it's the CDD that should have been taking care of it. That's why –

Mr. Michael Maher: Why wouldn't the County be responsible then?

Chairperson Brady: It's SFWMD, not the County. The County doesn't do anything on the ponds. The County doesn't oversee the ponds that were platted before a builder came in here. These ponds were the original ponds.

Discussion continued regarding the neglected lake.

ELEVENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at approximately 11:15 a.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 (Aug 6, 2026 08:36:34 EDT)
Email: wardj@pfm.com
James P. Ward, Secretary

Signature: Tara Brady
Tara Brady (Jul 22, 2026 18:59:27 EDT)
Email: taralynne1973@comcast.net
Tara Brady, Chairperson

TB - Minutes 06 02 2026 - PDF for Signatures

Final Audit Report 2026-08-06

Created:	2026-07-22
By:	Anastasya Beauchamps (beauchampsa@pfm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARorCTe7uWt87peEyVJW_BwcYsI7DuHmd

"TB - Minutes 06 02 2026 - PDF for Signatures" History

Document created by Anastasya Beauchamps (beauchampsa@pfm.com)
2026-07-22 - 9:05:05 PM GMT

Document emailed to taralynne1973@comcast.net for signature
2026-07-22 - 9:05:10 PM GMT

Document emailed to James Ward (wardj@pfm.com) for signature
2026-07-22 - 9:05:10 PM GMT

Email viewed by taralynne1973@comcast.net
2026-07-22 - 10:59:01 PM GMT

Signer taralynne1973@comcast.net entered name at signing as Tara Brady
2026-07-22 - 10:59:25 PM GMT

Document e-signed by Tara Brady (taralynne1973@comcast.net)
Signature Date: 2026-07-22 - 10:59:27 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_TYPE

Email viewed by James Ward (wardj@pfm.com)
2026-08-05 - 11:34:10 PM GMT

Document e-signed by James Ward (wardj@pfm.com)
Signature Date: 2026-08-06 - 12:36:34 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-08-06 - 12:36:34 PM GMT