TERN BAY

COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
April 2026

Prepared For:

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Community Development District Manager

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LT RANCH COMMUNITY DEVELOPMENT DISTRICT

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I. PURPOSE

The purpose of this report is to provide the District Manager with an update on recent inspection-related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

1. Entrance & Roadway Maintenance
2. Tree Trimming & Landscaping Maintenance
3. Aquatic Maintenance
4. Feral Hog Trapping Update
5. Cane Toad & Tadpole Update

1. ***Entrance & Roadway Maintenance***

- Installed Two 18-inch stop bars at front and rear gates for improved license plate reader accuracy
- Ongoing coordination with vendors to resolve camera system issues
- Electrical vendor continuing work on bridge lighting and conduit systems
- MOT (Maintenance of Traffic): Begins April 22
- Bridge Construction:
    - Start Date: Week of April 24
    - Bridge #1 (front entrance roundabout) first
    - Estimated duration: ~6 weeks per bridge



18" Stop Bar Front Entrance



18" Stop Bar Back Entrance

2. ***Tree Trimming & Landscaping Maintenance***

Irrigation (Wet Checks)

Completed across all timers between April 1 – April 13

Mowing Schedule

- Zones 1–7: Weekly (Mondays)
- Zones 8–13: Weekly (Tuesdays)
- Zones 3, 4, 14–18: Weekly (Wednesdays)
- Zones 19–24: Weekly (Thursdays)

Trimming Schedule - Completed sequentially across all zones from April 6 – April 30

Bed Weeding - Performed across all zones between April 6 – April 23

Fertilization & Turf Weed Control

- Scheduled for May 1 – May 3, 2026
- New annuals installed at the rear gate entrance
- Hedge near rear entrance recovered after:
    - Light trimming
    - Fertilization
    - Irrigation adjustments



New Annuals Back Entrance



New Annuals Back Entrance

3. ***Aquatic Maintenance***

Routine inspections and treatments were conducted across all lakes. Key activities included:

- Treatment of shoreline weeds, algae, and submersed vegetation
- Application of lake dye (April 8, 2026) across all water bodies
- Continued monitoring to ensure treatment effectiveness

Summary of Work

- Treated Lakes: Majority of lakes received herbicide applications
- Inspected Lakes: Lakes 2, 3, 5, 10, 14, 16, 27, and 36
- Multiple Treatments: Several lakes required follow-up applications due to persistent vegetation and algae

Key Observations

- Native submersed vegetation identified:
  - Southern naiad
  - Widgeon grass
  - Marine naiad
  - Slender spikerush

- While native, these species can become problematic if left unmanaged
- Algae growth is expected following vegetation treatment due to nutrient release

Action Plan

- Continue scheduled treatments for submersed vegetation control
- Monitor and treat algae as needed
- Maintain shoreline weed control (including torpedograss) as regrowth allows
- Prepare lakes ahead of the rainy season to improve long-term water quality

Erosion areas documented and reported for further evaluation (Attached)

Preserve & Wetland Maintenance

- Treated Category I & II exotic plant species
- Ongoing effort to reduce invasive plant density while preserving native habitat
- Noticeable improvement with each maintenance cycle

Additional Work Completed:

- Removal of dead spikerush near Golf Hole #8
- Combination of herbicide treatment and manual removal

Upcoming Work:

- Verandah 14 trimming scheduled (late April)
- Next quarterly preserve maintenance scheduled for July 2026

4. Feral Hog Trapping Update

Our goal is to identify damage caused by feral swine and proactively attract them to designated bait sites located along the outer edges of the property for removal. Trap and bait locations are strategically selected based on observed damage and placed in discreet areas to minimize public interaction.

This approach helps protect both residential properties and the golf course. The entire property is surveyed a minimum of 1–2 times per week to monitor activity and assess damage.

Trap Location #1

Coordinates: 26.82339, -82.03476

- Total Removed: 27 hogs

Damage Report:

- No remaining damage observed
- No hog activity currently detected on cameras

Action Plan:

- Continue baiting and monitoring to prevent re-entry onto the golf course

Trap Location #2

Coordinates: 26.80918, -82.04065

- Total Removed: 23 hogs

Damage Report:

- No new damage since removal
- Previous damage has subsided

Action Plan:

- Continue monitoring for new activity

Trap Location #3

Coordinates: 26.81734, -82.03705

- Total Removed: 5 hogs

Damage Report:

- No damage observed
- Area appears to function as a travel corridor

Action Plan:

- Continue monitoring

April Update:

- 5 hogs removed during April
- No current hog activity at any bait site

5. Cane Toad & Tadpole Update

Cane toad activity increased due to warmer temperatures and favorable breeding conditions.

Summary of Activity

- Larvae Strands Removed: 12
- Tadpoles Removed: Estimated mid-thousands
- Baby Toads Managed: Several hundred
- Adult Toads Removed: Approximately 300–325

Observations

- Increased shoreline breeding activity
- Expansion of tadpole populations following rainfall
- Continued need for active management

III. LOCATION MAP

