TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
February 2026

Prepared For:

James Ward
District Manager
Community Development District Manager

Prepared By:

Calvin, Giordano & Associates, Inc.
A SAFEbuilt® COMPANY

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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*

A Sidewalk, Curb & Gutter Repairs

- Repairs are scheduled to begin at the end of February. This work will include removal of damaged sidewalk sections and installation of new concrete to address cracking and eliminate potential safety hazards. The project is expected to take approximately one and a half weeks to complete. All work areas will be clearly marked with cones and caution tape to ensure resident safety.

Storm Drain Cleaning

- The storm drain cleaning vendor has completed cleaning all drains throughout the community. Each structure was cleared of debris and sediment. A follow-up inspection will take place next February, after the rainy season, to determine if additional cleaning is necessary.

Security & Access Control

- The license plate reader was relocated approximately 15 feet east of its original position due to inconsistent plate readings. The new location is functioning properly and capturing clear data.
- The back gate security arm was replaced after being damaged by impact. The associated sensor board was also replaced.

2. *Tree Trimming & Landscaping Maintenance*

- The District publicly advertised and went out to bid for landscape and irrigation services. A mandatory pre-bid meeting was held on February 10, and all proposals were received on February 20. The submitted bids will be presented to the Board for review and consideration, and the Board will make a final selection at an upcoming meeting.
- All palms and hardwood trees within CDD-maintained common areas were trimmed this month. Seasonal annuals were also replaced in various locations as part of the regular landscape rotation schedule.
- A frost guard treatment was applied along the hedge line on Burnt Store Road to help prevent frost burn and leaf drop during colder temperatures.



Common Area Tree Trimming



Back Gate Frost Damage



Common Area Tree Trimming

3. ***Aquatic Maintenance***

- The aquatic vendor addressed routine maintenance items this month, including spring grass and shoreline weed control. Multiple areas experiencing algae growth were treated.
- Increased vegetation was observed in several lakes during the past week. Targeted treatments were performed in those areas, along with ongoing maintenance treatments throughout the system.
- Water clarity remains excellent. The combination of improved clarity and natural coloration has enhanced the overall appearance of the lakes. While colder temperatures previously reduced algae blooms, warming conditions may increase growth. The vendor will continue proactive monitoring and treatment to maintain optimal lake conditions.



Littoral and Lake Conditions



Littoral and Lake Conditions

4. Feral Hog Trapping Update

Objective:

The goal of the program is to identify and mitigate property damage caused by feral swine by attracting 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 are placed in discreet areas to avoid public encounters. This approach helps protect homeowner property and golf course turf. The entire property is surveyed a minimum of 1–2 times per week for signs of activity or damage.

Trap Location 1 (26.82339, -82.03476)

- Total Removed: 21

- Damage Report: Damage ceased following removal of 21 hogs. As of November 20th, turf conditions along the golf course edge have stabilized. One hog is currently captured on camera at this site.
- Action Plan: Continue baiting and monitoring to prevent additional hog activity.

Trap Location 2 (26.80918, -82.04065)

- Total Removed: 23
- Damage Report: No new damage has occurred since removal of 23 hogs.
- Action Plan: Continue monitoring for new activity.

Current Bait Site (26.81433, -82.03816)

- Damage Report: Minor rooting damage occurs approximately once per month.
- Action Plan: Activity has largely subsided following removals at the other two locations. Continued monitoring remains in place.

February Update:

Two hogs were removed during February. Over the past several months, 1–2 hogs have appeared intermittently on camera. At this time, one hog remains active on camera. Monitoring and removal efforts will continue as needed.

5. Cane Toad & Tadpole Update

Breeding activity was present during February. Five larvae strands were removed from select water bodies, and localized tadpole clusters were collected along the shoreline.

February Totals:

- Larvae Strands Removed: 5
- Tadpoles Removed: ~20–35
- Baby Toads: 0
- Adults: ~95–105

III. LOCATION MAP

