TERN BAY
COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
January 2026

Prepared For:

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District Manager
Community Development District Manager

Prepared By:

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A SAFEbuilt® COMPANY

Project Number: 25-8498

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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 directional boring with a 2-inch HDPE conduit was completed at the traffic roundabout near the front entrance to accommodate future electrical lighting and uplighting.
- CDD staff compiled a comprehensive list of sidewalks, curbs, and gutters requiring repair throughout the community. Staff is actively obtaining proposals for the necessary repairs. Sidewalk repairs will be completed in phases, with Phase 1 handled by the District and Phase 2 presented to the developer.
- Pressure washing is scheduled for the front entrance and back gate within the next two to three weeks.
- Remaining CDD-maintained sidewalks will be reevaluated after New Year and placed on a recurring cleaning schedule.
- License plate readers at both the front and back gates are operational. A minor issue remains with the main gate system, which Entrance is currently addressing. Allied Universal has begun entering the appropriate data into the system.
- The District continues coordinating with the bridge vendor regarding a start date. Construction is anticipated to begin following the final asphalt lift by the developer. Notices regarding closures and maintenance of traffic (MOT) will be distributed once dates are confirmed.
- CDD staff identified all nonfunctional streetlights within the common areas and subdivisions, compiled a list with corresponding FPL identification numbers, and submitted it to Florida Power & Light for repair. The District is awaiting repair schedules and timelines from FPL.
- Holiday decorations were removed in early January. Royal Palm tree lighting will remain in place until further notice.



Electric being installed for the new license plate readers



Electric being installed for the new license plate readers



Newly installed landscaping



*A new speed limit sign reflecting **25 miles per hour** has been installed in the roundabout*



Holiday lighting being repaired



A new speed limit sign has been installed in the roundabout



Electric being installed for the new license plate readers

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

- Tree trimming for all hardwood trees and palms is scheduled for the last week of January to ensure proper pruning standards are met.
- Annual plantings were covered during the first cold front to help prevent frost damage. Newly installed plant material is experiencing minor stress due to cold temperatures, which is normal. Leaf drop is expected, with reestablishment anticipated as weather conditions improve.
- Several palm trees throughout the common areas were replaced due to prior decline or mortality that occurred before CDD turnover.
- CDD staff continues to oversee landscape maintenance in all common areas and performs inspections to ensure work complies with the approved scope of services.
- The District has begun evaluating the irrigation pump house to identify outdated, nonfunctional, or failing equipment. Staff is also analyzing recharge wells to determine water usage and identify equipment requiring repair or replacement.

3. ***Aquatic Maintenance***

- The District is obtaining proposals for next fiscal year to address necessary repairs to the canoe launch, including the addition of shell rock material and trimming of invasive vegetation.
- Overall lake conditions remain very good. Shoreline grasses are being treated as regrowth allows for effective herbicide application. Submerged weed issues are minimal and are addressed proactively. Some lakes now require only spot treatments due to improved conditions.
- A small number of lakes continue to experience recurring algae growth despite cooler temperatures. With the exception of Lake 29, which has a history of resistant algae, treatment efforts have significantly reduced algae presence. Lake 29 showed noticeable improvement during recent inspections. Lake 13 and Lake 7 are scheduled for submerged weed and algae treatments within the next one to two weeks. Aquatic dye has been applied and continues to enhance lake appearance due to excellent water clarity.



Current lank bank conditions



Aquatic maintenance is currently being performed



Newly installed littorals

4. ***Feral Hog Trapping Update***

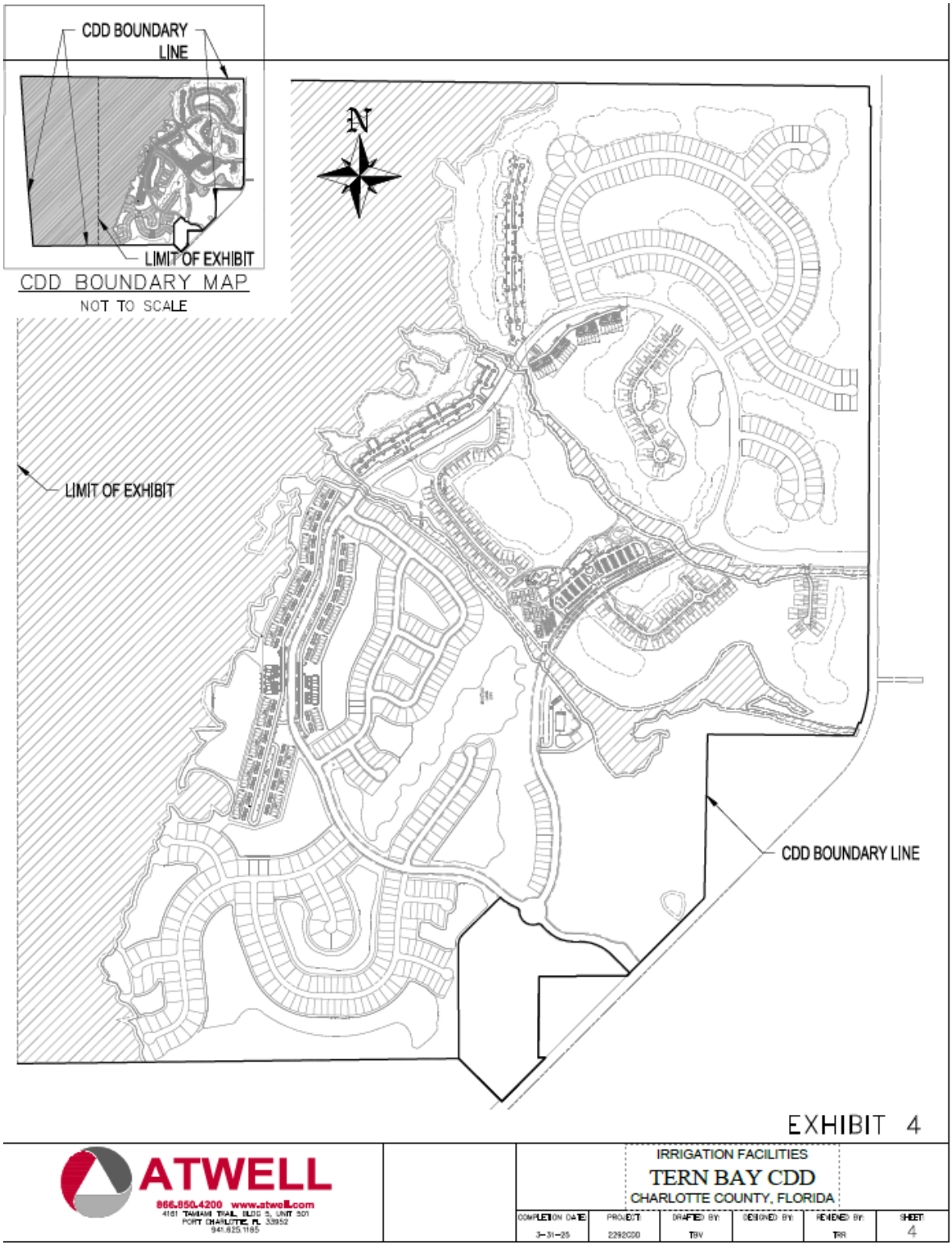
- USDA continues to monitor the property for feral hog activity. Three traps remain on site; two have shown no activity over the past month, while one has observed limited hog return behavior. As of January 26, USDA has captured a total of 73 hogs.

5. ***Cane Toad & Tadpole Update***

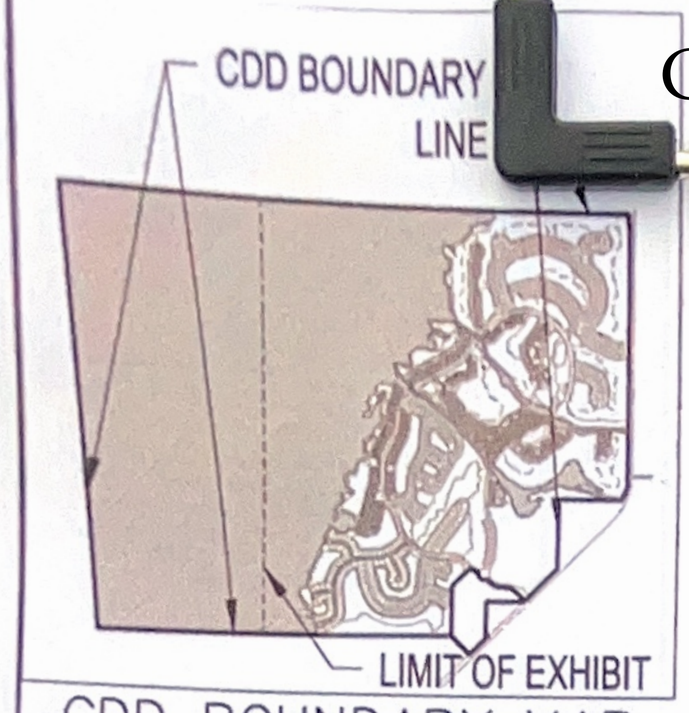
- Adul Winter conditions continued to limit cane toad breeding activity. No egg strands, larvae, or juvenile toads were observed during the month. Adult toads remain present at reduced winter levels.

- January Totals (Approximate):
  - Eggs: 0
  - Tadpoles: ~10–25
  - Larvae: 0
  - Baby toads: 0
  - dults: ~85

III. LOCATION MAP



Current street lights that are out



CDD BOUNDARY MAP

NOT TO SCALE

N

FPL NO NUMBER
III TYPE
5 I W.

PRIMARY

FPL NO NUMBER
III TYPE
5 I W.

54830309 1

LIMIT OF EXHIBIT

FPL NO NUMBER
III TYPE 5 I W

54730812 1

54730890 5

QR

54729838400

54729688505

CDD BOUNDARY LINE

LEGEND:

LIGHT POLE

EXHIBIT 7

ATWELL
866.850.4200 www.atwell.com
4161 TAMIAMI TRAIL, BLDG 5, UNIT 501
PORT CHARLOTTE, FL 33952
941.625.1165

STREET LIGHTS

TERN BAY CDD

CHARLOTTE COUNTY, FLORIDA

COMPLETION DATE:	PROJECT:	DRAFTED BY:	DESIGNED BY:	REVIEWED BY:	SHEET:
3-31-25	2292CDD	TBV		TRR	7