TERN BAY

COMMUNITY DEVELOPMENT DISTRICT

Monthly Asset Manager's Report
June 2026

Prepared For:

James Ward
District Manager
Community Development District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY

Project Number: 25-8498

July 1, 2026

TERN BAY 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

- iDistrict staff continues to follow up on the missing stop sign located on Heritage Atlantic Boulevard. There has been a delay in production for the replacement sign; however, the sign is currently expected to be installed within the next two to three weeks. Staff will continue monitoring the status until the sign is received and installed.

- Bridge Refurbishment Project Update

- The bridge refurbishment project continues to progress ahead of schedule. Bridge No. 1 was completed ahead of schedule and has been reopened. The bridge vendor completed Bridge No. 2 during the second-to-last week of June and has now moved forward with work on Bridge No. 4.

- Bridge No. 4 is currently scheduled to take approximately two to three weeks to complete, depending on weather conditions and any unforeseen field conditions. Once Bridge No. 4 is complete, the vendor will move to Bridge No. 3. At that time, Bridge No. 3 will be closed, and the MOT plan will be rearranged to accommodate the closure and allow the vendor to safely complete the remaining work.

- At this time, the overall project remains ahead of schedule. If weather conditions continue to cooperate, District staff is hopeful that the bridge refurbishment project will be substantially completed by the end of July.

- Compaction reports attached.

- On June 25, District staff met with FPL to review potential locations for additional street lighting within the Veranda III and Terrace neighborhoods.

- During the site visit, FPL identified six existing transformer locations within the Veranda III section where new street lights could potentially be installed. In the Terrace section, up to four additional locations were identified for possible street light installation.

- FPL is currently developing a proposed lighting layout and will provide the District with the recommended locations for review and approval. Once the proposed layout is received and approved, the overall design, permitting, and installation process is expected to take approximately 3 to 4 months to complete.

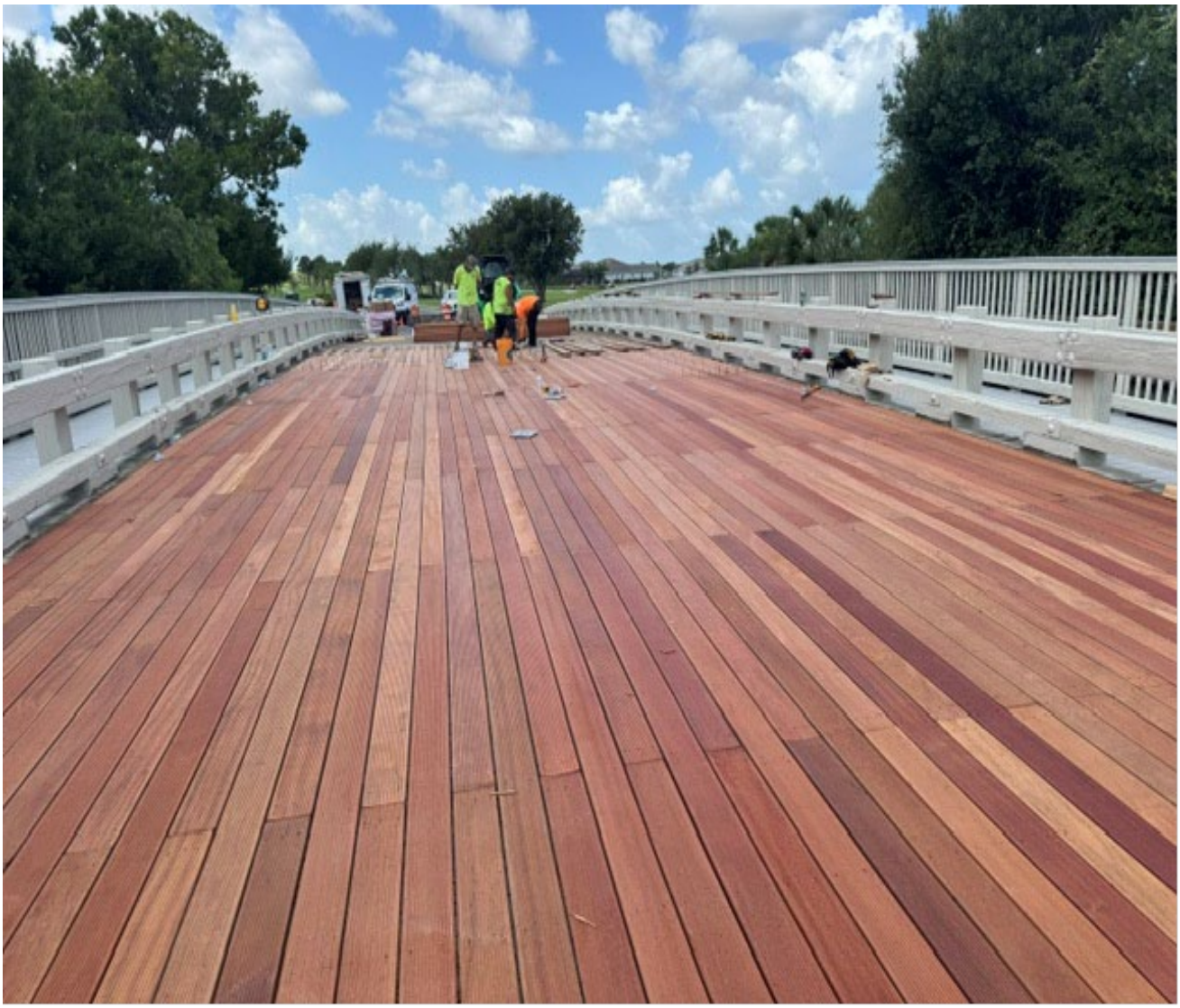
- District staff also met with FPL regarding the installation of a new street light at Birchwood Court to address an immediate lighting need. FPL advised that the installation will require directional drilling to extend electrical service, with an estimated cost of approximately $2,000. Once approved, this installation can move forward independently of the larger neighborhood lighting project.



New Annuals at Front Entrance



Bridge No. 1 Completed



Construction on Bridge No. 2

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

Landscape Maintenance and Turf Conditions

- An area near the front exit median received new St. Augustine grass during the month. District staff continues to work closely with the landscape vendor to monitor turf establishment and address hotspot areas where the grass is browning or showing stress.

- With summer rains now underway, District staff will continue inspecting landscape beds throughout the property. Staff will identify shrubs, trees, and plant material that are not recovering from prior drought stress or seasonal decline. These areas will be documented and included on a landscape replacement list for consideration in Fiscal Year 2027.

- New annuals were also installed this month at the front and back entrances to help improve seasonal color and enhance the appearance of the community entry points.

- The landscape vendor completed regular monthly maintenance throughout the property, including wet checks, mowing, trimming, bed weeding, fertilization, and turf weed control.

Wet Checks for Common Areas:

- Timer 1: June 8, 2026
  Timers 2 and 3: June 9, 2026
  Timer 4: June 10, 2026

Mowing Dates:

- Zones 1 and 2: June 1, June 8, June 15, June 22, and June 29
  Zones 3 and 4: June 3, June 10, June 17, and June 24
  Zones 23 and 24: June 4, June 11, June 18, and June 25

Trimming Dates:

- Zones 1 and 2: June 1
  Zones 3 and 4: June 2
  Zone 23: June 23
  Zone 24: June 24

Bed Weeding:

- Zones 23 and 24: June 4
  Zones 1 and 2: June 29
  Zones 3 and 4: June 30

- Fertilization and Turf Weed Control:

- Fertilization and turf weed control were performed between June 1 and June 9, 2026.

- During the week of the 29th, a Royal Palm was struck by lightning. The palm will need to be removed and replaced.

- To maintain the uniform appearance of the entrance and match the height of the surrounding Royal Palms, the replacement tree should be of similar size. The estimated cost for removal of the damaged palm is approximately $2,000. The purchase, installation, and establishment of a replacement Royal Palm of

comparable height is estimated at approximately $14,000, resulting in a total project cost of approximately $16,000–$17,000.

3. Aquatic Maintenance

- During June, the aquatic vendor continued routine lake maintenance throughout the District's lake system. Work included control of shoreline weeds, grasses, algae, and submerged vegetation. Submerged vegetation treatments were performed in multiple lakes, including areas with Southern Naiad, Marine Naiad, and Slender Spikerush.

- Although these submerged species are native, they still require management to maintain lake appearance, preserve drainage capacity during the rainy season, and prevent excessive growth. Because current flow is present in the northern half of the property, herbicide movement can occur, requiring repeated treatments until the desired level of control is reached.

- Lake dye was applied to all lakes on June 2, 2026. Midge control products were also applied to Lake 2. Following the most recent treatment, no live midges were observed, indicating good treatment results.

- The vendor also continued vegetation control along the kayak launch trail, including treatment of vines, Brazilian pepper, torpedo grass, and other nuisance vegetation.

- The aquatic vendor treated or inspected Lakes 1 through 42 during the month. Treatment targets included shoreline weeds, grasses, algae, submerged vegetation, and specific shoreline vegetation. Lake dye was applied District-wide on June 2, 2026.

- The kayak trail was treated on May 6 and June 19 for vines, small Brazilian peppers, torpedo grass, and other nuisance vegetation.

- Quarterly preserve work was performed in April and reported in the May report.

- Lake 2 was treated for midge flies on April 23, May 6, and May 21. No midges were noticed after the final treatment.

4. Feral Hog Trapping Update

- The objective of the feral swine management program is to locate damage on and around the property caused by feral swine and actively attract the animals to bait sites along the outer edges of the property for removal. Bait sites and trap locations are selected based on observed damage and are placed in discreet areas to help avoid public encounters. This approach helps reduce damage to homeowner property, common areas, and the golf course.
- The property is surveyed a minimum of one to two times per week for signs of feral swine activity and damage.

Trap Location #1: 26.82339, -82.03476

- A total of 30 feral swine have been removed from this location. There is currently light damage along the edge of the golf course. This damage was caused by four pigs, three of which were removed during June. One pig remains visible on camera at this location. Baiting and monitoring will continue to prevent additional pigs from entering or damaging the golf course area.

Trap Location #2: 26.80918, -82.04065

- A total of 23 feral swine have been removed from this location. No new damage has occurred since the removal of the 23 pigs. Damage has subsided, and all pigs previously observed on camera at this location were removed as of December 16. Staff and the vendor will continue to monitor this area for any new activity.

Trap Location #3: 26.81734, -82.03705

- A total of five feral swine have been removed from this location. No damage has been observed at this location, and the area appears to function primarily as a travel corridor for pigs moving through the property. Camera monitoring will continue.

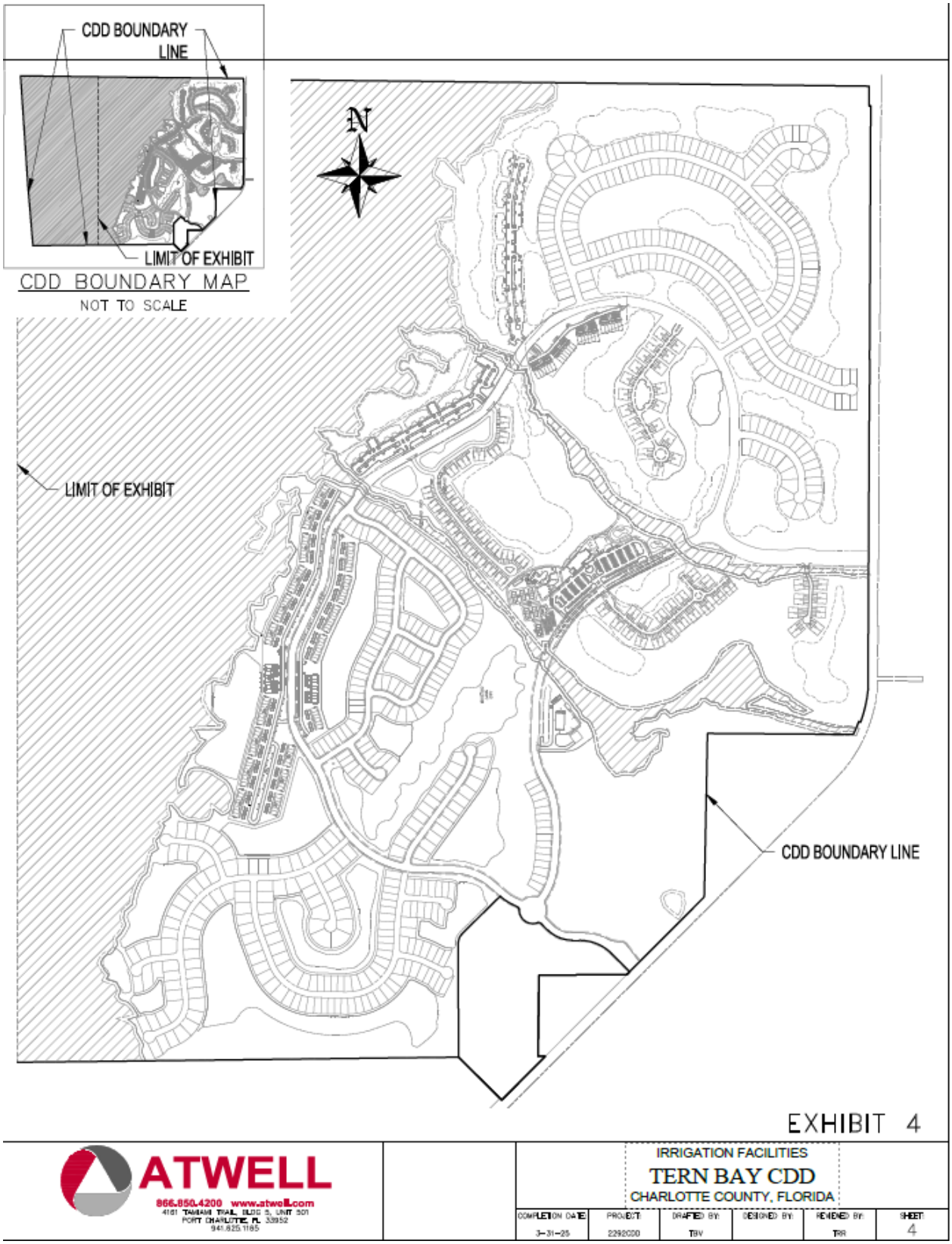
June Update:

- Three hogs were removed during June from Trap Location 1. One hog remains on camera at this location. No activity has been detected in any other area at this time.

5. Cane Toad & Tadpole Update

- Cane toad activity remained present throughout June, with continued breeding observed at several shoreline locations across the property. Tadpoles and larvae continued developing in localized breeding areas, although overall activity remained moderate compared to some surrounding communities.
- Adult male calling was periodically detected during evening inspections. These calls helped identify active breeding locations so that the vendor could focus removal and treatment efforts in the most active areas. Juvenile toads were observed at several locations and were addressed as encountered. Continued removal efforts remain focused on maintaining control in historically active areas of the community.
- **June Cane Toad Totals:**
    - Larvae strands removed: 8
    - Tadpoles removed: Low thousands, estimated
    - Baby toads managed: Approximately 100–150
        - Adult toads removed: Approximately 165–180

III. LOCATION MAP



Date: June 17th, 2026

Client: Elianie Baez
B&C Paver LLC
124 Seaboard Ave
Venice, FL 34285

Re: Compaction Results

Parcel: Heritage Landing Bridge Skirts
14665 Sycamore Ct
Punta Gorda, FL 33955

To whom it may concern:

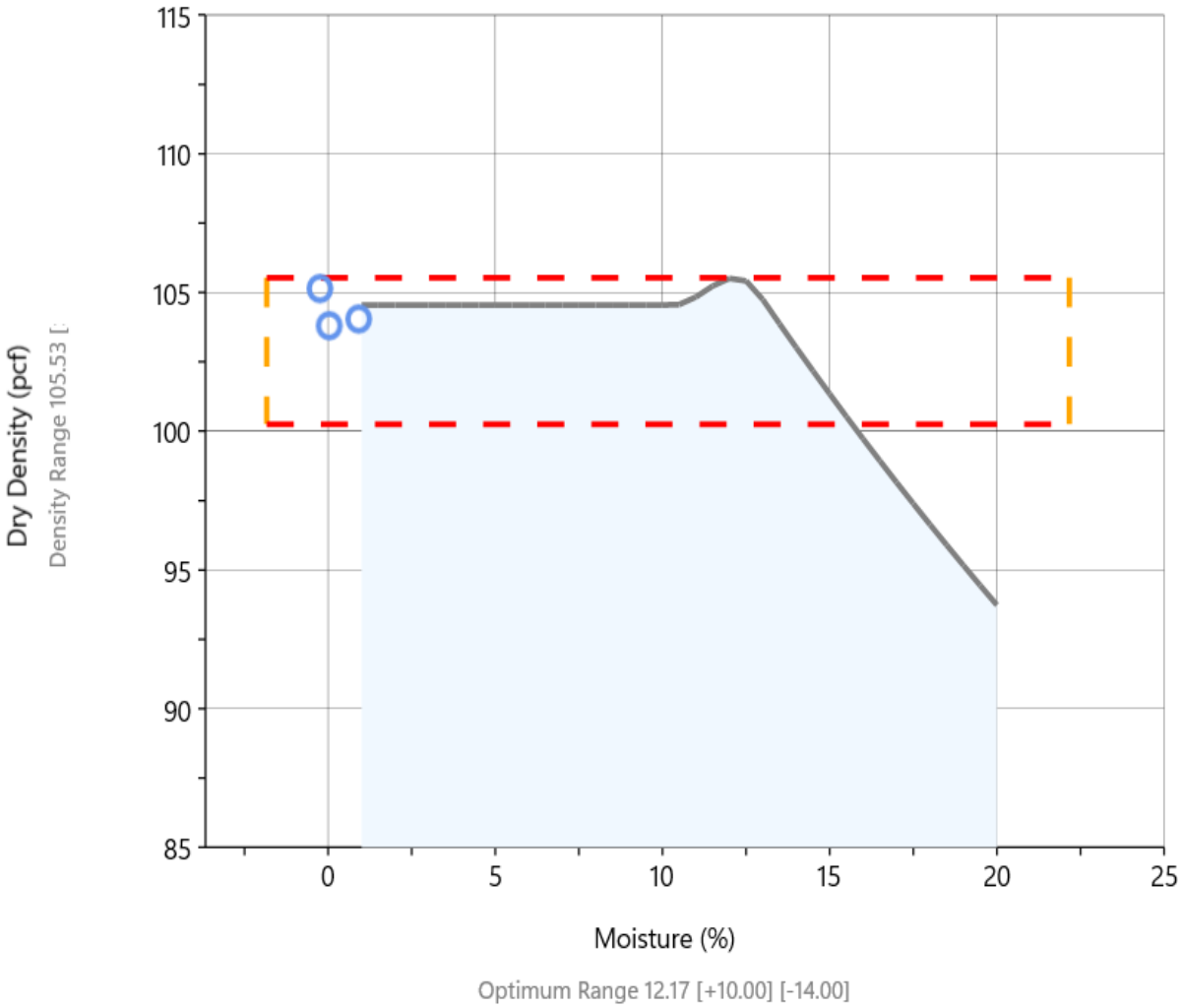
The conditions evidenced on the fill dirt pad located at the referenced address meet or exceed the requirements of FBC 8th Edition Section 1803 and R401.4 and the compaction test has **PASSED**. The job board for the property in question has been stickered accordingly.

Regards,
The Creek Engineering Team.

EDG-E Field Site Report

Heritage Landing Bridge Skirts **Proctor: light gray ~ 10yr7/2**

Maximum Dry Density (pcf):	105.53	% of Maximum Dry Density:	95.00
Optimum Moisture (%):	12.17	+ Opt. Moisture Boundary (%):	10.00
		- Opt. Moisture Boundary (%):	-14.00

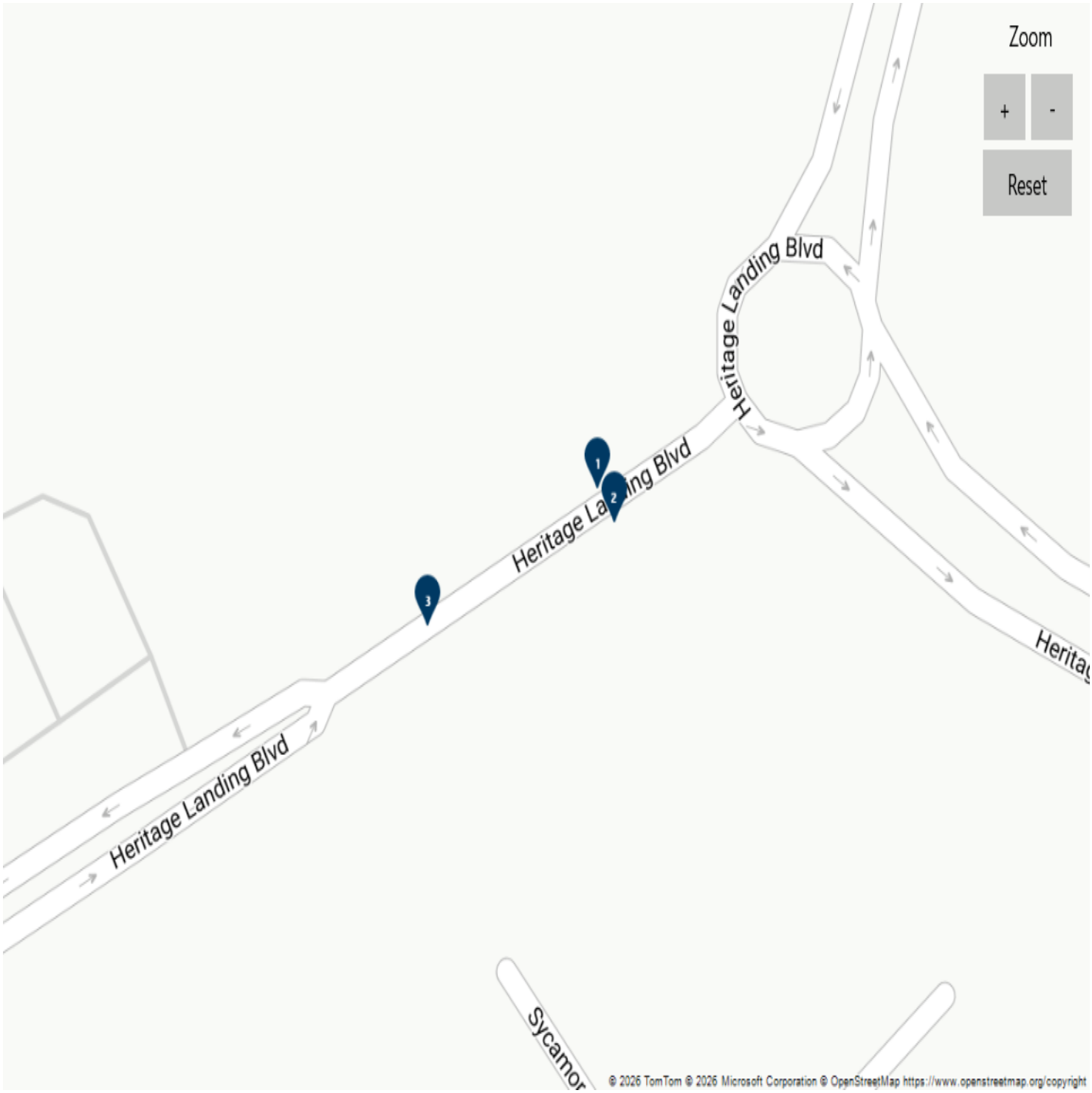


EDG-E Field Site Report — Heritage Landing Bridge Skirts

#	Mois. (%)	Wet Dens. (pcf)	Dry Dens. (pcf)	Dry Density Within Range	Moisture Within Range	Temp. (°F)	GPS Location	Perc. Comp. (%)	Dart Size	User Remarks
1	0.92	105.00	104.05	PASS	PASS	93.9	LAT: 26.819 LONG: -82.026 SATS: 8 ELEV: 2.8	98.59	12 in	None
2	0.04	103.84	103.80	PASS	PASS	100.0	LAT: 26.819 LONG: -82.026 SATS: 7 ELEV: 3.9	98.36	12 in	None
3	-0.24	104.88	105.14	PASS	PASS	92.6	LAT: 26.818 LONG: -82.026 SATS: 11 ELEV: 1.6	99.63	12 in	None

EDG-E Field Site Report - Heritage Landing Bridge Skirts

Field Site Map



Work Order

PREMIER LAKES

DATE	06/10/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415647

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER	SERVICE LOCATION
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 41, 4, 6, 10, 11, 12, 3, 13, and 2 for shoreline weeds and grasses. I got rained out towards the end.

Work Order

PREMIER LAKES

DATE	06/04/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415646

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER	SERVICE LOCATION
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lake 37 for submerged vegetation. I also treated lake 37, 18, 19, 24, 27, 32, 42, 15, and 28 for shoreline weeds.

Work Order

PREMIER LAKES

DATE	05/21/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415644

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER	SERVICE LOCATION
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 1, 5, 7, 24, 14, 39, and 38 for submerged vegetation. I also treated lakes 1, 5, 40, 7, 14 for shoreline weeds.

Work Order

PREMIER LAKES

DATE	06/02/2026 -
TECH(S)	Lawrence O'Day
JOB #	1076925488

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com

SERVICE LOCATION
Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Dye Application

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I completed the dye application on all lakes for this month.

Work Order

PREMIER LAKES

DATE	05/21/2026 -
TECH(S)	Lawrence O'Day
JOB #	1089501188

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER	SERVICE LOCATION
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Lake 2 - Midge Fly Treatments

JOB CATEGORY	Work Order - Lakes

COMPLETION NOTES	Three applications as per the treatment protocol were completed on 04/23, 05/06, and 05/21. No midge flies noticed as of the last application.

Work Order

PREMIER LAKES

DATE	05/28/2026 -
TECH(S)	Lawrence O'Day
JOB #	1083415645

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel FL 33543
(844) 525-3735,
CustomerSupport@PremierLakesFL.com

CUSTOMER	SERVICE LOCATION
Tern Bay CDD Richard Freeman (954) 644-9630 rfreeman@cgasolutions.com	Tern Bay CDD (954) 644-9630 rfreeman@cgasolutions.com

JOB DETAILS	Annual Lake Maintenance- weekly

JOB CATEGORY	Annual Lake Maintenance

COMPLETION NOTES	Today I treated lakes 33, 15, 4, 6, 18, and 19 for submerged vegetation and algae. I also treated lakes 2, 4, 6, 33, 31, and 30 for specific vegetation along the shoreline.

Tern Bay CDD Landscaping June 2026



Front Entrance









Resident Entrance









Guardhouse









Medians









Tern Bay CDD
Aquatic System
June 2026



Lake 1





Lake 2





Lake 3





Lake 4





Lake 5





Lake 6





Lake 7





Lake 8





Lake 9





Lake 10





Lake 11





Lake 12





Lake 13





Lake 14





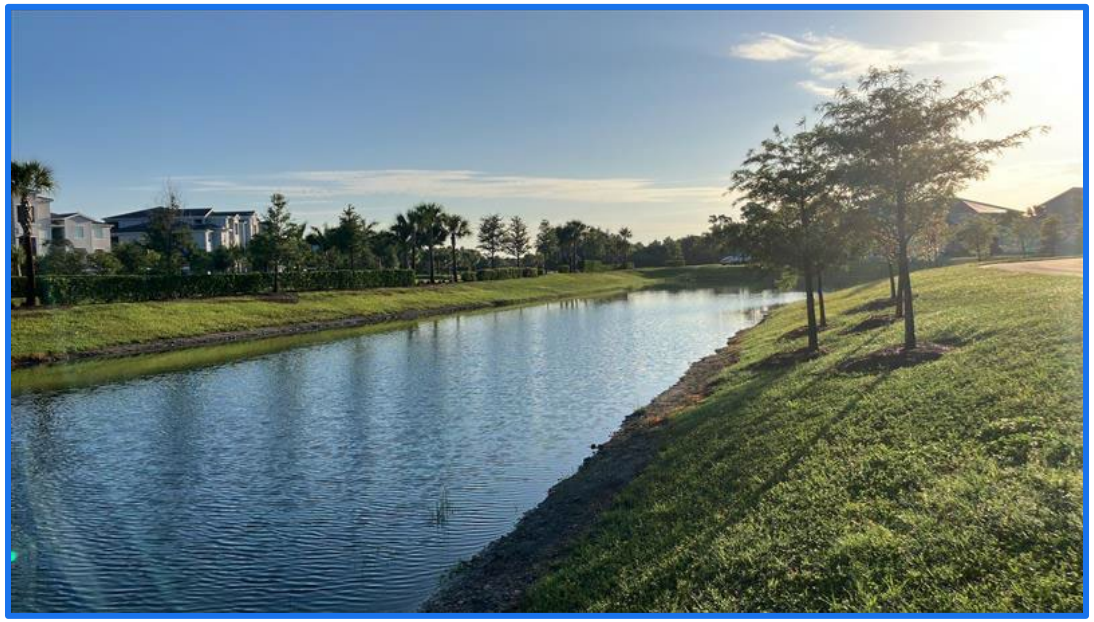
Lake 15





Lake 16





Lake 17





Lake 18





Lake 19





Lake 20





Lake 21





Lake 22





Lake 23





Lake 24





Lake 25





Lake 26





Lake 27





Lake 28





Lake 29



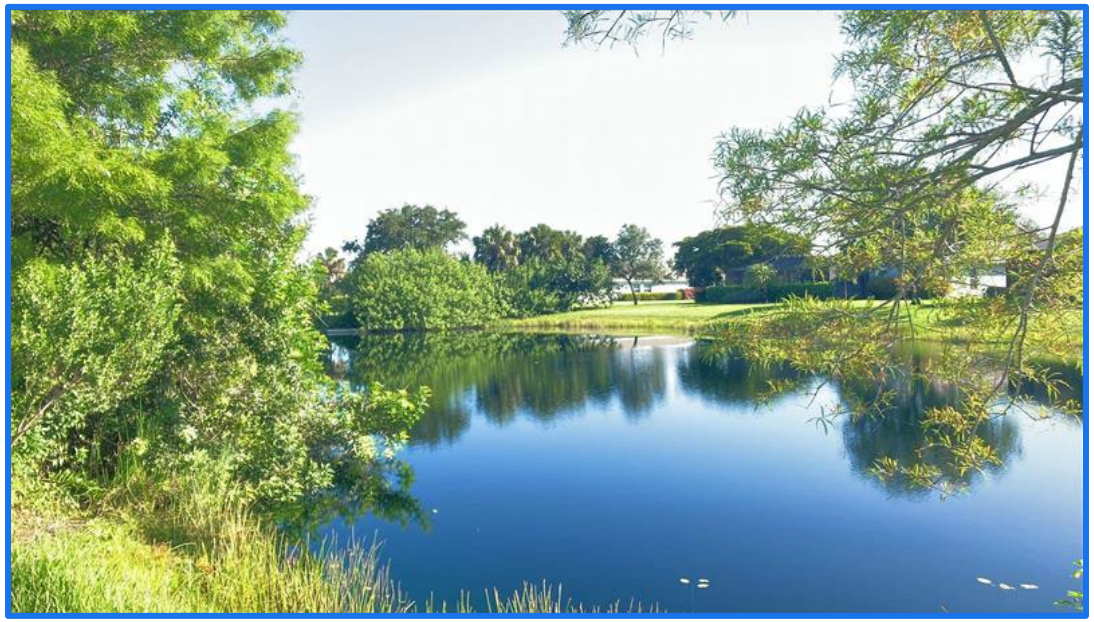


Lake 30





Lake 31





Lake 32





Lake 33





Lake 34





Lake 35





Lake 36





Lake 37





Lake 38





Lake 39





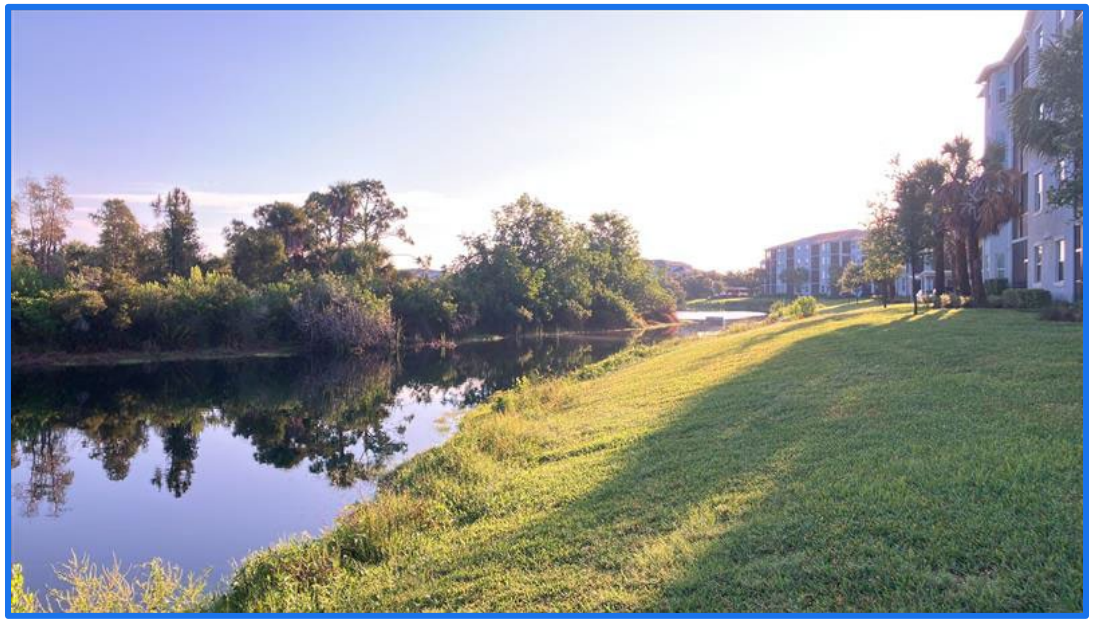
Lake 40





Lake 41





Lake 42



