

**MINUTES OF MEETING
MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT**

A Public Hearing and Regular Meeting of the Mediterra North Community Development District's Board of Supervisors was held on **Wednesday, August 15, 2012 at 1:30 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

Present and constituting a quorum were:

J. Gary Kaenzig, Jr.	Chair
Brian Neary	Vice Chair
Thomas H. Van Tassel	Assistant Secretary
Dan Abrams (via telephone)	Assistant Secretary
Frank Godshall	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Jason Walters (via telephone)	Hopping Green & Sams
David Robson (via telephone)	Johnson Engineering

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:33 p.m., and noted, for the record, that Supervisors Kaenzig, Neary, Van Tassel and Godshall were present, in person. Supervisor Abrams was attending via telephone.

SECOND ORDER OF BUSINESS

**Proof of Publication for August 15, 2012
Public Hearing and Regular Meeting**

Mr. Kaenzig presented the proof of publication for today's public hearing and regular meeting.

THIRD ORDER OF BUSINESS

**Public Hearing to Consider Resolution
2012-9, Relating to the Annual
Appropriations and Adopting the Budget
for the Fiscal Year Beginning October 1,
2012, and Ending September 30, 2013**

Mr. Kaenzig presented Resolution 2012-9 for the Board's consideration.

Mr. Adams indicated that this budget is consistent with the budget presented at the last meeting. He recalled that the Board agreed to keep assessments at or slightly below the current year. The budget presented is status quo, with regard to service levels. Mr. Adams indicated that, per the District's desire to pursue a more aggressive aquascaping program, \$15,000 was moved from the contractual services line item, under water management, on Page 1, and the same \$15,000 was moved to the aquascaping line item. He explained that the budget reflects a decrease of \$95,500 in the fund balance, offsetting the District's revenue requirements and allowing assessments to remain consistent.

Mr. Abrams asked why there was no benefit from refinancing the bonds. Mr. Adams advised that there were benefits, which are reflected, on a per unit basis, on Pages 19 through 22. Mr. Adams indicated that there was a 15.4% reduction for the debt service assessment for all product types, as compared to the current fiscal year. There was only a \$0.20 reduction on the O&M side.

*****Mr. Adams opened the Public Hearing.*****

No members of the public spoke.

*****Mr. Adams closed the Public Hearing.*****

On MOTION by Mr. Godshall and seconded by Mr. Neary, with all in favor, Resolution 2012-9, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2012, and Ending September 30, 2013, was adopted.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2012-10,
Imposing Special Assessments and
Certifying an Assessment Roll**

Mr. Kaenzig presented Resolution 2012-10 for the Board's consideration.

Mr. Adams indicated that this is the final step in the budget process. This resolution imposes the assessment levy that will collect the revenue to offset the District's expenses. He explained that there are on and off-roll assessment levies. The off-roll assessments are direct billed; a billing and payment schedule is included in the resolution.

On MOTION by Mr. Neary and seconded by Mr. Van Tassel, with all in favor, Resolution 2012-10, Imposing Special Assessments and Certifying an Assessment Roll, was adopted.

FIFTH ORDER OF BUSINESS**Presentation of Annual Lake Audit**

Mr. Adams indicated that, in general, the District's system is in good shape. The memorandum includes items that require action. There are new areas of erosion, much like in the prior year, where the cooperation and participation of the property owners will be necessary. Mr. Adams advised that the District will address sediment buildup in many culverts and a headwall issue in one (1) lake, which must be replaced. He noted that, from the Fiscal Year 2013 budget, approximately \$25,000 will be held from the aquascaping appropriations to address these cleanup issues. Mr. Adams stated that, this year, the District secured a very good per plant price. At \$0.38 per plant, to supply and install, the District can purchase approximately 278,000 plants, which will be spread over the lakes identified on Page 4. He discussed the types of plants that will be installed, noting that rainfall is ahead this year, compared to last year, so lake levels are up much sooner and should sustain longer, allowing the plants to establish and yield more success than last year. Mr. Adams confirmed that plant installation, repairs and culvert cleaning should take place within the next two (2) to three (3) weeks; however, the headwall repair may take longer.

Mr. Neary asked how many of the lakes with erosion issues were a problem last year. Ms. Crismond indicated that there are a few carryovers from last year, due to property owners who did not complete their necessary repairs. Regarding last year's report, Ms. Crismond confirmed that the District completed all of its necessary work.

Mr. Godshall questioned the District's recourse with regard to nonresponsive property owners. He noted that, at the Mediterra South meeting, District Counsel advised that he will research whether the District can require the property owners to comply.

Mr. Adams recalled that, while assessing the District's repair work, the contractor also provided estimates for the individual property owners' repairs. As a convenience, the contractor proposal was provided to each property owner, along with the notification of the necessary repairs. Mr. Adams advised that District Counsel will investigate the District's options and the possibility of legal recourse, should property owners continue their noncompliance with the District's request. He confirmed that some residents did comply.

Regarding the CDD’s repair work, Mr. Adams advised that Management will secure proposals for the washout repairs for consideration at the next meeting. Proposals will also be provided to the property owners. Removal of built up sediment in various culverts will proceed immediately. The Board agreed to this approach.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2012-11, Ratifying, Confirming, and Approving the Sale of the Mediterra South Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Mediterra South Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012; and Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing An Effective Date

Mr. Kaenzig presented Resolution 2012-11 for the Board’s consideration.

On MOTION by Mr. Godshall and seconded by Mr. Neary, with all in favor, Resolution 2012-11, Ratifying, Confirming, and Approving the Sale of the Mediterra South Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Mediterra South Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012; and Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing An Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Approval of May 16, 2012 Regular Meeting Minutes

Mr. Kaenzig presented the May 16, 2012 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Van Tassel and seconded by Mr. Godshall, with all in favor, the May 16, 2012 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Other Business

Mr. Abrams asked how many have not paid their CDD assessments. Mr. Adams did not have an exact number but noted that assessment levy on-roll revenue is 103% of budget. This does not necessarily mean all paid; rather, it could mean that many paid later and did not take advantage of the 4% discount for early payment. Mr. Adams will assemble the information for Mr. Abrams.

Mr. Abrams referred to discussions at the Mediterra South meeting regarding the agreement with The Club and asked if Mediterra North could piggyback on the agreement. Mr. Adams replied that the District cannot; it is strictly a self to Club agreement. Mr. Adams clarified that he was directed by Mediterra South to pursue an easement. Mr. Abrams asked if there is a way for The Club to generate enough water to supply everyone. Mr. Adams stated that he does not know; that is a different approach and would be a good question for The Club and their engineer. Discussion ensued regarding the infrastructure and the water supply. It was noted that the community does not own the irrigation transmission lines; those are owned by RCS and, since they are unwilling to sell those transmission lines, the only way in which the District could supply water to the community would be to run a parallel set of transmission lines, which would be rather cost prohibitive.

NINTH ORDER OF BUSINESS

Staff Reports

a. Attorney

There being nothing additional to report, the next item followed.

b. Engineer

There being nothing additional to report, the next item followed.

c. Manager

i. Unaudited Financial Statements as of June 30, 2012

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2012 and noted significant changes, as a result of the new refinancing bond. Mr. Adams stated that revenue collection was at 103%. Expenditures were at 60% but that figure will change drastically with the culvert and headwall repairs and implementation of the aquascaping program.

ii. Fiscal Year 2013 Proposed Annual Meeting Schedule

Mr. Adams presented the proposed annual meeting schedule for Fiscal Year 2013. He noted Mediterra South’s request that Mediterra North consider moving their start time from 1:30 p.m. to 2:00 p.m., as their meetings tend to run longer, causing him to arrive late to the North’s meetings.

Mr. Godshall noted that he previously served on the Mediterra South’s Board and, until recently, there was never a problem completing the District’s business in the allotted time. He indicated that several of the current Mediterra South Board Members are opposed to providing a larger window for the purpose of holding longer meetings. Discussion ensued.

On MOTION by Mr. Godshall and seconded by Mr. Neary, with all in favor, the Fiscal Year 2013 Proposed Meeting Schedule, as presented, and directing Staff to advertise, accordingly, was approved.

TENTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors’

There were no audience comments.

Mr. Kaenzig noted that he will not be able to attend the October meeting in person but will attend via telephone. Mr. Abrams advised that he will not be in attendance, in person or via telephone.

ELEVENTH ORDER OF BUSINESS

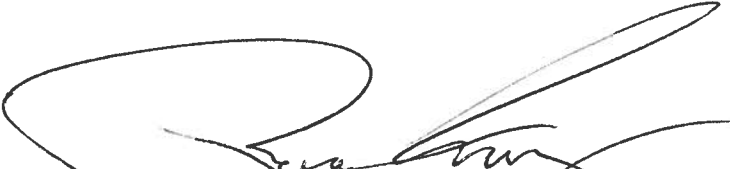
Adjournment

There being no further business to discuss, the meeting adjourned.

On MOTION by Mr. Godshall and seconded by Mr. Van Tassel, with all in favor, the meeting adjourned at 2:05 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair