

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

A Regular Meeting of the Mediterra North Community Development District's Board of Supervisors was held on **Wednesday, January 16, 2013 at 1:30 p.m.**, at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135.**

Present and constituting a quorum were:

Brian Neary	Vice Chair
Thomas H. Van Tassel	Assistant Secretary
Frank Godshall	Assistant Secretary
Dan Abrams	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Crismond	Assistant Regional Manager
Jonathan Johnson (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Neary called the meeting to order at 1:30 p.m., and noted, for the record, that Supervisors Neary, Van Tassel, and Godshall were present, in person. Supervisor Abrams was not present at roll call. Supervisor Kaenzig was not present.

SECOND ORDER OF BUSINESS

**Continued Discussion: Homeowners
Lake Bank Erosion Repairs and Ability
to Require Homeowners to Make Repairs**

Mr. Adams recalled coordination difficulties with homeowners who chose not to proceed with the required repairs along their portion of the lake banks, including areas where the District already completed repairs on the lower portion of the lake banks. He noted that the options now include a more formal approach, through the courts, or coordination with the MCA to determine if there is a mechanism in the covenants to enforce compliance. Mr. Adams reported on his follow-up conversation with Mr. Cliff Verdeber, MCA General Manager; however, Mr. Verdeber did not have the opportunity to meet with MCA's counsel but hopes to meet soon. Mr. Adams

will advise the Board, once he receives information. In response to a question, Mr. Adams stated that CC&Rs refers to Conditions, Covenants and Restrictions.

A question was raised regarding the difference between the District's work and the South Florida Water Management District (SFWMD). Mr. Adams explained that SFWMD is the permitting entity and the District is the permit holder; SFWMD issued the stormwater permit and the District is the operator and holder of the permit. He stated that the District must abide by certain compliance requirements of the permit, in terms of how it operates and maintains the system and in the event that the integrity of the system is affected by things such as washouts or vertical drops along the lake banks. The issues before the District are related to repairing localized erosion washouts, as failure to repair can have a continuing negative impact on the integrity of the lake system.

******Mr. Abrams joined the meeting, in person.******

A Board Member asked if SFWMD has more clout to make residents comply. Mr. Adams indicated that he prefers not to bring this to SFWMD's attention because this would create an immediate compliance issue; he favors working toward repairing problems first.

Mr. Godshall asked what the overriding common problem is because of washout. Mr. Adams stated that the frustration has been the lack of foresight by the building departments to require yard drains to carry stormwater below grade, down the steep lake banks; the District recommended this approach as the fix to the washout problems. Mr. Godshall questioned if simply installing a drain will resolve the problem. Mr. Adams replied affirmatively; a drain will generally move water effectively.

In response to a question from Mr. Abrams, Mr. Adams explained the steps taken by the District to notify homeowners and provide them with estimates for repairs on their private property; some homeowners performed the required repairs but some did not. Discussion ensued regarding a second-in-command, should Mr. Verdeber be unavailable.

Ms. Crismond stated that repairs, on the CDD side, which were discussed at the last meeting, will be completed in the spring. In response to a question, Ms. Crismond indicated that a second notice was not sent to homeowners who have not complied; those areas will be reevaluated shortly and the District is awaiting word from the MCA regarding assistance with the compliance issue.

THIRD ORDER OF BUSINESS

Approval of October 17, 2012 Regular Meeting Minutes

Mr. Neary presented the October 17, 2012 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Godshall and seconded by Mr. Van Tassel with all in favor, the October 17, 2012 and Regular Meeting Minutes, as presented, were approved.

FOURTH ORDER OF BUSINESS

Other Business

Mr. Godshall stated that he is troubled by the meeting location and noted that if people have issues to report, they attend the Mediterra South meetings. He feels that the Mediterra North District is not part of the actions. Mr. Godshall acknowledged that statute requires meetings to be held within the county of the District. He questioned how many residents have attended meetings since 2009. Mr. Godshall suggested seeking a legal opinion on the subject, as it would be more advantageous to meet at the clubhouse, which is within the community.

Mr. Adams agreed that it is less convenient for residents attend meetings off site.

Mr. Johnson confirmed the terms of the law regarding meeting locations. He noted that, should districts falling within two (2) different counties merge, the new district could meet in either county. Mr. Johnson was unsure of the legislature’s receptiveness to this type of exception. He stated that, under current law, the only approach would be to merge the Districts; however, that is a very expensive process.

Mr. Godshall asked if the meetings could be held in a home. Mr. Johnson stated that, technically, yes; however, the advertised meeting location must be open to the public. He explained that all members of the public must be allowed access.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

i. Unaudited Financial Statements as of November 30, 2012

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2012. He noted limited activity. Off-roll assessment collections were at 50% and on-roll collections were at 7%. Expenditures were at 7%, year-to-date. Interest payments due in November were made for all funds.

ii. NEXT MEETING DATE: May 15, 2013 at 1:30 p.m.

Mr. Neary indicated that the next meeting is scheduled for May 15, 2013 at 1:30 p.m., at this location.

SIXTH ORDER OF BUSINESS

**Audience
Requests**

Comments/Supervisors'

There being no audience comments or Supervisors' requests, the next item followed.

SEVENTH ORDER OF BUSINESS

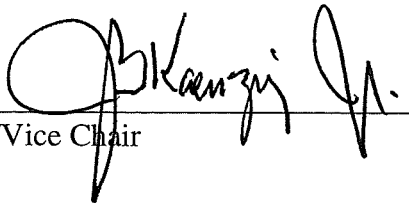
Adjournment

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

On MOTION by Mr. Godshall and seconded by Mr. Neary, with all in favor, the meeting adjourned at approximately 1:57 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair