

**MEDITERRA SOUTH
COMMUNITY
DEVELOPMENT DISTRICT**

**SPECIAL MEETING
AGENDA**

March 18, 2015

Mediterra South Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

March 12, 2015

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Mediterra South Community Development District

Dear Board Members:

A Special Meeting of the Mediterra South Community Development District's Board of Supervisors will be held on **Wednesday, March 18, 2015 at 11:30 a.m., in the Board Room at The Club at Mediterra, 15755 Corso Meditera Circle, Naples, Florida 34110.** The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Discussion: Aeration Dissolved Oxygen Level Guarantee, Realistic Expectations for Seasonal Variations in Dissolved Oxygen Levels and the Benefits of Aeration Both Short-Term and Long -Term
4. Update: Aquatic Plant Reduction Project for East Side of Livingston
5. Discussion: Aquatic Plant Reduction and Annual Canna Lily Cut Back and Cleanup for West Side of Livingston (*to be provided under separate cover*)
6. Discussion: Mediterra North Easement Access and Use Agreement with The Club for Irrigation Water Withdrawals
7. Discussion: Potential Benefits of RFQ for District Management Services
8. Approval of Minutes
 - A. **October 15, 2014** Regular Meeting (*deferred from January 21, 2015 Regular Meeting*)
 - B. **January 21, 2015** Regular Meeting
9. Other Business
10. Staff Reports
 - A. Attorney
 - B. Engineer

C. Manager

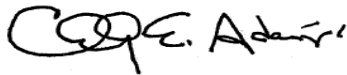
- i. Approval of Unaudited Financial Statements as of November 30, 2014
(deferred from January 21, 2015 Regular Meeting)
- ii. CDD Insurance
- iii. **NEXT MEETING DATE: May 20, 2015 at 11:30 A.M.**

11. Supervisors' Requests

12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR RESIDENTS TO 'LISTEN IN' TO THE BOARD MEETING

CALL IN NUMBER: 1-866-952-1906
CONFERENCE ID: SOUTH
PROGRAM TITLE: MEDITERRA SOUTH CDD BOARD OF SUPERVISORS MEETING

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

PLEASE CONTACT 561-571-0010 FOR CALL-IN NUMBER
CONFERENCE ID: SOUTH
PROGRAM TITLE: MEDITERRA SOUTH CDD BOARD OF SUPERVISORS MEETING

41 resembles a wetland area. She noted the District's plan to install aerators in lakes and voiced her
42 understanding of the purpose of littoral plants but questioned how far into the lakes the littoral
43 plants should be allowed to grow. Ms. Lass asked about the depth of lakes, as her understanding
44 was that the deeper the lake the less opportunity the littoral plants have to grow.

45 Mr. Robson advised that most of the lakes in Ms. Lass' area are approximately 12' deep.
46 He believed that the original requirements of Collier County and the South Florida Water
47 Management District (SFWMD) were for the lake banks to have a 4:1 slope, extending into the
48 water to a depth of about 6' and then changing to a 2:1 slope until it reached the maximum depth.
49 Mr. Robson detailed slopes and the impact on littoral plant growth. In response to a question,
50 Mr. Robson indicated that the District could receive water quality "credits" for having a littoral
51 shelf.

52 Ms. Lass reported that, in spring, during the dry season, pine straw is installed on the lake
53 banks; additionally, when fences are installed when a home is built, the sand and soil are not
54 stable and erode into the lake, which she believed would cause the lake to be shallower. Ms.
55 Lass acknowledged that fountains provide little oxygenation to the lakes; her main concern is
56 spikerush, which appears to be pervasive and able to grow aggressively.

57 Mr. Nails indicated that pine straw is installed, when lake levels are low, to assist with
58 erosion prevention. Ms. Lass questioned where the pine straw goes when it rains. Mr. Nails
59 advised that the pine straw enters the lake and decomposes. Mr. Robson clarified that pine straw
60 "mats" at the bottom of the lake and, when the water level drops, the mat is exposed. Mr. Nails
61 pointed out that the District transitioned to using less pine straw and installing more littoral
62 plants, which will last longer and reduce costs.

63 Ms. Crismond recalled Ms. Lass's comment about Cana. She did not know who would
64 have removed the plant material, as the District does not remove it, it installs. Ms. Crismond
65 explained that the District continues planting on the upper banks, each year; however, plant
66 survival on the upper banks is difficult in Mediterra, due to the extended periods of low water
67 and lack of irrigation. She acknowledged that Ms. Lass does not like the appearance of
68 spikerush; however, it is a great littoral plant.

69 Ms. Lass clarified that she is not against spikerush; she felt that it exceeded its limit, in
70 certain areas. Ms. Lass' impression was that a 3' planting, at the edge of the bank was sufficient
71 but the spikerush along the lake extends beyond that point.

72 Mr. Adams agreed that spikerush is aggressive, which is why it was used, as the District's
73 goals are water quality and lake bank stabilization. Mr. Adams pointed out that, generally,
74 spikerush will only survive up to about 4' of water depth. He discussed the growing cycle of
75 spikerush, based on seasonal lake level fluctuations.

76 Mr. Nails asked if the District is allowed to affect the littoral shelf. Mr. Adams explained
77 that the goal and policy of the SFWMD is 80% coverage of the entire littoral shelf around the
78 perimeter of the lake. Mr. Adams advised that the District can remove and replace plants and the
79 SFWMD wants there to be at least three types of littoral plants. Mr. Nails questioned if littoral
80 plants could cover virtually the entire lake. Mr. Adams stated that it would be possible if the
81 lakes were not deep enough; however, a lake must exceed a depth of 4' to 6'. Mr. Adams noted
82 that shallower depths are considered mitigation ponds, which would be entirely covered with
83 plants; the District has a few shelves extending beyond the typical shelf but no actual mitigation
84 ponds. Mr. Adams advised that a large lake, in the north, has a shelf in the middle, which
85 created issues with residents, due to spikerush growth.

86 Mr. Tarr recalled that, several years ago, a resident had difficulty selling her home; he
87 visited the home and found that the "water view" no longer existed; the lake had a wetland
88 appearance. He noted Mr. Adams' prior comments that the CDD was prepared to do something
89 about those types of issues. Mr. Adams indicated that the needs of the environment,
90 requirements of the permits and desires of the residents must continually be balanced.

91 Mr. Tarr pointed out that, in winter, when residency is high, the water levels drop and the
92 spikerush growth increases; people paid premium prices for water views, which they do not
93 have. He questioned if the water depths degraded to the point of exacerbating the growth and
94 how to make the determination. Mr. Tarr noted that many residents do not appreciate this. He
95 wondered if the growth was too aggressive and how to address the issue.

96 Mr. Adams indicated that, aside from the water quality and lake bank stabilization of
97 littoral plants, removing the plants for aesthetic purposes would expose 15' to 20' of lake bank,
98 when water levels drop, which would result in a mud bank view. He expressed his opinion that a
99 mud bank view would create a greater negative aesthetics issue for the District, than spikerush.

100 Ms. Lass felt that Mr. Adams was missing her point, as she was not requesting removal
101 of all littoral plants. She questioned the District's final intention for each lake, as they were ten
102 years ago and the current condition.

103 Mr. Adams stated that the final intention is to follow the SFWMD permit criteria, which
104 is the full width of the shelf containing 80% coverage with three to four littoral plant varieties.
105 He acknowledged that residents purchase water views along newly built lakes but, as time passes
106 the plants on the shelf grow and develop, as is intended, and required by the permitting
107 authorities.

108 Ms. Lass reiterated that she observed people in the lake cutting spikerush.

109 Mr. Luby asked about measuring the depth of the lake. Mr. Adams and Ms. Crismond
110 deferred to the District Engineer for an opinion. Mr. Nails stated that the District Engineer could
111 advise of what the depth should be, based on the information filed with the SFWMD. In
112 response to a question, Mr. Robson confirmed that he can determine the current lake depth
113 compared to what it should be. Mr. Nails felt that the information would assist the Board to
114 determine what is occurring. Ms. Lass acknowledged that there are several factors involved;
115 however, she wanted to express her concerns and inquire about the District’s goals.

116 Mr. Robson discussed techniques for determining lake depths. He will obtain a proposal
117 for Lake #68 to determine the current depth. Mr. Robson stated that he will compare the current
118 depth to the designed depth. Mr. Luby directed Ms. Crismond to report the findings to Ms. Lass
119 and the Board.

120 Ms. Lass reported that, based on her research, all stormwater ponds in Florida require
121 engineering reports every one to four years and asked how frequently reports are completed for
122 the District’s lakes.

123 Mr. Robson advised that the last reports were completed in the late 1990s or early 2000s
124 and, once the final certification process was completed, the SFWMD performed an inspection,
125 on one side of Livingston. He reported that the work was completed by 2003 and 2004, on the
126 other side of Livingston, with final completion by 2008, 2009 or 2010.

127 Ms. Lass indicated that, according to her research, a civil engineer must complete the
128 engineering reports on the stormwater ponds and reiterated her question regarding whether any
129 reports were completed, since 2009. Mr. Robson advised that the reports were not completed by
130 him, on behalf of the CDD; the reports would have been completed by the developer’s engineer.
131 Ms. Lass surmised that no reports were completed since 2009. Mr. Robson replied “not that I
132 know of; I do not have a record of”. In response to a question, Mr. Robson stated that the
133 District is not required to have engineering reports completed for the stormwater ponds because

134 the permit was transferred from construction to operational. Ms. Lass questioned if the
135 engineering reports must ever be completed, in the future. Mr. Nails asked where Ms. Lass
136 obtained the information stating that reports should be completed. Ms. Lass indicated that the
137 information was obtained from Collier County. Mr. Nails asked Ms. Lass to forward the
138 information to Mr. Adams.

139 Discussion ensued regarding whether the lake depth would be measured from the high or
140 low water level. Mr. Robson stated that it would be from the control level.

141 Mr. Frank Godshall, a Mediterra North CDD Board Member, asked that Mediterra North
142 CDD be informed of the findings.

143

144 **THIRD ORDER OF BUSINESS**

**Discussion: Continuing Disclosure
Review**

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146

147 Mr. Johnson indicated that the Security and Exchange Commission (SEC) began
148 enforcement actions against issuers of municipal securities that have not followed through,
149 properly, on their continuing disclosure requirements, which is a requirement that the issuer
150 undertakes, each year, so that subsequent purchasers of bonds have appropriate information to
151 make the decision to buy or not buy a particular bond. He stated that the enforcement was
152 initiated for those issuers who issued bonds within the last five years and may not have fully
153 disclosed, in that offering statement, any lapses in their prior continuing disclosure efforts; in
154 essence, not disclosing to purchasers of new securities that, in the past, the District had any
155 failures of disclosure, which may or may not have influenced the buying decision of the bond
156 buyers. Mr. Johnson explained that the reason the review was undertaken, at this time, was
157 because of the December deadline for issuers that self-report; by self-reporting, the issuer can
158 avoid penalties that would otherwise be levied. He confirmed that Mediterra South CDD's
159 disclosure history is clean and very good; everything was properly disclosed and there were no
160 material events of nondisclosure. Mr. Johnson advised that the District has nothing to self-
161 report; therefore, it should not avail itself to self-reporting.

162 Mr. Tarr asked about the cost for the continuing disclosure review conducted by Mr.
163 Johnson and whether the costs would be applied to the Fiscal Year 2014 or 2015 budget. Mr.
164 Johnson stated that the memorandum was dated October 3, 2014; however, the work was

165 completed in August and September. Mr. Johnson believed that the work amounted to five to
166 eight hours, resulting in a cost of \$1,000 to \$1,500.

167

168 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-1,
Adopting A Policy Governing Reporting
of Incidents of Potential Violations**

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172 Mr. Nails presented Resolution 2015-1 for the Board’s consideration.

173 Mr. Nails recalled that the Board previously discussed the issue of Management reporting
174 incidents to the Board, with a determination of whether a meeting would be necessary.

175 Mr. Luby referred to the phrase “immediately communicate” and asked the meaning. Mr.
176 Adams stated that communication would be made by the most appropriate means, at the time,
177 likely by email, in most cases but telephone, if necessary. Mr. Adams clarified that he would
178 communicate via telephone with the Chair and/or Vice Chair, if action must be taken.

179 Mr. Tarr asked how incidents will be reported in the public domain and whether the
180 incident would be addressed during the next meeting. Mr. Adams advised that, to the extent that
181 a follow up discussion or action is necessary, the issue would be addressed at the next meeting.
182 Mr. Tarr questioned if the policy becomes ongoing with the District. Mr. Adams replied
183 affirmatively; the policy would be memorialized by resolution and remain in effect, unless
184 repealed, in the future. Mr. Tarr noted that the current Board Members will not serve forever and
185 asked how a new Chair or Vice Chair would know whether an incident was a violation of state or
186 local law. Mr. Tarr questioned if the District Manager would consult with District Counsel, prior
187 to reporting the incident to the Board. Mr. Adams advised that, depending upon the
188 circumstances, discussion between the District Manager and the Chair and/or Vice Chair would
189 occur and other Staff members, if necessary, to reach a consensus regarding whether the incident
190 constitutes a violation that could require additional action or a meeting to discuss the matter with
191 the entire Board. Mr. Adams stated that the process would begin with the District Manager and
192 the Chair. Mr. Tarr felt that the grass clippings issue would have been better handled, if this
193 policy was in place.

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**On MOTION by Mr. Luby and seconded by Mr. Tarr, with all
in favor, Resolution 2015-1, Adopting A Policy Governing
Reporting of Incidents of Potential Violations, was adopted.**

198 ▪ **Policy Regarding Engagement of District Counsel and District Engineer by Board**
199 **Members**

200 ****This item was an addition to the agenda.****

201 Mr. Luby recalled previous discussions regarding Board Members interacting directly
202 with District Counsel to obtain legal information on matters. Mr. Adams stated that the matter
203 was addressed and the Board determined that matters for District Counsel would be addressed
204 through Management. Mr. Luby did not recall seeing the policy. Mr. Nails agreed that a policy
205 would clarify the Board's position, going forward. Mr. Adams believed that there was no
206 discussion regarding a formal policy for adoption by the Board; a policy was informally
207 discussed and the Board agreed.

208 Mr. Tarr asked if a Board can unilaterally restrict individual Board Members from
209 consulting District Counsel. Mr. Nails asked for further clarification of Mr. Tarr's question. Mr.
210 Tarr voiced his opinion that Florida Statutes give commissioners and supervisors the ability to
211 seek counsel on an issue but acknowledged that it should not be done excessively. Mr. Tarr
212 asked if the statutes and the Attorney General state that it is a right of a commissioner or
213 supervisor to do the same, and whether the Board could motion to restrict that right.

214 Mr. Luby clarified that he did not recall the Board restricting Board Members; the
215 discussion was that, if a Board Member had a legal issue, it could proceed but the inquiry should
216 be presented to the District Manager, who advises the remaining Board Members. He pointed
217 out that, in the past, many things occurred, without all of the Board Members being aware of
218 them. Mr. Luby's understanding of the previous discussion was that, if a Board Member has a
219 request for legal information, the request should be sent to Mr. Adams, who would disseminate
220 the matter to the remaining Board Members.

221 Mr. Tarr asked if the Resolution could be crafted such that it does not violate Florida
222 statutes.

223 Mr. Johnson advised that, based upon the description by Mr. Luby, he felt that the policy
224 would not violate any existing Florida statutes; furthermore, as a special purpose district, without
225 the broad, general powers and tax base of general purpose districts, the CDD situation is
226 different than the Attorney General opinions regarding city and county commissioners' abilities
227 to discuss matters with the city or county attorney. He explained that the District's situation is
228 different and the differences between limited special and broad general purpose districts are

229 distinguished, both statutorily and with the Attorney General. Mr. Johnson believed that the
230 policy, as discussed, would be legal.

231

**On MOTION by Mr. Luby and seconded by Mr. Tarr, with all
232 in favor, authorization for the District Manager to draft a
233 policy for engagement of District Counsel and District
234 Engineer, by Board Members, with requests being made
235 through Management, and dissemination to all Board
236 Members, was approved.**

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240 **FIFTH ORDER OF BUSINESS**

**Discussion: Allowing Public Phonetic
241 “Listen In” Participation to CDD Board
242 Meetings**

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Mr. Tarr recalled that Mr. Nails invited Mr. Don Tendick, his opponent in the upcoming
245 election, to attend the Mediterra South CDD’s meeting, via telephone, which raised the question
246 of how residents could participate in meetings.

247

Mr. Tarr reported that his research revealed numerous CDDs that allow “telephone only
248 listening”. He contacted the management company of one of those CDDs to inquire about that
249 firm’s experience and position on providing the public with telephone access to CDD meetings.
250 That CDD management company advised Mr. Tarr that the decision is based on the needs of the
251 community, that it is not expensive, that offering “listen in only” has no disruptive impact on
252 meetings and that the management company encourages its CDDs to provide the “listen in only”
253 call in option.

254

Mr. Tarr pointed out that the Mediterra North and South CDDs only meet once during the
255 season. He asked Mr. Adams to provide numbers, as he believed that “listen in” participation
256 would be helpful to residents.

257

Mr. Nails referred to the new legislation regarding public comments and asked District
258 Counsel if opening the meetings to telephone participation would then require the District to
259 allow the public to comment, via telephone. Mr. Johnson replied no and explained that the
260 District is required to allow public participation but, in his opinion, public participation does not
261 extend to those attending via telephone, which could be disruptive and interfere with the Board’s
262 ability to conduct business. Mr. Johnson summarized that the opportunity to “listen in” is fine
263 but the Board is not required to hear comments from those that called in.

264 Mr. Nails asked how many of Management's districts allow public "listen in"
265 participation, via telephone. Mr. Adams indicated that none of the districts offer that; conference
266 call lines are primarily for Board Members and Staff who cannot attend, in person.

267 Mr. Nails asked how often Management's other CDDs meet. Mr. Adams replied that he
268 manages many CDDs that meet on the same quarterly schedule as Mediterra South and do not
269 offer the public "listen in" option.

270 Mr. Luby asked if the meeting minutes are available to the public. Mr. Adams stated
271 that, once adopted, the minutes are posted on the District's website; furthermore, minutes to be
272 considered at the upcoming meeting are included in the agenda that is posted on the District's
273 website, prior to the meeting.

274 Mr. Bishko pointed out that the minutes are posted on a delayed basis; therefore, the
275 public might not know what occurred for three or four months, until the next meeting agenda is
276 posted on the website. He supported offering "listen in" participation, via telephone, provided
277 the cost was minimal and there was little disruption; he could not envision a reason not to
278 implement it.

279 Mr. Nails surmised that two lines would be required. Mr. Tarr believed that the dial in
280 password would determine what the caller could do; one password would enable two-way
281 communication and the other would only allow listening capabilities. It was noted that the MCA
282 does not allow the public to "listen in" because it is not a public board.

283 Mr. Tarr felt that the Mediterra community is unique and the Districts should be cutting
284 edge, with regard to communication.

285 Mr. Bishko noted that he plans to revisit this capability with the MCA.

286 Mr. Tarr indicated that the upcoming election gained a lot of attention and he was
287 contacted by many residents who said that they would have run for the Board. He acknowledged
288 that the CDDs satisfy the statutory requirements for announcing elections but voiced his opinion
289 that "it is beyond that"; everyone should be able to know what is occurring, on a timely basis,
290 and, if a resident wants to "listen in" because they cannot attend a meeting, in person, the District
291 has a fiduciary responsibility to the community.

292 Mr. Nails noted that residents also have a personal responsibility; if the resident wants to
293 become involved, they should find a way, which is what others did.

294 Discussion ensued regarding who would be allowed to “listen in” and how the system
 295 would operate. Mr. Adams summarized that everyone would be able to call in to listen and the
 296 call in number could be included in the newspaper advertisements and in each agenda.

297

On MOTION by Mr. Tarr and seconded by Mr. Bishko, with Mr. Tarr and Mr. Bishko, in favor, and Mr. Nails, Mr. Rowe and Mr. Luby dissenting, providing telephone access, during CDD Board Meetings, on a “listen in” basis, to the public, subject to determining the cost, was not approved. (Motion failed 2-3)

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SIXTH ORDER OF BUSINESS

Approval of September 4, 2014 Public Hearing and Regular Meeting Minutes

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309 Mr. Nails presented the September 4, 2014 Public Hearing and Regular Meeting Minutes
 310 and asked for any additions, deletions or corrections. The following changes were made:

311 Line 174: Insert “not” after “will”

312 Line 260: Change “Dibino” to “Divino”

313 Mr. Tarr indicated that, in the inspection report presented on September 4, the Board
 314 received a schedule that did not contain a date. Ms. Crismond confirmed that the document was
 315 from 2013. Mr. Tarr believed that the information must be corrected because anyone reading the
 316 minutes or agenda would be reading an incorrect report for 2014. Ms. Crismond disagreed with
 317 Mr. Tarr’s assumption. In response to Mr. Tarr’s question, Ms. Crismond clarified that the
 318 inspection was not completed in 2014; all pipes were inspected in 2013 and, based on that
 319 inspection, the Board agreed to clean every pipe that was blocked 25% or more and, in 2014, the
 320 pipes with 5% to 25% blockage would be cleaned. Mr. Tarr contended that, since MWI
 321 indicated the blockage of the pipes, at the time of cleaning, it amounted to an “inspection”. Ms.
 322 Crismond stressed that the pipes were not inspected prior to cleaning; the work was completed
 323 and the contractor provided his findings from the actual cleaning. Mr. Tarr reiterated his opinion
 324 that it constituted an inspection and that the information should be in the public domain. Mr.
 325 Adams indicated that the information will be included, as an attachment to the minutes in which
 326 the original report was provided. Mr. Tarr questioned if the information will be modified to
 327 clearly state that it was from 2013 and not from 2014. Ms. Crismond stated that she will not
 328 modify the information because it reflects what was done in 2013. Mr. Tarr asked that a date be

329 placed on the report, as it did not contain a date. Ms. Crismond agreed to add the 2013 date to
330 the report. Mr. Tarr asked that the 2013 report and Mr. Radford's letter be attached. Mr. Adams
331 confirmed that both will be attached to the September 4, 2014 minutes.

332

333 **On MOTION by Mr. Rowe and seconded by Mr. Nails, with**
334 **all in favor, the September 4, 2014 Public Hearing and Regular**
335 **Meeting Minutes, as amended, were approved.**

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338 **SEVENTH ORDER OF BUSINESS**

Other Business

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340 Mr. Luby referred to the recent memo from the Mediterra North and South CDDs and
341 noted the statement "The stormwater management system is maintained to meet very strict
342 permit requirements to the use of licensed contractors who specialize in the lake and wetland
343 maintenance. Lakes which are owned by the CDD are monitored on a weekly basis and treated,
344 as needed." and asked if it is a new provision. Mr. Adams replied no and indicated that it has
345 been in the contract since inception of the District; it is in the contract specifications.

346 Mr. Luby referred to Mr. Tarr's October 12, 2014 email to the Mediterra electorate and
347 questioned the factuality of Mr. Tarr's "After joining the board, I was surprised to learn that the
348 pipes had not been inspected nor cleaned in spite of a decade of debris-producing construction
349 activity. Even worse, the CDD South Board had no plan to inspect them."

350 Mr. Adams confirmed that the pipes were not inspected or cleaned until a few years ago.
351 Mr. Luby asked why the pipes had not been inspected. Mr. Adams reiterated "We had inspected
352 the pipes, as of a couple of years ago." Mr. Adams stated that inspection of pipes is not typical
353 until the later phase of development, at which time the pipes are inspected and fully cleaned. Mr.
354 Adams explained that it is prudent in the later stage of construction.

355 Directing his comments to Mr. Luby, Mr. Tarr stated that he does not make statements
356 that he has not researched carefully. He acknowledged that he and Mr. Luby can have
357 differences of opinion. Mr. Tarr believed that allegations were made against him that he does
358 not "care" about Mediterra and contended that numerous residents responded to emails and
359 telephone calls stating that he does not "care" about Mediterra and making other "back-handed"
360 comments. Mr. Tarr testified to the factuality of his statements and indicated that he has no
361 animosity towards Mr. Luby, despite whatever happens.

362 Ms. Lass asked what constitutes inspecting on a weekly basis. Mr. Adams indicated that
363 he reviews the lakes and the work performed by the contractor; the contractor also reviews the
364 lakes and target vegetation is treated, on a weekly basis. Ms. Lass asked if the work is different
365 from the Mediterra groundskeepers. Mr. Nails confirmed that the work is completely different;
366 the District has a separate contract requirement with LakeMasters Aquatic Weed Control, Inc.
367 (LakeMasters) to perform the work around each lake. Ms. Crismond noted that the LakeMasters
368 contract also includes the wetlands.

369 Mr. Tarr recalled Mr. Luby's request that his October 12, 2014 email be included in the
370 minutes. Mr. Luby felt that it was not necessary. Mr. Tarr disagreed. Mr. Nails questioned if
371 Mr. Tarr planned to motion for his email to be included in the minutes. Mr. Tarr contended that
372 Mr. Luby distributed the email so it is in the public domain. Mr. Adams pointed out that Mr.
373 Luby read a portion, verbatim. Mr. Nails advised Mr. Tarr to make a motion if he wanted the
374 email to be included. Mr. Tarr refused, as he felt it was not subject to a motion.

375 Mr. Tarr asked District Counsel whether a handout, distributed during a meeting with
376 public visitors, must be included in the minutes so that everyone who reads the minutes can
377 understand the context of the discussion. Mr. Johnson advised that the email should be included
378 with the District's records so that someone could request it but it does not need to be physically
379 attached to the minutes. Mr. Tarr contended that it would be cumbersome not to include the
380 email within the minutes. Mr. Johnson stated that the email handout should be attached to the
381 minutes only if Management does so with all other handouts and documents provided at all
382 meetings; however, if Management stores handouts, etc., in related files or means, the email
383 should be stored the same as any other documents presented during a meeting. Mr. Adams
384 indicated that Management stores handouts, etc., separately, unless there is a specific request to
385 attach them, which is very seldom. Mr. Tarr asked if there must be a motion to approve
386 attaching the email to the minutes. Mr. Adams replied affirmatively. Mr. Tarr chose not to
387 make a motion.

388 Mr. Godshall stated that he reviewed the email and takes exception to various areas of it
389 and pointed out that, if the email is included in the District's records, information that may or
390 may not be accurate, with regard to the Board, might be included. Mr. Nails confirmed that the
391 email will not be included in the minutes.

392 Mr. Adams recalled previous discussion regarding the term “fire liability” in the
393 District’s general liability insurance. He stated that because of the large amount of natural
394 preserve area, within the District, the “fire liability” coverage of \$50,000 is intended to cover fire
395 department costs, since a fire department response could result in the District being billed. In
396 response to a question, Mr. Luby confirmed that the proper term is “fire suppression liability”.

397

398 **EIGHTH ORDER OF BUSINESS**

Staff Reports

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400 **A. Attorney**

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

402 **B. Engineer**

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

404 **C. Manager**

405 **i. Approval of Unaudited Financial Statements as of August 31, 2014**

406 Mr. Nails presented the Unaudited Financial Statements as of August 31, 2014.

407 ****Mr. Rowe stepped out of the meeting.****

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**On MOTION by Mr. Luby and seconded by Mr. Nails, with all
in favor, the Unaudited Financial Statements as of August 31,
2014, were approved. (Motion passed 4-0)**

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ii. NEXT MEETING DATE: January 21, 2015 at 11:30 a.m.

415 Mr. Nails indicated that the next is scheduled for January 21, 2015 at 11:30 a.m.

416

417 **NINTH ORDER OF BUSINESS**

Supervisors’ Requests

418

419 Mr. Bishko referred to Item 11, on the Action/Completed Item List, stating “Mr. Adams
420 will prepare a “Do’s and Don’ts in the Preserves” for inclusion in the newsletter”, and noted that
421 he did not see it in the newsletter. Mr. Adams advised that it was included on Pages 2 and 3.

422 Mr. Luby questioned why the District’s newsletter is in paper form rather than as an
423 email through the MCA. Mr. Adams confirmed that it could be disseminated by the MCA, via
424 email; however, the MCA does not have everyone’s email addresses. Mr. Adams felt that
425 mailing the newsletter reaches a larger audience.

426 Mr. Luby referred to the fish kill and recalled that the MCA was supposed to announce it.
427 Mr. Adams advised that the MCA planned to announce it but decided against it because the lake
428 is not adjacent to any homes or the golf course. Mr. Adams confirmed that he emailed all Board
429 Members informing them of the fish kill.

430 Mr. Godshall referred to Page 1, under “Did You Know”, and commented that the figures
431 related to the CDDs was not accurate. He explained that the entire Mediterra community
432 consists of 1,697 acres and suggested that the wording be changed to state that the “entire
433 Mediterra community consists of 1,697 acres”. Mr. Godshall noted that Mr. Adams offered an
434 explanation; however, the reason remained unclear to him.

435 Mr. Adams discussed how the acreage was determined and concluded that his figures
436 amounted to 1,689 acres; he could not reach 1,697 that Mr. Godshall was referencing. Mr.
437 Adams explained that the jurisdictional boundaries of the District are intended to mimic the
438 boundaries of the community, including both Mediterra North and South. In response to a
439 question, Mr. Adams stated that he will adjust the verbiage to state “The District’s jurisdictional
440 boundaries encompass __” followed by a description of the properties and facilities that the
441 Districts own, including the lakes and wetlands.

442

443 **TENTH ORDER OF BUSINESS**

Adjournment

444

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

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447 **On MOTION by Mr. Luby and seconded by Mr. Rowe, with**
448 **all in favor, the meeting adjourned at 12:50 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

1 **MINUTES OF MEETING**
2 **MEDITERRA SOUTH**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Mediterra South Community Development District's Board of
6 Supervisors was held on **Wednesday, January 21, 2015 at 11:30 a.m.**, at **The Club at**
7 **Mediterra, 15755 Corso Mediterra Circle, Naples, Florida 34110.**
8

9 **Present and constituting a quorum were:**

10 Ken Nails	Chair
11 Bill Rowe	Vice Chair
12 Michael Bishko	Assistant Secretary
13 Ken Tarr	Assistant Secretary
14 Dallas Luby	Assistant Secretary

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16
17 **Also present were:**

18 Chuck Adams	District Manager
19 Cleo Crismond	Operations Manager
20 Dave Robson	District Engineer
21 Jonathan Johnson (<i>via telephone</i>)	District Counsel
22 Greg Pick	Mediterra Community Association
23 Henry Thiele	Mediterra Community Association
24 Frank Heery	The Club at Mediterra
25 Dean Corsones	Resident
26 Sue Lass	Resident
27 Roberta Hawkins	Resident
28 Nan Curry	Resident
29 Gary Loser	Resident
30 Bobby Hessner	Resident
31 John Gleason	Resident

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35 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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37 Mr. Nails called the meeting to order at 11:30 a.m., and noted, for the record, that all
38 Supervisors were present, in person.
39

40 **SECOND ORDER OF BUSINESS**

Public Comments

41
42 Mr. Nails requested public comments. He explained that residents will be called upon to
43 speak to specific agenda items throughout the meeting.

44 Mr. Gary Loser, a resident, discussed his background and offered to provide assistance to
45 the Board with regard to understanding and monitoring Mediterra’s lakes.

46 Mr. Loser advised that he researched what was being done for the lakes and retention
47 ponds in Mediterra and learned of a fish kill in Lake 63, which is part of the Mediterra North
48 CDD, and that copper sulfate was applied to the lake. He recalled questioning whether copper
49 sulfate affected the lake, as it reduces dissolved oxygen. Mr. Loser noted that the installation of
50 the aeration system may have also affected the lake.

51 Mr. Loser indicated that, based on the aeration proposal included in the January 15, 2004
52 agenda, LakeMasters will guarantee five parts per million dissolved oxygen and he read that “the
53 lake experts will guarantee, in writing, that our aeration systems will keep the bottom dissolved
54 oxygen levels above five parts per million, as mandated by the Clean Water Act of 1972. We do
55 require accurate data on which to base our design and guarantee.” Mr. Loser questioned what
56 information the District provided to LakeMasters.

57 After learning about Mediterra, Mr. Loser conducted internet research and provided
58 information to the Board regarding the State of Washington Ecology Department’s booklet on
59 understanding and monitoring lakes, which basically indicated that aeration is important for
60 dissolved oxygen but other things must be done to enhance the quality of lakes, such as
61 monitoring and controlling nutrients and limiting the amount of chemicals added. The video
62 explains that lakes are much like a living, breathing organism, which was made clear in the
63 Island Walk Lake Project video that Mr. Adams provided.

64 Mr. Loser reported that, in order to keep their lake’s health in balance, Island Walk
65 initiated a State of Lakes Committee, which analyzed nutrients, phosphates and nitrates, copper,
66 pH, alkalinity, dissolved oxygen, etc., at multiple locations and in multiple lakes. At a board
67 meeting, a disclosure was provided to residents, in video format, which explained why aeration
68 was installed, at a cost of \$320,000. “No Dumping” signs were provided and the committee had
69 a PhD organic chemist explain what and why things were being done. Mr. Loser noted that, in
70 the presentation, the committee emphasized the need to ‘test, test, test’ for dissolved oxygen,
71 phosphates, nitrates, etc. The results were clear water with good oxygen levels. Mr. Loser
72 indicated that 75% less copper is being used to treat the lakes and there is much less algae.

73 Mr. Loser encouraged the Board to view the video and focus on the parts in addition to
74 aeration and noted that Island Walk offers free meetings at no cost to other committees. He

75 encouraged the Board to meet with Mr. David **Sealy?**, at Johnson Engineering, who has
76 expertise in this area.

77 Mr. Nails pointed out that Lake 63 is not within Mediterra South’s jurisdiction.

78 Mr. Henry Thiele, of the Mediterra Community Association (MCA), pointed out that
79 three entities determine how the community progresses; the Country Club at Mediterra, The
80 MCA and the CDDs. On behalf of the MCA, Mr. Thiele complimented the CDDs on their
81 efforts to make Mediterra what it is today and pledged continued cooperation to make the
82 community even better, in the future.

83 Mr. Thiele discussed areas of concern, based on feedback received by the MCA board
84 and through Mr. Pick, their General Manager. He advised that a number of residents who have
85 lake views indicated that they cannot see the lakes because the plant material on the lake banks is
86 blocking their view. There was also a concern about the spike rush that has continued to expand
87 into the ponds; in some cases, the lakes appear to be about one-third their original size, due to the
88 growth.

89 With regard to flood control and flooding issues, Mr. Thiele stated that there appears to
90 be a buildup of silt in some of the lakes, caused by erosion of the banks, dead plants, or
91 pinestraw. He commented that the CDD did a great job of cleaning out the pipes to ensure that
92 the system operated properly; however, the MCA is questioning whether the system will operate
93 as it was intended and designed, due to silt buildup and heavy rainfall.

94 Referring to the agenda, Mr. Thiele noted that the lakes on the east side of Mediterra will
95 be addressed; he suggested the completing same process for all of the lakes in Mediterra.

96 Mr. Nails suggested discussing Mr. Thiele’s concerns during the Fourth Order of
97 Business.

98 Mr. Dean Corsones, a resident, voiced his understanding that Mr. Loser’s original
99 concern was precipitated by the installation of a pump in the lake, which was brought upon by a
100 serious fish kill. Mr. Corsones advised that he was inundated by emails and telephone calls from
101 residents living on the lake who were concerned with the noxious odor and fear for health and
102 wellbeing. Mr. Corsones investigated the odor, which resembled ammonia, and contacted the
103 CDD and staff was quick to respond. At the time, the CDD was researching installing aerators in
104 the lakes and this incident sped up the process. The pumps were installed and Mr. Loser had a
105 concern about the noise level where the pump was located. Ms. Crismond and staff met with Mr.
106 Loser and quickly moved and insulated the pump and the area was re-vegetated.

107 Mr. Corsones expressed his thanks and noted that any time there is an issue in his
108 neighborhood where he has had to contact the CDD, staff has done their best to alleviate the
109 situation in a professional manner.

110 Mr. Loser advised that he personally thanked Mr. Adams and Ms. Crismond for the fine
111 job they did and Mr. Adams provided him with information to begin analyzing the lakes and to
112 become more involved.

113 Mr. Luby asked Mr. Loser if, in his presentation, he was inferring that the quality of the
114 lakes was not up to standards and causing fish kills or if he was indicating that, as a precaution,
115 certain things should be looked at.

116 Mr. Loser clarified that he was trying to obtain more information and he had no opinion,
117 either way. He felt that other communities have solved this problem and perhaps there was a
118 way to obtain additional information so that everyone could learn.

119 With regard to aeration, Mr. Nails explained that the Board made a decision, at a prior
120 meeting, to aerate all of the ponds, which is being accomplished, gradually.

121 Mr. Loser stated that aeration is a large part of the solution but it is not the total solution
122 because everything must be in balance. He pointed out that copper sulfate can cause a decrease
123 in dissolved oxygen which may have caused the fish kill.

124 Mr. Nails indicated that sampling was being performed at various times of the year. Mr.
125 Adams clarified that dissolved oxygen was being measured and the results were provided to Mr.
126 Loser.

127 Mr. Bishko asked if the Board was satisfied that aerators will solve the problem. He
128 recalled seeing a quote in a document from a Florida Gulf Coast University (FGCU) professor
129 that aeration does not help much. Mr. Adams advised that the opinion was taken out of context.
130 The professor was Dr. Serge Thomas, who was conducting a one-year health assessment of the
131 lakes in Pelican Landing. Mr. Adams recollected a cold snap in October, 2013, when a fish kill
132 occurred due to a quick change in water temperature that caused the lake to flip and the dissolved
133 oxygen to drop, quickly. He indicated that an aerator would not have recovered the levels
134 quickly enough.

135 Mr. Adams explained that, under normal conditions, aerators drastically improve oxygen
136 levels, which is very helpful in keeping the fish and aquatic plant population healthy and with the
137 bacteria and enzyme health on the bottom of the lake, which is what helps to break down the
138 organic layers.

139 Mr. Nails pointed out that fish kills are a natural phenomenon and all the District can do
140 is try to mitigate them. Residents must understand that only so much can be done.

141 Mr. Bishko asked if Mr. Nails was satisfied that there was empirical evidence that
142 aerators are helpful because the Board is investing a lot of money. Mr. Nails stated that was the
143 Board’s conclusion when the decision was made.

144 Discussion ensued regarding the placement and installation of aerators.

145 Mr. Heery advised that the current condition of the ponds must be considered. He stated
146 that aerators will help but that is only part of the solution. Aerators will do nothing for the
147 nitrification of the pond, the silt or the shrinkage of the pond as a result of plant material growing
148 into the center. Mr. Heery stressed that the approach to the solution must be multi-faceted.

149

150 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisors, Dallas Luby [Seat 1],
Ken Tarr [Seat 2] and Michael Bishko
[Seat 3] (the following to be provided in a
separate package)**

155

156 Mr. Nails pointed out that Mr. Bishko was not a newly elected Supervisor; therefore, the
157 Oath of Office will be administered to Mr. Luby and Mr. Tarr.

158 Mr. Adams reported that Mr. Luby and Mr. Tarr previously received Oaths of Office
159 from the State of Florida, which were executed, notarized and submitted.

160 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
161 of Office to Mr. Tarr and Mr. Luby. He indicated that both Supervisors were incumbents;
162 therefore, he would forego an explanation of the following documents that were provided:

- 163 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
- 164 **Employees**
- 165 **B. Membership Obligations and Responsibilities**
- 166 **C. Financial Disclosure Forms**
 - 167 **i. Form 1: Statement of Financial Interests**
 - 168 **ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - 169 **iii. Form 1F: Final Statement of Financial Interests**
- 170 **D. Form 8B – Memorandum of Voting Conflict**

171

172 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-2,
Electing Officers of the District**

173

174 Mr. Nails presented Resolution 2015-2 for the Board’s consideration. He explained that,
175 following an election or appointment, the Board is required to consider its slate of officers.

176 Mr. Nails requested nominations for Chair.

177 Mr. Tarr nominated Mr. Luby.

178 Mr. Luby declined the nomination.

179 Mr. Rowe nominated Mr. Nails.

180 Mr. Bishko nominated Mr. Rowe.

181 Mr. Rowe declined the nomination.

182 Mr. Tarr nominated himself as Chair.

183 Mr. Luby seconded the nomination of Mr. Nails.

184

**On MOTION by Mr. Rowe and seconded by Mr. Luby, with
185 Mr. Rowe, Mr. Luby, Mr. Bishko and Mr. Nails in favor and
186 Mr. Tarr dissenting, the nomination of Mr. Nails, as Chair,
187 was approved. (Motion passed 4 - 1)
188**

189

190 Mr. Nails requested nominations for Vice Chair.

191 Mr. Luby nominated Mr. Rowe as Vice Chair.

192 Mr. Tarr nominated himself as Vice Chair.

193 Mr. Nails seconded the nomination for Mr. Rowe.

194

**On MOTION by Mr. Luby and seconded by Mr. Nails, with
195 Mr. Luby, Mr. Nails, Mr. Bishko and Mr. Rowe in favor and
196 Mr. Tarr dissenting, the nomination of Mr. Rowe, as Vice
197 Chair, was approved. (Motion passed 4 - 1)
198**

199

200 Mr. Adams explained that the remainder of the Board will serve as Assistant Secretaries,
201 he will serve as Secretary and Mr. Wrathell will serve as Treasurer and an Assistant Secretary.

202 Mr. Tarr advised that the Rules of Procedure (Rules) adopted by the Board require the
203 Secretary and Treasurer to provide the Board with certain sureties, which he felt had not been
204 afforded to this Board, directly. He asked Mr. Adams to confirm that he and Mr. Wrathell can
205 provide that surety, as required under the Rules. Mr. Adams replied affirmatively. Mr. Tarr
206 asked Mr. Adams to verbally attest that the surety is available and will be submitted to the
207 Board. Mr. Adams confirmed that it is available and will be provided to the Board.

On MOTION by Mr. Luby and seconded by Mr. Rowe, with all in favor, Resolution 2015-2, Electing the Officers of the District, as nominated, was adopted.

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FIFTH ORDER OF BUSINESS

Discussion: Excessive Encroachment of Aquatic Plants in the Lakes East of Livingston Road

Mr. Nails recalled a concern expressed at the last meeting by Ms. Sue Lass, a resident, regarding Lake 68; as a result, he asked the District Engineer to view the lake, as well as Lake 69.

Referring to a handout, Mr. Robson explained that, before a lake is built, the South Florida Water Management District (SFWMD) issues an overall stormwater permit. Once the stormwater permit is obtained, the District requests a construction permit from the local governmental agency and each agency has additional rules. If there is a bulkhead or rip rap in a lake, SFWMD requires that a compensatory littoral shelf be provided. Mr. Robson advised that Collier County, the agency governing Mediterra South, has a Land Development Code (LDC) requiring littoral plants on 10% of the lake perimeter. The plants do not have to be installed on the littoral shelf; they can be planted within the 4:1 slope. The PUD, approved by Collier County, allows the 10% to be distributed among the lakes, as long as they are interconnected. Mr. Robson noted that all lakes in Mediterra East are interconnected.

Mr. Robson indicated that he reviewed SFWMD’s water management plans for Mediterra East and then obtained 2004 construction drawings from the county. At the Board’s direction, Johnson Engineering completed a bathometric survey to determine the current configuration of the lake. In the 2004 survey, the surveyor measured the bottom of the lake in intervals and completed a drawing. Mr. Robson referred to a 2004 drawing of Lake #69, which represented the typical plan before the lake was built. The plan showed a 2:1 slope to a distance of 5’ below depth.

Mr. Robson explained how lakes are designed to function. He noted that, in the dry season, water levels recede; in the summer, with repeated rains, water levels increase. The minimum elevation for building a home is referred to as the finish floor elevation; although there may be water in the road preceding a 100-year storm event, the water levels will not reach the homes. He advised that the control level is determined by drainage basins, which share a similar control elevation and are interconnected. A concrete control structure allows the water to leave

243 one basin and proceed to the next. SFWMD sets the control elevation and Collier County
244 accepts it.

245 Mr. Robson referred to a drawing and advised that a 2:1 break does not exist; it is not a
246 legal requirement. The advantage to a permittee, is that the stronger slope yields more fill, which
247 may be used to build additional lots. In this case, the developer did not dig to the permitted
248 level.

249 Mr. Robson explained that the lakes exist to provide stormwater attenuation. With regard
250 to flood control, when water levels increase to control elevation, the opening at the top of the
251 control structure allows water to proceed downstream, unimpeded.

252 Referring back to the drawing, Mr. Robson indicated that the fact that the lake was not
253 dug to the permitted level does not impact the effectiveness of the lake.

254 Mr. Nails noted the concern that plants seem to be taking over the lake. Mr. Robson
255 stated that plants will only go to a certain depth in the water and he cannot predict how far out
256 they will grow.

257 Mr. Tarr pointed out that Mr. Robson established the fact that the lake was not dug as
258 deeply as it could have been; however, the District was unaware of this and planted material
259 without measuring every lake. The Board is now faced with the problem of ongoing
260 maintenance to keep the lakes open so that residents can enjoy the amenity.

261 Mr. Adams discussed the benefits of littoral plantings. He advised that plants around the
262 entire perimeter of the pond provides erosion control; the root mass stabilizes the soil around the
263 perimeter of the pond and helps to reduce the potential impacts of erosion and breaks down the
264 energy of wave action from the interior of the pond. Mr. Adams also noted that littoral plants
265 help to slow down the runoff from the slopes, which contains pesticides and fertilizer, and absorb
266 nitrogen, phosphates and other impurities which improves the water quality of the pond.

267 Mr. Adams explained that, if residents moved into their homes when the pond did not
268 have a heavy plant population, mud could probably be seen on the opposing bank during the dry
269 season; therefore, plants provide an aesthetic value.

270 Mr. Adams discussed a proposal for a plant reduction program. He noted that the ponds
271 on the east side are more shallow, going further into the lake; therefore, over time, the plants
272 have encroached. The recommendation was to maintain a 15' swath around the perimeter of the
273 pond and to spray any plant material beyond 15', followed by a maintenance program, going

274 forward. In shallower areas, Mr. Adams proposed increasing the swath to 10'. Two weeks after
275 the plants are sprayed, the stalks will be cut and removed.

276 In response to a question from Mr. Luby, Mr. Adams noted the potential for 40' of open
277 water in the middle of the lake.

278 Mr. Tarr stated that he viewed the area and, when standing behind the homes, it no longer
279 resembles a lake. He advised that, if 10' does not provide enough lake view, an increase to 5'
280 may be considered, as long as the littoral zone is maintained. Mr. Adams agreed but noted the
281 negative impacts.

282 Ms. Lass acknowledged that the plants were brown in places. Mr. Adams explained that
283 it was a seasonal discolor issue. Ms. Lass referred to photos of the lake in question and voiced
284 her opinion that the middle of the lake was atrocious and looking at the brown plants was
285 "awful"; she stressed that it was unfair for a homeowner to have to view this.

286 Mr. Adams stated that, with this proposal, the majority of the plants may go away and
287 afford a much prettier view during rainy season.

288 Mr. Heery discussed two irrigation ponds on the golf course. He explained that
289 sedimentation is a naturally occurring process; therefore, if sedimentation occurs, the shallow
290 areas will become shallower and the pressure for plants will increase. Since Staff was discussing
291 using a chemical that would kill anything that photosynthesizes; Mr. Heery was not comfortable
292 spraying either pond with this product because it affects all of the other plants in the community.
293 Mr. Adams clarified that the chemical is a foliar application. Mr. Heery recommended removing
294 the sediment along the edges, to prevent the sunlight from reaching the disturbed area. Mr.
295 Adams stated that it was a more expensive approach and very disruptive.

296 Mr. Robson noted that sedimentation only increased by 6" to 8" since 2004. He
297 reiterated the benefit of littoral plantings around the perimeter.

298 Mr. Luby stated that the proposal for the east side was for \$51,850; he asked about
299 maintenance costs. Mr. Adams advised that the costs are nominal, as maintenance is ongoing.
300 The contractor will be required to spray the areas back once or twice per year.

301 Mr. Luby asked if there were problems in other areas. Mr. Adams indicated that Staff
302 will review the lakes on the west side, where there is less of an issue.

303 Mr. Roberta Hawkins, a resident, advised that her property backs up to the large U-
304 shaped horseshoe and they have the same problem with spike rush. She inquired about dredging

305 the lake or making it deeper, since the District was originally approved to do so. Ms. Hawkins
306 also asked if spike rush is considered a littoral planting.

307 Mr. Robson explained that horseshoe-shaped lakes are different; they have a wall, or
308 bulkhead, rather than a lake bank. Whenever there is a bulkhead, SFWMD requires a
309 compensatory littoral planting shelf to replace the bank that does not exist. The 8:1 area on the
310 opposite side of the lake is part of the permit requirement and cannot be excavated; however,
311 digging could be deeper outside of that zone.

312 Mr. Nails referred to Ms. Hawkins' question about whether a permit would be necessary
313 since permission was granted, originally. Mr. Robson felt that the District had a fair chance of
314 obtaining a permit since the original permit called for it but the cost would be very high. He
315 questioned where the material would be hauled from.

316 Ms. Hawkins noted that there are many empty lots and felt that this would be the time to
317 excavate.

318 Mr. Adams stated that, given the expense and potential disruption, the approach is a plant
319 reduction program. He anticipated that the project would take 30 to 45 days.

320 Mr. Nails recalled Mr. Thiele's earlier comments regarding the plant height and
321 obstructed views of the lakes. Mr. Adams noted recent comments received about unbecoming
322 plants, such as Cana Lilies. He explained that this is the dormant season and cooler temperatures
323 hinder plant growth and causes discoloration. Mr. Adams suggested that the Board consider
324 developing a spec for plant trimming, which would be provided to property owners upon request.

325 Mr. Tarr advised that Collier County recommended installing Cana Lilies as an accent
326 plan. He urged the Board to allow any HOA or homeowner to trim them back to improve the
327 appearance of their property, especially if a home is for sale.

328 Mr. Tarr reported that very large lilies are thriving in different areas of the community.
329 He asked how much trimming would be allowed by property owners abutting the plants.

330 Mr. Nails noted a concern about controlling what would be cut how far, if the Board were
331 to allow an HOA to trim.

332 Discussion returned to the proposal to spray the east side of Livingston Road.

333 Mr. Luby asked if the proposal was to address a broader area than Lakes #68 and #69.
334 Mr. Adams confirmed that the proposal was for 11 lakes.

335 A request was made for Mr. Adams to notify the Board when the goal is accomplished.

336

On MOTION by Mr. Luby and seconded by Mr. Rowe, with all in favor, Items 1, 2 and 3, on Page 1 of the LakeMasters proposal to spray aquatic plants in the lakes east of Livingston Road, in a not-to-exceed amount of \$51,850, were approved.

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Mr. Adams reiterated that he and Ms. Crismond will review the lakes on the west side, as well.

With regard to the lilies, Mr. Adams advised that anything above the control elevation may be removed, including those in the lawn area. He recommended consideration on a case-by-case basis; Staff will meet with the association to discuss the method of removal and the project can be performed by the association landscaper, with CDD Staff oversight.

Mr. Thiele stressed that a standard must be established. He pointed out that the golf course the country club were also involved, as the plants have become unsightly. Mr. Thiele reiterated his recommendation to establish a standard and then determine responsibility.

Mr. Adams confirmed that a standard will be established.

Mr. Thiele stated that the CDD will not accept any responsibility for maintenance. Mr. Adams explained that the areas are treated as natural areas and left alone.

Mr. Luby suggested that the neighborhood representatives or associations report problem areas to the CDD. Staff will meet with them and agree on a resolution.

Mr. Nails suggested holding a special meeting to discuss this issue and related issues, in the next few weeks. Mr. Adams agreed that it would be beneficial to first meet with the MCA and The Club and secure a proposal from a contractor. He recommended meeting in four to six weeks.

SIXTH ORDER OF BUSINESS

Discussion: Storm Water System Performance Characteristics During Storm Events

This item was deferred.

SEVENTH ORDER OF BUSINESS

Other Business

******This item, previously the Eighth Order of Business, was presented out of order.******

A recommendation was made to seek Requests for Proposals from other district management firms.

373 This item will be discussed at the continued meeting.

374 Mr. Tarr stated that he received correspondence from Mr. Wrathell advising him to
375 discuss conference call-in at this meeting. Mr. Tarr recalled asking the Board to allow residents
376 to listen in on meetings via conference call. Mr. Wrathell agreed that this was a good idea.

377 Mr. Adams explained that Mr. Wrathell indicated that this service may be provided
378 through the firm’s call-in program for \$0.18 per minute, with an unlimited number of call-ins.
379 An operator would monitor the calls and be provided with a list of Board Members and Staff that
380 may be calling in.

381

**On MOTION by Mr. Tarr and seconded by Mr. Bishko, with
Mr. Tarr, Mr. Bishko, Mr. Rowe and Mr. Luby in favor and
Mr. Nails dissenting, allowing residents to call in to CDD
meetings and listen only, going forward, was approved.
(Motion passed 4 – 1)**

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389 **EIGHTH ORDER OF BUSINESS**

**Approval of October 15, 2014 Regular
Meeting Minutes**

390

391

392 ****This item, previously the Seventh Order of Business, was presented out of order.****

393 Mr. Nails presented the October 15, 2014 Regular Meeting Minutes and asked for any
394 additions, deletions or corrections.

395 Due to time constraints, this item was deferred.

396

397 **NINTH ORDER OF BUSINESS**

Staff Reports

398

399 **A. Attorney**

400 This item was deferred.

401 **B. Engineer**

402 This item was deferred.

403 **C. Manager**

404 **i. Approval of Unaudited Financial Statements as of November 30, 2014**

405 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2014.

406 With regard to Page 8, “Assessment: on-roll”, Mr. Bishko asked why the percentage of
407 budget was 36% and not close to 100%. Mr. Adams explained generally, everyone waits until

408 the last week of November to pay their property taxes. By the time the money is collected by the
409 tax collector and transmitted to the District, it becomes revenue for the following month.

410 **ii. NEXT MEETING DATE: May 20, 2015 at 11:30 A.M.**

411 The next regularly scheduled meeting will be held on May 20, 2015 at 11:30 a.m.;

412 however, a special meeting will be held to discuss the remainder of the agenda items.

413

414 **TENTH ORDER OF BUSINESS** **Supervisors' Requests**

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416 There being no Supervisors' requests, the next item followed.

417

418 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

419

420 There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Mr. Luby and seconded by Mr. Rowe, with
all in favor, the meeting adjourned at approximately 1:10 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2014**

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2014**

	Governmental Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 705,109	-	\$ 705,109
Investments			
Federated	102,940	-	102,940
BB&T - cdars	100,772	-	100,772
Revenue A	-	115,912	115,912
Revenue B	-	45,457	45,457
Reserve A	-	887,323	887,323
Reserve B	-	42,574	42,574
Prepayment A	-	1,628	1,628
Undeposited funds	445,752	-	445,752
Due from other governments			
<i>Mediterra North</i>			
General fund	1,131	-	1,131
Debt service - 2012	209	-	209
<i>Mediterra South</i>			
Debt service - series 2003	48	-	48
Debt service - series 2001	22	-	22
Debt service - series 2003	92	-	92
Due from other funds			
<i>Mediterra North</i>			
General fund	-	325,736	325,736
<i>Mediterra South</i>			
General	-	338,716	338,716
Debt service - series 1999	3,512	-	3,512
Debt service - series 2001	4,016	-	4,016
Debt service - series 2003	5,133	-	5,133
Total assets	\$ 1,368,736	\$ 1,757,346	\$ 3,126,082

LIABILITIES AND FUND BALANCES

Liabilities

Accounts payable	\$ 1,755	\$ -	\$ 1,755
Due to other governments			
<i>Mediterra North</i>			
General fund	-	162	162
<i>Mediterra South</i>			
General fund	1,131	209	1,340
Debt service - series 2012	223,864	-	223,864
Due to other funds			
<i>Mediterra North</i>			
Debt service - series 2012	325,736	-	325,736
<i>Mediterra South</i>			
General	-	12,662	12,662
Debt service - series 2013	114,852	-	114,852
Due to clearing fund	185	-	185

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2014**

	Governmental Funds		Total
	General	Debt Service	Governmental Funds
Total liabilities	667,523	13,033	680,556
Fund Balances			
Reserved for:			
Debt service	-	1,744,313	1,744,313
Unreserved, undesignated	701,213	-	701,213
Total fund balances	701,213	1,744,313	2,445,526
Total liabilities and fund balances	\$ 1,368,736	\$ 1,757,346	\$ 3,126,082

**MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUNDS 001 & 101
FOR THE PERIOD ENDED NOVEMBER 30, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 212,602	\$ 215,802	\$ 462,035	47%
Special assessment: off-roll	-	39,323	78,646	50%
Interest and miscellaneous	19	36	1,000	4%
Total revenues	<u>212,621</u>	<u>255,161</u>	<u>541,681</u>	47%
EXPENDITURES				
Administrative				
Supervisors	-	1,938	7,751	25%
Management	6,375	12,750	76,500	17%
Accounting services	2,550	5,100	30,600	17%
Audit	-	-	16,700	0%
Legal	-	-	10,000	0%
Field management	1,275	2,550	15,300	17%
Engineering	-	-	7,500	0%
Trustee	-	-	10,000	0%
Dissemination agent	-	-	9,106	0%
Arbitrage calculation	-	-	7,200	0%
Assessment roll preparation	-	-	29,000	0%
Telephone	22	43	259	17%
Postage	1,131	1,131	2,000	57%
Insurance	-	11,846	12,438	95%
Printing and binding	132	264	1,583	17%
Legal advertising	503	503	2,500	20%
Contingencies	90	175	1,500	12%
Annual District filing fee	-	350	350	100%
Website	-	-	500	0%
Total administrative	<u>12,078</u>	<u>36,650</u>	<u>240,287</u>	15%
Water management				
Other contractual	10,605	10,605	140,000	8%
Aquascaping	-	-	100,000	0%
Lake bank stabilization	-	-	30,000	0%
Electricity	511	511	2,400	21%
Miscellaneous	-	-	1,500	0%
Capital outlay - aeration	3,748	3,748	50,000	N/A
Total water management	<u>14,864</u>	<u>14,864</u>	<u>323,900</u>	5%
Other fees & charges				
Property appraiser	-	-	9,626	0%
Tax collector	2,749	2,832	7,219	39%
Total other fees & charges	<u>2,749</u>	<u>2,832</u>	<u>16,845</u>	17%
Total expenditures	<u>29,691</u>	<u>54,346</u>	<u>581,032</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	182,930	200,815	(39,351)	
Fund balances - beginning	518,283	500,398	448,603	
Fund balances - ending	<u>\$ 701,213</u>	<u>\$ 701,213</u>	<u>\$ 409,252</u>	

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2014**

	Governmental Funds		Total Governmental Funds
	General Fund 101	Debt Service Series 2012 Fund 252	
ASSETS			
Cash	\$ 597,194	\$ -	\$ 597,194
Investments			
Federated	31,063	-	31,063
Revenue	-	34,110	34,110
Reserve	-	363,758	363,758
Prepayment	-	3	3
Due from other governments			
<i>Mediterra South</i>			
Debt service - series 1999	48	-	48
Debt service - series 2001	22	-	22
Debt service - series 2003	92	-	92
Due from other funds			
<i>Mediterra North</i>			
General fund	-	325,736	325,736
Total assets	<u>\$ 628,419</u>	<u>\$ 723,607</u>	<u>\$ 1,352,026</u>
LIABILITIES AND FUND BALANCE			
Liabilities			
Accounts payable	\$ 533	\$ -	\$ 533
General fund	1,131	209	1,340
Due to other funds			
<i>Mediterra North</i>			
Debt service 2012	325,736	-	325,736
Due to clearing fund	56	-	56
Total liabilities	<u>327,456</u>	<u>209</u>	<u>327,665</u>
Fund balances			
Reserved for:			
Debt service	-	723,398	723,398
Unreserved, undesignated	300,963	-	300,963
Total fund balances	<u>300,963</u>	<u>723,398</u>	<u>1,024,361</u>
Total liabilities & fund balances	<u>\$ 628,419</u>	<u>\$ 723,607</u>	<u>\$ 1,352,026</u>

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED NOVEMBER 30, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 108,877	\$ 108,877	\$ 165,152	66%
Interest and miscellaneous	11	21	304	7%
Total revenues	<u>108,888</u>	<u>108,898</u>	<u>165,456</u>	66%
EXPENDITURES				
Administrative				
Supervisors	-	589	2,355	25%
Management	1,937	3,873	23,239	17%
Accounting services	775	1,549	9,296	17%
Audit	-	-	5,073	0%
Legal	-	-	3,038	0%
Field management	387	775	4,648	17%
Engineering	-	-	2,278	0%
Trustee	-	-	3,038	0%
Dissemination agent	-	-	2,766	0%
Arbitrage calculation	-	-	2,187	0%
Assessment roll preparation	-	-	8,810	0%
Telephone	7	13	79	16%
Postage	344	344	608	57%
Insurance	-	3,599	3,778	95%
Printing and binding	40	80	481	17%
Legal advertising	153	153	759	20%
Contingencies	44	87	456	19%
Annual District filing fee	-	106	106	100%
Website	-	-	152	0%
Total administrative	<u>3,687</u>	<u>11,168</u>	<u>73,147</u>	15%
Water management				
Contractual services	3,222	3,222	42,529	8%
Aquascaping	-	-	30,378	0%
Lake bank stabilization	-	-	9,113	0%
Electricity	155	155	729	21%
Miscellaneous	-	-	456	0%
Capital outlay - aeration	1,139	1,139	15,189	N/A
Total water management	<u>4,516</u>	<u>4,516</u>	<u>98,394</u>	5%
Other fees & charges				
Property appraiser	-	-	3,441	0%
Tax collector	981	1,012	2,580	39%
Total other fees & charges	<u>981</u>	<u>1,012</u>	<u>6,021</u>	17%
Total expenditures	<u>9,184</u>	<u>16,696</u>	<u>177,562</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	99,704	92,202	(12,106)	
Fund balances - beginning	201,259	208,761	190,322	
Fund balances - ending	<u>\$ 300,963</u>	<u>\$ 300,963</u>	<u>\$ 178,216</u>	

**MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 252 - SERIES 2012 (REFUNDED 2001 BONDS)
FOR THE PERIOD ENDED NOVEMBER 30, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 325,929	\$ 325,929	\$ 487,083	67%
Interest	3	5	-	N/A
Total revenues	<u>325,932</u>	<u>325,934</u>	<u>487,083</u>	67%
EXPENSES				
Debt service				
Intergovernmental expenditures				
Principal	-	-	230,000	0%
Interest	128,438	128,438	257,083	50%
Principal prepayment	50,000	50,000	-	N/A
Total debt service	<u>178,438</u>	<u>178,438</u>	<u>487,083</u>	37%
Other fees & charges				
Tax collector	341	341	-	N/A
Total other fees & charges	<u>341</u>	<u>341</u>	<u>-</u>	N/A
Total expenditures	<u>178,779</u>	<u>178,779</u>	<u>487,083</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	147,153	147,155	-	
Fund balances - beginning	576,245	576,243	878,388	
Fund balances - ending	<u>\$ 723,398</u>	<u>\$ 723,398</u>	<u>\$ 878,388</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2014**

	Governmental Funds				Total Governmental Funds
	General 001	Debt Service Series 2003 A&B Fund 203	Debt Service Series 2012 Fund 210	Debt Service Series 2013 Fund 204	
ASSETS					
Cash	\$107,915	\$ -	\$ -	\$ -	\$ 107,915
Investments					
Federated	71,877	-	-	-	71,877
BB&T - cdars	100,772	-	-	-	100,772
Revenue A	-	-	63,284	18,518	81,802
Revenue B	-	45,457	-	-	45,457
Reserve A	-	-	448,565	75,000	523,565
Reserve B	-	42,574	-	-	42,574
Prepayment	-	1,625	-	-	1,625
Undeposited funds	445,752	-	-	-	445,752
Due from other governments					
<i>Mediterra North</i>					
General fund	1,131	-	-	-	1,131
Debt service - 2012	209	-	-	-	209
Due from other funds					
<i>Mediterra South</i>					
General	-	-	223,864	114,852	338,716
Debt service - series 1999	3,512	-	-	-	3,512
Debt service - series 2001	4,016	-	-	-	4,016
Debt service - series 2003	5,133	-	-	-	5,133
Total assets	<u>\$ 740,317</u>	<u>\$ 89,656</u>	<u>\$ 735,713</u>	<u>\$ 208,370</u>	<u>\$ 1,774,056</u>
LIABILITIES & FUND BALANCE					
Liabilities					
Accounts payable	\$ 1,222	\$ -	\$ -	\$ -	\$ 1,222
Due to other governments					
<i>Mediterra North</i>					
General	-	92	70	-	162
Due to other funds					
<i>Mediterra South</i>					
General	-	5,133	7,529	-	12,662
Debt service - series 2012	223,864	-	-	-	223,864
Debt service - series 2013	114,852	-	-	-	114,852
Due to clearing fund	129	-	-	-	129
Total liabilities	<u>340,067</u>	<u>5,225</u>	<u>7,599</u>	<u>-</u>	<u>352,891</u>
Fund balances					
Reserved for:					
Debt service	-	84,431	728,114	208,370	1,020,915
Unreserved, undesignated	400,250	-	-	-	400,250
Total fund balances	<u>400,250</u>	<u>84,431</u>	<u>728,114</u>	<u>208,370</u>	<u>1,421,165</u>
Total liabilities & fund balances	<u>\$ 740,317</u>	<u>\$ 89,656</u>	<u>\$ 735,713</u>	<u>\$ 208,370</u>	<u>\$ 1,774,056</u>

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED NOVEMBER 30, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	\$ 103,725	\$ 106,925	\$ 296,883	36%
Special assessment: off-roll	-	39,323	78,646	50%
Interest and miscellaneous	8	15	696	2%
Total revenues	<u>103,733</u>	<u>146,263</u>	<u>376,225</u>	39%
EXPENDITURES				
Administrative				
Supervisors	-	1,349	5,396	25%
Management	4,438	8,877	53,261	17%
Accounting	1,775	3,551	21,304	17%
Audit	-	-	11,627	0%
Legal	-	-	6,962	0%
Field management	888	1,775	10,652	17%
Engineering	-	-	5,222	0%
Trustee	-	-	6,962	0%
Dissemination agent	-	-	6,340	0%
Arbitrage calculation	-	-	5,013	0%
Assessment roll preparation	-	-	20,190	0%
Telephone	15	30	180	17%
Postage	787	787	1,392	57%
Insurance	-	8,247	8,660	95%
Printing and binding	92	184	1,102	17%
Legal advertising	350	350	1,741	20%
Contingencies	46	88	1,044	8%
Annual District filing fee	-	244	244	100%
Website	-	-	348	0%
Total administrative	<u>8,391</u>	<u>25,482</u>	<u>167,640</u>	15%
Water management				
Contractual services	7,383	7,383	97,471	8%
Aquascaping	-	-	69,622	0%
Lake bank stabilization	-	-	20,887	0%
Electricity	356	356	1,671	21%
Miscellaneous	-	-	1,044	0%
Capital outlay - aeration	2,609	2,609	34,811	N/A
Total water management	<u>10,348</u>	<u>10,348</u>	<u>225,506</u>	5%
Other fees & charges				
Property appraiser	-	-	6,185	0%
Tax collector	1,768	1,820	4,639	39%
Total other fees & charges	<u>1,768</u>	<u>1,820</u>	<u>10,824</u>	17%
Total expenditures	<u>20,507</u>	<u>37,650</u>	<u>403,970</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	83,226	108,613	(27,745)	
Fund balances - beginning	317,024	291,637	249,533	
Fund balances - ending	<u>\$ 400,250</u>	<u>\$ 400,250</u>	<u>\$ 221,788</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 203 - SERIES 2003 B BONDS
FOR THE PERIOD ENDED NOVEMBER 30, 2014**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: off-roll	\$ -	\$ 63,580	\$ 549,719	12%
Total revenues	<u>-</u>	<u>63,580</u>	<u>549,719</u>	12%
EXPENDITURES				
Debt service				
Interest B	18,125	18,125	36,250	50%
Prepayment B	-	-	500,000	0%
Total debt service	<u>18,125</u>	<u>18,125</u>	<u>536,250</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	(18,125)	45,455	13,469	
Fund balances - beginning	102,556	38,976	54,097	
Fund balances - ending	<u>\$ 84,431</u>	<u>\$ 84,431</u>	<u>\$ 67,566</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 210 - SERIES 2012 (REFUNDED 1999 & 2001 BONDS)
FOR THE PERIOD ENDED NOVEMBER 30, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 217,022	\$ 223,717	\$ 626,852	36%
Interest	3	8	-	N/A
Total revenues	<u>217,025</u>	<u>223,725</u>	<u>626,852</u>	36%
EXPENDITURES				
Debt service				
Principal	-	-	285,000	0%
Interest	159,347	159,347	318,998	50%
Principal prepayment	-	-	-	N/A
Total debt service	<u>159,347</u>	<u>159,347</u>	<u>603,998</u>	26%
Other fees & charges				
Property appraiser	-	-	13,059	0%
Tax collector	3,575	3,686	9,795	38%
Total other fees & charges	<u>3,575</u>	<u>3,686</u>	<u>22,854</u>	16%
Total expenditures	<u>162,922</u>	<u>163,033</u>	<u>626,852</u>	26%
Excess/(deficiency) of revenues over/(under) expenditures	54,103	60,692	-	
Fund balances - beginning	674,011	667,422	656,310	
Fund balances - ending	<u>\$ 728,114</u>	<u>\$ 728,114</u>	<u>\$ 656,310</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 204 - SERIES 2013 (REFUNDED 2003A BONDS)
FOR THE PERIOD ENDED NOVEMBER 30, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	\$ 111,318	\$ 114,752	\$ 319,781	36%
Interest	1	2	-	N/A
Total revenues	<u>111,319</u>	<u>114,754</u>	<u>319,781</u>	36%
EXPENDITURES				
Debt service				
Principal	-	-	125,000	0%
Interest	90,850	90,850	181,700	50%
Total debt service	<u>90,850</u>	<u>90,850</u>	<u>306,700</u>	30%
Other fees & charges				
Property appraiser	-	-	4,997	0%
Tax collector	2,432	2,507	6,662	38%
Total other fees & charges	<u>2,432</u>	<u>2,507</u>	<u>11,659</u>	22%
Total expenditures	<u>93,282</u>	<u>93,357</u>	<u>318,359</u>	29%
Excess/(deficiency) of revenues over/(under) expenditures	18,037	21,397	1,422	
Fund balances - beginning	190,333	186,973	176,893	
Fund balances - ending	<u>\$ 208,370</u>	<u>\$ 208,370</u>	<u>\$ 178,315</u>	

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2003A
\$5,035,000**

Date	Principal	Int. Rate	Interest	Total P+I
05/01/2010	\$ -	6.375%	\$ -	\$ -
11/01/2010	-	-	138,496.88	138,496.88
05/01/2011	80,000.00	6.375%	138,496.88	218,496.88
11/01/2011	-	-	135,946.88	135,946.88
05/01/2012	85,000.00	6.375%	135,946.88	220,946.88
11/01/2012	-	-	133,237.50	133,237.50
05/01/2013	90,000.00	6.375%	133,237.50	223,237.50
11/01/2013	-	-	130,368.75	130,368.75
05/01/2014	95,000.00	6.375%	130,368.75	225,368.75
11/01/2014	-	-	127,340.63	127,340.63
05/01/2015	100,000.00	6.375%	127,340.63	227,340.63
11/01/2015	-	-	124,153.13	124,153.13
05/01/2016	110,000.00	6.375%	124,153.13	234,153.13
11/01/2016	-	-	120,646.88	120,646.88
05/01/2017	115,000.00	6.375%	120,646.88	235,646.88
11/01/2017	-	-	116,981.25	116,981.25
05/01/2018	125,000.00	6.375%	116,981.25	241,981.25
11/01/2018	-	-	112,996.88	112,996.88
05/01/2019	130,000.00	6.375%	112,996.88	242,996.88
11/01/2019	-	-	108,853.13	108,853.13
05/01/2020	140,000.00	6.375%	108,853.13	248,853.13
11/01/2020	-	-	104,390.63	104,390.63
05/01/2021	150,000.00	6.375%	104,390.63	254,390.63
11/01/2021	-	-	99,609.38	99,609.38
05/01/2022	160,000.00	6.375%	99,609.38	259,609.38
11/01/2022	-	-	94,509.38	94,509.38
05/01/2023	170,000.00	6.375%	94,509.38	264,509.38
11/01/2023	-	-	89,090.63	89,090.63
05/01/2024	180,000.00	6.375%	89,090.63	269,090.63
11/01/2024	-	-	83,353.13	83,353.13
05/01/2025	195,000.00	6.375%	83,353.13	278,353.13
11/01/2025	-	-	77,137.50	77,137.50
05/01/2026	205,000.00	6.375%	77,137.50	282,137.50
11/01/2026	-	-	70,603.13	70,603.13
05/01/2027	220,000.00	6.375%	70,603.13	290,603.13

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2003A
\$5,035,000**

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2027	-	-	63,590.63	63,590.63
05/01/2028	235,000.00	6.375%	63,590.63	298,590.63
11/01/2028	-	-	56,100.00	56,100.00
05/01/2029	250,000.00	6.375%	56,100.00	306,100.00
11/01/2029	-	-	48,131.25	48,131.25
05/01/2030	265,000.00	6.375%	48,131.25	313,131.25
11/01/2030	-	-	39,684.38	39,684.38
05/01/2031	285,000.00	6.375%	39,684.38	324,684.38
11/01/2031	-	-	30,600.00	30,600.00
05/01/2032	300,000.00	6.375%	30,600.00	330,600.00
11/01/2032	-	-	21,037.50	21,037.50
05/01/2033	320,000.00	6.375%	21,037.50	341,037.50
11/01/2033	-	-	10,837.50	10,837.50
05/01/2034	340,000.00	6.375%	10,837.50	350,837.50
Total	<u>\$ 4,345,000.00</u>		<u>\$ 4,275,393.90</u>	<u>\$ 8,620,393.90</u>

**MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2003B
\$8,110,000**

Date	Principal	Int. Rate	Interest	Total P+I
11/01/2010	\$ -	5.500%	\$ 43,318.75	\$ 43,318.75
05/01/2011	-	5.500%	43,318.75	43,318.75
11/01/2011	-	5.500%	43,318.75	43,318.75
05/01/2012	-	5.500%	43,318.75	43,318.75
11/01/2012	-	5.500%	43,318.75	43,318.75
05/01/2013	-	5.500%	43,318.75	43,318.75
11/01/2013	-	5.500%	43,318.75	43,318.75
05/01/2014	-	5.500%	43,318.75	43,318.75
11/01/2014	-	5.500%	43,318.75	43,318.75
05/01/2015	1,195,000.00	5.500%	43,318.75	1,238,318.75
Total	<u>\$ 1,195,000.00</u>		<u>\$433,187.50</u>	<u>\$ 1,628,187.50</u>

Mediterra South
 Community Development District
 Series 2012 (fund 211)
 \$6,025,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2012	\$ -	-	\$ 123,185.64	\$ 123,185.64
05/01/2013	215,000.00	2.400%	135,203.75	350,203.75
11/01/2013	-	-	132,623.75	132,623.75
05/01/2014	220,000.00	2.900%	132,623.75	352,623.75
11/01/2014	-	-	129,433.75	129,433.75
05/01/2015	230,000.00	3.100%	129,433.75	359,433.75
11/01/2015	-	-	125,868.75	125,868.75
05/01/2016	235,000.00	3.400%	125,868.75	360,868.75
11/01/2016	-	-	121,873.75	121,873.75
05/01/2017	245,000.00	3.600%	121,873.75	366,873.75
11/01/2017	-	-	117,463.75	117,463.75
05/01/2018	255,000.00	3.800%	117,463.75	372,463.75
11/01/2018	-	-	112,618.75	112,618.75
05/01/2019	265,000.00	4.000%	112,618.75	377,618.75
11/01/2019	-	-	107,318.75	107,318.75
05/01/2020	275,000.00	4.200%	107,318.75	382,318.75
11/01/2020	-	-	101,543.75	101,543.75
05/01/2021	290,000.00	4.400%	101,543.75	391,543.75
11/01/2021	-	-	95,163.75	95,163.75
05/01/2022	300,000.00	4.500%	95,163.75	395,163.75
11/01/2022	-	-	88,413.75	88,413.75
05/01/2023	315,000.00	4.650%	88,413.75	403,413.75
11/01/2023	-	-	81,090.00	81,090.00
05/01/2024	330,000.00	5.100%	81,090.00	411,090.00
11/01/2024	-	-	72,675.00	72,675.00
05/01/2025	350,000.00	5.100%	72,675.00	422,675.00
11/01/2025	-	-	63,750.00	63,750.00
05/01/2026	365,000.00	5.100%	63,750.00	428,750.00
11/01/2026	-	-	54,442.50	54,442.50
05/01/2027	385,000.00	5.100%	54,442.50	439,442.50
11/01/2027	-	-	44,625.00	44,625.00
05/01/2028	405,000.00	5.100%	44,625.00	449,625.00
11/01/2028	-	-	34,297.50	34,297.50
05/01/2029	425,000.00	5.100%	34,297.50	459,297.50
11/01/2029	-	-	23,460.00	23,460.00
05/01/2030	450,000.00	5.100%	23,460.00	473,460.00
11/01/2030	-	-	11,985.00	11,985.00
05/01/2031	470,000.00	5.100%	11,985.00	481,985.00
Total	\$ 6,025,000.00	-	\$ 3,295,684.39	\$ 9,320,684.39

Mediterra South
 Community Development District
 Series 2012 (fund 212)
 \$3,275,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2012	\$ -	-	\$ 66,968.94	\$ 66,968.94
05/01/2013	115,000.00	2.400%	73,502.50	188,502.50
11/01/2013	-	-	72,122.50	72,122.50
05/01/2014	120,000.00	2.900%	72,122.50	192,122.50
11/01/2014	-	-	70,382.50	70,382.50
05/01/2015	125,000.00	3.100%	70,382.50	195,382.50
11/01/2015	-	-	68,445.00	68,445.00
05/01/2016	130,000.00	3.400%	68,445.00	198,445.00
11/01/2016	-	-	66,235.00	66,235.00
05/01/2017	135,000.00	3.600%	66,235.00	201,235.00
11/01/2017	-	-	63,805.00	63,805.00
05/01/2018	135,000.00	3.800%	63,805.00	198,805.00
11/01/2018	-	-	61,240.00	61,240.00
05/01/2019	145,000.00	4.000%	61,240.00	206,240.00
11/01/2019	-	-	58,340.00	58,340.00
05/01/2020	150,000.00	4.200%	58,340.00	208,340.00
11/01/2020	-	-	55,190.00	55,190.00
05/01/2021	155,000.00	4.400%	55,190.00	210,190.00
11/01/2021	-	-	51,780.00	51,780.00
05/01/2022	165,000.00	4.500%	51,780.00	216,780.00
11/01/2022	-	-	48,067.50	48,067.50
05/01/2023	170,000.00	4.650%	48,067.50	218,067.50
11/01/2023	-	-	44,115.00	44,115.00
05/01/2024	180,000.00	5.100%	44,115.00	224,115.00
11/01/2024	-	-	39,525.00	39,525.00
05/01/2025	190,000.00	5.100%	39,525.00	229,525.00
11/01/2025	-	-	34,680.00	34,680.00
05/01/2026	200,000.00	5.100%	34,680.00	234,680.00
11/01/2026	-	-	29,580.00	29,580.00
05/01/2027	210,000.00	5.100%	29,580.00	239,580.00
11/01/2027	-	-	24,225.00	24,225.00
05/01/2028	220,000.00	5.100%	24,225.00	244,225.00
11/01/2028	-	-	18,615.00	18,615.00
05/01/2029	230,000.00	5.100%	18,615.00	248,615.00
11/01/2029	-	-	12,750.00	12,750.00
05/01/2030	245,000.00	5.100%	12,750.00	257,750.00
11/01/2030	-	-	6,502.50	6,502.50
05/01/2031	255,000.00	5.100%	6,502.50	261,502.50
Total	\$ 3,275,000.00	-	\$ 1,791,671.44	\$ 5,066,671.44

Mediterra South
 Community Development District
 Series 2012 (fund 213)
 \$4,155,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
10/31/2008	\$ -	-	\$ 84,882.53	\$ 84,882.53
04/30/2009	150,000.00	2.400%	93,163.75	243,163.75
10/31/2009	-	-	91,363.75	91,363.75
04/30/2010	155,000.00	2.900%	91,363.75	246,363.75
10/31/2010	-	-	89,116.25	89,116.25
04/30/2011	160,000.00	3.100%	89,116.25	249,116.25
10/31/2011	-	-	86,636.25	86,636.25
04/30/2012	165,000.00	3.400%	86,636.25	251,636.25
10/31/2012	-	-	83,831.25	83,831.25
04/30/2013	170,000.00	3.600%	83,831.25	253,831.25
10/31/2013	-	-	80,771.25	80,771.25
04/30/2014	175,000.00	3.800%	80,771.25	255,771.25
10/31/2014	-	-	77,446.25	77,446.25
04/30/2015	180,000.00	4.000%	77,446.25	257,446.25
10/31/2015	-	-	73,846.25	73,846.25
04/30/2016	190,000.00	4.200%	73,846.25	263,846.25
10/31/2016	-	-	69,856.25	69,856.25
04/30/2017	200,000.00	4.400%	69,856.25	269,856.25
10/31/2017	-	-	65,456.25	65,456.25
04/30/2018	205,000.00	4.500%	65,456.25	270,456.25
10/31/2018	-	-	60,843.75	60,843.75
04/30/2019	215,000.00	4.650%	60,843.75	275,843.75
10/31/2019	-	-	55,845.00	55,845.00
04/30/2020	225,000.00	5.100%	55,845.00	280,845.00
10/31/2020	-	-	50,107.50	50,107.50
04/30/2021	240,000.00	5.100%	50,107.50	290,107.50
10/31/2021	-	-	43,987.50	43,987.50
04/30/2022	250,000.00	5.100%	43,987.50	293,987.50
10/31/2022	-	-	37,612.50	37,612.50
04/30/2023	265,000.00	5.100%	37,612.50	302,612.50
10/31/2023	-	-	30,855.00	30,855.00
04/30/2024	280,000.00	5.100%	30,855.00	310,855.00
10/31/2024	-	-	23,715.00	23,715.00
04/30/2025	295,000.00	5.100%	23,715.00	318,715.00
10/31/2025	-	-	16,192.50	16,192.50
04/30/2026	310,000.00	5.100%	16,192.50	326,192.50
10/31/2026	-	-	8,287.50	8,287.50
04/30/2027	325,000.00	5.100%	8,287.50	333,287.50
Total	\$ 4,155,000.00	-	\$ 2,269,586.28	\$ 6,424,586.28

From: [Craig Wrathell](#)
To: [Mark Grimmel](#); [Jeffrey Pinder](#); [Kentarr1@aol.com](#); [Daphne Gillyard](#)
Cc: [Chuck Adams](#); [Jonathan Johnson](#); [Craig Wrathell](#)
Subject: Re: Mediterra South CDD - Insurance issue
Date: Tuesday, March 10, 2015 11:32:35 AM
Attachments: [image001.png](#)

Daphne please place under the Manager's Report for next week's Board meeting.

Thanks Craig

Sent from my iPhone

On Mar 10, 2015, at 11:23 AM, "Craig Wrathell" <wraithellc@whhassociates.com> wrote:

Ken

Good morning. Please see below from our insurance agent. As outlined by our insurance agent, the district has indeed been fully covered under our \$1,000,000 Wrathell, Hunt & Associates Crime Policy. Provisions of the policy as outlined below fully cover the District should any Wrathell, Hunt & Associates employee steal District funds (which obviously hasn't occurred). For the reasons outlined below, the District cannot be named as an additional insured on the Crime Policy. Wrathell, Hunt & Associates has fully complied with the District's Rules of Procedure in providing the \$1,000,000 Crime Policy coverage. I believe consideration should be perhaps given to modify the District's Rules to reflect that additional insureds cannot be named on a Crime policy but provisions in the insurance itself can ensure the district is protected. In this case, the district has been fully protected.

Thanks Craig

Craig Wrathell
President & Partner
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Toll-free: (877)276-0889
Phone: (561)571-0010
Fax: (561)571-0013
www.whhassociates.com

<image001.png>

From: Mark Grimmel [<mailto:mgrimmel@egisadvisors.com>]
Sent: Tuesday, March 10, 2015 11:11 AM
To: Craig Wrathell; Jeffrey Pinder
Cc: Chuck Adams; Jonathan Johnson
Subject: RE: Mediterra South CDD - Insurance issue

Yes, that is correct.

Warm regards,

Mark Grimmel CIC AAI ARM-Public Entities

Egis Insurance & Risk Advisors

Direct: (561) 693.4515

Mobile:(954) 857.1267

Fax: (561) 409.2353

Email: mgrimmel@egisadvisors.com

From: Craig Wrathell [<mailto:wrathellc@whhassociates.com>]

Sent: Tuesday, March 10, 2015 11:09 AM

To: Mark Grimmel; Jeffrey Pinder

Cc: Chuck Adams; Jonathan Johnson

Subject: RE: Mediterra South CDD - Insurance issue

Mark

Good morning. Thanks for the response. In summation, under our current Crime policy, the Mediterra North and South CDDs are indeed protected up to \$1,000,000 should our Crime Policy kick in because someone in our company hypothetically stole district funds from either or both CDDs (this obviously isn't the case but I am using this for illustrative purposes). So the districts cannot be named as additional insureds on our Crime policy but they are and have been covered up to \$1,000,000 per the provisions of the policy. Correct?

Craig Wrathell

President & Partner

Wrathell, Hunt & Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Toll-free: (877)276-0889

Phone: (561)571-0010

Fax: (561)571-0013

www.whhassociates.com

<image001.png>

From: Mark Grimmel [<mailto:mgrimmel@egisadvisors.com>]

Sent: Tuesday, March 10, 2015 10:57 AM

To: Craig Wrathell; Jeffrey Pinder

Cc: Chuck Adams; Jonathan Johnson

Subject: RE: Mediterra South CDD - Insurance issue

Craig,

We often receive requests to add a third party as an “additional insured” on client insurance policies. It is a common misconception that all insurance policies can convey the additional insured status. The coverage documents where additional insured status are most commonly applied are General and Auto Liability coverage forms. Regarding Mediterra South CDD’s request, crime policies are first party coverage forms and do not offer additional insured status. However, client property including money and securities are already built into the crime policy which would eliminate the need to be listed as an additional insured. The specific language in the policy that covers clients’ property is written as follows:

“Ownership of Property - Interests Covered; The property covered under this policy is limited to property: (1) That you own or lease; or **(2) That you hold for other whether or not you are liable for loss of such property.** “

Client Property Endorsement Provision

- A. We will pay for loss of or damage to “money”, “securities” and “other property” sustained by your “client” resulting directly from “theft” committed by an identified “employee”, acting alone or in collusion with other persons.

Please let me know if you have any questions. Thank you.

Warm regards,

Mark Grimmel CIC AAI ARM-Public Entities

Egis Insurance & Risk Advisors

Direct: (561) 693.4515

Mobile:(954) 857.1267

Fax: (561) 409.2353

Email: mgrimmel@egisadvisors.com

From: Craig Wrathell [<mailto:wrathellc@whhassociates.com>]

Sent: Monday, March 9, 2015 10:16 AM

To: Craig Wrathell; Jeffrey Pinder; Mark Grimmel

Cc: Chuck Adams; Jonathan Johnson

Subject: Mediterra South CDD - Insurance issue

Mark

Good morning. Per our discussion, please see attached the District’s Rules of procedure for the Mediterra South CDD. Page 4 sections (c) and (d) we either need a

bond of \$1,000,000 or an employee theft policy of \$1,000,000. Wrathell, Hunt does have a \$1,000,000 crime policy in place but per our discussion a crime policy cannot name additional insured's but does provide 3rd party coverage which does cover our clients up to the required \$1,000,000 in coverage.

Can you please explain why the Rules are problematic in this regard and in fact, the District is indeed protected under our \$1,000,000 crime policy.

Thanks Craig

Craig Wrathell
President & Partner
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Toll-free: (877)276-0889
Phone: (561)571-0010
Fax: (561)571-0013
www.whassociates.com

<image001.png>

From: Craig Wrathell
Sent: Monday, March 09, 2015 9:57 AM
To: Jeffrey Pinder; Mark Grimmel
Cc: Chuck Adams; Craig Wrathell
Subject: FW: WHA updated COI

Mark

Good morning. Is there something that could be done to address this Board member's concerns?

Thanks Craig

Craig Wrathell
President & Partner
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Toll-free: (877)276-0889
Phone: (561)571-0010
Fax: (561)571-0013
www.whassociates.com

<image001.png>

From: kentarr1@aol.com [<mailto:kentarr1@aol.com>]
Sent: Monday, March 09, 2015 8:05 AM
To: Chuck Adams

Cc: Craig Wrathell
Subject: Re: WHA updated COI

Hello Chuck,

Thank you for following up. In reviewing the Certificate of Property Insurance for the Crime Policy effective 1/22/2015, it does not meet the Rules of Procedures (ROP) for Craig Wrathell and you. The ROP require a policy **"that names the District as an additional insured"**. The Certificate of Liability Insurance has an endorsement naming the Certificate Holder (Mediterra South CDD) as an Additional Insured for "General Liability coverage only". The Crime Policy does NOT. At the very top of the Crime Policy certificate it is states in bold letters: **"This certificate is issued as a matter of information only and confers no rights upon the certificate holder.....This certificate of insurance does not constitute a contract between the issuing insurer.....and the certificate holder."**

As such, it appears that you have failed to meet the District's Rules of Procedures for the Secretary and Treasurer.

In situations like this in the corporate world, when management has failed to perform to a procedure enacted by the board, I as a board member, would go to outside counsel and/or internal audit for advice. Since the CDD South Board wants everything funneled through you, it makes this quite difficult to have to ask you to have outside counsel opine about something you and Craig failed to do.

Further, I must ask:

1. When was this Rule of Procedure first established?
2. When, if ever, your firm has complied with this Rule of Procedure and had the District named as an additional insured for the Crime Policy?
3. What is the penalty (under Florida Statute) for failure to comply with this Rule of Procedure by the Secretary and Treasurer?
4. What is penalty (under Florida Statute) for the failure of the board to ensure the Rules of Procedures are followed?

I believe the board must be made aware of my communication today. I expect Craig and you to quickly provide the district with the proper coverage. Since this issue was raised at the last public meeting, I think that there must be a full and fair disclosure to the board at the next board meeting.

And recall that in the offering memorandum for the bond refinancing in 2012, the external auditor report stated under Note 9 - Risk Management, "the District has obtained commercial insurance". Investors, the underwriters, and financial regulators would have replied upon the Rules of Procedures with respect to Crime Insurance were adhered to at the time of offering. Thank you in advance for a prompt response.

Ken

-----Original Message-----

From: Chuck Adams <adamsc@whhassociates.com>

To: Kenneth Nails <kcnails1@comcast.net>; Billrowe1 <billrowe1@aol.com>; Dal Luby <dalluby@comcast.net>; kentarr1 <kentarr1@aol.com>; Michael Bishko <mikebishko@hotmail.com>

Sent: Fri, Mar 6, 2015 9:31 am

Subject: WHA updated COI

For your information and files, please find attached an updated COI from WHA.

BOARD MEMBERS, IN ORDER TO INSURE

COMPLIANCE WITH THE SUNSHINE LAW, SHOULD YOU CHOOSE TO RESPOND TO THIS EMAIL, PLEASE DO NOT USE "REPLY ALL" OR INCLUDE ANOTHER MEMBER OF THE BOARD AS A RECIEPIENT OF YOUR RESPONSE.

Best regards-

Chuck Adams
Director of Operations
Wrathell, Hunt and Associates, LLC
(239) 464-7114 (cell)