MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING
AGENDA

October 19, 2017

Mediterra North Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

ATTENDEES:

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

October 10, 2017

Board of Supervisors
Mediterra North Community Development District

Dear Board Members:

A Regular Meeting of the Mediterra North Community Development District's Board of Supervisors will be held on Thursday, October 19, 2017, at 9:30 a.m., at The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments [3 minutes per person]

3. Update: Merger Proceedings

4. Update: Wildfire Resilience and Preserve Management Plan

5. Discussion: Drainage System Performance Following August Rain Event and Hurricane Irma

6. Approval of Unaudited Financial Statements as of August 31, 2017

7. Approval of Minutes
   - A. August 10, 2017 Public Hearings and Regular Meeting
   - B. August 31, 2017 Continued Public Hearing and Regular Meeting

8. Staff Reports
   - A. District Counsel
   - B. District Engineer
   - C. District Manager
     - i. NEXT MEETING DATE: January 18, 2018 at 9:30 A.M.
   - D. Operations Manager

9. Supervisors' Requests

10. Public Comments

11. Adjournment

If you have any questions, please do not hesitate to contact me at 239-464-7114.

Sincerely,

Chesley "Chuck" E. Adams, Jr.
District Manager

FOR RESIDENTS TO 'LISTEN IN' TO THE BOARD MEETING

CALL IN NUMBER:	**866-342-8591**
CONFERENCE ID:	**NORTH**
PROGRAM TITLE:	**MEDITERRA NORTH 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:	**NORTH**
PROGRAM TITLE:	**MEDITERRA NORTH CDD BOARD OF SUPERVISORS MEETING**

MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2017

MEDITERRA NORTH & MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2017

	Governmental Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash			
Operating	$ 257,817	$ -	$ 257,817
Series 2017 note: available proceeds	331,593	-	331,593
Investments			
BB&T - CDARS	20,799	-	20,799
Series 2012			
Revenue	-	428,117	428,117
Reserve	-	810,028	810,028
Prepayment	-	26,767	26,767
Series 2013			
Revenue	-	138,871	138,871
Reserve	-	75,000	75,000
Series 2017			
Reserve	10,000	-	10,000
Due from clearing fund	1,245	-	1,245
Prepaid expense	19,428	-	19,428
Electric deposit	1,650	-	1,650
Total assets	$ 642,532	$ 1,478,783	$ 2,121,315
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	$ 184,295	$ -	$ 184,295
Retainage payable	23,875	-	23,875
Due to other	3,696	-	3,696
Total liabilities	211,866	-	211,866
Fund Balances			
Restricted for:			
Debt service	-	1,478,783	1,478,783
Unassigned	430,666	-	430,666
Total fund balances	430,666	1,478,783	1,909,449
Total liabilities and fund balances	$ 642,532	$ 1,478,783	$ 2,121,315

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 AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 1	$ 462,092	$ 460,291	100%
Special assessment: off-roll	-	78,349	78,349	100%
Interest and miscellaneous	18	206	1,000	21%
Total revenues	19	540,647	539,640	100%
EXPENDITURES				
Administrative				
Supervisors	-	10,980	7,751	142%
Management	6,375	70,124	76,500	92%
Accounting services	2,550	28,050	30,600	92%
Audit	-	17,300	17,300	100%
Legal	5,013	74,917	10,000	749%
Field management	1,275	14,025	15,300	92%
Engineering	1,263	65,653	10,000	657%
Trustee	-	6,551	10,000	66%
Dissemination agent	-	4,000	9,106	44%
Arbitrage calculation	-	1,000	1,500	67%
Assessment roll preparation	972	25,945	24,000	108%
Telephone	22	238	259	92%
Postage	403	3,315	2,500	133%
Insurance	-	19,427	19,046	102%
Printing and binding	138	1,911	1,647	116%
Legal advertising	1,413	5,744	2,500	230%
Contingencies	256	2,588	2,000	129%
Annual District filing fee	-	350	350	100%
Website	618	618	500	124%
Total administrative	20,298	352,736	240,859	146%
Water management				
Other contractual	30,128	166,317	150,000	111%
Aquascaping	-	53,645	100,000	54%
Lake bank stabilization	-	-	10,000	0%
Electricity	3,427	12,288	13,000	95%
Miscellaneous	-	-	3,000	0%
Capital outlay - aeration	159,421	238,933	50,000	478%
Total water management	192,976	471,183	326,000	145%

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 AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	333	9,589	3%
Tax collector	-	7,743	7,192	108%
Cost of issuance	-	8,700	-	N/A
Total other fees & charges	-	16,776	16,781	100%
Total expenditures	213,274	840,695	583,640	144%
Excess/(deficiency) of revenues over/(under) expenditures	(213,255)	(300,048)	(44,000)	
OTHER FINANCING SOURCES/(USES)				
Series 2017 Note proceeds	-	400,000	-	N/A
Total other financing sources/(uses)	-	400,000	-	N/A
Net change in fund balances	(213,255)	99,952	(44,000)	
Fund balances - beginning	643,921	330,714	278,556	
Fund balances - ending	$ 430,666	$ 430,666	$ 234,556	

MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2017

	Governmental Funds		
	General Fund 101	Debt Service Series 2012 Fund 252	Total Governmental Funds
ASSETS			
Cash	$ 124,291	$ -	$ 124,291
Investments			
Series 2012			
Revenue	-	170,466	170,466
Reserve	-	363,758	363,758
Prepayment	-	11,779	11,779
Due from Other			
Mediterra South			
General fund 001	17,378	-	17,378
Due from clearing fund	374	-	374
Prepaid expense	5,927	-	5,927
Electric deposit	501	-	501
Total assets	$ 148,471	$ 546,003	$ 694,474
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	$ 56,014	$ -	$ 56,014
Retainage payable	7,253	-	7,253
Due to other	1,123	-	1,123
Total liabilities	64,390	-	64,390
Fund balances			
Restricted for:			
Debt service	-	546,003	546,003
Unassigned	84,081	-	84,081
Total fund balances	84,081	546,003	630,084
Total liabilities and fund balances	$ 148,471	$ 546,003	$ 694,474

MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 101
FOR THE PERIOD ENDED AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ -	$ 162,007	$ 164,530	98%
Intergovernmental revenue	-	21,690	-	N/A
Interest and miscellaneous	4	80	304	26%
Total revenues	4	183,777	164,834	111%
EXPENDITURES				
Administrative				
Supervisors	-	3,336	2,355	142%
Management	1,937	21,302	23,239	92%
Accounting services	775	8,521	9,296	92%
Audit	-	5,256	5,255	100%
Legal	1,523	22,760	3,038	749%
Field management	387	4,261	4,648	92%
Engineering	384	19,945	3,038	657%
Trustee	-	1,990	3,038	66%
Dissemination agent	-	1,215	2,766	44%
Arbitrage calculation	-	304	456	67%
Assessment roll preparation	295	7,882	7,291	108%
Telephone	7	73	79	92%
Postage	122	1,006	759	133%
Insurance	-	5,902	5,786	102%
Printing and binding	42	580	500	116%
Legal advertising	429	1,744	759	230%
Contingencies	79	789	608	130%
Annual District filing fee	-	106	106	100%
Website	188	188	152	124%
Total administrative	6,168	107,160	73,169	146%
Water management				
Contractual services	9,153	50,527	45,567	111%
Aquascaping	-	16,297	30,378	54%
Lake bank stabilization	-	-	3,038	0%
Electricity	1,041	3,733	3,949	95%
Miscellaneous	-	-	911	0%
Capital outlay - aeration	48,432	72,588	15,189	478%
Total water management	58,626	143,145	99,032	145%
Other fees & charges				
Property appraiser	-	119	3,428	3%
Tax collector	-	2,768	2,571	108%
Total other fees & charges	-	2,887	5,999	48%
Total expenditures	64,794	253,192	178,200	142%
Excess/(deficiency) of revenues over/(under) expenditures	(64,790)	(69,415)	(13,366)	
Fund balances - beginning	148,871	153,496	140,155	
Fund balances - ending	$ 84,081	$ 84,081	$ 126,789	

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 AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ -	$ 486,790	$ 484,158	101%
Special assessment: off-roll			-	N/A
Assessment prepayment	11,776	11,776	-	N/A
Interest	272	1,366	-	N/A
Total revenues	12,048	499,932	484,158	103%
EXPENSES				
Debt service				
Principal	-	243,774	245,000	99%
Interest	-	239,118	239,158	100%
Principal prepayment	-	1,226	-	N/A
Tax collector	-	347	-	N/A
Total debt service	-	484,465	484,158	100%
Excess/(deficiency) of revenues over/(under) expenditures	12,048	15,467	-	
Fund balances - beginning	533,955	530,536	526,004	
Fund balances - ending	$ 546,003	$ 546,003	$ 526,004	

Mediterra North
Community Development District
Series 2012
$6,025,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2015	$ -	-	$ -	$ -
11/01/2015	-	-	123,573.75	123,573.75
05/01/2016	235,000.00	3.400%	123,573.75	358,573.75
11/01/2016	-	-	119,578.75	119,578.75
05/01/2017	245,000.00	3.600%	119,578.75	364,578.75
11/01/2017	-	-	115,168.75	115,168.75
05/01/2018	255,000.00	3.800%	115,168.75	370,168.75
11/01/2018	-	-	110,323.75	110,323.75
05/01/2019	265,000.00	4.000%	110,323.75	375,323.75
11/01/2019	-	-	105,023.75	105,023.75
05/01/2020	275,000.00	4.200%	105,023.75	380,023.75
11/01/2020	-	-	99,248.75	99,248.75
05/01/2021	290,000.00	4.400%	99,248.75	389,248.75
11/01/2021	-	-	92,868.75	92,868.75
05/01/2022	300,000.00	4.500%	92,868.75	392,868.75
11/01/2022	-	-	86,118.75	86,118.75
05/01/2023	315,000.00	4.650%	86,118.75	401,118.75
11/01/2023	-	-	78,795.00	78,795.00
05/01/2024	330,000.00	5.100%	78,795.00	408,795.00
11/01/2024	-	-	70,380.00	70,380.00
05/01/2025	350,000.00	5.100%	70,380.00	420,380.00
11/01/2025	-	-	61,455.00	61,455.00
05/01/2026	365,000.00	5.100%	61,455.00	426,455.00
11/01/2026	-	-	52,147.50	52,147.50
05/01/2027	385,000.00	5.100%	52,147.50	437,147.50
11/01/2027	-	-	42,330.00	42,330.00
05/01/2028	405,000.00	5.100%	42,330.00	447,330.00
11/01/2028	-	-	32,002.50	32,002.50
05/01/2029	425,000.00	5.100%	32,002.50	457,002.50
11/01/2029	-	-	21,165.00	21,165.00
05/01/2030	450,000.00	5.100%	21,165.00	471,165.00
11/01/2030	-	-	9,690.00	9,690.00
05/01/2031	380,000.00	5.100%	9,690.00	389,690.00
Total	**$5,270,000.00**	**-**	**$2,439,740.00**	**$7,709,740.00**

MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2017

	Governmental Funds			
	General 001	Debt Service Series 2012 Fund 210	Debt Service Series 2013 Fund 204	Total Governmental Funds
ASSETS				
Cash				
Operating	$ 133,526	$ -	$ -	$ 133,526
Series 2017 note proceeds	331,593	-	-	331,593
Investments				
BB&T - CDARS	20,799	-	-	20,799
Series 2012				
Revenue	-	257,651	-	257,651
Reserve	-	446,270	-	446,270
Prepayment	-	14,988	-	14,988
Series 2013				
Revenue	-	-	138,871	138,871
Reserve	-	-	75,000	75,000
Series 2017				
Reserve	10,000	-	-	10,000
Due from clearing fund	871	-	-	871
Prepaid expense	13,501	-	-	13,501
Electric deposit	1,149	-	-	1,149
Total assets	$ 511,439	$ 718,909	$ 213,871	$ 1,444,219
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	$ 128,281	$ -	$ -	$ 128,281
Retainage payable	16,622	-	-	16,622
Due to other funds				
Mediterra North				
General fund 101	17,378	-	-	17,378
Due to other	2,573	-	-	2,573
Total liabilities	164,854	-	-	164,854
Fund balances				
Restricted for:				
Debt service	-	718,909	213,871	932,780
Unassigned	346,585	-	-	346,585
Total fund balances	346,585	718,909	213,871	1,279,365
Total liabilities & fund balances	$ 511,439	$ 718,909	$ 213,871	$ 1,444,219

*This account was not reconciled as statements were not available prior to the agenda package

MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on roll	$ 1	$ 300,085	$ 295,761	101%
Special assessment: off-roll	-	78,349	78,349	100%
Interest and miscellaneous	14	126	696	18%
Total revenues	15	378,560	374,806	101%
EXPENDITURES				
Administrative				
Supervisors	-	7,644	5,396	142%
Management	4,438	48,822	53,261	92%
Accounting	1,775	19,529	21,304	92%
Audit	-	12,044	12,045	100%
Legal	3,490	52,157	6,962	749%
Field management	888	9,764	10,652	92%
Engineering	879	45,708	6,962	657%
Trustee	-	4,561	6,962	66%
Dissemination agent	-	2,785	6,340	44%
Arbitrage calculation	-	696	1,044	67%
Assessment roll preparation	677	18,063	16,709	108%
Telephone	15	165	180	92%
Postage	281	2,309	1,741	133%
Insurance	-	13,525	13,260	102%
Printing and binding	96	1,331	1,147	116%
Legal advertising	984	4,000	1,741	230%
Contingencies	177	1,799	1,392	129%
Annual District filing fee	-	244	244	100%
Website	430	430	348	124%
Total administrative	14,130	245,576	167,690	146%
Water management				
Contractual services	20,975	115,790	104,433	111%
Aquascaping	-	37,348	69,622	54%
Lake bank stabilization	-	-	6,962	0%
Electricity	2,386	8,555	9,051	95%
Miscellaneous	-	-	2,089	0%
Capital outlay - aeration	110,989	166,345	34,811	478%
Total water management	134,350	328,038	226,968	145%

MEDITERRA SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES , EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	214	6,161	3%
Tax collector	-	4,975	4,621	108%
Cost of issuance	-	8,700	-	N/A
Intergovernmental expense	-	21,690	-	0%
Total other fees & charges	-	35,579	10,782	330%
Total expenditures	148,480	609,193	405,440	150%
Excess/(deficiency) of revenues over/(under) expenditures	(148,465)	(230,633)	(30,634)	
OTHER FINANCING SOURCES/(USES)				
Series 2017 note proceeds	-	400,000	-	N/A
Total other financing sources/(uses)	-	400,000	-	N/A
Net change in fund balances	(148,465)	169,367	(30,634)	
Fund balances - beginning	495,050	177,218	138,401	
Fund balances - ending	$ 346,585	$ 346,585	$ 107,767	

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 AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 2	$ 630,627	$ 627,236	101%
Assessment prepayments	14,988	14,988	-	N/A
Interest	347	1,716	-	N/A
Total revenues	15,337	647,331	627,236	103%
EXPENDITURES				
Debt service				
Principal	-	301,226	305,000	99%
Prepayment	-	3,774	-	N/A
Interest	-	299,317	299,368	100%
Total debt service	-	604,317	604,368	100%
Other fees & charges				
Property appraiser	-	-	13,067	0%
Tax collector	-	10,390	9,801	106%
Total other fees & charges	-	10,390	22,868	45%
Total expenditures	-	614,707	627,236	98%
Excess/(deficiency) of revenues over/(under) expenditures	15,337	32,624	-	
Fund balances - beginning	703,572	686,285	678,627	
Fund balances - ending	$ 718,909	$ 718,909	$ 678,627	

Mediterra South
Community Development District
Series 2012
$7,430,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2015	-	-	-	-
11/01/2015	-	-	154,953.75	154,953.75
05/01/2016	295,000.00	3.400%	154,953.75	449,953.75
11/01/2016	-	-	149,938.75	149,938.75
05/01/2017	305,000.00	3.600%	149,938.75	454,938.75
11/01/2017	-	-	144,448.75	144,448.75
05/01/2018	310,000.00	3.800%	144,448.75	454,448.75
11/01/2018	-	-	138,558.75	138,558.75
05/01/2019	325,000.00	4.000%	138,558.75	463,558.75
11/01/2019	-	-	132,058.75	132,058.75
05/01/2020	340,000.00	4.200%	132,058.75	472,058.75
11/01/2020	-	-	124,918.75	124,918.75
05/01/2021	355,000.00	4.400%	124,918.75	479,918.75
11/01/2021	-	-	117,108.75	117,108.75
05/01/2022	370,000.00	4.500%	117,108.75	487,108.75
11/01/2022	-	-	108,783.75	108,783.75
05/01/2023	385,000.00	4.650%	108,783.75	493,783.75
11/01/2023	-	-	99,832.50	99,832.50
05/01/2024	405,000.00	5.100%	99,832.50	504,832.50
11/01/2024	-	-	89,505.00	89,505.00
05/01/2025	430,000.00	5.100%	89,505.00	519,505.00
11/01/2025	-	-	78,540.00	78,540.00
05/01/2026	450,000.00	5.100%	78,540.00	528,540.00
11/01/2026	-	-	67,065.00	67,065.00
05/01/2027	475,000.00	5.100%	67,065.00	542,065.00
11/01/2027	-	-	54,952.50	54,952.50
05/01/2028	500,000.00	5.100%	54,952.50	554,952.50
11/01/2028	-	-	42,202.50	42,202.50
05/01/2029	525,000.00	5.100%	42,202.50	567,202.50
11/01/2029	-	-	28,815.00	28,815.00
05/01/2030	555,000.00	5.100%	28,815.00	583,815.00
11/01/2030	-	-	14,662.50	14,662.50
05/01/2031	575,000.00	5.100%	14,662.50	589,662.50
Total	**$6,600,000.00**	**-**	**$3,092,690.00**	**$9,692,690.00**

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 AUGUST 31, 2017

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on roll	$ 1	$ 323,274	$ 319,781	101%
Assessment prepayments	-	14,535	-	N/A
Interest	107	576	-	N/A
Total revenues	108	338,385	319,781	106%
EXPENDITURES				
Debt service				
Principal	-	135,000	135,000	100%
Interest	-	171,181	171,181	100%
Principal prepayment	-	15,000	-	N/A
Total debt service	-	321,181	306,181	105%
Other fees & charges				
Property appraiser	-	-	4,997	0%
Tax collector	-	7,062	6,662	106%
Total other fees & charges	-	7,062	11,659	61%
Total expenditures	-	328,243	317,840	103%
Excess/(deficiency) of revenues over/(under) expenditures	108	10,142	1,941	
Fund balances - beginning	213,763	203,729	196,942	
Fund balances - ending	$ 213,871	$ 213,871	$ 198,883	

Mediterra South
Community Development District
Series 2013
$4,030,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2015			88,271.88	88,271.88
05/01/2016	130,000.00	4.125%	88,271.88	218,271.88
11/01/2016			85,590.63	85,590.63
05/01/2017	135,000.00	4.125%	85,590.63	220,590.63
11/01/2017			82,806.25	82,806.25
05/01/2018	145,000.00	4.125%	82,806.25	227,806.25
11/01/2018			79,815.63	79,815.63
05/01/2019	145,000.00	4.125%	79,815.63	224,815.63
11/01/2019			76,825.00	76,825.00
05/01/2020	155,000.00	4.125%	76,825.00	231,825.00
11/01/2020			73,628.13	73,628.13
05/01/2021	160,000.00	4.125%	73,628.13	233,628.13
11/01/2021			70,328.13	70,328.13
05/01/2022	170,000.00	4.125%	70,328.13	240,328.13
11/01/2022			66,821.88	66,821.88
05/01/2023	175,000.00	4.125%	66,821.88	241,821.88
11/01/2023			63,212.50	63,212.50
05/01/2024	180,000.00	4.125%	63,212.50	243,212.50
11/01/2024			59,500.00	59,500.00
05/01/2025	185,000.00	5.000%	59,500.00	244,500.00
11/01/2025			54,875.00	54,875.00
05/01/2026	200,000.00	5.000%	54,875.00	254,875.00
11/01/2026			49,875.00	49,875.00
05/01/2027	210,000.00	5.000%	49,875.00	259,875.00
11/01/2027			44,625.00	44,625.00
05/01/2028	220,000.00	5.000%	44,625.00	264,625.00
11/01/2028			39,125.00	39,125.00
05/01/2029	230,000.00	5.000%	39,125.00	269,125.00
11/01/2029			33,375.00	33,375.00
05/01/2030	245,000.00	5.000%	33,375.00	278,375.00
11/01/2030			27,250.00	27,250.00
05/01/2031	255,000.00	5.000%	27,250.00	282,250.00
11/01/2031			20,875.00	20,875.00
05/01/2032	270,000.00	5.000%	20,875.00	290,875.00
11/01/2032			14,125.00	14,125.00
05/01/2033	285,000.00	5.000%	14,125.00	299,125.00
11/01/2033			7,000.00	7,000.00
05/01/2034	280,000.00	5.000%	7,000.00	287,000.00
Total	**$3,775,000.00**	**-**	**$2,075,850.06**	**$5,850,850.06**

MINUTES OF MEETING
MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT

Two (2) Public Hearings and a Regular Meeting of the Mediterra North Community Development District's Board of Supervisors were held on **Thursday, August 10, 2017,** at **9:00 a.m.,** at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135**.

Present were:

David Risley *(via telephone)*	Chair
David Bocchini	Vice Chair
Thomas H. Van Tassel	Assistant Secretary
Brian Neary	Assistant Secretary
Robert Stangeland *(via telephone)*	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jonathan Johnson *(via telephone)*	District Counsel
Andrew Tilton	District Engineer
Mallory Clancy	Johnson Engineering
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Jack Woulette	Resident

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FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:05 a.m. Supervisors Bocchini, Van Tassel and Neary were present, in person. Supervisors Risley and Stangeland were attending via telephone.

SECOND ORDER OF BUSINESS **Public Comments [3 minutes per person]**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Update: Merger Proceedings**

Mr. Johnson stated that the City of Bonita Springs and Collier County did not object to the merger and elected not to hold hearings; however, the hearing before the State

Administrative Law Judge was scheduled for September 5, at the Mediterra Clubhouse. Although it would be a Public Hearing, Board Members were not required to attend or testify but the testimonies of District Staff would be necessary. After the hearing, the Judge will prepare the Report of Findings and Conclusions, followed by a gradual review process and postings of various notices in publications. Mr. Johnson took questions. An update would be provided at the next meeting. In response to a question regarding when the process would be completed, Mr. Johnson stated that the estimated timeline for finalization was by the second quarter of 2018. In response to a question regarding the merger's impact on audits, Mr. Johnson stated that two separate audit documents would be prepared for one merged District and, eventually, the District would have one audit contract, one District Manager contract and one District Counsel contract. Mr. Risley asked if the two counties would require any special reports, after finalization. Mr. Johnson stated that the merger would not trigger any special reporting requirements beyond what the Districts already filed, such as copies of the proposed budget, audits and other public documents; instead of two Districts filing in two counties, the one District would file with both counties. Regarding the budgets and tax rolls, Mr. Adams stated that two separate lien rolls were already prepared for the two respective counties and that process would continue. The first phase of the merger moved swiftly but the second phase would move slower.

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FOURTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2017/2018, Pursuant to Florida Law**

A. Affidavit/Proof of Publication

Mr. Adams presented the affidavit of publication for today's Public Hearing and Regular Meeting. The newspaper notice did not run in a timely enough manner for today's Public Hearing and adoption of the Fiscal Year 2018 budget, which was why it must be continued to August 31 at 9:30 a.m., at this location. Separate mailed notices were sent, on time, to all property owners, indicating that today was the Public Hearing date, allowing them to comment on the contemplated assessment increase in the operating budget. The primary purpose of the increase was related to the Wildfire Assessment and Mitigation Plan. Mr. Adams stated that the Plan was previously prepared and there was a preliminary application meeting with the South Florida Water Management District (SFWMD), which the District Engineer would comment on,

later in the agenda. Funding of approximately $160,000 was anticipated. The Board opted to fund $80,000 of the cost in Fiscal Year 2017, as real cost, and would fund $80,000 in Fiscal Year 2018. In response to a question regarding additional funds, Mr. Adams stated, once the merger was complete, the District Manager's fees would be less than the combined amount for the two Districts, which would offset that cost going forward. Discussion ensued regarding the additional expenses, wildfire mitigation and the Fiscal Year 2017 budget.

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

No members of the public spoke.

Mr. Adams kept the Public Hearing open and reiterated that the Regular Meeting and Public Hearing would be continued to August 31.

B. Consideration of Resolution 2017-6, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018

This item was deferred to the Continued Meeting.

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FIFTH ORDER OF BUSINESS **Public hearing to Hear Comments and Objections on the Imposition of Special Assessments to Fund the Budget for Fiscal Year 2017/2018, Pursuant to Florida Law**

A. Mailed Notice(s) to Property Owner(s)

B. Consideration of Resolution 2017-7, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

This item was deferred to the Continued Meeting.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2017-8, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018**

Mr. Adams presented Resolution 2017-8. A revised Annual Meeting Schedule, with the typographical error related to Meeting #3, was corrected.

On MOTION by Mr. Bocchini and seconded by Mr. Van Tassel, with all in favor, Resolution 2017-8, Adopting the Annual Meeting Schedule for Fiscal Year 2017/2018, as amended, was adopted.

SEVENTH ORDER OF BUSINESS **Update: Wildfire Resilience and Preserve Management Plan**

Mr. Tilton and Ms. Clancy provided an update on the Wildfire Resilience and Preserve Management Plan. Ms. Clancy stated that the originally proposed Wildfire Management Plan included both fuel load reduction, for clearing within the conservation area, and firebreak paths that would help hinder the movement of wildfires and provide access for fire trucks. It became apparent that the firebreak paths would reduce the amount of conservation area and mitigation would be necessary because the lone path would have to be maintained, either with mowing or with mulch application. The estimated mitigation cost of $60,000 to $120,000 was based on the level that the District would be required to reduce. In response to Mr. Risley's question regarding mitigation, Ms. Clancy stated that all of the available mitigation within the Mediterra community was already used in the conservation areas and, by removing more square footage for the paths, the District was required to mitigate in another area. Mr. Tilton stated that the cost estimate was based upon the quality of the areas that would be affected by the path and funds for the improvement would be transferred to a mitigation "bank" to purchase credit. Another option was to perform a fuel load reduction without a declared path, which was a decision for both Boards. The Management Plan was flexible and did not require mitigation. In response to Mr. Risley's question regarding pricing, Mr. Tilton stated that the cost would be about the same and recommended staying the course and completing the initially-targeted areas with fuel load reduction and no path. Mr. Tilton would provide Management with an estimate of the total cost to perform fuel load reductions, across of the conservation areas. Discussion ensued regarding fuel load reduction, installing firebreak paths, the Management Plan, the cost estimate, the budget and purchasing mitigation credits. Mr. Tilton stated that, from a permitting standpoint,

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Engineering encountered similar conditions in other communities and opted for just fuel reduction

******Mr. Stangeland left the meeting at 9:35 a.m.******

Mr. Risley felt that there should be a joint meeting with the Mediterra South CDD Board to arrive at a consensus. Mr. Adams agreed that a Joint Workshop was a good idea. In response to a question, Mr. Adams stated that mitigation was not feasible because the District did not have extra funding; however, the District could still address the original priority, which was to reduce fuel load in critical areas where the preserves were close to neighborhoods and to prevent fires from burning intensely adjacent to homes. Mr. Adams would meet with Mediterra South CDD on August 16, provide an update to this Board, during the August 31 Continued Meeting and schedule a joint session, in October, to determine how to proceed. In response to a question, Mr. Adams confirmed that the first option would be a one-time expense of $300,000, with ongoing expenses of $40,000 to 50,000.

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EIGHTH ORDER OF BUSINESS **Consideration of Responses to RFP for Annual Audit Services (Sitting as the Auditor Selection Committee)**

Mr. Adams recalled that the Board previously approved the form of Request for Proposals (RFP). In response to a question about the current audit fee, Mr. Adams stated that Grau & Associates charged $6,500. Mr. Risley stated that, when someone inquired about the potential of a combined District, the cost escalated, significantly. Mr. Adams stated that the Mediterra North District's audit fees were for the operating fund, while the Mediterra South CDD included a couple of debt service funds, which was the reason for the increase. As the Districts merge, the requirements will recede and the audit contract for Mediterra North would eventually terminate and the final fiscal year's operating transactions would be housed with Mediterra South, the surviving District.

A. RFP Package

This item was included for informational purposes.

B. Affidavit of Publication

This item was included for informational purposes.

C. Respondents

i. Berger, Toombs, Elam, Gaines & Frank

ii. Carr, Riggs & Ingram, LLC

iii. Grau & Associates

iv. McDirmit Davis & Company, LLC

The Board sat as the Auditor Selection Committee and completed their ranking forms. In response to a question, Mr. Adams stated that all four firms were qualified, understood the scope; pricing was the final consideration and the lowest bidder was usually awarded the contract, after all elements were considered.

D. Ranking

The Audit Committee completed their ranking forms.

E. Award of Contract/Authorization to Negotiate with Number-One Ranked Firm

Berger, Toombs, Elam, Gaines & Frank (Berger, Toombs) ranked first and the Audit Selection Committee authorized Staff to enter into contract negotiations with Berger, Toombs.

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On MOTION by Mr. Neary and seconded by Mr. Bocchini, with all in favor, awarding the Annual Audit Services contract to Berger, Toombs, Elam, Gaines & Frank, the Number-One ranked firm, and authorizing Staff to negotiate a contract, was approved.

NINTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of June 30, 2017**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2017. Assessment revenue collections were at 100%. Mr. Bocchini wanted to know why the "Supervisors" line item was at 142%. Mr. Adams stated that Mediterra South CDD meets 10 times per year and Mediterra North only met quarterly; however, additional meetings occurred, due to the merge process, which could last until April or May, 2018, Once the Districts merge, the amount should decrease.

On MOTION by Mr. Neary and seconded by Mr. Van Tassel, with all in favor, the Unaudited Financial Statements as of June 30, 2017, were approved.

TENTH ORDER OF BUSINESS **Approval of May 18, 2017 Regular Meeting Minutes**

Mr. Adams presented the May 18, 2017 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Neary and seconded by Bocchini, with all in favor, the May 18, 2017 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being no report, the next item followed.

B. District Engineer

There being no report, the next item followed.

C. District Manager

In response to a comment, Mr. Adams confirmed that he would share the Board's comments on the Wildfire Management Plan with Mediterra South at the August 16 meeting and, subsequently share their feedback with this Board, at the August 31 meeting. A joint meeting, in October, was anticipated.

D. Operations Manager

Mrs. Adams distributed the Operations Report. She provided updates on the following items:

- The annual lake audit was performed on July 23
- There were two erosion issues: Lake #75, a resident must extend a gutter from their home into the pond and on Lake#32, erosion between two resident lots requires additional drain boxes and extension of drainage pipe into the lake
- The interconnecting pipes were being maintained and would be completed in two weeks
- Littoral plantings would be installed in Lakes #9, #19, #69, #71 and #72
- The lakes received a favorable review, overall – only seven of the 75 lakes were out of compliance and LakeMasters Aquatic Weed Control Inc., (LakeMasters) already addressed those lakes

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Board Member commented that LakeMasters was doing a wonderful job monitoring the lakes. Mrs. Adams stated that LakeMasters kept all of the spikerush from encroaching but there would be an increase in fees in the next fiscal year.

- Mrs. Adams previously emailed an update about the aeration insulation project

Regarding the overall good condition of the lakes, Mr. Tilton stated that all of the stormwater ponds or lakes were directly connected to the surficial aquifers and, depending on the rainfall, the water levels fluctuate. A Board Member asked if there were dramatic drops in Florida's aquifers. Mr. Tilton stated that the surficial aquifers were rain-driven and the Florida aquifer was surficial, in the middle of the State, which had significant water level drops, and there was an effort to change the water source.

TWELFTH ORDER OF BUSINESS **Supervisors' Requests**

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

THIRTEENTH ORDER OF BUSINESS **Public Comments**

Mr. Jack Woulette, a resident, thanked the Board and Staff for making common sense decisions regarding the Wildfire Management Plan.

FOURTEENTH ORDER OF BUSINESS **Continuation of Regular Meeting and Budget Public Hearings to Thursday, August 31, 2017 at 9:00 A.M.**

There being nothing further to discuss, the meeting recessed and was continued to Thursday, August 31, 2017 at 9:30 a.m., at this location.

On MOTION by Mr. Neary and seconded by Mr. Van Tassel, with all in favor, the meeting recessed at approximately 10:13 a.m., and was continued to Thursday, August 31, 2017 at 9:30 a.m., at this location.

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Secretary/Assistant Secretary Chair/Vice Chair

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MINUTES OF MEETING
MEDITERRA NORTH
COMMUNITY DEVELOPMENT DISTRICT

Two Continued Public Hearings and a Regular Meeting of the Mediterra North Community Development District's Board of Supervisors were held on **Thursday, August 31, 2017,** at **9:30 a.m.,** at **The Renaissance Center, 28121 Palmira Blvd., Bonita Springs, Florida 34135**.

Present were:

David Risley *(via telephone)*	Chair
David Bocchini	Vice Chair
Thomas H. Van Tassel	Assistant Secretary
Brian Neary	Assistant Secretary
Robert Stangeland *(via telephone)*	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Alyssa Willson (*via telephone)*	District Counsel
Dave Robson	District Engineer
Mallory Clancy	Johnson Engineering

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FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:32 a.m. Supervisors Bocchini, Van Tassel and Neary were present, in person. Supervisor Stangeland was attending via telephone. Supervisor Risley was not present at roll call.

SECOND ORDER OF BUSINESS **Affidavit/Proof of Publication**

Mr. Adams presented the affidavit of publication for today's Continued Public Hearings and Regular Meeting.

THIRD ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2017/2018, Pursuant to Florida Law**

A. Consideration of Resolution 2017-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018

Mr. Adams presented Resolution 2017-06. The operating budget had not changed, since the last version. The primary changes, year-over-year, were to account for repayment of the Florida Community Bank loan for the aeration project and to fund the Firebreak and Clear Zone initiatives, in full, for Fiscal Year 2018. Fund balance was being utilized to keep the year-over-year assessment increase at approximately $75, per unit.

Mr. Adams noted that Mailed Notices were sent, as required. The Public Hearing was opened at the last meeting and no public comments or responses were received. The Debt Service Fund assessment remained the same, year-over-year.

******Mr. Risley joined the meeting, via telephone, at 9:35 a.m.******

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

No members of the public spoke.

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

On MOTION by Mr. Neary and seconded by Mr. Van Tassel, with all in favor, Resolution 2017-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2017, and Ending September 30, 2018, was adopted.

FOURTH ORDER OF BUSINESS **Public Hearing to Hear Comments and Objections on the Imposition of Special Assessments to Fund the Budget for fiscal Year 2017/2018, Pursuant to Florida Law**

A. Mailed Notice(s) to Property Owner(s)

The Mailed Notices were included for informational purposes.

B. Consideration of Resolution 2017-7, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

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Mr. Adams presented Resolution 2017-07. This Resolution takes into consideration the budget that was just adopted, those appropriation and assessment levels and mandates finalization of a lien roll and transmittal to the Tax Collector.

A Board Member asked if any comments were received in response to the Mailed Notices to property owners. Mr. Adams received one or two letters from property owners, in opposition to the assessment increase, and fielded about 20 calls, in that regard.

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

No members of the public spoke.

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

On MOTION by Mr. Neary and seconded by Mr. Stangeland, with all in favor, Resolution 2017-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Adjournment**

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

On MOTION by Mr. Neary and seconded by Mr. Bocchini, with all in favor, the meeting adjourned at 9:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary Chair/Vice Chair

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