

From the **MEDITERRA NORTH AND SOUTH COMMUNITY DEVELOPMENT
DISTRICTS**

June 2012

DEAR RESIDENT

Hello again, we hope your summer is off to an enjoyable start. We want to take a moment to update you on CDD business.

THE ANNUAL BUDGET- MOST WILL SEE DECREASE IN ASSESSMENTS FOR THE UPCOMING YEAR

It is the time of year when the CDDs, as governmental agencies, must go through deliberations and adopt an annual budget. The CDDs operate on a Fiscal Year which begins October 1st and concludes on September 30th of the following year. As a reminder, the CDDs collect their revenues through a non ad valorem assessment that is a part of your annual county property tax bill. In other words, when you pay your annual property tax bill, you are also paying your annual CDD assessment. For the upcoming Fiscal Year, the CDDs are not proposing any increases to their operating budgets and therefore, the operating assessments will remain flat in comparison to the prior year. There will, however, be reductions in most property owner's debt service payments as a result of the CDDs just completing a refinancing of 3 of the 4 CDD Bonds. If you live west of Livingston Road you will see a reduction in your annual debt service assessment anywhere from 14.7% to 15.3% depending upon the location and product type you own. If you live East of Livingston Road, the Bond overlying this area was issued in 2003 and cannot be called (refinanced) for at least another year and at that time we will need to evaluate the concentration of ownership (builder/developer) in comparison to what the market will support. The CDDs will continue to monitor and evaluate the refinancing opportunities for this final bond very closely. As has always been the case, you may pay off the outstanding principle amount of your CDD debt service at anytime by contacting the CDDs Lien Roll Manager at (239) 435-3988.

The CDDs will be holding their Public Hearings to adopt their annual budgets on August 15th.

WATER QUALITY TESTING AND ANALYSIS RECENTLY COMPLETED

As noted in previous newsletters, the communities storm water ponds (lakes) are all interconnected and act to receive, store, passive treat and eventually convey the storm water run off, off site. The CDDs recently completed one year of water quality testing on 5 of the community lakes. We chose a lake at the beginning of the system, the end of the system and three in between. This allowed us to measure the water quality coming into Mediterra from adjacent properties/roadway systems, and any changes to the water quality as it passed through the Mediterra drainage system. The test results were indicative of a storm water system that is very healthy and is functioning as designed in terms of passive water quality treatment. As a result of the year long test and results, the CDDs have chosen to scale back the parameters for which they will test, going forward, and will only be testing dissolved oxygen levels.

CDD BOARD MEMBERS

As noted in previous newsletters, the CDDs are each governed by a 5-member Board of Supervisors. These Board members are all residents of the Mediterra community. For Mediterra South (portion of community in Collier County) you are represented by Chairman Ken Nails, Vice Chairman Dallas Luby, and Supervisors Bill Rowe, Ken Tarr and Mike Bishko. For Mediterra North (portion of community in Lee County) you are represented by Chairman Gary Kaenzig, Vice Chairman Brian Neary and Supervisors Tom VanTassel, Dan Abrams and Frank Godshall.

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OTHER TID-BITS

The CDDs will be continuing to supplement the aquatic plantings around the perimeter of the lakes again this summer. We do not begin planting until the lake levels have returned to their high point, hopefully sometime in July.

As a reminder, as the rainy season gets into full swing and the lake levels begin to rise, we want to take this opportunity to remind you that the main feature of our storm water system is our community lakes. These lakes, of which there are 79, are constructed to specifically hold a certain amount of rain runoff. During rainy season or a major storm, you will see the lakes not only rising vertically but also spreading out horizontally, moving up onto lawns and closer to the edge of lanais. **This is to be expected**, particularly during the rainy season, and has been built into the system's design. Designing the flow of the water through the community was based upon the ability to handle a three-day storm event that could potentially produce 11 inches of rain. The U.S. Weather Bureau says such an event would occur only once, on average, every 25 years. Overall, the system has endured some record rain levels over the years and no severe flooding has occurred. The CDD continues to maintain it and monitor it, ensuring that it continues to operate at an optimum level.

WE CONTINUE TO NEED YOUR HELP.

As indicated above, and in the previous newsletter, the CDDs are spending a portion of your annual assessment monies on the aquatic plant program. Please help us in insuring the success of this program by not removing, mowing or spraying these plants. Additionally please be sure to contact us if you observe anyone else damaging or destroying the aquatic plants.

For more information regarding the CDDs or to report a concern with a lake or wetland, please contact the District Manager's office at (239) 498-9020.