

**MINUTES OF MEETING  
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Terra Lago Community Development District held a Regular Meeting on August 12, 2024 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

**Present were:**

Tom Kenny  
Kevin Powers  
David Powers  
Jason Dugan

Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Cindy Cerbone  
Ryan Dugan (via telephone)  
Darin Lockwood  
Pat Nolan  
Taryn Kryzda  
Member of the Public

District Manager  
District Counsel  
District Engineer  
Village of Indiantown  
Village Manager, Village of Indiantown

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cerbone called the meeting to order at 1:01 p.m.

Supervisors Kenny, David Powers and Kevin Powers and Dugan were present. Supervisor Kellam was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of RFP Regarding Village Potable Water (Deep Water Well) Improvements Project**

Ms. Cerbone presented the Request for Proposals (RFP) Evaluation Criteria. Mr. Dugan stated that this is related to a new project that related to potable water improvements for The Village of Indiantown; it is a deep water well project. The exact scope and permit work for the project are still being finalized. The Evaluation Criteria is the same as used for the prior RFP for wastewater improvements.

**On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, the RFP Regarding Village Potable Water (Deep Water Well) Improvements Project and Evaluation Criteria and authorizing Staff to advertise the RFP once the Project Manual is finalized, were approved.**

#### **FOURTH ORDER OF BUSINESS**

#### **Ratification of WWTP GMP-B Influent Pump Station Design-Build Amendment [Florida Design Drilling, LLC]**

Ms. Cerbone presented the WWTP GMP-B Influent Pump Station Design-Build Amendment to the Contract with Florida Design Drilling, LLC.

**On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the WWTP GMP-B Influent Pump Station Design-Build Amendment to the Contract with Florida Design Drilling, LLC, was ratified.**

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Deductive Change Order to GMP B Related to Direct Purchase of Construction Material [Florida Design Drilling, LLC]**

Ms. Cerbone presented the Deductive Change Order to GMP B Related to Direct Purchase of Construction Material to the Contract with Florida Design Drilling, LLC

**On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the Deductive Change Order to GMP B Related to Direct Purchase of Construction Material to the Contract with Florida Design Drilling, LLC, was approved.**

**SIXTH ORDER OF BUSINESS****Ratification of Construction Contract with MJC for Village Wastewater System Improvements**

Ms. Cerbone presented the Construction Contract with MJC for Village Wastewater System Improvements.

It was noted that this is related to other items that were not involved in the original Terra Lago contract for the collection system in the Terra Lago property and a couple of lift stations; it is in addition to what is already being done in that area.

**On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, the Construction Contract with MJC for Village Wastewater System Improvements, was ratified.**

**SEVENTH ORDER OF BUSINESS****Ratification of Demand Note Agreement with MJC Land Development, LLC and Terra Lago LLC Regarding Bonding for Village Wastewater System Improvements****A. Recorded Notice of Demand Note Agreement**

Ms. Cerbone presented the Demand Note Agreement with MJC Land Development, LLC and Terra Lago LLC Regarding Bonding for Village Wastewater System Improvements. This approach is being used instead of making the vendor provide a construction bond, this is being used to ensure that the CDD is covered.

**On MOTION by Mr. Kevin Powers and seconded by Mr. David Powers, with all in favor, the Demand Note Agreement with MJC Land Development, LLC and Terra Lago LLC Regarding Bonding for Village Wastewater System Improvements and recording of the Agreement, was ratified.**

**EIGHTH ORDER OF BUSINESS****Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Cerbone presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives.

Ms. Cerbone stated that District Management and District Counsel collaborated on identifying the key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each; the categories include Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability.

Ms. Cerbone presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD and explained how the CDD will meet the goals.

**On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

#### **NINTH ORDER OF BUSINESS**

#### **Acceptance of Unaudited Financial Statements as of June 30, 2024**

**On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.**

#### **TENTH ORDER OF BUSINESS**

#### **Approval of June 10, 2024 Public Hearing and Regular Meeting Minutes**

This item was deferred.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Counsel: Kutak Rock LLP**

Mr. Dugan stated that finalizing the plans and permits with The Village of Estero is underway. Once finalized, the RFP can be advertised. The RFP process will not be completed

and ready to be considered at the September or October 2024 meetings; it will likely be in November 2024.

Mr. Dugan stated that work related to the Design-Build Contract remains underway, along with the new contract with MJC for the wastewater improvements.

**B. District Engineer: Meridian Consulting Engineers, LLC**

Mr. Lockwood stated that the roads and construction are underway. Regarding the sewer treatment plant, there will be a walkthrough. Most of the ponds were constructed.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: September 9, 2024 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be on September 9, 2024, unless cancelled.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Discussion ensued regarding the requirement for the Board Members to complete four hours of ethics training by December 31, 2024 and filing Form 1 electronically.

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

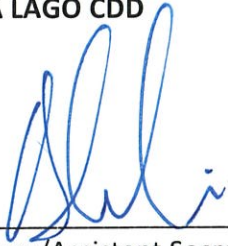
**Adjournment**

**On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the meeting adjourned at 1:20 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

TERRA LAGO CDD

August 12, 2024



Secretary/Assistant Secretary



Chair/Vice Chair