

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

The Board of Supervisors of the Terra Lago Community Development District held a Regular Meeting on May 12, 2025 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

Present:

Josh Kellam
Tom Kenny
Kevin Powers
Jason Dugan

Chair
Vice Chair
Assistant Secretary
Assistant Secretary

Also present:

Andrew Kantarzhi
Cindy Cerbone (via telephone)
Chris Conti (via telephone)
Ryan Dugan (via telephone)
Darin Lockwood (via telephone)
Pat Nolan

District Manager
Wrathell, Hunt and Associates, LLC
Wrathell, Hunt and Associates, LLC
District Counsel
District Engineer
Village of Indiantown

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 1:08 p.m. Supervisors Kenny, Kellam, Dugan and Kevin Powers were present. Supervisor David Powers was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-06,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date**

Mr. Kantarzhi presented Resolution 2025-06. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Most of the Fiscal Year 2026 budget

will be funded via on-roll assessments and a small portion of the budget will be funded via Landowner contributions.

On MOTION by Mr. Powers and seconded by Mr. Kellam, with all in favor, Resolution 2025-06, Approving Proposed Budget(s) for FY 2026; Setting a Public Hearing Thereon on July 14, 2025 at 1:00 p.m. at Indiantown Realty, 16654 S.W. Warfield Blvd., Indiantown, Florida 34956, and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-07.

On MOTION by Mr. Powers and seconded by Mr. Kenny, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Mr. Kantarzhi presented Resolution 2025-08. Ms. Cerbone stated that the CDD would more likely be the recipient of aid from another governmental entity than a provider of aid.

On MOTION by Mr. Kenny and seconded by Mr. Dugan, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

District Counsel presented the Disclosure of Public Finance, which will be recorded in the Public Records.

On MOTION by Mr. Powers and seconded by Mr. Dugan, with all in favor, the Disclosure of Public Finance, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Field Management
Agreement with Folio Association
Management**

Mr. Kantarzhi presented the Field Management Agreement.

On MOTION by Mr. Powers and seconded by Mr. Kenny, with all in favor, the Field Management Agreement with Folio Association Management, in the amount of \$1,000 per month, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Builder's Risk Insurance
for GMP-C**

This item was addressed following the Ninth Order of Business.

NINTH ORDER OF BUSINESS

Ratification Items

District Counsel presented the following:

- A. Florida Design Drilling, LLC Change Order No. 2 for Wastewater Treatment Plant GMP-B (Electrical Design Changes)**
- B. Florida Design Drilling, LLC Change Order No. 4 for Wastewater Treatment Plant GMP-E (Add General Contingency)**
- C. Florida Design Drilling, LLC Change Order No. 5 for Wastewater Treatment Plant GMP-E (Electrical Gear)**
- D. Acquisition of Completed Improvements**
- E. WWTP GMP-C Reuse System Improvements Design-Build Amendment between the District and Florida Design Drilling, LLC**

This is for the next phase of the design-build contract for the reuse system improvements. The total amount for the work proposed for this portion of the contract is \$1,026,314.76. This Agreement was reviewed and executed quickly due to the urgent timing and tight deadline of May 5, 2025 related to funding and submittal of a funding request to the Department of Environmental Protection.

- F. Change Order No. 1 for GMP-C (ODP) (will be provided under separate cover)**
- G. Demand Note Agreement for GMP-C**
- H. Florida Aquastore Change Order No. 2 for 1.2 MGD WWTP (PLC Change)**

On MOTION by Mr. Kenny and seconded by Mr. Powers, with all in favor, the Ratification Items, as listed, were ratified.

▪ **Consideration of Builder's Risk Insurance for GMP-C**

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

District Counsel recalled discussion of Builder's Risk Insurance for other phases of the project. He stated that, in consultation with District and Village Staff and the contractor for the GMP-C as to whether Builder's Risk Insurance is necessary, it was determined that obtaining Builder's Risk Insurance does not make sense for this phase of the project.

On MOTION by Mr. Kellam and seconded by Mr. Dugan, with all in favor, not securing Builder's Risk Insurance for the GMP-C, was approved.

TENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Mr. Kenny and seconded by Mr. Powers, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS

**Approval of April 4, 2025 Special Meeting
Minutes**

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, the April 4, 2025 Special Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

District Counsel discussed Florida Design Drilling, LLC seeking a change order to its Purchase Order Contract for a \$20,080 increase to the contract price due to the anticipated impact of the newly instituted tariffs on the prices of their materials.

Mr. Kellam instructed Staff to notify the contractor that, as the tariff situation is in negotiations, the CDD does not intend to pay any increases due to tariffs until the tariffs are actually in effect. The opinion of the Board and District Engineer is that the contractor should order the materials quickly, if possible, as there should be no reason to delay ordering the materials.

B. District Engineer: Meridian Consulting Engineers, LLC

Mr. Lockwood stated, for Phase 1, what was turned over has been approved by the City. A few items for Phase 1 remain.

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

- **Property Insurance on Vertical Assets**

Mr. Kantarzhi stated that vertical assets are being evaluated to determine which ones need property insurance.

- **NEXT MEETING DATE: June 9, 2025 at 1:00 PM**

- **QUORUM CHECK**

The next meeting will be held on June 9, 2025, unless cancelled.

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**


No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kenny and seconded by Mr. Powers, with all in favor, the meeting adjourned at 1:37 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair