

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

The Board of Supervisors of the Terra Lago Community Development District held Public Hearings and a Regular Meeting on August 11, 2025 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

Present:

Josh Kellam	Chair
Tom Kenny	Vice Chair
Kevin Powers (via telephone)	Assistant Secretary
Jason Dugan	Assistant Secretary
David Powers	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Andrew Kantarzhi (via telephone)	Wrathell, Hunt and Associates, LLC
Chris Conti (via telephone)	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Danny Montoya (via telephone)	District Engineer
Pat Nolan	Village of Indiantown
Adam Carroll (via telephone)	Grow Garcia
Taryn Kryzda	
Mike Black (via telephone)	Florida Design Drilling, LLC
Rod Miller (via telephone)	Florida Design Drilling, LLC
Members of the Public	

The names of all attendees might not be included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 1:00 p.m. Supervisors Kenny, Kellam, Dugan and David Powers were present. Supervisor David Powers attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

- **Consideration of Change Order Number 2 for Injection Well System Improvements Contract between the District and Florida Design Drilling, LLC**

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

Mr. Dugan presented Change Order Number 2 for the Injection Well System Improvements Contract with Florida Design Drilling, LLC. This adds an additional scope of work, including installation and testing/monitoring wells related to the injection well project. There is a scope adding the construction of three wells and a scope for professional monitoring services.

Discussion ensued about the scopes and why the proposed services are necessary.

On MOTION by Mr. Powers and seconded by Mr. Dugan, with all in favor, Change Order Number 2 for Injection Well System Improvements Contract between the District and Florida Design Drilling, LLC, for installation of three wells and associated testing/monitoring, in a not-to-exceed amount of \$7,143,800, subject to Staff finalizing the contract and authorizing the Chair or Vice Chair to execute outside of a meeting, was approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-09, Amending Resolution 2025-06 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date

On MOTION by Mr. David Powers and seconded by Mr. Dugan, with all in favor, Resolution 2025-09, Amending Resolution 2025-06 to Reset the Date, Time, and Location of the Public Hearing Regarding Proposed Budget for Fiscal Year 2025/2026, Ratifying the Actions of the District Manager and Chairman in Resetting Such Public Hearing; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

- A. Affidavit of Publication**
- B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending**

September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Cerbone presented Resolution 2025-10. She 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.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kellam and seconded by Mr. Dugan, with all in favor, the Public Hearing was opened.

On MOTION by Mr. Kellam and seconded by Mr. David Powers, with all in favor, Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2026, Pursuant to Florida Law

- A. Affidavit of Publication**
- B. Mailed Notice to Property Owners**
- C. Consideration of Resolution 2025-11, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2025-11.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, the Public Hearing was opened.

No affected property owners or members of the public spoke.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, the Public Hearing was opened.

On MOTION by Mr. Kellam and seconded by Mr. David Powers, with all in favor, Resolution 2025-11, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Fiscal Year 2026 Budget Funding Agreement

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, Fiscal Year 2026 Budget Funding Agreement, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-12, Authorizing the Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date

On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, Resolution 2025-12, retroactive to January 1, 2024, Authorizing the Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents up to a maximum amount of \$194,999; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Authorization of Request for Qualifications (RFQ) for Design-Build Services for Reverse Osmosis Water Treatment Plant

- A. Public Notice
- B. Evaluation Criteria

Mr. Dugan discussed the RFQ and the Evaluation Criteria.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, authorizing Staff to prepare the RFQ Project Manual for Design-Build Services for the Reverse Osmosis Water Treatment Plant, determine due dates and to advertise, and the Evaluation Criteria, were approved.

NINTH ORDER OF BUSINESS

**Consideration of Change Order Number 2
for Injection Well System Improvements
Contract between the District and Florida
Design Drilling, LLC**

This item was addressed following the Second Order of Business.

TENTH ORDER OF BUSINESS

Discussion: District Engineering Services

A. Existing Construction Contracts

Mr. Dugan discussed issues with pay applications, invoices, grant processing, etc.

On MOTION by Mr. Kevin Powers and seconded by Mr. Kenny, with all in favor, terminating Meridian Consulting Engineers, LLC, without cause, and authorizing Staff to prepare and send the Notice of Termination with a 30-day termination provision, was approved.

B. Future Construction Contracts

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, authorizing Staff to advertise a Request for Qualifications for District Engineering Services utilizing the RFQ and Evaluation Criteria used for the first RFQ, was approved.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, authorizing Staff to seek an Interim District Engineer and prepare an Interim Engineering Services contract for presentation to the Chair by August 15, 2025, and authorizing the Chair to execute, was approved.

- **Authorization to Revise CDD Contracts to Reflect New Professional District Engineering Provider**

This item was an addition to the agenda.

On MOTION by Mr. David Powers and seconded by Mr. Dugan, with all in authorizing Staff to revise CDD contracts to reflect the new District Engineering Services provider, was approved.

ELEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Ms. Cerbone presented the Goal and Objectives Reporting for FY2026 and Performance Measures and Standards. It will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

MOTION by Mr. Dugan and seconded by Mr. David Powers with all in favor, the Goals and Objectives Reporting FY2026 and Performance Measures and Standards Reporting and Authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TWELFTH ORDER OF BUSINESS**Ratification Items**

- A. Field Management Agreement with Folio Association Management**
- B. WWTP GMP-D Administration Building between the District and Florida Design Drilling, LLC Amendment**
- C. Demand Note Agreement for GMP-D**
- D. Letter Agreement Regarding Advance Funding of Certain Construction Invoices GMP-E Pay Application No. E-5**
- E. Change Order Number 4 for Construction Contract with MJC for Village Wastewater System Improvements – Deductive Change Order Credit (to potentially be provided under separate cover)**

Change Order Number 4 was not considered.

On MOTION by Mr. David Powers and seconded by Mr. Dugan, with all in favor, Ratification Items 12A through 12D, as listed, were ratified.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS

**Approval of May 12, 2025 Regular Meeting
Minutes**

On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, the May 12, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Meridian Consulting Engineers, LLC

There were no District Counsel or District Engineer reports.

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

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Hard Copy Agendas vs Tablets**

This item was not addressed.

- **NEXT MEETING DATE: September 8, 2025 at 1:00 PM**
 - **QUORUM CHECK**

SIXTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. David Powers and seconded by Mr. Kellam, with all in favor, the meeting adjourned at 1:56 p.m.

TERRA LAGO CDD

August 11, 2025



Secretary/Assistant Secretary



Chair/Vice Chair

Assistant Secretary