MINUTES OF MEETING
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Terra Lago Community Development District held a Regular Meeting on September 8, 2025 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

Present:

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

Also present:

Cindy Cerbone (via telephone)	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Pat Nolan	Village of Indiantown
Taryn Kryzda	Village of Indiantown
Adam Carroll (via telephone)	Grow Garcia
Robert Higgins	Higgins Engineering and Surveying, LLC
Garry Gruber	Mock Roos

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

Mr. Kantarzhi called the meeting to order at 1:03 p.m. Supervisors Dugan, David Powers and Kevin Powers were present. Supervisors Kenny and Kellam attended via telephone.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondent(s)

Mr. Kantarzhi discussed the responses received from the respondents.

I. Higgins Engineering and Surveying, LLC

Mr. Robert Higgins discussed his firm's background, location, staffing, experience working with CDDs and qualifications.

Mr. Kellam noted that he worked with Mr. Higgins on another project.

II. Mock Roos

Mr. Garry Gruber discussed his firm's background, location, staffing, experience and qualifications.

D. Competitive Selection Criteria/Ranking

Regarding what services the new District Engineer will perform, District Counsel stated that the District Engineer will primarily serve the CDD in all general engineering but not necessarily project design, unless asked to do so. As it relates to construction, the District Engineer will review pay applications and perform other work.

A Board Member stated that the new District Engineer will replace Meridian Consulting Engineers, LLC, who is the current District Engineer.

Mr. Kantarzhi presented his Competitive Selection Criteria categories.

On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, completion of the Competitive Selection Criteria jointly scoring and ranking the respondents, was approved.

The Board Members jointly scored and ranked the respondents. The total scores, with the corresponding ranking, were as follows:

#1	Mock Roos	89 Points
#2	Higgins Engineering and Surveying, LLC	88 Points

On MOTION by Mr. Dugan and seconded by Mr. David Powers, with all in favor, the Board's joint scores and ranking of Mock Roos as the #1 ranked respondent to the RFQ for Engineering Services, with a score of 89 points; and ranking Higgins Engineering and Surveying, LLC as the #2 ranked respondent, with a score of 88, was approved.

E. Award of Contract

On MOTION by Mr. David Powers and seconded by Mr. Dugan, with all in favor, awarding the Engineering Services contract to Mock Roos, the #1 ranked respondent to the RFQ for Engineering Services, and authorizing Staff to engage Mock Roos, was approved.

FOURTH ORDER OF BUSINESS **Consideration of Landscape Maintenance Services Agreement between the District and HEMCO Landscape Services of Florida, Inc. (to potentially be provided under separate cover)**

Mr. Kantarzhi presented the Landscape Maintenance Services Agreement between the District and HEMCO Landscape Services of Florida, Inc.

Mr. Kellam asked about the $2 million insurance coverage requirement and asked if the Board can lower the requirement to $1 million. District Counsel stated the $2 million is not a State requirement but it is standard language; if the Board wants to lower the required insurance coverage amount for this Agreement, it can but doing so would essentially put a cap on the amount the CDD could hold the contractor accountable for.

Mr. Kellam expressed his support for lowering the required amount to $1 million. Another Board Member stated that $1 million is typical for other developments.

District Counsel will lower the insurance amount to $1 million.

Discussion ensued regarding the scope of the contract.

On MOTION by Mr. Kellam and seconded by Mr. Kevin Powers, with all in favor, the Landscape Maintenance Services Agreement between the District and HEMCO Landscape Services of Florida, Inc., was approved.

FIFTH ORDER OF BUSINESS **Consideration of Direct Collect Agreement between the District and Terra Lago, LLC, for Fiscal Year 2026**

District Counsel presented the Direct Collect Agreement between the District and Terra Lago, LLC, for Fiscal Year 2026, which enables the CDD to direct-collect the off-roll assessments from the Developer Terra Lago, LLC.

On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, the Direct Collect Agreement between the District and Terra Lago, LLC, for Fiscal Year 2026, was approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2025**

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

SEVENTH ORDER OF BUSINESS **Approval of August 11, 2025 Public Hearings and Regular Meeting Minutes**

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the August 11, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

- **Consideration of Change Order Florida Design Drilling, LLC Change Order Number 3 for the Reuse System for Incorporation of Treatment System and Change Order Number 4 for Removal of Equipment from Change Order Number 3**

  This item was an addition to the agenda.

District Counsel presented Change Order Number 3 from Florida Design Drilling, LLC for Incorporation of Treatment System to assist with the reuse system. This adds in the scope of that work and any work needed to incorporate the equipment into the contract. The total cost of the Change Order is approximately $746,000. There is an opportunity for sales tax savings so, in conjunction with this, Change Order Number 4 is proposed by District Counsel which would be to remove the costs of the equipment from the contract related to Change Order Number 3, which will enable the CDD to direct-purchase the equipment with its tax-exempt status; the savings would be approximately $38,000.

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, Florida Design Drilling, LLC Change Order Number 3 for the Reuse System for Incorporation of Treatment System and Change Order Number 4 for Removal of Equipment from Change Order Number 3, were approved.

District Counsel stated that the CDD is preparing for the second bond issuance related to development in Phase 1B.

B. District Engineer: Meridian Consulting Engineers, LLC

Mr. Kantarzhi stated that the District Engineer's firm name will be changed to Mock Roos, going forward.

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

- **Property Insurance on Vertical Assets**

This item is a reminder to secure property insurance once the CDD has vertical assets.

- **Form 1 Submission and Ethics Training**

Mr. Kantarzhi reminded the Board Members to complete the required four hours of ethics training by December 31, 2025.

- **Hard Copy Agendas vs Tablets**

The Board prefers tablets.

- **NEXT MEETING DATE: October 13, 2025 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be on October 13, 2025, unless canceled.

There will be a bid opening on October 6, 2025.

Mr. Kellam left the call at 1:30 p.m.

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

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kevin Powers and seconded by Mr. Dugan, with all in favor, the meeting adjourned at 1:35 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair