MINUTES OF MEETING
TERRA LAGO COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Terra Lago Community Development District held a Regular Meeting on March 11, 2026 at 9:30 a.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956.

Present:

Joshua Kellam	Chair
Tom Kenny	Vice Chair
Kevin Powers	Assistant Secretary
David Powers	Assistant Secretary
Jason Dugan	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Ryan Dugan	District Counsel
Garry Gruber	District Engineer
Pat Nolan	Village of Indiantown
Taryn Kryzda	Village of Indiantown
Jason Lee	Kimley-Horn

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

Ms. Cerbone called the meeting to order at 9:33 a.m.

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

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Discussion/Consideration of Design-Build Agreement between District and Florida Design-Drilling for Reverse Osmosis Water Treatment Plant (under separate cover)**

Ms. Cerbone noted that the Agreement is not on the iPad version of the agenda.

Mr. Dugan presented the Design-Build Agreement between the District and Florida Design-Drilling for Reverse Osmosis Water Treatment Plant. He recalled that the contract was awarded to Florida Design Drilling, LLC. Since then, negotiations have been underway. From the Agreement/Contract perspective, everything is finalized except the Design-Builder Fee of 10%; it is being negotiated to try to reduce that amount. The goal today is to approve the contract and authorize the Chair to engage in the final negotiations.

Discussion ensued regarding the scope of the project, negotiations on the costs and fees, subcontractors involved, meetings and workshops with the contractors over the next year, trying to expedite the project or some phases of the project, expectation for the project to be completed by the end of 2027, project timeline, and the current price of about $4,643,590 as opposed to the original approximate cost of $7,600,000 for nearly the same scope of work.

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the Design-Build Agreement between District and Florida Design-Drilling for Reverse Osmosis Water Treatment Plant, with a Design-Build Fee not to exceed 9%, subject to the Chair's further negotiations with the contractor, and authorizing the Chair to engage in the final negotiations, was approved.

FOURTH ORDER OF BUSINESS — **Consideration of Acceptance of Certificate of Substantial Completion for GMP-B for the WWTP Project**

Mr. Dugan presented the Certificate of Substantial Completion for GMP-B for the WWTP Project.

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the acceptance of the Certificate of Substantial Completion for GMP-B for the WWTP Project, was approved.

FIFTH ORDER OF BUSINESS — **Consideration of Acceptance of Certificate of Final Completion for GMP-B for the WWTP Project**

This item was deferred.

SIXTH ORDER OF BUSINESS — **Consideration of Bill of Sale from the CDD to the Village for GMP-B for the WWTP Project**

This item was deferred.

SEVENTH ORDER OF BUSINESS **Consideration/Ratification Items**

Mr. Gruber presented the following and noted that some items are already executed:

A. Second Amendment to District Engineering Agreement with MMHC for DIW Project (for purposes of professional services related to 4th testing well)

This item was executed and ready for ratification.

B. Change Order #3 to the DIW Construction Contract between the District and Florida Design Drilling, LLC

This item was executed and ready for ratification.

C. Change Order #3 to GMP-B for the WWTP Project (Final Balancing and Time Extension)

Change Order #3 is a deductive change order to remove the remaining costs that are not being charged by Florida Design Drilling, LLC, resulting in a deduction of about $32,000. It also allows a time extension of the final substantial completion date.

D. Change Order #__ to GMP-E for the WWTP Project (SDC for Holtz) (under separate cover)

This item was deferred.

E. GMP-E #2 for WWTP Project (under separate cover)

This item was deferred.

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the Second Amendment to District Engineering Agreement with MMHC for DIW Project for purposes of professional services related to 4th testing well and Change Order #3 to the DIW Construction Contract between the District and Florida Design Drilling, LLC, were ratified, and Change Order #3 to GMP-B for the WWTP Project for Final Balancing and a Time Extension, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-06, Designating a Registered Agent and Registered Office of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2026-06.

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, Resolution 2026-06, Designating Craig Wrathell as Registered Agent and Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, as Registered Office of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Amending and Restating Resolution 2025-12; Authorizing the Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date**

Ms. Cerbone presented Resolution 2026-07.

On MOTION by Mr. Kenny and seconded by Mr. David Powers, with all in favor, Resolution 2026-06, Resolution 2026-07, Amending and Restating Resolution 2025-12; Authorizing the Chairperson to Take the Necessary Actions to Award Certain Contracts, Agreements and Other Documents; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS **Consideration/Discussion: Performance Measures/Standards & Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

B. October 1, 2025 - September 30, 2026

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the Fiscal Year 2025 Goals and Objectives Reporting, was ratified; and the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of January 31, 2025**

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

TWELFTH ORDER OF BUSINESS **Approval of December 16, 2025 Regular Meeting Minutes**

On MOTION by Mr. Kellam and seconded by Mr. Kenny, with all in favor, the December 16, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Mock Roos & Associates, Inc

There were no District Counsel or District Engineer reports.

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**

Ms. Cerbone reminded the Board Members file Form 1 by July 1, 2026 and to complete the required four hours of ethics training by December 31, 2026.

- **NEXT MEETING DATE: April 13, 2026 at 1:00 PM**
  - **QUORUM CHECK**

The next meeting will be held on April 13, 2026, unless canceled.

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

Discussion ensued regarding a change to the PUD for the CDD involving the new commercial piece and whether the CDD boundaries will need to be amended due to acreage increasing.

Regarding the terms of office, Ms. Cerbone stated that Seats 1, 2, and 4 held by Mr. Kellam, Mr. Kenny, and Mr. David Powers, respectively, will be up for election at the November 3, 2026 Landowners' Election. The terms for Seats 3 and 5, held by Mr. Dugan and Mr. Kevin Powers, respectively, expire in November 2028.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Kenny and seconded by Mr. Kevin Powers, with all in favor, the meeting adjourned at 10:05 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair