



**TERRENO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 11, 2023  
9:00 A.M.**

Special District Services, Inc.  
27499 Riverview Center Boulevard, #253  
Bonita Springs, FL 33134

[www.terrenocdd.org](http://www.terrenocdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**TERRENO**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Golf Club of the Everglades  
8835 Vanderbilt Beach Road  
Naples, Florida 34120  
**REGULAR BOARD MEETING**  
September 11, 2023  
9:00 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. July 10, 2023 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2023-10 – Adopting a Fiscal Year 2022/2023 Amended Budget...Page 6
  - 2. Discussion Regarding a CDD/HOA Maintenance Agreement
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

**TERRENO COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING**

The Board of Supervisors ("**Board**") for the Terreno Community Development District ("**District**") will hold a Regular Board Meeting ("Meeting") on September 11, 2023, at 9:00 a.m. at the Golf Club of the Everglades located at 8835 Vanderbilt Beach Road, Naples, Florida 34120 for the purpose of considering any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager located at 2501A Burns Road, Palm Beach Gardens, Florida 33410, Ph: (561) 630-4922 ("**District Manager's Office**"), during normal business hours.

The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when Board Supervisors or District staff may participate by speaker telephone.

Any person requiring special accommodations at this Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michelle Krizen  
District Manager

**TERRENO COMMUNITY DEVELOPMENT DISTRICT**

**[www.terrenocdd.org](http://www.terrenocdd.org)**

**PUBLISH: NAPLES DAILY NEWS 09/01/23**

**TERRENO COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 10, 2023**

**A. CALL TO ORDER**

The July 10, 2023, Regular Board Meeting of the Terreno Community Development District (the “District”) was called to order at 9:01 a.m. at the Golf Club of the Everglades located at 8835 Vanderbilt Beach Road, Naples, Florida 34120.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *Naples Daily News* on June 20, 2023, and June 27, 2023, as legally required.

**C. ESTABLISH A QUORUM**

A quorum was established with the following Supervisors in attendance:

Vice Chairperson Laura Ray and Supervisors Naomi Robertson and Patrick Butler.

Also in attendance were District Manager Michelle Krizen of Special District Services, Inc.; District Counsel Alyssa Willson and Kate John of Kutak Rock; and Engineer Ryan Lorenz.

Also present was Drew Reiser.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. March 13, 2023, Regular Board Meeting**

The March 13, 2023, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously approving the March 13, 2023, Regular Board Meeting minutes, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented which showed that notice of the Public Hearing had been published in the *Naples Daily News* on June 20, 2023, and June 27, 2023, as legally required.

**2. Receive Public Comment on Fiscal Year 2023/2024 Final Budget**

There was no public comment on the Fiscal Year 2023/2024 Final Budget.

**3. Consider Resolution No. 2023-07 – Adopting a Fiscal Year 2023/2024 Final Budget**

Resolution No. 2023-07 was presented, entitled:

**RESOLUTION 2023-07**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2023-07, as presented.

**4. Consider Resolution No. 2023-08 – Adopting a Fiscal Year 2023/2024 Annual Assessment**

Resolution No. 2023-08 was presented, entitled:

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; 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. Willson requested confirmation that the notices to property owners were mailed out as presented. Ms. Krizen confirmed that the mailing was sent before the deadline date.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2023-08, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

**H. OLD BUSINESS**

There were no Old Business items to come before the Board.

**I. NEW BUSINESS**

**1. Consider Resolution No. 2023-09 – Adopting a Fiscal Year 2023/2024 Meeting Schedule**

Resolution No. 2023-09 was presented, entitled:

**RESOLUTION NO. 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2023-09, as presented.

**2. Consider Direct Collection of Special Assessments Agreement**

It was noted that Plat 1 was fully platted and Plat 2 was in the process with the plats being anticipated to be signed within the next 30 days.

A **motion** was made by Ms. Robertson, seconded by Ms. Ray and passed unanimously approving the Direction Collection of Special Assessments Agreement, as presented..

**3. Consider Agreement for Maintenance of Lakes and Preserve Areas Once Conveyed**

It was noted that this agreement only covers Phase 1 and will need to be amended and updated once platted.

A **motion** was made by Ms. Ray, seconded by Mr. Butler and passed unanimously approving the Agreement for Maintenance of Lakes and Preserve Areas, once conveyed..

**4. Consider Ratification of Requisition**

A **motion** was made by Ms. Ray, seconded by Mr. Butler and passed unanimously ratifying Requisition No. 1 in the amount of \$7,985,057.45 to Pulte Home Company LLC.

**J. ADMINISTRATIVE MATTERS**

It was noted that the next meeting was scheduled for August 14, 2023.

**K. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adjourning the meeting at 9:15 a.m.

**ATTESTED BY:**

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chair

**RESOLUTION NO. 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Terreno Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 11<sup>th</sup> day of September, 2023.

**ATTEST:**

**TERRENO  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# Terreno Community Development District

**Amended Final Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

# **CONTENTS**

- I        AMENDED FINAL OPERATING FUND BUDGET**
- II       AMENDED FINAL DEBT SERVICE FUND BUDGET**

**AMENDED FINAL BUDGET**  
**TERRENO COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 8/31/23
<b>REVENUES</b>			
O&M Assessments	0	0	0
Developer Contribution	87,875	105,000	90,412
Debt Assessments	0	0	0
Interest Income	0	380	347
<b>Total Revenues</b>	<b>\$ 87,875</b>	<b>\$ 105,380</b>	<b>\$ 90,759</b>
<b>EXPENDITURES</b>			
<b>Administrative Expenditures</b>			
Supervisor Fees	0	0	0
Engineering/Inspections	1,000	18,000	9,060
Miscellaneous Maintenance	1,000	0	0
Management	36,000	36,000	33,000
Legal	30,000	30,000	21,543
Assessment Roll	0	5,000	0
Audit Fees	0	3,200	3,200
Arbitrage Rebate Fee	0	0	0
Insurance	6,000	5,000	5,000
Legal Advertisements	7,500	7,500	5,997
Miscellaneous	1,500	500	229
Postage	200	550	501
Office Supplies	1,500	850	672
Dues & Subscriptions	175	175	175
Website Management & ADA Compliance	3,000	3,000	2,750
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
<b>Total Expenditures</b>	<b>\$ 87,875</b>	<b>\$ 109,775</b>	<b>\$ 82,127</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (4,395)</b>	<b>\$ 8,632</b>
Bond Payments	0	0	0
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ (4,395)</b>	<b>\$ 8,632</b>
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (4,395)</b>	<b>\$ 8,632</b>
Carryover From Prior Year	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (4,395)</b>	<b>\$ 8,632</b>

Fund Balance As Of 9/30/2022
Projected FY 2022/2023 Activity
Fund Balance As Of 9/30/2023

\$4,857
(\$4,395)
\$462

**AMENDED FINAL BUDGET**  
**TERRENO COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2022**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23</b>	<b>AMENDED FINAL BUDGET 10/1/22 - 9/30/23</b>	<b>YEAR TO DATE ACTUAL 10/1/22 - 8/31/23</b>
<b>REVENUES</b>			
Interest Income	0	5,000	4,295
NAV Assessment Collection	0	0	0
Bond Proceeds	0	349,939	349,939
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 354,939</b>	<b>\$ 354,234</b>
<b>EXPENDITURES</b>			
Principal Payments	0	0	0
Interest Payments	0	85,680	85,680
Bond Redemption	0	0	0
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 85,680</b>	<b>\$ 85,680</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 269,259</b>	<b>\$ 268,554</b>

FUND BALANCE AS OF 9/30/22	\$0
FY 2022/2023 ACTIVITY	\$269,259
FUND BALANCE AS OF 9/30/23	\$269,259

Notes

Reserve Fund Balance = \$264,259\*. Revenue Account Balance = \$5,000\*

November 2023 Interest Payment For \$202,925 To Be Developer Funded.

Capital Projects Bond Proceeds = \$7,710,061. Total Bond Proceeds = \$8,060,000.

FY 2022/2023 Cost Of Issuance = \$362,200.

Fiscal Year 2022/2023 Capital Outlays = \$7,303,702 (As Of 8-31-23).

\* Approximate Amounts

**Series 2023 Bond Information**

Original Par Amount =	\$8,060,000	Annual Principal Payments Due:
Interest Rate =	4.25% - 5.25%	May 1st
Issue Date =	February 2023	Annual Interest Payments Due:
Maturity Date =	May 2053	November 1st
Par Amount As Of 9/30/23 =	\$8,060,000	