



**TERRENO
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
FEBRUARY 9, 2026
9:00 A.M.**

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

www.terrenocdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TERRENO
COMMUNITY DEVELOPMENT DISTRICT
Terreno HOA
1975 Terreno Boulevard
Naples, Florida 34120
REGULAR BOARD MEETING
February 9, 2026
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. October 13, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Lake Bank Inspection Report.....Page 6
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn



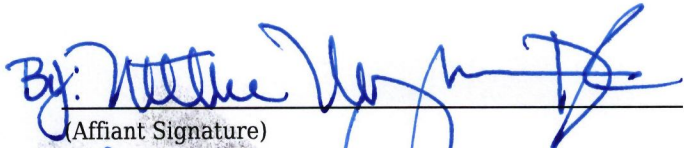
Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel
Collier County, Florida
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324
Phone: (239) 252-2646

Affidavit of Publication

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared Martha Vergara, who on oath says that he or she is a Deputy Clerk of the Circuit Court of Collier County, Florida; that the attached copy of advertisement, Terreno CDD - Notice of Regular Board Meeting of February 9, 2026 was published on the publicly accessible website <https://notices.collierclerk.com> as designated by Collier County, Florida on 01/30/2026 until 02/01/2026.

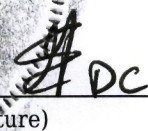
Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

By: 
(Affiant Signature)

Martha Vergara
(Affiant Printed Name)

Sworn to and subscribed before me this 02/02/2026

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller


(Deputy Clerk Signature)

Stephanie Martinez 2/2/26
(Deputy Clerk Printed Name) Date

**TERRENO COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING
(FEBRUARY 9, 2026)**

The Board of Supervisors ("**Board**") for the Terreno Community Development District ("**District**") will hold a Regular Board Meeting ("Meeting") on February 9, 2026, at 9:00 a.m. in the Terreno HOA located at 1975 Terreno Boulevard, 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.

Meetings may be cancelled from time to time without advertised notice.

Michelle Krizen
District Manager

TERRENO COMMUNITY DEVELOPMENT DISTRICT

www.terrenocdd.org

PUBLISH: COLLIER COUNTY WEBSITE: BEGINNING AT MIDNIGHT ON FRIDAY, 01/30/26 & EXPIRING AT MIDNIGHT ON SUNDAY, 02/01/26

**TERRENO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 13, 2025**

A. CALL TO ORDER

The October 13, 2025, Regular Board Meeting of the Terreno Community Development District (the “District”) was called to order at 9:00 a.m. in the offices of the Terreno HOA located at 1975 Terreno Boulevard, 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 October 3, 2025, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors in attendance:

Chairperson Scott Brooks, 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 of Kutak Rock (via phone); and District Engineer Ryan Lorenz of J.R. Evans Engineering, P.A.

D. ADDITIONS OR DELETION 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. August 11, 2025, Regular Board Meeting

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed August 11, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-06 was presented, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

The Preserve Maintenance line item will be increased an additional \$10,000 in case the Passarella invoice is overlapping fiscal years and the work was completed prior to October 1st.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adopting Resolution No. 2025-06, as amended.

2. Consider Resolution No. 2025-07 – Adopting Goals and Objectives Annual Report

Resolution No. 2025-07 was presented, entitled:

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Ms. Ray, seconded by Ms. Robertson and passed unanimously adopting Resolution No. 2025-07, as presented.

3. Consider Audit Renewal

A discussion ensued regarding the cost increasing annually and confirming that the costs were consistent with other firms. The Board would like to have an RFP completed with the next budget cycle but will extend the contract for one year to ensure that there is a firm in place to complete the required audits.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously approving the audit renewal, as presented.

4. Discussion Regarding Legal Advertising

There is an option in Collier County to publish legal advertisements on the County website as opposed to the newspaper. Online advertising would offer a cost savings as well as flexibility in the deadlines to post.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving publishing legal advertisements on the Collier County website, as presented.

5. Consider Acquisition and Requisition Number 5

A developer letter was presented in the amount of \$1,201,687.18 for Phase 3 Utilities and Stormwater Management System improvements. This exceeds the bond funds available and will preserve the right to future reimbursement when funds become available from reserves.

A **motion** was made by Ms. Robertson, seconded by Ms. Ray approving the acquisition and Requisition Number 5, as presented.

I. ADMINISTRATIVE MATTERS

The Board will not need to meet until February 9, 2026. The Lake Bank Inspection Report will be presented at that meeting. If items are ready for conveyance prior to that meeting, Mr. Brooks is authorized to execute with coordination from District staff.

J. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

K. ADJOURNMENT

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adjourning the meeting at 9:27 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

TERRENO AT VALENCIA GOLF & COUNTRY CLUB

LAKE BANK INSPECTION REPORT

FEBRUARY 2026

PREPARED FOR:

TERRENO COMMUNITY DEVELOPMENT DISTRICT
c/o SPECIAL DISTRICT SERVICES, INC.
2501A BURNS ROAD
PALM BEACH GARDENS, FL 33410

PREPARED BY:



9961 INTERSTATE COMMERCE DR., SUITE 230
FORT MYERS, FLORIDA 33913

JOSH R. EVANS, P.E.
FLORIDA LICENSE NO. 57436

OVERVIEW

In a continuing effort to monitor and report on the functionality of The Terreno Stormwater Management System (SWMS), an inspection of the SWMS was performed in December of 2025 and January of 2026. Inspections included field observations of accessible lake banks within the SWMS to determine the extent of existing stabilization and any areas of erosion. This report outlines the observations made and identifies areas of concern which need maintenance/repair, and any recommended additional inspections/monitoring.

GENERAL PROJECT INFORMATION

- Project Location: Terreno at Valencia Golf & Country Club, Collier County, FL
- SFWMD Master Permit No.: 11-105861-P
- Dates of Inspection:
 - Lake Banks: December, 2025 and January, 2026 (field observation by J.R. Evans Engineering, P.A.)

LAKE BANK INSPECTION

Field observation of the lakes within the Terreno SWMS was performed in December of 2025 and January of 2026. Lake stabilization consists of grassed shorelines at varying slopes.

Within the Terreno SWMS, there were areas of erosion noted on grassed shorelines, including areas of minor erosion that require maintenance/repair to prevent substantial erosion or failure and areas of extensive erosion that require immediate corrective action to remediate the shorelines. It is recommended that corrective action is taken to remediate shorelines identified as having “minor erosion” and “extensive erosion” within this report.

Included as Exhibit A to this report is an exhibit identifying the lake shorelines that were inspected, with color-coded identification to delineate shorelines that were satisfactory (green), shorelines with “minor erosion” (yellow) and shorelines with “extensive erosion” (red). Exhibit A also includes recommended solutions to shorelines with “extensive erosion” such as compacted fill and sod, or drainage improvements. The exhibit also identifies reference numbers for photographs which are included as Exhibit B in this report. Please note that in general, only photos of problem areas are included with this report and the photos were taken during the dry season.

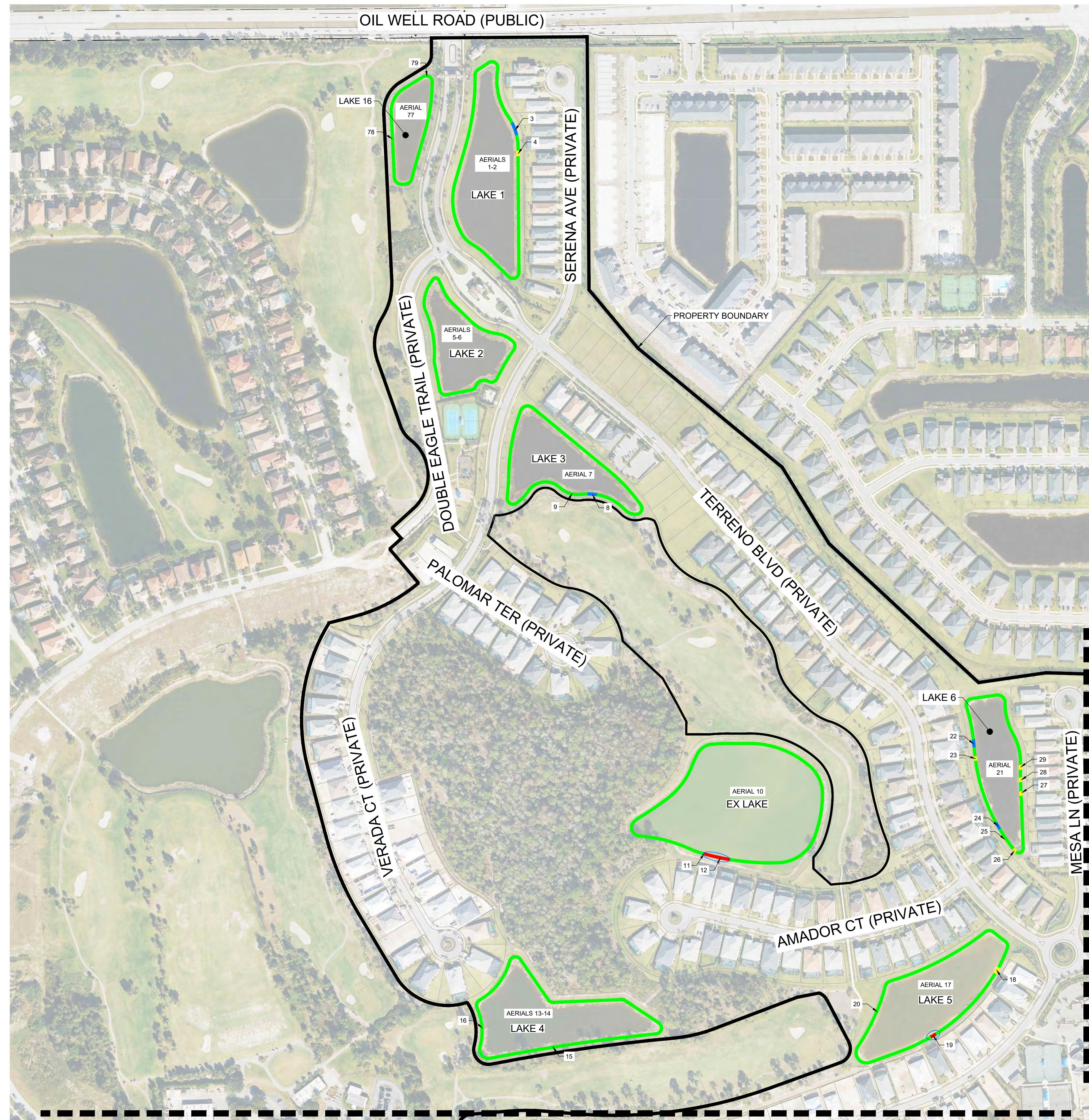
SUMMARY

It is also recommended that continuing inspections of The Terreno SWMS be performed to monitor the condition of the SWMS. A SWMS of this nature requires continuing maintenance to ensure functionality of the system, and inspections by a registered professional engineer are integral to identify problem areas and/or confirm that the system is functioning adequately.

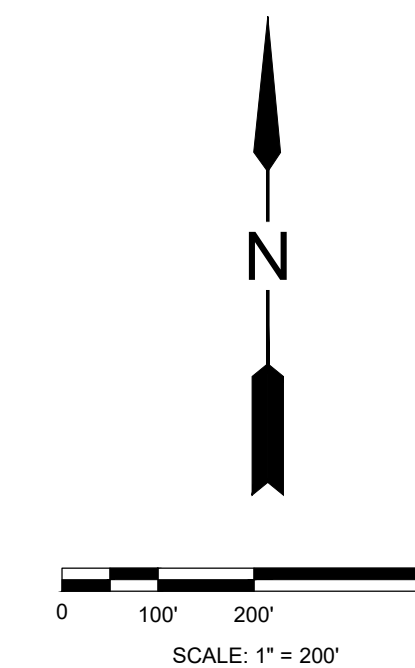
EXHIBIT A

LAKE SUMMARY AND IDENTIFICATION EXHIBIT





LEGEND	
—	EXTENSIVE EROSION
—	MINOR EROSION
—	SATISFACTORY
—	PREVIOUS REPAIR
↑	DRAINAGE IMPROVEMENTS REQUIRED
	FILL AND SOD REQUIRED



MATCH LINE (SEE SHEET 2 FOR CONTINUATION)

TERRENO CDD

TERRENO LAKE BANK INSPECTION EXHIBIT

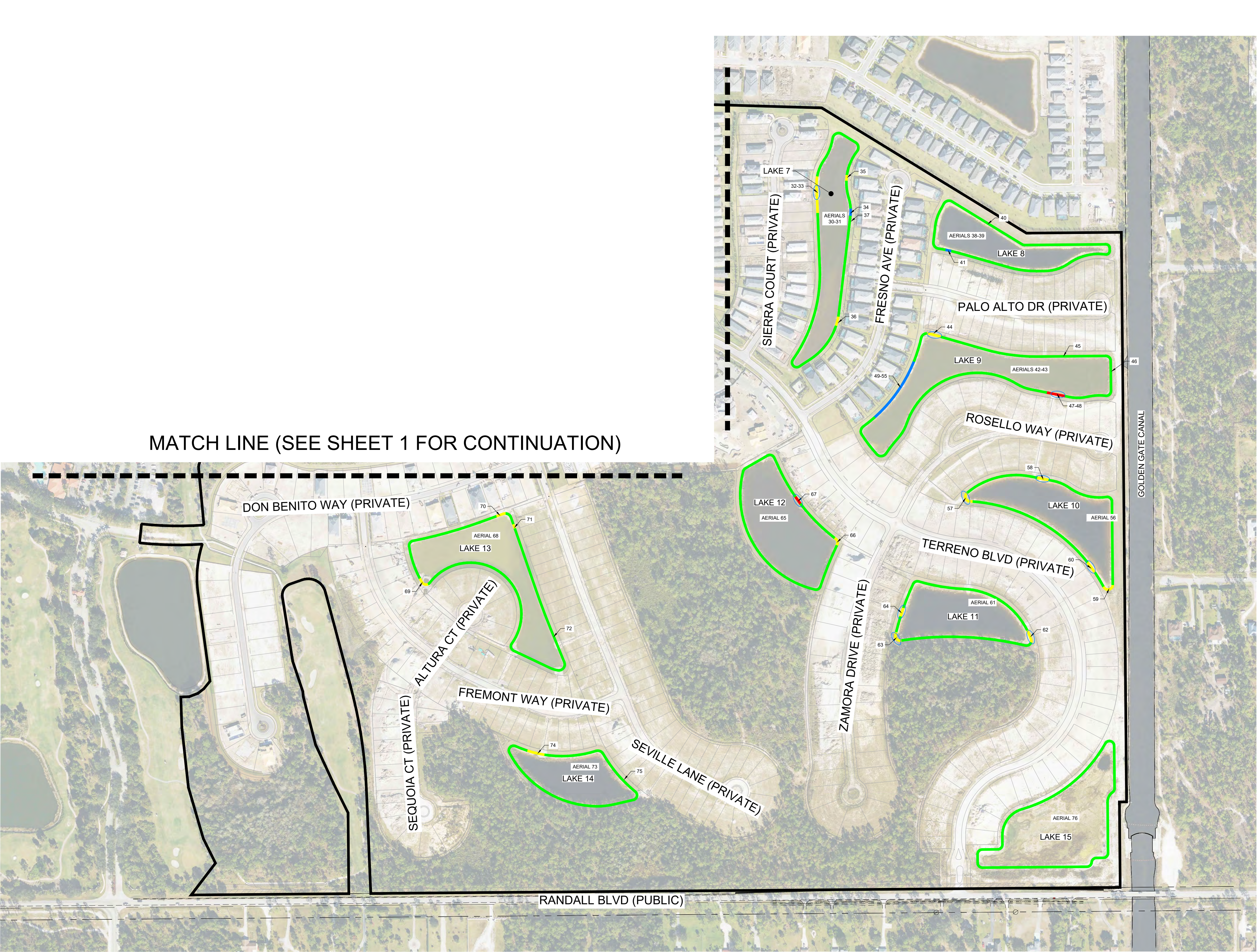


EXHIBIT B

LAKE PHOTOS



Lake 1 – Photo 1
Aerial view of lake (Facing South)



Lake 1 – Photo 2
Aerial view of lake (Facing North)



Lake 1 – Photo 3
2025 sod/fill repair.



Lake 1 – Photo 4
Minor erosion on the lake bank slope.



Lake 2 – Photo 5
Aerial view of lake (Facing South)



Lake 2 – Photo 6
Aerial view of lake (Facing North)



Lake 3 – Photo 7

Aerial view of lake (Facing Northeast)



Lake 3 – Photo 8

2025 Repair. Rip-Rap added.



Lake 3 – Photo 9

Overall satisfactory sod is preventing erosion.



EX Lake – Photo 10

Aerial view of lake (Facing West)



EX Lake – Photo 11

Extensive erosion on the lake slope.



EX Lake – Photo 12

Extensive erosion on the lake slope.



Lake 4 – Photo 13
Aerial view of lake (Facing South)



Lake 4 – Photo 14
Aerial view of lake (Facing West)



Lake 4 – Photo 15

Satisfactory sod is preventing erosion.



Lake 4 – Photo 16

Golf course drainage structure shown.



Lake 5 – Photo 17

Aerial view of the lake (Facing Northwest)



Lake 5 – Photo 18

Minor erosion on the lake slope.



Lake 5 – Photo 19

Extensive erosion on the lake slope.



Lake 5 – Photo 20

Satisfactory sod is preventing erosion.



Lake 6 – Photo 21

Aerial view of the lake (Facing Northeast)



Lake 6 – Photo 22

Minor erosion on the lake slope. 2025 sod/fill repair.



Lake 6 – Photo 23

Minor erosion on the lake slope. 2025 sod/fill repair.



Lake 6 – Photo 24

2025 sod/fill repair.



Lake 6 – Photo 25

Satisfactory sod is preventing erosion.



Lake 6 – Photo 26

Minor erosion on the lake slope.



Lake 6 – Photo 27

Minor erosion on the lake slope.



Lake 6 – Photo 28

Minor erosion on the lake slope.



Lake 6 – Photo 29

Minor erosion on the lake slope.



Lake 7 – Photo 30

Aerial view of the lake (Facing Southwest)



Lake 7 – Photo 31

Aerial view of the lake (Facing Northwest)



Lake 7 – Photo 32

Minor erosion on the lake slope. Home under construction.



Lake 7 – Photo 33

Minor erosion on the lake slope and inadequate sod. Home under construction.



Lake 7 – Photo 34

2025 sod/fill repair.



Lake 7 – Photo 35

Minor erosion on the lake slope.



Lake 7 – Photo 36

Minor erosion on the lake slope.



Lake 7 – Photo 37

Overall satisfactory sod is preventing erosion.



Lake 8 – Photo 38

Aerial view of the lake (Facing Northeast)



Lake 8 – Photo 39

Aerial view of the lake (Facing Northwest)



Lake 8 – Photo 40

Overall satisfactory sod is preventing erosion.



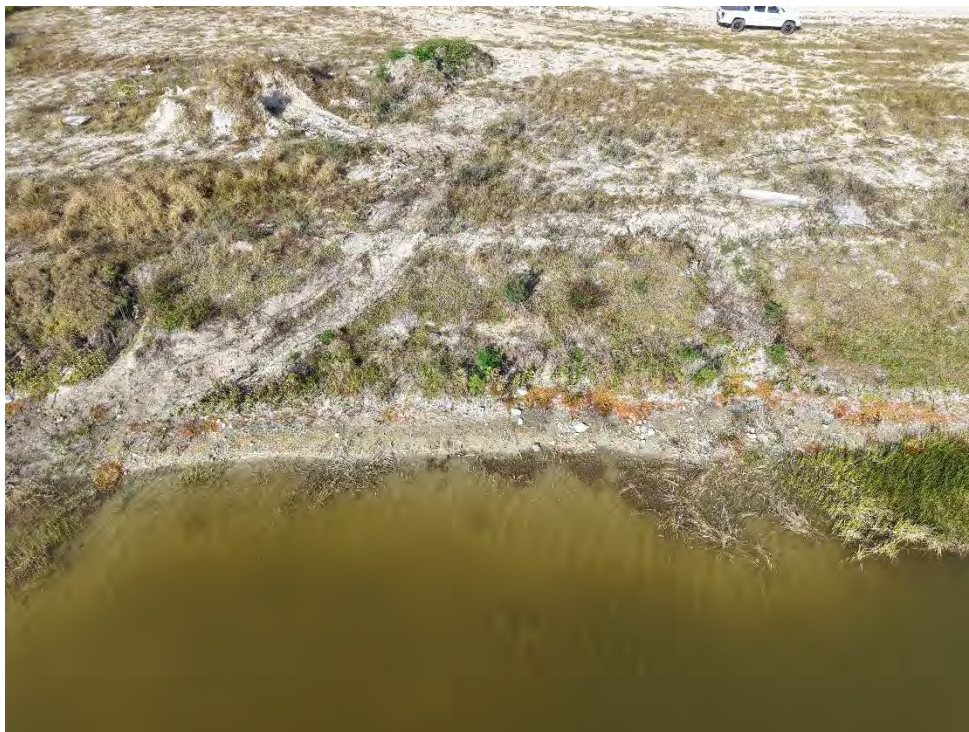
Lake 8 – Photo 41
2025 sod/fill repair.



Lake 9 – Photo 42
Aerial view of the lake (Facing South)



Lake 9 – Photo 43
Aerial view of the lake (Facing East)



Lake 9 – Photo 44
Future residential tract adjacent to lake bank. Additional sod required for stabilization.



Lake 9 – Photo 45

Overall satisfactory sod is preventing erosion.



Lake 9 – Photo 46

Control structure in good condition.



Lake 9 – Photo 47

Lake is adjacent to future residential construction. Lake bank disturbed by drainage installation.
Additional sod required for stabilization.



Lake 9 – Photo 48

Lake is adjacent to future residential construction. Extensive erosion on the lake slope.



Lake 9 – Photo 49

2025 sod/fill repair. Minor erosion on the lake slope.



Lake 9 – Photo 50

2025 sod/fill repair.



Lake 9 – Photo 51
2025 sod/fill repair.



Lake 9 – Photo 52
2025 sod/fill repair.



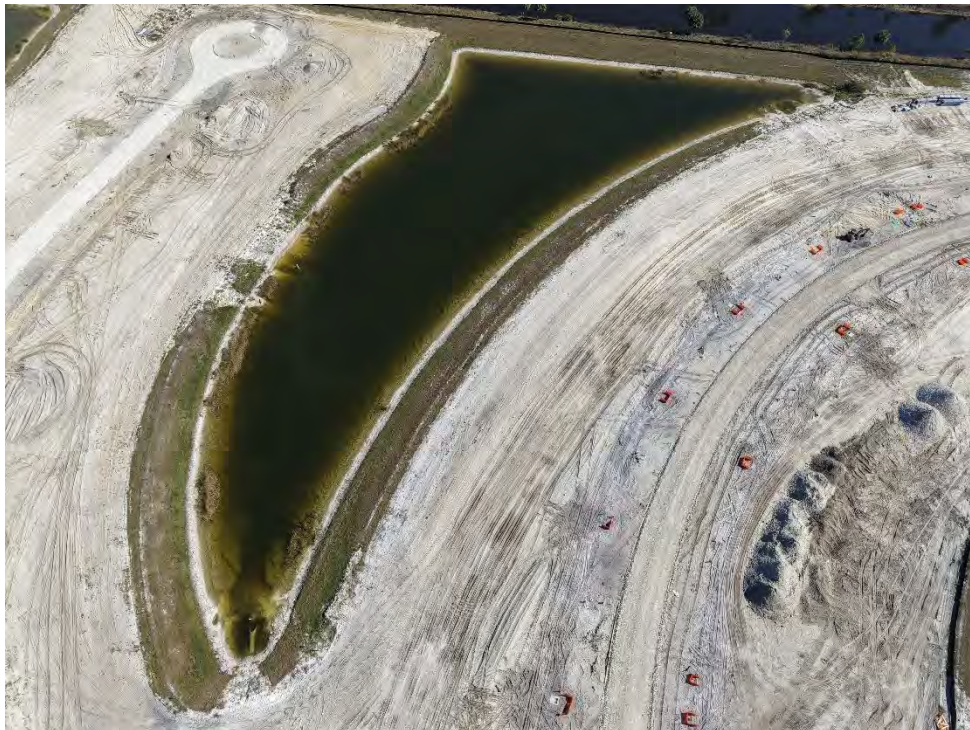
Lake 9 – Photo 53
2025 sod/fill repair.



Lake 9 – Photo 54
2025 sod/fill repair.



Lake 9 – Photo 55
2025 sod/fill repair.



Lake 10 – Photo 56
Aerial view of the lake (Facing East)



Lake 10 – Photo 57

Lake is adjacent to future residential construction. Lake bank disturbed by drainage installation.
Additional sod required for stabilization.



Lake 10 – Photo 58

Lake is adjacent to future residential construction. Lake bank disturbed by drainage installation.
Additional sod required for stabilization.



Lake 10 – Photo 59

Lake is located adjacent to future residential construction. Minor erosion on the lake slope.



Lake 10 – Photo 60

Lake is adjacent to future residential construction. Lake bank disturbed by drainage installation.
Additional sod required for stabilization.



Lake 11 – Photo 61
Aerial view of the lake (Facing South)



Lake 11 – Photo 62
Lake is adjacent to future residential construction. Lake bank disturbed by drainage installation.
Additional sod required for stabilization.



Lake 11 – Photo 63

Lake is adjacent to future residential construction. Lake bank disturbed by drainage installation.
Additional sod required for stabilization.



Lake 11 – Photo 64

Lake is located adjacent to future residential construction. Additional sod required for stabilization.



Lake 12 – Photo 65
Aerial view of the lake (Facing Southwest)



Lake 12 – Photo 66
Minor erosion on the lake slope.



Lake 12 – Photo 67

Lake is located adjacent to future residential construction. Lake bank disturbed due to installation of drainage run. Extensive erosion on the lake slope.



Lake 13 – Photo 68

Aerial view of the lake (Facing South)



Lake 13 – Photo 69

Minor erosion on the lake slope.



Lake 13 – Photo 70

Minor erosion on the lake slope.



Lake 13 – Photo 71

Minor erosion on the lake slope.



Lake 13 – Photo 72

Overall satisfactory sod is preventing erosion.



Lake 14 – Photo 73

Aerial view of the lake (Facing Southwest)



Lake 14 – Photo 74

Minor erosion on the lake slope.



Lake 14 – Photo 75

Overall satisfactory sod is preventing erosion.



Lake 15 – Photo 76

Lake located adjacent to future construction.



Lake 16 – Photo 77
Aerial view of lake (Facing East)



Lake 16 – Photo 78
Overall satisfactory sod is preventing erosion.



Lake 16 – Photo 79

Overall satisfactory sod is preventing erosion.