



**TERRENO
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
AUGUST 11, 2025
9:00 A.M.**

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

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AGENDA
TERRENO
COMMUNITY DEVELOPMENT DISTRICT
DiVosta Sales Center
1729 Terreno Boulevard
Naples, Florida 34120
REGULAR BOARD MEETING
August 11, 2025
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 14, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Approval of Requisition No. 2.....Page 6
- I. Administrative Matters
- J. Board Member Comments
- K. Adjourn

Publication Date
2025-08-04

Subcategory
Miscellaneous Notices

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 August 11, 2025, at 9:00 a.m. at the DiVosta Sales Center located at 1729 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 Managers 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 Managers 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 Managers 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

No.11528893 Aug. 4, 2025

**TERRENO COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 14, 2025**

A. CALL TO ORDER

The July 14, 2025, Regular Board Meeting of the Terreno Community Development District (the “District”) was called to order at 9:00 a.m. in the DiVosta Sales Center located at 1729 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 June 20, 2025, and June 27, 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 Supervisor 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 Josh Evans 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. March 10, 2025, Regular Board Meeting

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the minutes of the March 10, 2025, Regular Board Meeting, as presented.

Ms. Krizen then recessed the Regular Board Meeting and opened the Public Hearing.

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, 2025, and June 27, 2025, as legally required.

2. Receive Public Comment on Fiscal Year 2025/2026 Final Budget

There was a discussion and the engineering/inspections amount should be increased to \$25,000. An additional line item entitled “Pipe Inspections/Cleanings” should be created and funded at \$25,000. Postage should be \$250. The increases in these line items should be offset by the special projects line item.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously closing the Public Hearing and reconvening the Regular Board Meeting.

3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-03 was presented, entitled:

RESOLUTION 2025-03 [FY 2025/2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) 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.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2025-03, as amended.

4. Consider Resolution No. 2025-04 – Adopting Fiscal Year 2025/2026 Annual Assessment

Resolution No. 2025-04 was presented, entitled:

RESOLUTION 2025-04 [FY 2025/2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 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.

A **motion** was made by Mr. Brooks, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2025-04, in substantial form finalizing the assessment roll and to use the direct collection for Phase 4, if necessary.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TERRENO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was then made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adopting Resolution No. 2025-05, as presented.

2. Consider Preserve Conveyance and Letter Agreement

It was noted that the agreement has some details that need to be confirmed prior to execution.

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously approving the Preserve Conveyance and Letter Agreement, in substantial form, authorizing District Staff and the Chair to executed same once finalized.

J. ADMINISTRATIVE MATTERS

It was noted that the lake bank repairs had been completed and seem to be holding appropriately.

Ms. Willson indicated she was working with staff to formalize the water use for irrigation and the HOA assignment of easement.

The utility conveyance will be ready by approximately the next month.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

A **motion** was made by Ms. Ray, seconded by Mr. Brooks and passed unanimously adjourning the meeting at 9:22 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

**CONSIDER APPROVAL OF
REQUISITION NO. 2**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**