

**Terra Lago Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**  
<https://terralagocdd.net/>

June 1, 2026

Board of Supervisors  
Terra Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Terra Lago Community Development District will hold a Regular Meeting on June 8, 2026 at 1:00 p.m., at Indiantown Realty, 16654 S.W. Warfield Boulevard, Indiantown, Florida 34956. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-08, Approving Proposed Budget(s) for FY 2027; Setting a Public Hearing Thereon and Directing Publication; Addressing Transmittal and Posting Requirements; Addressing Severability and Effective Date
4. Consideration of Resolution 2026-09, Recognizing Satisfaction of Contributions for the 2025 Assessment Area One Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date
5. Consideration of Resolution 2026-10, Directing the Chairperson and District Staff to File a Petition with the Village of Indiantown, Florida, Requesting the Passage of an Ordinance Amending the District's Boundaries, and Authorizing Such Other Actions as Are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date
  - A. Consideration of Boundary Amendment Funding Agreement
6. Consideration of Resolution 2026-11, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
  - A. Amended Rules of Procedure
7. Consideration of Resolution 2026-12, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Amenity Rule, Policies, and Fees; and Providing an Effective Date

**ATTENDEES:**

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

**NOTE: Meeting Time**

- A. Amenity Facilities Rules, Policies, and Fees (*under separate cover*)
8. Consideration of Resolution 2026-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
9. Consideration of Acceptance of Certificate of Final Completion for GMP-B for the WWTP Project
10. Consideration of Bill of Sale from the CDD to the Village for GMP-B for the WWTP Project
11. Ratification Items
  - A. Kutak Rock LLP Amendment to Fee Agreement
  - B. HEMCO Landscape Services of Florida, Inc. Work Authorization Number 1 [Landscape and Irrigation Maintenance Agreement]
  - C. Garcia Development Company, LLC First Amendment to Personnel Leasing Agreement
12. Acceptance of Unaudited Financial Statements as of April 30, 2026
13. Approval of March 11, 2026 Regular Meeting Minutes
14. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Mock Roos & Associates, Inc.*
  - C. Property Manager: *Folio Management*
    - Site Observation Report
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Property Insurance on Vertical Assets
    - Form 1 Submission and Ethics Training
    - 151 Registered Voters in District as of April 15, 2026
    - UPCOMING MEETINGS
      - July 13, 2026 at 1:00 PM
      - August 10, 2026 at 1:00 PM

○ QUORUM CHECK

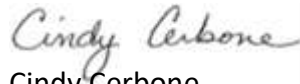
SEAT 1	JOSH KELLAM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TOM KENNY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JASON DUGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	DAVID POWERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KEVIN POWERS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*

15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,



Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 354 2519**