

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/>

August 3, 2026

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

Board of Supervisors
Terra Lago Community Development District

Dear Board Members:

The Board of Supervisors of the Terra Lago Community Development District will hold Public Hearings and a Regular Meeting on August 10, 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. Public Hearing on Adoption of Fiscal Year 2026/2027 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2026-14, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2026-15, Providing for Funding for the FY 2027 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
5. Consideration of Direct Collect Agreement FY 2027
6. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2026-16, Adopting Rules of Procedure; Providing a Severability Clause; and Providing an Effective Date
7. Public Hearings on Rules, Policies, and Fees Regarding Amenity Facilities

- A. Proofs/Affidavits of Publication
- B. Consideration of Resolution 2026-17, Adopting Amenities Rules and Policies, Amenity Rates and a Disciplinary and Enforcement Rule; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Resolution 2026-18, Ratifying the Actions of the District Manager in Redesignating the Date, Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date
9. Consideration of Bill of Sale from the CDD to the Village for GMP-B for the WWTP Project
10. Acceptance of Unaudited Financial Statements as of June 30, 2026
11. Approval of June 8, 2026 Regular Meeting Minutes
12. 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
 - UPCOMING MEETINGS
 - September 14, 2026 at 1:00 PM
 - October 12, 2026 at 1:00 PM
 - QUORUM CHECK

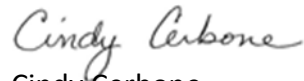
SEAT 1	JOSH KELLAM	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	TOM KENNY	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JASON DUGAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DAVID POWERS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	KEVIN POWERS	☐ IN PERSON	☐ PHONE	☐ NO
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
13. Board Members' Comments/Requests

14. Public Comments

15. 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