

**MINUTES OF MEETING
MEDITERRANEA
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Mediterranean Community Development District was held on Tuesday, August 19, 2025, at 11:30 a.m. at 4054 Woods Edge Circle, Riviera Beach, Florida.

Present and constituting a quorum were:

Michael Gyamfi
Arian Taylor
John Boehm
Rina Dalal

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Michael Pawelczyk
Bill Sundstrom

District Manager
District Counsel
Sundstrom & Mindlin, LLP

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called roll.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office - Seat #1 (11/2028) and Seat #5 (11/2026)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Consideration of Electing Officer(s)

Ms. Hinz Philippi: The next item would be organizational matters, consideration of appointment of Supervisor to the unexpired term of office for seat #1 and seat #5, and I guess we can wait on this item for now.

Mr. Pawelczyk: I think there was a request to move that to the end of the meeting.

Ms. Hinz Philippi: Yes, ok.

Mr. Gyamfi: Do I need to, or do we need to make a motion to move it?

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Ms. Hinz Philippi: No, we can just move it to the end.

Mr. Gyamfi: Ok.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the
June 13, 2025 Meeting**

Ms. Hinz Philippi: So, the next item would be approval of the minutes of the June 13, 2025 meeting. If you have any changes, please let me know, and if not a motion to approve would be in order.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, the Minutes of the June 13, 2025 Meeting were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing to Adopt the
Fiscal Year 2026 Budget**

A. Motion to Open the Public Hearing

Ms. Hinz Philippi: The next item would be public hearing to adopt the fiscal year 2026 budget, I need a motion to open the public hearing.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Hinz Philippi: So, we did present this budget before in June, and we did discuss it, so if you guys have any other comments or questions I can take those, and if not, I will move to public comments.

Mr. Gyamfi: It's pretty flat, right?

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: Rina, do you have any questions?

Ms. Dalal: No.

Ms. Hinz Philippi: So, did you have any comments on the budget? Did you see it on the website?

Ms. Dalal: No.

Ms. Hinz Philippi: Ok, well there is no increase so it's the same as last year.

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Ms. Dalal: Ok.

Ms. Hinz Philippi: Alright, so no public comment at this time.

C. Consideration of Resolution #2025-05 Annual Appropriation Resolution

Ms. Hinz Philippi: So, we can move to consideration of resolution #2025-05 annual appropriation resolution. This is a resolution for the Mediterranea Community Development District for the appropriation and adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026. I need a motion to approve.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, Resolution #2025-05 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-06 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi: The next item would be resolution #2025-06 and this resolution levies the Non Ad Valorem Maintenance Assessments for the general fund and adopts the assessment roll for the Mediterranea Community Development District. This is the O&M basically, the \$151,144.50, and this is one that we have an agreement with the Tax Collector who collects for us, and puts it on the tax roll, I just need a motion to approve.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, Resolution #2025-06 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi: I will need a motion to close the public hearing.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, closing the Public Hearing was approved.

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Ms. Hinz Philippi: The next item would be staff reports, attorney, Michael do you have anything for us today?

A. Attorney – Memorandum – 2025 Legislative Update

Mr. Pawelczyk: Well, the only thing on the agenda is the legislative memorandum. We prepare this every year annually for all of our Districts, and since we haven't met that's why you haven't seen this, we haven't met since June and this does come out at the end of June, beginning of July every year. There's really not much to report, I will briefly touch on it just because I know we don't want to spend a whole lot of time on it but, if you have any questions, take it home and look at it, just let us know we can get you copies of the legislation if you're interested in it or I can further explain it if you need me to. So, the first one creates a new public records exemption, and as you know there is already an exemption that exists for like police officers, fire fighters, judges, that kind of stuff where they can exempt their personal information, where they live, home address, phone number for them and their families. This expands that exemption to members of Congress, their families, certain individuals in the Governor's office, Attorney General's office, that kind of stuff. It doesn't impact you, as Special District Board officers, your information is not exempt unless you fit one of those categories, so it's just an additional public records exemption that's not going to have any impact on us going forward. Number two deals with investments by local governments that basically says, local governments cannot impose stricter bond rating requirements in their investment policies than that which are allowed by state law. So, this is to me, the reason this legislation came out is there were local governments investing in Israel bonds which are unrated, so certain local governments imposed stricter requirements and said, well we're not allowed, which you're allowed to invest in those at state level. We do not as CDDs invest in that kind of stuff because we just don't have enough money to go through those investment practices but, the reason this legislation was enacted was because of that, people saying, oh no, we can't invest in those Israel unrated bonds because of the conflicts between Israel and Palestine so it's a political reason that they did it, and the State of Florida came back and said, no you can't do that, if the state allows it, you have to allow it but, there's no reason, we just

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don't have that issue at a CDD level, of all the Districts we represent this is not an issue. It's in there, just to kind of point out to you as Board members that this kind of crazy stuff happens in state government. The third one deals with timelines and notice requirements if we were to adopt and enact rules, rules of procedure or rules governing the use of District property. Again, not much of an issue in Mediterranea, it could be if the CDD owned a clubhouse, and we had clubhouse rules, we would be doing that more often, it just imposes additional notice requirements, so that's not going to impact this District but, does impact some of our other ones. Number four is the stolen valor provision, and this if you're running for election as a CDD Board member or even a city commissioner, and you falsely claim you are a veteran, you're dressing up like a veteran, that kind of stuff and making these false statements, now the Commission on Ethics can find you in violation of the ethics laws, and pursue you that way and fine you accordingly, which kind of makes sense because that person would be basically lying, falsely claiming false items. The fifth item deals with plat approval, and again, this isn't going to impact you at all, just for those of you who are involved in watching what the City of Riveria Beach does in terms of plats, now plats no longer have to be approved by the city, they can be approved by the Planning and Zoning Board. The reason is by the time the plat gets to the city commission, the project has already been approved, all the other permitting approvals have already gone through, now the city commission can't hold up plat approval just because they want to. So, that was just legislation there, and if the city has already approved the project, you need to approve the plat, that's kind of the state's way of saying it. The last one deals with public construction, and the only impact here, there's two items that deal with this legislation, the first one has nothing to do with the CDD but, you as residents, and this would depend on if your covenants permit this for your HOA, the City of Riviera Beach, and other cities, can't impose stricter requirements for the installation of synthetic turf, which are already at the state level because the state is trying to promote using less water for irrigation but, that would depend on if your covenants allow synthetic turf, but if they did allow it, the City of Riviera Beach can't impose stricter requirements than which are already at the state level. The second item which could pertain to the CDD deals with change orders, and change orders that are presented to local government by contractors. Let's say we

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have a drainage project we're working on here, the contractor comes in and submits a change order that necessitated due to a change of conditions, and no one knew about it at the time the contract was signed, like they have to move a pipe or something that they didn't know was there. Well the CDD, or the cities, or whoever, have to respond to that change order within 35 days, so they impose a requirement to keep the project moving, not leave the contractor out there hanging on a particular item and also helps eliminate delay anything the contractor would have for delay by the local government in not considering the change order. Again, that's not going to happen here but, it could, so basically if there's a change order, we only meet 4 times a year, it's a change order the Board needs to consider, we might have to hold a special meeting for you all to consider that change order to pay that contractor an extra \$25,000 to move the pipe for instance. So, I think that's good legislation it just keeps any infrastructure projects moving along, that's all I have, and sorry I took as long as I did but, if you have any questions, let me know.

Ms. Hinz Philippi: Thank you Michael.

B. Engineer

Ms. Hinz Philippi: Alright, we have Bill now with us on the phone, so Bill, we're going to go to your item in a little bit, ok?

Mr. Sundstrom: Sure.

Ms. Hinz Philippi: So, nothing under the engineer to report.

C. Manager

1) Consideration of Proposed Fiscal Year 2026 Meeting Schedule

Ms. Hinz Philippi: Under manager, we have consideration of the proposed fiscal year 2026 meeting schedule. Again, we just do one advertisement so it's cheaper for us, and then we have the dates so whenever we need it, we have the dates already for the next fiscal year, and if you guys see any dates that are not good for you, let me know, and if not, a motion to approve would be in order.

Ms. Taylor: I won't be here January 6th.

Ms. Hinz Philippi: Ok, and we usually only meet in March or April to propose the budget, so I don't think we're going to have a problem with that.

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Ms. Taylor: Ok.

Mr. Pawelczyk: You could remove it if you wanted to.

Ms. Hinz Philippi: Yes, we can just take it off.

Mr. Pawelczyk: And not meet in January, I mean it is kind of close to the New Year but, it's up to you.

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: So, you can either move to approve the schedule as-is or move to approve the schedule removing January 6th as the meeting date, unless there's anything else you want to do.

Mr. Gyamfi: And the 4th is not an election day, right, November 4th?

Mr. Pawelczyk: I think it's November 11th, it's the second Tuesday of the month.

Ms. Hinz Philippi: Yes.

Mr. Pawelczyk: Actually, I have it, it is election day, the first Tuesday of the month because the 11th is Veterans Day.

Mr. Gyamfi: So the 4th is election day, so we may have to remove that one, remove it or cancel it.

Ms. Hinz Philippi: Ok, so we could, because when we approve the proposed budget, we need to have 60 days.

Mr. Pawelczyk: I think you can remove it.

Ms. Hinz Philippi: Yes, so probably we can just remove November and January and leave the other dates just in case if we need them.

Mr. Pawelczyk: If you happen to need another meeting, you would just authorize a special meeting, and it's a little bit of an extra expense but, the likely of needed another meeting is very slim.

Mr. Gyamfi: Ok, so I make a motion to approve the meeting schedule with the changes to remove November 4th and January 6th.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule as amended removing the dates of November 4th and January 6th was approved.

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2) Consideration of 2025 Performance Measures and Standards as Required by Florida Statute 189.0694

Ms. Hinz Philippi: The next item would be consideration of the 2025 performance measures and standards as required by Florida Statute 189.0694. This one is the gold standard and it's measures that we already do, like advertising the meetings, publication of the meetings, agendas, everything that we already do, and we put it in to go to make it easier for us to review when we have to review and then we say yes we met those measures or no we did meet those measures. So, like notice of the meetings, and so forth.

Mr. Pawelczyk: And obviously you want to set goals you can achieve, so since there's not much that this District is involved in, I think this is a, and correct me if I'm wrong Andressa but, this is kind of a basic performance goals and standards to comply with the terms of the new Statute, which by the way there was a bill of legislature to remove this ridiculous requirement, it just didn't get out of the commitment, so I can see that coming back because I think they're seeing that it's really kind of a waste of time, it's a waste of resources. We're already doing what we're supposed to do, why do you need to make us add these check lists, especially, it's not just CDD, it's like local governments, and like your Hospital Districts, now your Hospital Districts and your Water Management Districts, maybe they should do it because they have a lot more going on than what you have in your community. Even if you had a District that had all these recreational properties and it was a large District with a clubhouse, and owned all the roadways and owned everything, even then, we don't need these performance goals and standards. So, I think this is eventually going to get removed so, this just allows you to comply with the statutory requirements. In the future, if you wanted to add something for next year, we can always add something, we can change it if you think of a goal that you would want to achieve for that next year, that's when you would add it, otherwise, it would just be a motion to adopt the 2025 performance measures and standards as-is.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, accepting the 2025 Performance Measures and Standards as required by Florida Statute 189.0694 was approved.

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3) Form 1 Financial Disclosure Due July 1, 2025 – *everyone has filed*

4) Reminder to Complete Annual Ethics Training by December 31, 2025

Ms. Hinz Philippi: Alright, the next item would be Form 1, everybody has filed, so you're good with that, you don't have to worry about getting any fines. Also, I just need to remind you to complete your annual ethics training, remember you have to finish that by December 31st. I think we did send you guys the links for the free ones for the training but, if you would like to get it again we can send that to you just a reminder. It's self-reported so whenever you get it, just make a note that you did it and next year when you file your Form 1s you just click on the box that says I have completed my training and that's it.

Mr. Pawelczyk: Yes, we sent that email on June 13th but, we'll resend it just so you have it, you don't have to look for it, it will only take me two seconds to send you all that again.

5) Consideration of Draft Letter to The Palm Beach Health Department – Riviera Beach Utility Special District

Ms. Hinz Philippi: Alright, so the next item would be consideration of the draft letter that Bill prepared to send to The Palm Beach Health Department, and Bill I'm going to turn this towards the Board so you can explain a little bit of what we're trying to accomplish here.

Mr. Sundstrom: Alright, are you ready?

Ms. Hinz Philippi: Yes.

Mr. Sundstrom: Ok, so I'm Bill Sundstrom, I practice exclusively with waste water and utility law and finance since the late 1970s when I was counsel of the Florida Public Service Commission, and Andressa's firm has asked me on occasion to take a look at a situation that was a problem. Andressa, I'm going to do a little turn on you here because unfortunately I think your invite to this meeting caused me to do some homework in order to be prepared. I have some thoughts for the Board, and I'm not going to address the letter without addressing a little bit of history for the benefit of the Board. In April of 2021 the CDD contacted me to say that it has a problem with the City of Riviera Beach Special District in the turnover of the phase two water and wastewater lines, facilities, and pump stations to the city, notwithstanding the fact that the CDD and the developer had done

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everything that was needed to be done to complete that turnover. The problem was or is that if the city does not accept the water and sewer utility systems than it can say we don't own them and therefore, we don't have to maintain them. The city special attorney, a gentleman named Malcolm Cunningham, had made some pretty spectacular proposals to the developer which involved the payment of a substantial amount of money to do what the city would be otherwise obligated to do or nothing. So, after examining the situation at length I said to the developer of the CDD, I believe that e-facto that the city or the city utility Special District, I mean the same thing. That the city have operational control and ownership of the facilities it was collecting revenue at the same customer rate as anybody else to the city. For your information, a typical utility configuration, financially about 15% of revenue goes to debt service and capital improvements, about 25% goes to operation and maintenance, and about 25% goes to administration, billing, collection, and that sort of thing. So, you're paying 100% rate but, you're not getting the benefit of an operation and maintenance of the system, so I recommended that the District either force the city to take title to it or if they said they didn't own it, then you could under Florida Law abandon it, and by abandoning it would cause local general purpose government to wind up taking it anyway. So, I spent some time going back and forth with the city over this and finally, in December of 2022, after all of that folderol, I traveled to West Palm Beach and met with the special city attorney and brought in an engineer who was the former chief of Palm Beach County's overall utility system and we tried to hammer out a situation instead of going to court, and I left that meeting thinking that we would wind up putting \$100,000 into escrow for 2 years to cover any defense that came up, I'm sorry that's what I thought the city attorney wanted. After consulting with the District management, we made an offer of \$50,000 for 2 years to cover anything that might go wrong. The city came back with \$340,000, take it or leave it for 2 years but, that 2 year period has now burned off and the objective here is to find a way to get the city to acknowledge that it has the operation and maintenance of that system because sooner or later anything built by man can and will break. So, that's the problem, so Paul Winkeljohn and I discussed the situation and said what do we do short of an expensive litigation over such a minor matter but, makes the city accept it to shift responsibilities for this line and the facilities and we thought about the fact that the Palm Beach County Health Department has basic overall jurisdiction and

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maybe a complaint to the Health Department would do it but, Andressa, as I said, that caused for me to do my homework, and I'm wondering if there might be a better solution, and the better solution would be for me to go back to Mr. Cunningham and say, listen, you agreed to accept a 2 year surety which would have burned off by now, relative to any back or late fee in the system, that's over with, why don't we pay you a reasonable amount of money for your time and effort into this thing, and you accept the bill of sale and accept the ownership responsibilities and I'm thinking something like \$10,000, just to get it over with. I realize at this point that because of the passage of time that I didn't realize that the whole surety period had already expired, I'm thinking that we should readdress this thing and rather than fire the bullet to the Health Department, which at the end of the day we'll avoid a lot of hard feelings and we can go back and try the velvet glove approach and see if we can get out of this thing a little bit easier, so that's what I'm thinking at this moment.

Ms. Hinz Philippi: Alright, thank you Bill, and thank you for the history for the Board and let's see what their opinions are but, I just want to update them why this was brought up now. We had a problem with one resident that had a backup and he reached out to us. Well, first he reached out to the city and they told him, oh this is a CDD problem, so then he reached out to me, and then I reached out to Bill.

Ms. Taylor: That's the house that's up front?

Ms. Hinz Philippi: It's a single family house, I can get the address for you later but, he said that he has like a townhouse and then he bought a single family home, and that's the one that backed up and his neighbor also had like the roots of the tree went into the system and both houses. So, he called us and asked for help, of course, we did give him help because we don't want the residents with backups in the sewer in their house, so we did what we had to do and then I reached out to Bill because that's not right, everybody here is paying the fee to the city, and then the CDD had to go and do maintenance on things the city should be doing.

Ms. Taylor: So, about that, we assumed the responsibility, what's the legal implication of that?

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Mr. Pawelczyk: We took care of this home, so all of the neighbors in the wouldn't back up due to the city's failure to do what they're supposed to do, which you're already paying for as a utility customer.

Ms. Taylor: But by taking care of it, don't we affectively say that ok this is our responsibility?

Mr. Pawelczyk: No, absolutely not.

Mr. Gyamfi: There was something like the homeowner paid it and you reimburse him.

Ms. Hinz Philippi: Well no, he paid his part, the backup on his house, and then he reached out to us to see what was happening, and just the cleaning up of this part was not working and then when the city said no, this is the CDD, we did reach out at that point because we wanted to take care of it because I didn't wait for this discussion because it would have taken too long to reconcile.

Ms. Taylor: Well, did we reimburse the homeowner?

Ms. Hinz Philippi: No, not for his part.

Ms. Taylor: Ok.

Mr. Pawelczyk: We just pay for, I think there was a separate invoice that's in your backup for the CDD part.

Ms. Hinz Philippi: Yes, our engineer came and took a look at it.

Mr. Pawelczyk: The engineer was also, correct me if I'm wrong, was concerned by failure to take any action immediately it wouldn't have been just this guy's house that could back up, it could affect that whole area.

Mr. Gyamfi: And going back to what we were talking about before, is there a way to determine if that's a part of phase 1 or phase 2?

Mr. Pawelczyk: Well, I don't know which one is phase 1 and phase 2 but, this one is like on the east end of the property by I-95.

Mr. Gyamfi: Because I know phase 1 was accepted by the city. So, the approach is to go to Mr. Cunningham to say hey, the 2 year period expired, and I know we offered \$100,000 and I know we were holding that back but, what about the \$340,000, just in case, did we have that?

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Mr. Pawelczyk: I think you didn't have the money, you said you couldn't put it in escrow, you'd have to borrow money.

Mr. Gyamfi: In order to do that, ok. So, we can at least say that \$100,000 that we offered we held back in escrow for the 2-year period, right?

Ms. Hinz Philippi: Yes, we have that.

Mr. Gyamfi: So, now the 2-year period has expired and we still held on to that money.

Ms. Hinz Phlippi: Yes.

Mr. Pawelczyk: We paid \$2,700 for the fence.

Mr. Gyamfi: But it would stay there because it past the 2-year period.

Mr. Pawelczyk: I think what Bill is asking is for your consensus to allow him to go negotiate with the city to effectuate the final acceptance of the system by the city, and authorize make payment to the city of an amount not to exceed \$10,000, and if the city comes back with something else, then he would just have to bring it back to the next Board meeting, that's all.

Ms. Hinz Philippi: Yes.

Mr. Gyamfi: But could we say that we do not want to go more than \$10,000 and if the city rejects it then we go and escalate, could we use that in the motion?

Mr. Pawelczyk: You could but I think you're just asking counsel to do what he needs to do, you're not going to authorize him to file a lawsuit without going to a meeting and I'm only saying that, and I'm going to let Bill speak because he's the lawyer on this but, he's not going to know what he should do until such time as he has this meeting.

Mr. Gyamfi: You're right.

Mr. Pawelczyk: Because you don't know how the city is going to react, maybe they finally have people in there who can make a good decision. That's kind of the way I look at it, you know, before we thought we had a deal and then something happened inbetween Bill's meeting and us ready to sign the deal that made it not work, and we don't know what that is, I think we'd just be speculating, and I think Bill just needs direction to move forward as he's requesting.

Ms. Hinz Philippi: Yes, and first of all, everybody is paying the same rate that a lot of people in the city are paying, you shouldn't have to give them any more than that in my

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opinion because they are collecting that, if they don't want it, they can give the city what they are collecting.

Ms. Taylor: Can counsel explain to me why this recommendation is that we offer no more than \$10,000, why offer anything at all?

Ms. Hinz Philippi: I think his point is, he's going to say, oh you guys wanted \$340,000 for 2 years of assurance that this in not going to break, your 2 years are past, more than 2 years are past, and nothing happened, so take this for your troubles, I'm offering you \$10,000.

Mr. Pawelczyk: That will cover the costs of Mr. Cunningham, as special counsel, that the city had to pay, maybe the city might want to be made whole, even though they shouldn't because it's their residents, or it's you all that are impacted by this, so that just gives Mr. Sundstrom the ability to try to finalize this.

Ms. Hinz Philippi: So, Bill, do you want to give a little bit more of your thoughts here?

Mr. Gyamfi: So, Mr. Cunningham is not an employee of the city the city hired him?

Mr. Pawelczyk: I believe he's special counsel, he's done work for the city over the last probably several decades and I think he may have been a former city commissioner, so he's actively involved in city matters but, I think he's paid as special counsel.

Mr. Gyamfi: Ok.

Mr. Pawelczyk: He might have been the former city attorney.

Mr. Gyamfi: And usually city attorney's is under which department, is that the city manager?

Mr. Pawelczyk: Or it's directly the city commission under the charter.

Mr. Gyamfi: The Board, right.

Mr. Pawelczyk: But like I said, he's not the city attorney, he's just retained by the city attorney at the time, and it's our understanding to counsel and advise on this issue.

Mr. Gyamfi: Ok.

Mr. Pawelczyk: Everything I'm saying is correct, right Bill?

Mr. Sundstrom: Yes, he was retained long before I was on the scene.

Mr. Pawelczyk: Correct.

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Mr. Sundstrom: So, the problem is if you go before the city council or try to bring this to the city council, they're going to revert back to the manager or the attorney. I could advise you for example escrow 25% of your utility bills, this will calm it down, and say we'll hold back 25% which is what you should be paying for operation and maintenance until such time as we settle this thing and they would say, well no, we're going to start just turning off your water meters and the bottom line is sooner or later you're going to wind up in court and I view litigation as expensive, time consuming, heart breaking, I think that's the last thing you want to do, especially over a matter like this and I'm trying my best to keep you out of court. So, my thought is, let's see if we can get this matter resolved and the District can have this matter behind it, I don't know if you can see me or not, but if you can, you can see that I've been doing this a long, long time and I'm not going to do it forever and this is one file I'd like to get closed before I close up my shop.

Mr. Pawelczyk: And I think Bill kind of threw out ideas that he can possibly negotiate a deal and say, city, you'll hold 25% of the utility fees you're collecting from phase 2 in Mediterranea, hold that, because you're not spending it, the CDD has been. So, I think you just need to give him the opportunity, and Bill correct me if I'm wrong, you need to give him the opportunity to move forward and try to negotiate something with the city and if it's anything other than us signing any bills of sale over to the city, then it could always come back to this Board at a meeting, or a special meeting, to have the final decision on that. So, this isn't something that's going to happen overnight because a city is involved, it just takes time but, I think Bill just needs to be authorized to go ahead and talk to them.

Mr. Sundstrom: Yes, I'd like to give it one more old college try, I really would.

Ms. Taylor: I have a request, in this meeting depending on how it goes I'm also a member of the HOA Board and depending on how it goes, of course, but I would like you to let the representative know that the homeowners are interested in this issue and they are willing to take a stand publicly on it if it comes to that. So, you can apply that pressure and let him know that.

Mr. Gyamfi: The HOA Board represents 660 registered voters but, the thing that gets me is, 25% of our water bill, they just basically are taking it for profit.

Ms. Taylor: Yes.

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Mr. Pawelczyk: Well, and frankly, and Bill has done this a long time, and I worked for a city but, I do know cities depend on water and sewer revenue to fund their budget, so it is profit, water and sewer is very profitable for the city. Now, most of the time they're keeping that 25% behind and they have a capital program because they're using your water and sewer fees to upgrade your infrastructure or add infrastructure to the system but, the maintenance part, I mean lived in my house 30 years and I've never had anybody even near my street for water and sewer, and I'm sure they're coming out doing something to the lines but, they are making money on your water bill, sewer, utility fee.

Mr. Gyamfi: And I get that but, we've already approved the bond measure to build a new water pipe, and I guess where I'm coming from is, like they have to take it, it's not about capital projects, we agreed to a bond measure for the capital project which is the new water plant, so it's almost like take it or if it goes down it's going to be more expensive.

Mr. Pawelczyk: Well, they were supposed to take it when the developers did the development order for this project, that was the whole plan, we'll build it, and when it's done we give it to you, and the city certified that it was complete, we had engineers certify that it was complete and the city said, oh no wait, we're changing the deal, and the problem is now it's CDD and that was the deal between the developer and the city, so I think we're relying on Bill's expertise as a utility expert at this point, he's been doing it a long time and I think that's what you need to do is give him that go ahead and maybe he'll have to report back to us and see how he's done and whether or not we need to actively let the residents start going to commission meetings in full to push this amongst the commissioners but, right now the commission probably doesn't know anything about it, or if they do, they've forgotten about it, so they don't know the details, they're not going to care until it's presented to them. I mean, it's just kind of the nature of the beast, you just don't know until it gets put before the commission.

Ms. Taylor: Are we ready to make the motion?

Mr. Gyamfi: I make a motion to give Bill authority to negotiate on behalf of the CDD a resolution to phase 2 title transfer, is that the right way to state it?

Mr. Pawelczyk: Yes, that's sufficient.

Ms. Hinz Philippi: And not to exceed \$10,000 at this point?

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Mr. Sundstrom: I think all we need at this point is just the motion, and let me come back with whatever I come back with.

Mr. Pawelczyk: I agree with that.

Ms. Hinz Philippi: Ok.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, authorizing Bill Sundstrom to negotiate with the City of Riviera Beach on behalf of the District to resolve the phase 2 title transfer issue was approved.

Ms. Hinz Philippi: Alright Bill.

Mr. Sundstrom: Thank you, and it was a pleasure to meet you.

Ms. Hinz Philippi: So, you have your authorization and we look forward to hearing from you.

Mr. Sundstrom: I'll get back to you, ok thank you.

Ms. Hinz Philippi: Thank you.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: Alright, so the next item would be financial reports, tab A is the approval of the check run summary, and tab B is the acceptance of the unaudited financials. If you have any questions let me know, if not, a motion to approve would be in order.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, the Check Run Summary and the Unaudited Financials were approved.

SECOND ORDER OF BUSINESS

Organizational Matters (Cont.)

1) Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office - Seat #1 (11/2028) and Seat #5 (11/2026)

Ms. Hinz Philippi: So, I want to go back to the organizational matters, we were asked to put this item on hold and we have a resident with us, Rina, and Rina are you interested in joining the Board at this time?

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Ms. Dalal: Yes, and so just a question, there's seat #1 that expires in 2028 and seat #5 that expires next year in November, right?

Ms. Hinz Philippi: Yes, correct. So, do we have a motion to appoint Rina?

Mr. Pawelczyk: If you're going to appoint her you would indicate which seat so you probably want to appoint her to the longer term seat, so she doesn't have to run in the election.

Ms. Hinz Philippi: Yes, that would be seat #1.

Mr. Pawelczyk: Because I think that's what she said, she'd rather get appointed to the 2028 term?

Ms. Dalal: Well, I was just asking about the seats, one is 2028 and one is 2026.

Mr. Pawelczyk: Correct, and there's elections every 2 years in this District, so in one year, I don't know about 2026 but 3 people might be running for election in that year, and in 2028 there would be 2 people running, or vice versa and you a 4-year term, so this that's what's remaining on the term for 2028 for seat #1, so that would be your remaining term. So, if you were to run, and you wanted a longer term, you'd say I'd rather be appointed to seat #1, if you want a short term, you'd say I'd rather be appointed to seat #5. You can resign at any time so just because you're appointed, each of these Board members can resign if they're moving, if they had enough of it, if they had twins and they just can't handle it anymore, they resign, so you could resign.

Ms. Dalal: Ok.

Mr. Pawelczyk: So, you have a chairman, a vice chairman, and the remaining Board members are assistant secretaries, so you be in one of these seats and they'll elect officers. The only difference in the officers is the chairman or vice chairman sign documents, that's pretty much it.

Ms. Dalal: Ok.

Mr. Pawelczyk: So, and it's usually someone who can attend more meetings for that process. So, they don't have any more power than any other Board member. So, the District manager will send you an agenda package for you to review, usually a week before the meeting, you'll review it and if you have any questions you can contact Andressa and get your questions answered, or you can wait until the meeting and ask your questions, and you'll vote on the items that are presented.

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Ms. Dalal: Ok.

Mr. Pawelczyk: It's pretty simple, there's not a whole lot going on a CDD level here, other than the utility matter that we just talked about now.

Ms. Dalal: Ok, so I think I would like to be in the shorter term, seat #5, if I can do that?

Mr. Gyamfi: So, I move to appoint Rina Dalal to seat #5.

Ms. Hinz Philippi: Alright, so we're appointing Rina to seat #5 which expires in November, 2026 for now.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, appointing Rina Dalal to fill the unexpired term of office for seat #5 was approved.

2) Oath of Office for Newly Appointed Supervisor(s)

Ms. Hinz Philippi: So, Rina I need to administer the oath to you right now, so I will read the oath and you just state your name, and then at the end you would say, I do, so "I".

Ms. Dalal: Rina Dalal.

Ms. Hinz Philippi: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Mediterranea Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon me in the office of Supervisor of the Mediterranea Community Development District, Palm Beach County, Florida.

Ms. Dalal: I do.

Ms. Hinz Philippi: Alright, thank you.

Mr. Pawelczyk: For the record you are a citizen of the United States and a registered elector and have an address within the Mediterranea CDD, correct?

Ms. Dalal: Yes.

Mr. Pawelczyk: Thank you.

Ms. Hinz Philippi: Alright, thank you and welcome to the Board.

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3) Consideration of Electing Officer(s)

Ms. Hinz Philippi: Now that we have administered the oath, we have consideration of electing officers. Right now on our current Board we have Michael Gyamfi as chairman, Arian Taylor as vice chairman, Joh Boehm as an assistant secretary. We also have Patti Powers as treasurer, and Sharyn Henning as an assistant secretary from our office, myself, as an assistant secretary and Paul Winkleljohn as the secretary. So, if the Board is ok with the current slate of officers, we can just add Rina Dalal as an assistant secretary, or you can change it but, if you guys are good with the way it is you can just move and let me know.

Mr. Pawelczyk: You can move to appoint Rina Dalal as an assistant secretary and keep the remaining slate of officers the same.

Mr. Gyamfi: I so move to appoint Rina Dalal as an assistant secretary and keep everyone else the same.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, electing officers, keeping the existing slate of offices the same and adding Rina Dalal as an assistant secretary was approved.

Mr. Pawelczyk: And Rina we'll go over after the meeting the Sunshine Law and the public records and other items just so you know your obligations as a Board member.

Ms. Dalal: Ok.

SEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Alright, the next item would be Supervisor's requests, do I have any Supervisor's request at this time? Not hearing any, audience comments, we don't have any audience here for any comments.

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EIGHTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi: So, I need a motion to adjourn.

ON MOTION by Mr. Gyamfi seconded by Mr. Boehm with all in favor, the Meeting was adjourned.

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Andressa Hinz Philippi
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Secretary / Assistant Secretary

Signed by:
[Signature]
7FB8DF7C713D269...
Chairman / Vice Chairman

Certificate Of Completion

Envelope Id: F1B06364-19A3-4EB9-B51F-2729841AC5D8

Status: Completed

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Document Pages: 27

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Initials: 0

Ellen Acosta

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1001 Bradford Way

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Kingston, TN 37763

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eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

3/9/2026 1:21:56 PM

eacosta@gmssf.com

Signer Events

Andressa Hinz Philippi

AHPilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

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Timestamp

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Michael Gyamfi

mediterranea.cdd.councilchair@gmail.com

Chair

Security Level: Email, Account Authentication (None)

Signed by:

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Signed: 4/11/2026 6:46:52 AM

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

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Envelope Summary Events

Status

Timestamps

Envelope Summary Events	Status	Timestamps
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Envelope Updated	Security Checked	3/11/2026 6:33:50 AM
Envelope Updated	Security Checked	3/11/2026 6:33:51 AM
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Payment Events	Status	Timestamps
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