



**EAST CHARLOTTE
DRAINAGE DISTRICT**

**CHARLOTTE COUNTY
REGULAR BOARD MEETING
OCTOBER 21, 2025
9:00 A.M.**

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

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

AGENDA
EAST CHARLOTTE
DRAINAGE DISTRICT
Charlotte Harbor Event Conference Center
75 Taylor Street
Punta Gorda, Florida 33950
REGULAR BOARD MEETING
October 21, 2025
9:00 A.M.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. July 15, 2025 Regular Board Meeting & Public Hearing Minutes.....Page 2
- H. Old Business
 - 1. Update on Repairs to Graham Road Fence
 - 2. Update on Electric Gates for Graham Road
- I. New Business
 - 1. Consider Approval of Field Inspector Proposal from L3 Environmental Services, L.L.C.
Brandon Lynn.....Page 7
 - 2. Discussion on Caccavalle Violations
 - 14-29 Filled in South Ditch Removed Culvert and Damaged
 - 14-48 south West Side Filled in Drainage Area Covering Culvert
 - 14-48 Covered Drainage Pipe
 - 3. Discussion Regarding Graham Road Permits Ending Dec 31 Annually
 - 4. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 9
 - 5. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report.....Page 12
 - 6. Consider Ratification of Road Connection Permit.....Page 15
- J. Manager’s Report
 - 1. Financial Report.....Page 22
- K. Engineer’s Report
- L. Attorney’s Report
 - 1. Update on Graham Road Access for Non ECDD Property Owners
 - 2. Update on Connection Permit Policy
- M. Administrative Matters – Next Meeting January 21, 2026
- N. Board Member Comments
- O. Adjourn

Publication Date
2025-10-10

Subcategory
Miscellaneous Notices

EAST CHARLOTTE DRAINAGE DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the Board) of the East Charlotte Drainage District (the District) will hold Regular Board Meetings (the Meeting or Meetings) in the Charlotte Harbor Event and Conference Center located at 75 Taylor Street, Punta Gorda, Florida 33950 at 9:00 a.m. on the following dates:

October 21, 2025

January 20, 2026

April 21, 2026

July 21, 2026

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the Districts website www.eastcharlottedd.org or by contacting the District Manager at (941) 786-3716 or by email at

kmeneely@sdsinc.org and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meetings may be continued to a date, time and place to be specified on the record at the Meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (941) 786-3716 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

EAST CHARLOTTE DRAINAGE DISTRICT

www.eastcharlottedd.org

Publish: 10/10/25

119664 3972106

**EAST CHARLOTTE DRAINAGE DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JULY 15, 2025**

A. CALL TO ORDER

The July 15, 2025, Regular Board Meeting of the East Charlotte Drainage District (the “District”) was called to order at 9:06 a.m. in the Charlotte Harbor Event Conference Center located at 75 Taylor Street, Punta Gorda, Florida 33950.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Fort Myers News-Press* on September 30, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

D. SEAT NEW BOARD MEMBERS

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES & DUTIES

Ms. Meneely administered the Oath of Office to David Kemeny.

F. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Supervisor	Calvin Sill	Present
Chairman	David Kemeny	Present
Vice Chairman	Phillip Varner	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Robert Diffenderfer & Seth Behn	Lewis, Longman & Walker
Field Consultant	James Shattles	
District Engineer	David Brown	Progressive Water Resource

Also present were Sam & Phyllis Martin, Steve Varner, Robert Caccavale, Tony Caccavale, Daniel Caldas; and Nick Bixler – Lewis, Longman & Walker.

G. ELECTION OF OFFICERS

Ms. Meneely went over the current slate of officers with David Kemeny as Chair, Phillip Varner as Vice Chair, Calvin Sill as Assistant Secretary and Ms. Meneely as Secretary/Treasurer.

A **motion** was made by Mr. Sill, seconded by Mr. Varner and passed unanimously to keep the slate of officers the same.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

J. APPROVAL OF MINUTES

1. April 15, 2025, Regular Board Meeting

A **motion** was made by Mr. Kemeny, seconded by Mr. Varner and passed unanimously approving the minutes of the April 15, 2025, Regular Board Meeting, as presented.

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

K. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Fort Myers News-Press* on June 23, 2025, and June 30, 2025, as legally required.

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

Tony Caccavale stated that he would like to see the budget lower as he does not believe he receives any benefits for what he pays.

Phyllis Martin stated that she does not understand what they get out of the drainage district.

Ms. Meneely went over the items in the budget and Steve Varner stated that all the canals had just been cleaned. Mr. Shattles added that the District does not do anything to the N & S ditches as you cannot throw dirt onto other property.

Robert Caccavale stated that he would like to see the funds spread out throughout the District, noting that shell was needed in Section 14. Mr. Shattles indicated that the road was bad because Robert Caccavale's son runs back and forth over the road.

Tony Caccavale asked why raise attorney fees for Graham Road if it cannot be used. Steve Varner stated that all main canals were maintained and comments should be made with real facts, noting he has been involved with the District for 45 years and the amount paid is miniscule from what we used to pay and need to meet obligations. Mr. Kemeny added that the services provided from Joshua Water Control District was not being renewed in order to save funds.

3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

A RESOLUTION OF THE EAST CHARLOTTE DRAINAGE DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

A **motion** was made by Mr. Varner, seconded by Mr. Kemeny and passed unanimously adopting Resolution No. 2025-02, as presented.

Ms. Meneely then closed the Public Hearing and reconvened the Regular Board Meeting.

L. OLD BUSINESS

1. Update on Graham Road Access for Non-District Property Owners

Mr. Kemeny stated that this issue was ongoing, and fees and buy-ins were being researched. Mr. Diffenderfer gave the background noting that the mine received County approval to use Graham and Neal Roads, based on their statements to the County which we disagree with, noting the District built the road and has easements allowing us to charge for use. He added that there were old agreements for access that needed to be looked at as well as a permit structure for use. Mr. Caldas stated he was on the west side and was happy to buy in so that he could legally access his home. Mr. Varner stated that we want to do something but we have to do it right with Mr. Kemeny reiterating that we are looking into an annual license agreement. Discussion on the history ensued with the consensus of the Board to table this item for discussion at a future meeting.

2. Consider Repairs to Graham Road Fence

Mr. Kemeny stated that the fence repairs had been made but he was looking to put up a fence on the west side up to Neal Road, noting that FPL approval was necessary for further consideration. He continued that Alico was self-imposing a tax to maintain the road but they shut down its use after the new mine came into play.

3. Discussion on Electric Gates for Graham Road

Mr. Kemeny stated he had looked into the concept of electric gates noting they were dependable but super expensive. He continued that he was looking into use on the north side of Graham Road if FPL agrees to it. Mr. Varner noted that it would give access to those that need it with use of a keypad. Mr. Caldas stated he would pay for it if it gives him access. Mr. Kemeny explained that the cost was \$20,000 per entrance and he was working on it. He continued that the long term goal was to get solidified with legal expertise which takes time, noting that once the road has a controlled gate it makes it difficult for others to access. Steve Varner opined to keep the access shut off as the District has fought over this for years.

M. NEW BUSINESS

1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule

Resolution No. 2025-03 was presented, entitled:

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST CHARLOTTE DRAINAGE 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 made by Mr. Varner, seconded by Mr. Kemeny and passed unanimously adopting Resolution No. 2025-03, as presented.

2. Consider Connection Permit Policy

Mr. Diffenderfer stated that there was a draft in the agenda book and it was the consensus of the Board to table this issue pursuant to previous discussions.

Steve Varner stated that there was a 1960 document showing original easements noting there were annual contributions for the northern outfall canal from landowners to the north and east. He noted a schedule was laid out for responsibility of maintenance of the canal. Specifically, he mentioned Ben Hill Griffin made annual contributions for the maintenance. Mr. Shattles stated that the District only takes care of certain sections so they quit paying and mentioned that Bickett quit paying. Discussion ensued about taking in additional lands with Mr. Kemeny noting it was a legislative process that was very expensive.

N. MANAGER'S REPORT
a. Financial Report

There were no questions regarding the Financial Report.

O. FIELD REPORT

Mr. Shattles went over the Field Report and there were no comments. Mr. Kemeny stated that the District would need to start pulling their own water meters with Mr. Shattles not being under contract.

P. ENGINEER'S REPORT

There was no Engineer's Report at this time.

Q. ATTORNEY'S REPORT

Mr. Behn stated that the legislative session had wrapped up. He explained the history of the Bermont Drainage District noting they were hired to work with the district to help bring them into compliance with engineers being hired, budgeted for and now reestablishing in order to make improvements in their district.

Mr. Diffenderfer noted he would be retiring at the end of the year and he had worked with Terry Lewis in 1989 and has enjoyed all the District work. He noted that Mr. Behn and introduced Mr. Bixler who will also be helping with the District practice.

The Board congratulated both Mr. Diffenderfer and Mr. Shattles and thanked them for their time with the District.

R. ADMINISTRATIVE MATTERS

Ms. Meneely advised that the next meeting was scheduled for October 21, 2025. She thanked Mr. Shattles for all his work with the District over the past 45 years with Mr. Shattles noting he would be glad to help when he can. Mr. Kemeny noted that Mr. Shattles' responsibilities would try to be absorbed in-house in order to save money.

S. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

T. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Kemeny, seconded by Mr. Varner and passed unanimously adjourning the Regular Board Meeting at 10:34 a.m.

Secretary/Assistant Secretary

President/Vice President



9/24/2025

Hello Directors of East Charlotte Drainage District,

My name is Brandon Lynn, I am the owner of L3 Environmental Services, LLC based out of LaBelle, FL. I am interested in filling the vacancy for Field Inspector that you have within your district. I have served as the Field Inspector for the 3,700-acre County Line Drainage District for the two prior years, until I left the company to run my own business full time in mid-August. I started my business in June of 2022 and slowly built it up until I was able to go full time with it in August of 2025. I am a licensed commercial pesticide applicator and have a background in agriculture and construction. I currently manage several citrus groves for one of my customers, perform all pesticide related activities on the parks for the Hendry County West Recreation Board, offer consulting services for water farming, perform custom herbicide and pesticide applications, among many lesser services. I have been the superintendent for the construction of multiple multimillion dollar earth work projects, I have managed 2,500-acre vegetable farms and 1,900-acre citrus groves, and have managed a 366-acre water farming operation that was in a private/public partnership with South Florida Water Management District and Florida Department of Agriculture and Consumer Services.

My company carries \$1,000,000/\$2,000,000 general liability insurance policy, \$1,000,000 commercial auto insurance policy, and Error & Omission insurance. In the time that I have been in business I have never had to file a claim. If you accept this proposal, I can add East Charlotte Drainage District as additionally insured on my policies.

I have worked with many different people throughout my career. I have experience working with contractors, many of which I still utilize to this day. I have plenty of experience working with the general public through my work with non-profits (two of which I am the president of (LaBelle Youth Livestock and Ag Show and The Diane Pendrey Memorial Scholarship Fund) and the third, I sit on the board of directors (The Hendry County Chapter of the National Wild Turkey Foundation)). Due to the location of one of the groves that I manage, I have experience calming down upset residents, we share a two and a half mile long dirt road, and helping resolve issues that arise from time to time. I am comfortable pulling water samples. I am familiar with reporting procedures for SDS, Inc. and the South Florida Water Management District. I have an

extensive network of contacts to handle any and all situations that may arise within your district.

I would propose a base salary/retainer of \$1,000 per month. The retainer would provide up to 10 hours per month of working for East Charlotte Drainage District, this is to include drive time (one way, from LaBelle to the site), all on site work including the quarterly meetings, and time spent preparing reports from my office. All time above the 10 hours per month would be billed hourly at our rate of \$100 per hour. I thank you for your time and appreciate the opportunity to send you this proposal.

Sincerely,

Brandon Lynn

L3 Environmental Services, LLC

(863)517-1590

1440 Sears Rd.

LaBelle, FL 33935

RESOLUTION NO. 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
EAST CHARLOTTE DRAINAGE DISTRICT AUTHORIZING AND
ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025
BUDGET, PURSUANT TO CHAPTER 197, FLORIDA STATUTES;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of the East Charlotte Drainage District (hereinafter the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an amended final fiscal year 2023/2024 budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE EAST CHARLOTTE DRAINAGE DISTRICT, THAT:**

Section 1. The Amended Operating Fund and Debt Service Fund Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 21st day of October, 2025.

ATTEST:

**EAST CHARLOTTE
DRAINAGE DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

East Charlotte Drainage District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

**AMENDED FINAL BUDGET
EAST CHARLOTTE DRAINAGE DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Assessment - Maintenance	225,470	228,325	228,325
Assessment - Capital Unit 1	0	0	0
Assessment - Capital Unit 2	0	0	0
Assessment - Shell Roads Maintenance	6,011	6,115	6,115
Miscellaneous Income	0	2,594	2,594
Interest Income	720	12,700	12,358
Total Revenues	\$ 232,201	\$ 249,734	\$ 249,392
EXPENDITURES			
Management Fees	31,560	31,560	31,560
Legal Fees	12,000	95,000	85,508
Engineering	8,500	10,000	8,657
Audit Fees	9,400	9,600	9,600
Office Supplies	500	400	352
Postage & Delivery	350	150	122
Miscellaneous	725	725	314
Legal Advertising	850	850	398
Meeting and Membership Dues	1,200	175	175
Insurance	4,500	4,261	4,261
Interest on Credit Line (LOC)	275	0	0
Roads Paving Loan - Principal	0	0	0
Roads Paving Loan - Interest	0	0	0
Discharge Pump, Section 16	500	0	0
Contractual Services	24,000	24,000	12,000
Weed Control	27,432	21,000	15,442
Mechanical Cleaning (Canal, etc.)	30,000	5,000	0
Road Maintenance	24,241	24,000	20,812
Control Structures	17,689	2,500	0
Water Analyses	240	100	0
Miscellaneous Maintenance (Fence Repairs, Etc.)	2,500	6,000	4,532
Reserve	21,850	21,850	0
Total Expenditures	\$ 218,312	\$ 257,171	\$ 193,733
Revenues Less Expenditures	\$ 13,889	\$ (7,437)	\$ 55,659
County Appraiser & Tax Collector Fee	(4,630)	(4,720)	(4,720)
Discounts For Early Payments	(9,259)	(4,864)	(4,864)
Excess/ (Shortfall)	\$ (0)	\$ (17,021)	\$ 46,075
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ (0)	\$ (17,021)	\$ 46,075
Fund Balance As Of 9/30/24	\$ 361,134		
Fiscal Year 2024/2025 Activity	\$ (17,021)		
Fund Balance As Of 9/30/25	\$ 344,113		

RESOLUTION NO. 2025-05

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

WHEREAS, the East Charlotte Drainage District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on November 12, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST CHARLOTTE DRAINAGE DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of October, 2025.

ATTEST:

EAST CHARLOTTE DRAINAGE DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

SPECIAL PERMIT (Road Access)

THIS PERMIT, granted this ___ day of _____, 20___, by EAST CHARLOTTE DRAINAGE DISTRICT, hereinafter referred to as the "District", 27499 Riverview Center Blvd. Bonita Springs, Florida 34134, to BERMONT PROPERTIES, LLC, hereinafter referred to as the "Permittee", is a non-exclusive permit for the right to connect to and access Graham Road ("Road"), a District roadway and work of the District.

RECITALS:

1. Permittee is a Landowner of the District, owning certain real property located within the East Charlotte Drainage District, as shown in the attached Exhibit "A" ("Permittee's Property").
2. Permittee has requested a connection permit to Graham Road to permit the hauling of excavated materials resulting from the construction of a private agricultural water management tract on the Permittee's Property.
3. Permittee has proposed the hauling route shown on the map attached as Exhibit "B".
4. Permittee agrees to comply with all requirements of all federal, state and local laws, ordinances, rules and regulations applicable or pertaining to the use of the Road by Permittee pursuant to this Permit.
5. Permittee understands and agrees that the use of the Road pursuant to this Permit is subordinate to the rights and interest of the District and to the extent applicable, that of the landowner(s). Further, Permittee does hereby stipulate that the Permittee is not relying upon any representations by the District whatsoever regarding the District's right, title or ownership as to the subject property for which this Permit is sought.
6. The District reserves the right to maintain its facilities, including the Road; to make improvements; add additional facilities; maintain, construct, or alter roads; maintain any facilities, devices or improvements on the property which aid in, or are necessary to, District operation. Permittee understands that in the exercise of such rights and interest, the District, from time to time, may require Permittee to temporarily cease or discontinue its permitted use to the extent it interferes with or prevents the District, in its reasonable opinion, from properly and faithfully constructing, improving and maintaining its facilities, including District roads.
7. Permittee agrees that it will not use the Road in any manner which materially interferes with the District's, or its landowner's use of lands or causes a hazardous condition to exist.
8. Permittee shall, at its own expense, promptly repair or replace any and all damage to Road resulting from the use of the Road inconsistent with the General Condition and/or Special Conditions below and restore same to a condition substantially equal to that which existed immediately prior to infliction of the damage.
9. In addition to the right under this Permit for Permittee to access the Road, the Permittee may construct and maintain a facility needed to for the Permittee's right to connect to the Road. However, the construction of a facility that connects to the Road, a work of the District, is subject to approval of the District's engineer.
10. If a connection facility is needed for the connection of the Road to Permittee's property, then Permittee agrees to obtain any necessary consents from the landowner(s) of the subject property, in the event the District does not own said land(s); to obtain any and all applicable federal, state and local permits required in connection with Permittee's use of the land.

11. Permittee shall adhere to the General and Special Conditions attached hereto and made a part hereof.
12. Permittee shall, at its own expense, upon ninety (90) days written notice to Permittee from the District, remove or relocate any connection or facility of the Permittee that is found by the District to be interfering in any material way with the safe, convenient or continuous use, maintenance or repair of any District facility or road. Failure or neglect of the Permittee to remove or relocate such facility within the allocated time may result in District's removal or relocation of said facility, wherein the Permittee shall promptly pay the District for all District expenses incurred by such removal or relocation.
13. Permittee does hereby indemnify and hold harmless the District, its Board of Supervisors, officers and personnel against any claims, losses, damages (including consequential), expenses, or legal fees that might arise out of, or result from, the implementation of the proposed connection facility of the Permittee or in conjunction with the Permittee's usage of the Road.
14. If Permittee shall violate any of the terms or conditions of this Permit and fails correct or remedy same within thirty (30) days of receiving written notice from the Board of Supervisors of the District or its duly authorized representative, then, and in that event, said Board of Supervisors may, at its option, revoke, cancel and terminate this Permit.
15. This Permit may not be assigned or transferred without the prior approval of the Board of Supervisors of the District.
16. Permittee shall reimburse the District for its legal, engineering, and other expenses incurred as a result of the implementation of any connection facility during permit review and approval, and during construction.
17. If the District is required to bring court action to enforce the provisions of this Permit, the prevailing party shall be awarded all reasonable expenses, including, but not limited to, attorney's fees and litigation expenses.
18. Permitted access to the Road shall be effective as of the date of this Permit and shall be in effect for the duration of excavation activities on Permittee's Property subject to the terms and conditions herein.

OWNER:

Name: _____

Company: _____

Title: _____

Signature: _____ Date: _____

APPROVED BY EAST CHARLOTTE DRAINAGE DISTRICT:

By: _____

Title: _____

Date: _____

GENERAL CONDITIONS

1. The Permittee shall protect, defend, hold harmless, and indemnify, the District against liability, public or private, resulting from the use of the Road by Permittee, its guests, licensees, trespassers, and visitors alike.
2. Permittee, its guests, licensees, trespassers, and visitors alike, shall abide by all motor vehicle laws applicable to drivers and vehicles and the State of Florida.
3. Permittee agrees not to transport or haul on the Road any dangerous or Hazardous Materials, except as exempted or permitted under applicable Environmental Laws, and Permittee shall not cause or permit the property, or any activities conducted thereon, to be in violation of any applicable Environmental Laws. Permittee agrees to indemnify the District and hold the District and its directors, officers, employees, successors and assigns harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, interest, administrative or judicial proceedings and order, judgments, remedial action, requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith, directly or indirectly resulting in whole or in part from Permittee's violation of any Environmental Laws applicable to the Property, or any activity conducted thereon caused by Permittee or its employees, agents, licensees, invitees, guests or any other party under Permittee's control, or from any use, generation, handling, storage, transportation, disposal or release of Hazardous Materials or in connection with the Road caused by Permittee or its employees, agents, licensees, invitees, guests, or any other party under Permittee's control, or any contamination, detoxification, closure, cleanup or other remedial measure required under any Environmental Laws as a result thereof. All sums paid and costs incurred by the District with respect to the foregoing matters shall be payable by Permittee as additional permit fees hereunder.
4. The Permittee shall be obligated throughout the term of this Permit to provide insurance coverage in accordance with the attached exhibit titled "Insurance Coverage".

SPECIAL CONDITIONS

1. Use associated with the hauling of goods and material, including but not limited to earth materials, shall be limited to the hours of dawn to dusk. There shall be no hauling of goods or material before sunrise or after sunset.

EXHIBIT – A

LANDS OWNED BY PERMITTEE - BERMONT PROPERTIES, LLC

The real property in the south one-half of Section 21, Township 40 South, Range 26 East, which are identified by the following Charlotte County Property Appraisers Tax Parcel Identification Numbers:

- 402621300003
- 402621300004
- 402621300006
- 402621300005
- 402621300001
- 402621300002
- 402621300009
- 402621300007
- 402621300008
- 402621400002
- 402621400001
- 402621400004
- 402621400006
- 402621400003
- 402621400005

EXHIBIT – B
EXCAVATION HAUL ROUTE

INSURANCE REQUIREMENTS

Cancellation clause must read "should any of the above described policies be canceled before the expiration date thereof, the issuing company shall mail thirty (30) days written notice to the certificate holder name."

INSURANCE REQUIREMENTS

Comprehensive General Liability:

- | | | |
|----|--|--|
| 1. | Bodily Injury (including completed operations and Products Liability):
\$1,000,000
\$1,000,000 | Each Occurrence
Annual Aggregate |
| | Property Damage:
\$1,000,000
\$1,000,000
or a combined single limit of | Each Occurrence
Annual Aggregate
\$1,000,000 |
| 2. | Property Damage liability insurance will provide Exposition, Collapse and Underground coverage where applicable. | |
| 3. | Personal Injury, with employee exclusion deleted
\$1,000,000 | Annual Aggregate |

Comprehensive Automobile Liability:

- | | |
|-------------------------------|-----------------|
| 1. Bodily Injury: | |
| \$500,000 | Each Person |
| \$1,000,000 | Each Occurrence |
| 2. Property Damage: | |
| \$500,000 | Each Occurrence |
| or a combined single limit of | \$1,000,000 |

East Charlotte Drainage District

Financial Report For September 2025

**EAST CHARLOTTE DRAINAGE DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
Assessment - Maintenance	225,470	0	228,325
Assessment - Capital Unit 1	0	0	0
Assessment - Capital Unit 2	0	0	0
Assessment - Shell Roads Maintenance	6,011	0	6,115
Miscellaneous Income	0	0	2,594
Interest Income	720	0	12,358
Total Revenues	\$ 232,201	\$ -	\$ 249,392
EXPENDITURES			
Management Fees	31,560	2,630	31,560
Contractual Services	24,000	0	12,000
Weed Control	27,432	2,431	15,442
Mechanical Cleaning (Canals)	30,000	0	0
Road Maintenance	24,241	6,235	20,812
Control Structures	17,689	0	0
Water Analyses	240	0	0
Legal Fees	12,000	0	85,508
Legal Advertising	850	0	398
Engineering	8,500	0	8,657
Audit Fees	9,400	0	9,600
Postage & Delivery	350	38	122
Assessment/Tax Roll	0	0	0
Office Supplies	500	0	352
Website & ADA Compliance	0	0	0
Meeting and Membership Dues	1,200	0	175
Miscellaneous	725	0	314
Insurance	4,500	0	4,261
Discharge Pump, Section 16	500	0	0
Interest on Credit Line (LOC)	275	0	0
Miscellaneous Maintenance (Fence Repairs, Etc.)	2,500	0	4,532
General Maintenance/Reserve	21,850	0	0
Total Expenditures	\$ 218,312	\$ 11,334	\$ 193,733
Revenues Less Expenditures	\$ 13,889	\$ (11,334)	\$ 55,659
County Appraiser & Tax Collector Fee	(4,360)	0	(4,720)
Discounts For Early Payments	(9,259)	0	(4,864)
Excess/ (Shortfall)	\$ 270	\$ (11,334)	\$ 46,075
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ 270	\$ (11,334)	\$ 46,075

Bank Balance As Of 9/30/25	\$ 428,546.18
Accounts Payable As Of 9/30/25	\$ 21,335.86
Accounts Receivable As Of 9/30/25	\$ -
Available Funds As Of 9/30/25	\$ 407,210.32

East Charlotte Drainage District
Budget vs. Actual
October 2024 through September 2025

	Oct 24 - Sept 25	24/25 Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
01-3101 · Assessments - Maintenance	228,325.18	225,470.00	2,855.18	101.27%
01-3104 · Assessments - Shell Roads Maint	6,114.80	6,011.00	103.80	101.73%
01-3830 · Assessment Fees	-4,719.67	-4,630.00	-89.67	101.94%
01-3831 · Assessment Discounts	-4,864.38	-9,259.00	4,394.62	52.54%
01-9400 · Miscellaneous Income	2,594.26	0.00	2,594.26	100.0%
01-9410 · Interest Income	12,358.44	720.00	11,638.44	1,716.45%
Total Income	239,808.63	218,312.00	21,496.63	109.85%
Gross Profit	239,808.63	218,312.00	21,496.63	109.85%
Expense				
01-1311 · Management Fees	31,560.00	31,560.00	0.00	100.0%
01-1480 · Legal Advertisements	397.54	850.00	-452.46	46.77%
01-1513 · Postage and Delivery	121.75	350.00	-228.25	34.79%
01-1600 · Contractual Services	12,000.00	24,000.00	-12,000.00	50.0%
01-1620 · Weed Control	15,441.88	27,432.00	-11,990.12	56.29%
01-1640 · Road Maintenance	20,811.75	24,241.00	-3,429.25	85.85%
01-1650 · Control Structures	0.00	17,689.00	-17,689.00	0.0%
01-1660 · Water Analyses	0.00	240.00	-240.00	0.0%
01-1670 · Legal Fees	85,508.09	12,000.00	73,508.09	712.57%
01-1680 · Engineering	8,657.16	8,500.00	157.16	101.85%
01-1690 · Audit Fees	9,600.00	9,400.00	200.00	102.13%
01-1700 · Mechanical Cleaning	0.00	30,000.00	-30,000.00	0.0%
01-1720 · Office Supplies	352.05	500.00	-147.95	70.41%
01-1725 · Meetings & Membership Dues	175.00	1,200.00	-1,025.00	14.58%
01-1730 · Miscellaneous	314.11	725.00	-410.89	43.33%
01-1740 · Insurance	4,261.00	4,500.00	-239.00	94.69%
01-1797 · Discharge Pump, Section 16	0.00	500.00	-500.00	0.0%
01-1815 · Miscellaneous Maintenance	4,532.75	2,500.00	2,032.75	181.31%
01-1816 · Interest - Line of Credit	0.00	275.00	-275.00	0.0%
01-1817 · Reserve	0.00	21,850.00	-21,850.00	0.0%
Total Expense	193,733.08	218,312.00	-24,578.92	88.74%
Net Ordinary Income	46,075.55	0.00	46,075.55	100.0%
Net Income	46,075.55	0.00	46,075.55	100.0%

EAST CHARLOTTE DRAINAGE DISTRICT
TAX COLLECTIONS
2024-2025

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Maintenance Assessment Income (Before Discounts & Fees)	Capital Unit 1 Assessment Income (Before Discounts & Fees)	Capital Unit 2 Assessment Income (Before Discounts & Fees)	Shell Road Maintenance Assessment Income (Before Discounts & Fees)	Maintenance Assessment Income (After Discounts & Fees)	Capital Unit 1 Assessment Income (After Discounts & Fees)	Capital Unit 2 Assessment Income (After Discounts & Fees)	Shell Road Maintenance Assessment Income (After Discounts & Fees)
				GROSS *					\$231,481	\$225,470	\$0	\$0	\$6,011	\$225,470	\$0	\$0	\$6,011
				NET **					\$217,592	\$211,942	\$0	\$0	\$5,650	\$211,942	\$0	\$0	\$5,650
1	F	Charlotte County MSBU Dept	10/01/24	Fees			\$ (137.50)		\$ (137.50)					\$ (137.50)			
2	1	Charlotte County Tax Collector	11/27/24	NAV Taxes	\$ 671.10		\$ (12.88)	\$ (26.85)	\$ 631.37	\$ 671.10				\$ 631.37			
3	2	Charlotte County Tax Collector	12/05/24	NAV Taxes	\$ 1,342.20		\$ (25.78)	\$ (53.69)	\$ 1,262.73	\$ 1,342.20				\$ 1,262.73			
4	3	Charlotte County Tax Collector	12/12/24	NAV Taxes	\$ 3,793.02			\$ (72.82)	\$ (151.70)	\$ 3,774.95			\$ 18.07	\$ 3,551.50			\$ 17.00
5	4	Charlotte County Tax Collector	12/19/24	NAV Taxes	\$ 18,684.87		\$ (358.76)	\$ (747.36)	\$ 17,578.75	\$ 18,287.49			\$ 397.38	\$ 17,204.90			\$ 373.85
6	5	Charlotte County Tax Collector	01/09/25	NAV Taxes	\$ 81,541.54		\$ (1,567.83)	\$ (3,149.22)	\$ 76,824.49	\$ 79,234.81			\$ 2,306.73	\$ 74,651.49			\$ 2,173.00
7	Int - 1	Charlotte County Tax Collector	01/16/25	Interest	\$ 179.03	\$ 179.03			\$ 179.03	\$ 174.34			\$ 4.69	\$ 174.34			\$ 4.69
8	6	Charlotte County Tax Collector	02/06/25	NAV Taxes	\$ 19,688.31		\$ (382.79)	\$ (549.51)	\$ 18,756.01	\$ 18,958.58			\$ 729.73	\$ 18,061.49			\$ 694.52
9	7	Charlotte County Tax Collector	03/07/25	NAV Taxes	\$ 18,607.49		\$ (388.42)	\$ (186.05)	\$ 18,053.02	\$ 18,483.45			\$ 124.04	\$ 17,932.67			\$ 120.35
10	8	Charlotte County Tax Collector	04/10/25	NAV Taxes	\$ 4,098.85		\$ (81.98)		\$ 4,016.87	\$ 4,026.60			\$ 72.25	\$ 3,946.07			\$ 70.80
11	Int - 2	Charlotte County Tax Collector	04/17/25	Interest	\$ 150.09	\$ 150.09			\$ 150.09	\$ 145.40			\$ 4.69	\$ 145.40			\$ 4.69
12	9	Charlotte County Tax Collector	05/08/25	NAV Taxes/Interest	\$ 79,698.29	\$ 2,391.01	\$ (1,641.79)		\$ 80,447.51	\$ 79,655.78			\$ 2,433.52	\$ 78,062.66			\$ 2,384.85
13	10	Charlotte County Tax Collector	06/06/25	NAV Taxes/Interest	\$ 671.10	\$ 20.14	\$ (13.82)		\$ 677.42	\$ 671.10			\$ 20.14	\$ 657.68			\$ 19.74
14	11	Charlotte County Tax Collector	07/10/25	NAV Taxes/Interest (TC)	\$ 2,684.40	\$ 80.53	\$ (55.30)		\$ 2,709.63	\$ 2,764.93				\$ 2,709.63			
15	Int - 3	Charlotte County Tax Collector	07/17/25	Interest	\$ 138.01	\$ 138.01			\$ 138.01	\$ 134.45			\$ 3.56	\$ 134.45			\$ 3.56
16									\$ -								
17									\$ -								
18									\$ -								
19									\$ -								
20									\$ -								
					\$ 231,481.17	\$ 2,958.81	\$ (4,719.67)	\$ (4,864.38)	\$ 224,855.93	\$ 228,325.18	\$ -	\$ -	\$ 6,114.80	\$ 218,988.68	\$ -	\$ -	\$ 5,867.05

Assessment Roll = \$231,480.88

Collections
100.00%

* Note: \$231,481, \$225,470, \$0, \$0 and \$6,011 are 2024/2025 Budgeted assessments before discounts and fees.
** \$217,592, \$211,942, \$0, \$0 and \$5,650 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 231,481.17	\$ 224,855.93
\$ 2,958.81	\$ (218,988.86)
\$ (228,325.18)	\$ -
\$ -	\$ -
\$ (6,114.80)	\$ (5,867.05)
\$ -	\$ -
\$ (0.00)	\$ 0.00