

From the **MOODY RIVER ESTATES**

COMMUNITY DEVELOPMENT DISTRICT

February 2019

Visit our Website at www.moodyrivercdd.net for meeting schedule, agendas, minutes of meetings, etc.

Did You Know?

The CDD encompasses approximately 320 acres.

The CDD owns and operates 21 storm water lakes encompassing 39.38 acres, 25 wetland/preserves encompassing 47.48 acres

The CDD owns and operates the primary drainage pipe and control structure system which connects the aforementioned lakes and wetlands and serves to receive, store, treat and convey storm water runoff during storm events.

The CDD is governed by a five-member Board of Supervisors. The Board members are residents of the Moody River Estates Community.

DEAR RESIDENT,

You are receiving this newsletter as our records indicate that you are a resident of Moody River Estates and we would like to take this opportunity to introduce you to the Moody River Estates Community Development District (CDD) and what it does for you.

WHAT IS A CDD?

A CDD is a local unit of special purpose government that is established pursuant to Chapter 190 of the Florida Statutes and by local County Ordinance. The CDD was established by County Ordinance in November 2004. The CDD is governed by a five (5)-member elected Board of Supervisors (the "Board") [see the side margin for names and titles]. Additionally, as a small local unit of special purpose government, the CDD hires professional administrative consultants to serve part time in what would typically be a full time capacity in a larger unit of government. These specific consultants provide Management/Accounting, Legal and Engineering services.

CDDs are very common in this area. There are currently over 575 active CDDs throughout Florida. The original developer established the Moody River Estates CDD with an initial purpose of issuing tax exempt revenue bonds to finance the community's basic infrastructure during development. During the development of the community and, as infrastructure was completed, the CDD acquired potable water and sewer facilities, which was, in turn, conveyed to Lee County Utilities. It also acquired, operates and maintains, the storm water management system, which includes the lakes, wetland/preserves and the interconnecting pipes and control structures.

The CDD collects non ad valorem assessments that are a part of your County property tax bill each year, to offset the annual repayment obligation of the bonds and to also fund the ongoing operations and maintenance of the aforementioned infrastructure the CDDs continue to own and operate. The CDDs ownership and operation responsibilities for the infrastructure will continue in perpetuity.

For more information on how Community Development Districts are created and operate, you may view Chapter 190, under the Florida Statutes section, at www.leg.state.fl.us/statutes/index.

COMMUNITY DEVELOPMENT DISTRICT

February 2019

Meet Your Board of Supervisors

Chris Jenner
Chair

Elizabeth Keeler
Vice Chair

William Keeler
Assistant Secretary

Robert Geltner
Assistant Secretary

Ilse Mayer
Assistant Secretary

WHAT IS THE STORMWATER MANAGEMENT SYSTEM?

The CDDs storm water management system is comprised of 21 lakes, totaling 39.38 acres, and 25 wetland/preserves, totaling 47.48 acres, the interconnecting pipe work, between the lakes and wetland/preserves, and the control structures.

The storm water management system is maintained to meet very strict permit requirements through the use of licensed contractors, who specialize in lake and wetland/preserve maintenance. The lakes are constantly monitored and treated as needed, on a bi-weekly basis. In this regard, the CDD has a 20-foot lake maintenance easement (LME) around the perimeter of every lake to provide for access by the maintenance contractors. If you live on one of the community's lakes, please be sure to keep this easement (generally the first 20' along the immediate edge of the lake) free of obstructions (fences, excessive amounts of shrubs and trees and other fixed structures). The wetland/preserves are reviewed and maintained to be free of state recognized exotic and invasive vegetation on a semiannual basis.

Lake bank erosion can be a very serious issue for a community as the cost of restoring lake banks, can be significant. The planted littoral shelf areas, installed and maintained by the CDD, help to protect against the negative influences of storm water run-off and wave action, which can erode exposed lake banks.

LAKE BANK RESTORATION PROGRAM

This year the District will be focusing on continued required restoration projects. Restoration required to Lakes 7,8,9,13,14,16-19.

Storm water lakes fluctuate between the dry and wet seasons with the lowest water levels typically being realized in April and May and which can be 1 foot, or more, lower than the normal lake level or Control Elevation. When, for water quality purposes, a storm water lake includes a planted littoral shelf then there is an area along the perimeter of the lake that has a flat or up to a 10:1 sloped area to 2 feet below the Control Elevation. This area is intended to support the installation and management of beneficial aquatic plants. As indicated earlier, the beneficial aquatic plants are an effective means of erosion control along exposed lake banks, as their root zones will hold and stabilize the soil and minimize negative effects normally associated with water run-off, especially during times of low water levels, as well as natural wave action. An equally important benefit of the aquatic plants includes their ability to passively improve the water quality, through their absorption of fertilizers, chemicals and other impurities that run-off of lawns, golf courses and roadways during storm events.

COMMUNITY DEVELOPMENT DISTRICT

February 2019

Additional benefits include providing habitat for fish and birds as well aesthetic benefits, particularly during the seasonal blooming periods.

YOU CAN HELP KEEP OUR STORMWATER SYSTEM CLEAN

By ensuring that your landscaper does not:

- Fertilize between June 1st and September 30th (the rainy season). With the heavy rains of summer, most of the fertilizer during this period will find its way directly into the lakes and can lead to excessive algae blooms.
- Dump or blow grass clippings into the lake, wetland or conservation areas. As grass clippings decompose, they release high levels of phosphorous and nitrogen (key nutrients in fertilizer) which leads to algae blooms and water quality degradation).
- Damage or remove beneficial aquatic plants along the edge of lake. These plants stabilize the lake banks and absorb fertilizer run off thus improving the water quality in the lakes.
- The catch basins and associated pipe work lead directly to the lakes, so please take the bags home with you.
- Dump or discharge any other foreign items or fluids into the lake or roadside gutter or catch basin system.
- See attached Best Management Practices provided by Lee County or visit www.fertilizesmart.com

MUSCOVY DUCKS

Muscovy ducks are not native to Florida. They are native to Central and South America. These ducks either escaped captivity or were released illegally for ornamental purposes. There has been a large increase of these ducks over the last few years here in Moody mainly because people in Moody are feeding the Muscovy ducks. The Muscovy ducks are outbreeding our native ducks and add to that the competition for natural foods our native ducks are suffering and the population of our native ducks have sharply declined. Moreover, Muscovy ducks carry viruses and diseases that spread to our small native ducks and harm them. The droppings from the Muscovies can contribute to bad water quality in our lakes.

Florida Statute 379.231 and Federal regulations 50 CFR 21.25(b)(8)(I) prohibit the release of Muscovy Ducks. They must be kept in a captive situation where they will not come into contact with native wildlife and will not escape captivity.

“Do not feed the Muscovy ducks.”

From the **MOODY RIVER ESTATES**

COMMUNITY DEVELOPMENT DISTRICT

February 2019

CDD ORGANIZATION

The Moody River Estates Community Development District is organized similar to other local governments in Florida, in that the governing body is comprised of a five-member board, known as the Board of Supervisors. The Board establishes the policies of the District in accordance with Florida Law. The Board, by law, must hire a District Manager and District Counsel. The Board, through advertised Requests for Qualifications, ranks and selects a District Engineer to perform the engineering needs of the District. The District Manager and the District Counsel administer the operations of the District and implement the Board's policies and contracts. Community Development Districts are not unlike other forms of local government, such as cities and counties; however, similar to other special taxing districts their powers are limited solely to the provision of infrastructure and services for master planned developments.

If you should observe anyone exercising one of the aforementioned "do nots" or if you should have any questions regarding the CDD, please contact the District Manager's office at (239) 498-9020.



Frequently Asked Questions for Professionals
Lee County Landscape & Fertilizer Best Management Practices
Pursuant to Lee County Ordinance No. 08-08

What is the Lee County Landscape Certification?

Lee County recognizes the importance of water resources to sustaining the economic, environmental and human health of our community. To ensure adequate protection of water resources, the County requires anyone paid to provide lawn or landscape maintenance services working within unincorporated Lee County to have at least one person per business Best Management Practices (BMP) certified and registered with the Lee County Tax Collector. In addition, one field operations staff BMP certified must be on site at all times when fertilizer is being applied.

Lee County has partnered with the University of Florida IFAS Extension Program to provide the necessary BMP training to meet County certification requirements. In addition to providing required training for professionals IFAS provides information and assistance to property owners.

What is the Lee County Landscape Certification Course all about?

The certification class entitled *Best Management Practices for Protection of Water Resources in Florida* was developed by Florida Green Industries. It is a statewide program for landscape professionals which focuses on Best Management Practices (BMPs) relating to lawn fertilization, proper landscape waste disposal, pesticide use, irrigation practices, and plant selection to reduce non-point source pollution and conserve water. For a class agenda please visit: <http://lee.ifas.ufl.edu/calendar.shtml>. To download the manual please visit: <http://www.dep.state.fl.us/water/nonpoint/docs/nonpoint/grn-ind-bmp-en-12-2008.pdf>

Who needs to be Lee County Landscape Registered and Certified?

Registration and certification are the two separate requirements of this ordinance. All businesses or institutions performing lawn or landscape services in unincorporated Lee County must register with the Lee County Tax Collector's office to obtain the necessary truck/trailer decals. Certification in landscape BMPs applies to individuals who are paid to provide lawn or landscape services whether or not that individual is employed by a lawn/landscape company or other organization (e.g. home owners association)

Lee County Landscape Professional Certification and Business Registration
Pursuant to Lee County Ordinance No. 08-08
(Rev. Nov 2010)

employees). Businesses must have proof of BMP certification prior to registering to obtain decals from the Tax Collector.

What are the steps for a landscape company to become County Registered and employees to become BMP Certified? *Note: Companies are registered and individual landscape professionals whether employed by a company or self-employed are certified.

1. To become BMP Certified, professionals can take the 6 hour live class offered at Lee County Extension Services or enroll in the On-line BMP Certification course. To register for the live class contact the Lee County IFAS Extension Office (239-533-7503) to sign up for a scheduled BMP course. Course schedules can be found at <http://lee.ifas.ufl.edu/calendar.shtml>. The course lasts 6 hours plus one hour for lunch (lunch provided). The Registration form and \$30 fee (per person) are due 5 work days prior to the class day. The online class is self-paced and uses the same materials as the live class. The course fee is \$15. To take the online class go to: <https://qibmp.ifas.ufl.edu/qibmp/login/homepage-frame.faces>
2. After passing the course post-test, the State will directly mail you a certificate of completion within two weeks. Professionals can earn up to 5 continuing education units (CEUs) for this course.
3. Business owners must pay the registration fee and complete a registration application at the Lee County Tax Collector's office. Please be prepared to show your State BMP certificate (at least one person per company) at the Lee County Tax Collector's office. The company's certified staff person does not have to be the owner, but must be on file with the tax collector for this professional registration. (For more information: Lee County Tax Collector's website for hours and locations at 239-533-6000 or http://www.leetc.com/home.asp?c=home&r=1&page_id=locations)

A fee of \$45.00 per company will be due at the time of registration. All company trucks or trailers must display decals. The first two decals are included in the registration fee and each additional decal is \$5.00 each.
4. Decals must be displayed on the bumper of all state licensed vehicles or trailers. Random checks of landscaping trucks will occur, so please post the decals on every work truck or trailer as soon as you receive them. Individuals who have completed and passed the BMP course receive a Florida Department of Environmental Protection Green Industries Institute BMP wallet card recognizing that they have passed the certification exam. Please note that certified employees must carry their wallet card while performing lawn and landscape services within unincorporated Lee County.
5. Renewal of the County registration is required for all businesses annually. The company must pay a \$45.00 renewal fee due at the time of their business tax receipt and additional decal fees if the company requires more than two (2) decals. Renewals will be done via mail after the initial (one-time) professional registration has been completed.

For more information please go to:

www.fertilizesmart.com