

Tesoro Community Development

District (CDD)

Update December 2023



Introduction

To recap for new residents, the CDD is a separate entity within the Tesoro Community, which is tasked with a Florida state mandate to maintain the natural environment and the waterways within Tesoro. The CDD is responsible, in surface area, for roughly one third of Tesoro. This is the same size as all the lots for homes, or the two golf courses which make up the other portions. Its responsibility is the waterways and the surrounding areas within Tesoro and is administered by a board of supervisors. The residents of the community pay a non-ad valorem tax for this work. Over the last two years, the CDD has cleared about half of the area it is responsible for, which has been a major task as these areas have had nearly 15 years of unsupervised growth and no maintenance. The focus has been to open our waterways to all the various birds and the water views from our homes, and to eradicate the invasive species. While invasive species can be eradicated, restrictions on any native plants does mean that this work requires specialized contractors who are authorized by the state to work here.

Maintenance of the previously cleared areas

The CDD has done clearing, cutting and manicuring to maintain the previously cleared areas up to 4 times this last year, and the lakes and waterways are looking well maintained. Previously we had large stretches of algae, which we have managed to control quickly so this is no longer a visual problem as in the past. The water areas are now populated by a wide variety of bird life. This maintenance is now a large portion of the time and effort of the CDD contractors, and they have done a really good job of maintaining our beautiful areas.

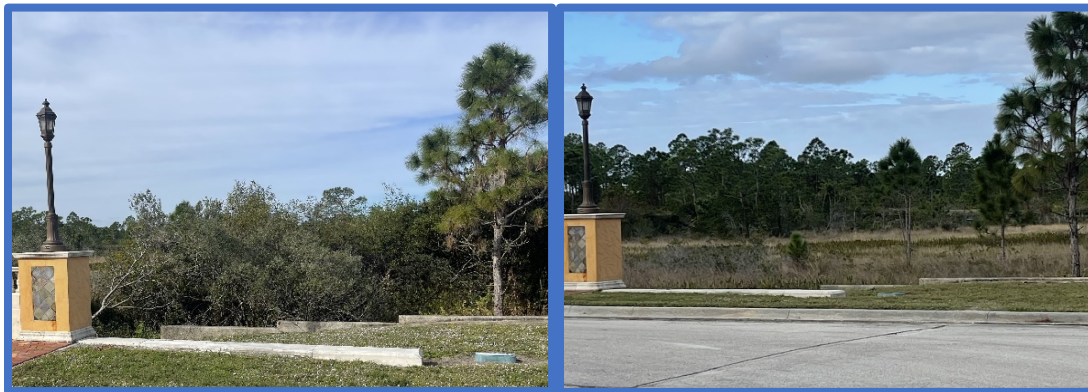
Improvement areas

In addition to the ongoing maintenance, we have also cleared other areas of the property as we move through a multi-year process of restoring the property to a natural area that is well maintained. The areas on the east side of the property leading water flows to the St Lucie River area were cleared and invasive species were removed. This opened up the flow of water from Via Tesoro at the junction with Rio Casarano moving east all the way to the top end of Via Tesoro. It also created a lovely water area just south of the green on hole #1 and east of Via Tesoro. The waterway, which is called Tomato Creek, on the east side which runs from the northern side of Almore St to the boundary of Tesoro was cleared. These creeks ensure our

runoff water will move correctly and as designed for water control and water improvement to the St Lucie River. The before and after of these areas can be seen in the photos below.



All the areas along the Calmo Circle have also been cleared, which gives lots on Calmo Circle vastly improved views to the west. This has been extended to the first bridge on Tramonto at the corner of Calmo as below with before and after photos. The areas along Mira Lavella were cleared from Via Tesoro to the west side of the property.



There remains a large amount of clearing work to do in the future as we develop the remainder of Tesoro CDD areas into the same standard as the mitigation area.

Water control gates

The water in the northwest part of the property is connected to the large lake which sits to the north of the Club House. The water level in these lakes is fed from run-off water from the City of Port St Lucie as well as rain, and the level is controlled by two weirs. The CDD previously had wooden inserts into these walls which were removed (usually by demolishing them due to the force of water behind them) when the water was too high or major rain was forecast. This was unsafe with merely a closed or fully open situation. We designed and installed special gates into these structures with which we can now safely control the level of our lakes in conjunction with the City of Port St Lucie.

Mitigation Cell and Retention Weir

The mitigation cell is the water from the boundary with Veranda Preserve in the south, along the bottom of Via Tramonto, under Via Tesoro and then all the way in a U shape along the Bella Strano and Rio Casarano roads back to Via Tesoro. All this water is dammed by a steel weir which is located just to the west of Via Tesoro, which is in poor condition. We have ascertained this is a City of Port St Lucie structure, which is fortunate as the repair will be very expensive. We have spent considerable time clarifying this and persuading the City to design a replacement or repair. The work has started, but the timing rests with the City.

Aquatic Planting

In April 2023 we planted a variety of thousands of aquatic plants from Duck Potato and Pickeral Weed to the Swamp Lilies with their beautiful white flowers at a cost of \$25,000. This is the first time that the aquatic plants have been restored in our lakes since their initial construction, and we concentrated on the shallow shelves (Littoral shelves) that were designed into some of the lakes on the west side. This was preceded by a thinning of the Fire Flag plants that had pushed out all the slower growing aquatic plants. This was a real success, and most of the plants have rooted and grown. We now have a much wider range of plants which are very visually appealing and bloom at different times of the year. They also help with the primary aim of improving the water quality. While these new plants are a major step in improving the range of aquatic plants in our waters, the size of the lakes means we will be adding plants for many years to fully fill our lake shores. In the 2nd quarter of 2024, we have an enhanced budget to expand this into some of the other lakes.

Tesoro CDD Board

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