

Tesoro CDD Note

March 2025

AS the last note was late last year, it is time for an update. While we are moving into Florida Spring, a lot of the trimming and preparation work gets done in the colder, dryer period – our winter- so the teams were busy doing scheduled maintenance. But spring brings different work as we will discuss.

CDD structure

With a significant number of new residents, it is worthwhile to discuss the structures and responsibilities in Tesoro. The Tesoro property is owned by a group of investors (declarant). Within Tesoro we have 3 independent entities which each have roughly the same area to administer:-

- The homes and lots, with the roads and the drainage into the CDD area, which fall under the **POA**;
- **Tesoro Club** which is a Private Sports Club which is responsible for all sporting facilities;
- **Tesoro CDD** which was created by a Florida statute and is responsible for all lakes, waterways, preserves and conservation areas and which has government oversight. The aim is to preserve these and improve the natural beauty.
See the website Tesorocdd.com.

Tesoro CDD works within and under the permits that established the community. There are many of these, but they all require the CDD to maintain the areas as preserves without any significant invasive species while keeping the design of the overall water management and preserve areas intact. This means specialized and detailed knowledge is required for the maintenance work, and we use the highly respected Native Lands team for this. We also have agreements with the City of Port St Lucie to protect the water that flows from the city and into the north-western part of Tesoro from its canals, without contamination or loss, for which we receive a fee. Any interference in, or loss of, the water could place that fee at risk, besides being outside of our permits.

Work over the last few months

It is important to note that there are still fairly large areas within Tesoro which we must clean and bring back to the required standard after nearly 15 years of no maintenance. These are primarily on the north-east side. The cleaning is difficult work in the dense brush that has grown up, and we have a group continually working on this in designated areas. Of course, once an area has been brought back to the standard required in the permit, the lower-level plants in the newly opened areas have growth spurts as they are now receiving more sunlight and oxygen. This means once our contractors perform the initial work, they have to go back and rework the area to

bring these secondary growths under control at least twice more. Thereafter these areas are placed on the scheduled maintenance program.

Since the last note we have cleared the area between the Mitigation Area at Rio Caserano and along Via Tesoro to Via Sanremo. This is a large area and has exposed some interesting channels and wetlands within these areas. The opening of these areas will hopefully be good for all the flora in Tesoro. We also completed the area along Via San Fratello where new houses have been built.

Scheduled Maintenance

The areas that are under Scheduled Maintenance increase in size as we add the cleaned and previously untended areas.. This means the more environmentally sensitive areas such as the large waterway called the Mitigation Area are maintained 4 times a year. Creeks are also maintained frequently. Other areas are maintained 2 or 3 times a year to keep them in good order and based on their importance to the overall Tesoro needs.

Environment Consultants

We have added a contract with the Hobe Sound Environmental Consultants, so we have resources to advise us as we do the work around the community. While Native Green, our contractor, is highly respected by them, we believe it was necessary to have an agreement so we can call on these experts as need be as we want to ensure we do our work correctly. We will need their expertise on some remediation of retention ponds.

Plantings

It is our intention to do more aquatic planting in the lakes this year. Last year was successful in most places, the heavy rains in April raised the levels of water in some of the lakes to their overflow level which resulted in new plants not having time to achieve a solid root. This affected the plantings particularly in the lake between Via Tesoro and SE Caldo Str. Clumps of the plants have survived and are starting to fill out. We will add additional aquatic plants this year, so this lake bank is not a barren strip of land and becomes visually pleasing. It is the intention to continue planting aquatic natural plants progressively over the next few years until the majority of lakes have established areas of plantings.

At the same time, we are slowly reducing the amount of Fire Flag which, much as it is an acceptable plant, has grown significantly and unchecked in the last 15 years. The only advantage is these plants like shallow water, so our lakes are not being overrun.

However, we need a variety of plants and these Fire Flag plants need to be curtailed so that other plants can grow. Removing these is time consuming and difficult.



Some of our plants are now blooming and these Blue Flag Iris's are just coming into bloom along the golf course – along hole #3 Tee boxes is where these were spotted. Isn't spring great in Tesoro!



Issues

A resident has sent multiple emails to the Chairman after the POA removed some plants from the R M Tesoro lot next to his house. Contained in these were reports of specific residents who this resident alleged were taking water from lakes, which is not permitted, and multiple other residents were identified as encroaching into the CDD preserves with their plantings. We are busy investigating the veracity of these and will advise these residents of any required remediation.

CDD Board of Supervisors

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