

Tesoro CDD 2025 Q4 Community Note

Cleaning and Maintenance

We have set schedules for the cleaning and maintenance of the major preserve areas, so these are maintained to the high standard we have established. Weather and rain patterns affect growth in the CDD areas, so this has to be somewhat flexible, but the Mitigation area and the lakes look really well tended after having had their 4th maintenance pass of the year completed just before Thanksgiving.



As more homes are built, the preserve areas behind them will move from limited maintenance to full maintenance to maintain the aesthetics of the home areas. This does come with a cost.

Plants in and around lakes

We have reasonable plant coverage in the western lakes and the lake along Caldo Str, as well as in the lake encircled by Fascino Circle. Of course, as the new areas on the east side open up, so new lakes that have no homes nearby currently will need to be planted.

We have also started to try to bring the Fireflag plants that have grown for nearly 20 years unchecked under some control with significant trimming. These are reasonably pretty in summer, but as winter arrives they become brown leafed and straggly. They are hardy, and this is not a ‘trim and forget’ process. Once we have these reduced on a more long-term basis, we can try to introduce other plants along these banks using the clump methods we have developed to give us varied lakeside plants. The views below are of Lake 11 north of Mira Lavella Rd looking east and show the before and after the cleaning of this section of the lake.



Major Projects.

Winters Creek

Winters Creek extends from the Weir Wall at the T-box on Hole #10 and along the Hole #18, past the Main Clubhouse and to the north-east portion of Tesoro before being discharged into the north fork of the St Lucie river.

The first part of the downstream of Winters Creek (Between Hole #10 and 18 T-boxes) was completed and multiple passes of maintenance have been done to cope with the lower growth suddenly being exposed to sunlight and air following the initial cleaning. The area is settling down and is a really pretty sight now.

A second part of the cleaning of Winters Creek has just started and this will extend from the Hole #18 T-box eastwards for a distance of roughly 150 yards or so. Again, this is going to take time to clean up and then will require multiple passes to bring all the plants and bushes into a position where maintenance can be done 3 or 4 times a year.

Retention Ponds along Calmo

As part of the design of the flow of water in Tesoro to protect the environment, the rainwater from the homes on the east side where there is a wall at the rear of the properties, feeds into the gutters along the road and then through drains into retention ponds within the preserve areas. As the number of homes has grown, so the amount of water from these roofs and hard standing has increased. The design slows the flow of this water, and the correct operation of these ponds becomes more important to allow time for the settling of solids and promote filtration in the preserve areas. These were made with an earthen berm wall, and no maintenance has been done since their creation. The berm effectiveness has deteriorated and we will be rebuilding the berm and will then be grassed so it retains its integrity when water flows into the ponds. This is planned for later in January, so the homeowners in Calmo will have a few weeks where Native Green personnel are working in the preserve to the west of Calmo. There are a number of these retention ponds on the east side which will need to be attended to in the future.

Cleaning of the Hole #8 east side

This area has been cleaned and recut, so it is become a really nice attractive area. The homes along Caldo on the west side now have a wetland between them and the edges of the golf course, which is rather pleasant for these future homes.

Florida Department of Environmental Protection (FDEP)

FDEP is concerned about the St Lucie River and has classified it as an Impaired Water Body. They are seeking to see reductions in the unwanted discharge of nutrients into the river. The FDEP has involved every CDD and other entities that discharge into the St Lucie river, including Tesoro which has 3 different flows into the river. All this is in the early stages of their planning and consulting, but the CDD will need to respond to and become part of this to see we not only continue

to comply with the environmental requirements of our permits but exceed them sufficiently to enhance our standing with the FDEP. As all this unfolds we will keep the community updated.

Weir Wall at the end of the Mitigation Area (Structure A-25)

We have had additional meetings with the City of Port St Lucie, and there is progress towards the replacement of the wall. The timing seems to be dependent on other projects, but we hope to have some clearer answers in the next few months as this structure is in dire need of replacement.

Financial

The financial year for the CDD is October to September of each year, and we have accepted the accounts for last year and passed these to the external auditors for review. The CDD with its government oversight is extremely careful with financial controls. All financial payments are made by the Oversight Company (GMS) and they apply the correct financial controls. Every payment they make is approved by the board, then recorded in the accounts and then these are audited by the independent, external auditors. This is taken to the point where the Chairman bought a lunch for our new Environment Consultants to thank them for advice and the signing of the contract, and for correctness this was voted on by the Board as to whether the Chairman could be reimbursed. The financial accounts are shown on the Tesoro CDD website.

As we expand the number of areas that have been cleaned and move these projects into maintenance, the cost for the ongoing work increases. The maintenance cost continues to rise and utilize more of the available revenue, and there is progressively less money for new projects. As this balance alters, we will need to review the annual fee paid by residents. We are not there yet, and we will keep you informed.

The board would like to wish everyone a wonderful, and safe, end-of-year period!

CDD Board of Supervisors

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