

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Tuesday, February 9, 2016 at 2:35 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Keith Sherman	Board Supervisor, Chairman
John Kirkbride	Board Supervisor, Vice Chairman
Butch Johnston	Board Supervisor, Assistant Secretary
Dick Bonito	Board Supervisor, Assistant Secretary
Louis Sanchez	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Scott Brizendine	Assoc. Dir. of Financial Svcs., Rizzetta & Company, Inc. (via speaker phone)

FIRST ORDER OF BUSINESS

Call to Order

Ms. Suit called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Suit stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
November 10, 2015**

Ms. Suit presented the minutes of the Board of Supervisors' Meeting held on November 10, 2015 and asked if there were any questions or comments related to the minutes. There were none.

<p>On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on November 10, 2015, for the Catalina at Winkler Preserve Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of October, November, and
December 2015**

Ms. Suit presented the operations and maintenance expenditures for the period of October 1-31, 2015 which total \$13,073.31, the period of November 1-30, 2015 which total \$10,390.09, and the period of December 1-31, 2015 which total \$9,526.29. She asked if there were any questions. Discussion ensued regarding various invoices. Board discussion ensued regarding the expenses related to the Yorgensen's not installing the 6" drain per the variance agreement. The Board directed District Management to write a letter to the Yorgensen's requesting that they reimburse the District for additional expenses incurred related to installation of the 6" drain pipe.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of October, November, and December 2015, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

Update Regarding Bond Refinancing

Ms. Whelan discussed the bond refinancing with the Board. She advised Robbie Cox of MBS attended the last meeting to discuss the potential bond refinancing opportunities though items regarding deferred costs needed to be resolved prior to the refinancing. Ms. Whelan explained that deferred costs are amounts that the developer incurred prior to bonds being issued. She advised that previously the District certified that there were approximately \$300,000 in deferred costs to be reimbursed to the Developer. Counsel has reached out to the developer to see if they would be willing to waive a portion of deferred costs or take a lesser portion of deferred costs since those monies could be used to help effectuate the refunding. There is approximately \$10,000 still in the deferred cost account and what they would like the District to do before they would entertain reducing the amount of deferred costs they would accept, is to pay the remaining balance of the deferred costs. They haven't said that they would negotiate but this would be a first step. Other than the deferred cost issue, Mr. Cox believes the District would be able to refund the bonds. Discussion ensued.

SIXTH ORDER OF BUSINESS

**Consideration of Deferred Cost
Requisition #12**

Ms. Whelan discussed the requisition with the Board. Ms. Suit advised the amount of the deferred cost requisition is \$11,676.93. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Sanchez, with all in favor, the Board approved Deferred Cost Requisition #12, in the amount of \$11,676.93, for the Catalina at Winkler Preserve Community Development District.

Mr. Sherman asked if DR Horton insisted on receiving the additional \$290,000.00 would the refunding still be able to move forward. Ms. Whelan advised they would possibly have to raise the principal amount of the bonds. Mr. Sherman asked what leverage the District has in asking that the Developer negotiate the \$290,000. Ms. Whelan advised that as of now the District is not required to pay the additional \$290,000, until such time as the District attempts to refinance the bonds and as monies are routinely transferred to the deferred cost account.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised the drainage issue at the Yorgensen property has been resolved.
- B. District Engineer
Mr. Kayne advised the NPDES MS4 report inspection has been completed; all drainage structures were inspected. They are now working on the report which is due next month. They hope to have a draft out next week. He advised the FDEP may be looking for outfall water quality testing to be required as part of the NPDES MS4 permit. Mr. Kayne advised Barraco and Associates can provide a proposal for the work, should it be required, or the District can contract with another firm. Mr. Kayne further advised he will be providing documents related to the NPDES MS4 permit that will need to be added to the Catalina website.
- C. District Manager
Ms. Suit announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, May 10, 2016 at 2:30pm.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Suit opened the floor for Supervisor requests and comments.

Mr. Sherman inquired regarding the middle lake bank restoration. Ms. Suit advised she would get estimates. Discussion ensued.

NINTH ORDER OF BUSINESS

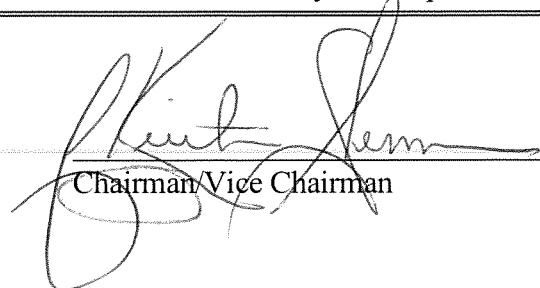
Adjournment

Ms. Suit stated there are no other agenda items to come before the Board. She asked for a motion to adjourn the meeting.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board adjourned the meeting at 3:20 p.m. for the Catalina at Winkler Preserve Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman