

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Wednesday, April 12, 2017 at 2:04 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:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Gregory Pierson	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Wes Kayne	District Engineer, Barraco & Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon 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
February 14, 2017**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on February 14, 2017 and asked if there were any additions, deletions, or revisions to the minutes. There were none.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 14, 2017, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of January and February 2017**

Ms. Blandon presented the operations and maintenance expenditures for the period of January 1-31, 2017 (\$11,006.32) and the period of February 1-28, 2017 (13,754.97). She asked if there were any questions regarding any item of expenditure.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of January 2017 (\$11,006.32) and February 2017 (\$13,754.97), for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Barraco & Associates
Proposal for Updating the Public
Facilities Report**

Ms. Blandon advised the updated Public Facilities Report is required by Section 189.08 of the Florida Statutes which requires the report to be updated every seven years. She advised the report was last updated on August 22, 2007. Ms. Blandon advised the estimate includes a not-to-exceed amount of \$5,000.00. Mr. Kayne advised the report contains information pertinent to the CDD, which includes permits in the District's name, as well as items owned and operated by the CDD. Mr. Earlywine provided an overview on the requirements and contents of the report. Mr. Kayne provided an overview of the cost of the report.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Approved the Proposal from Barraco & Associates for Updating of the Public Facilities Report, in an amount not to exceed \$5,000.00, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Proposals for Lake #2
Bank Repairs**

Ms. Blandon advised proposals for Lake #2 Bank Repairs were received from Copeland Southern Enterprises and Crocker Land Development. She advised each contractor provided for two options: the proposals for Option 1 were \$124,775.00 from Copeland Southern Enterprises, and \$72,400.00 from Crocker Land Development; the proposals for Option 2 were \$107,775.00 from Copeland Southern Enterprises and \$49,250.00 from Crocker Land Development. Mr. Kayne provided an overview of the exhibits and differences between Options 1 and 2 as well as the proposals received. Discussion ensued. Questions were entertained regarding phasing of the work and timing of the work. Discussion ensued regarding the budget and funding for the repairs. Mr. Earlywine discussed the possibility of requesting a performance bond from the selected contractor. Mr. Earlywine also suggested obtaining licenses from homeowners for staging areas if the staging areas are on homeowner property. Mr. Sherman advised he has the paperwork used for the repairs completed on Lake #1. Discussion ensued regarding the construction methods provided in the proposals.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Approved the Proposal from Crocker Land Development, in an amount not to exceed \$59,100.00 which includes a contingency amount of \$9,850.00, for Lake #2 Bank Repairs, without a payment and performance bond, for the Catalina at Winkler Preserve Community Development District.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Directed District Management to prepare an Amended Budget to be presented at the next meeting, for the Catalina at Winkler Preserve Community Development District.

On a Motion by Mr. Johnston, seconded by Mr. Sanchez, with all in favor, the Board Directed District Counsel to Proceed to Prepare a Contract with Crocker Land Development for Lake Bank Repairs, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Pierson provided a follow up regarding the signage wording for the no trespassing signs at the preserve. He provided the specific language and advised the statutory requirements, including that signs are required to be posted not more than 500 feet apart. Mr. Sherman thanked Mr. Pierson for his guidance.

Mr. Pierson advised that, regarding the proposed eagle perch, a permit is not required unless the perch is within 660 feet of any activities. He further discussed the differences between new activities and existing uses, as well as the different analysis for new activities. He advised his recommendation, if the Board still wished to install the perch, is to move forward with installation of the perch provided that it is not within 660 feet of any activity. The Board decided to not move forward with the perch at this time.

B. District Engineer

Mr. Kayne advised he had no report but would take questions from the Board. Mr. Bonito inquired regarding the 4" to 6" PVC pipe behind a home leading in to the middle lake. Mr. Kayne advised he will follow up with Mr. Tarn regarding this pipe.

C. District Manager

Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, May 09, 2017 at 2:30pm.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor to Supervisor requests and comments.

Mr. Sherman inquired with Mr. Kayne regarding tree trimming of trees around the lake. He asked who should be the responsible party for trimming of the trees. Mr. Kayne advised there is a 5 foot tract that is owned by the CDD and a 15 foot easement for access for maintenance. Mr. Earlywine advised if the trees are in the easement area, the tree is probably owned by the homeowner. He suggested looking to the HOA to determine its position. Mr. Earlywine further advised this is not a CDD issue. Discussion ensued.

Mr. Sherman inquired regarding the preserve. He advised he has been told by a resident that the District is not properly maintaining the preserve area. He asked that Staff obtain proposals from a qualified vendor to provide a written assessment of the preserve. Ms. Blandon advised she has provided Mr. Sherman with a copy of the preserve management plan that was agreed to with the South Florida Water Management District, and what is required of the CDD. She advised not all species are a part of that plan. Ms. Blandon advised Mettauer Environmental is currently conducting the maintenance of the preserve. She advised she can reach out to Earth Tech Environmental, as well as Passarella & Associates, and ask them to review the preserve areas and provide a report. Mr. Earlywine explained that when preserves are first established, they go through a maintenance and monitoring period that is regulated by the South Florida Water Management District. He explained that reports are also created to ensure the proper maintenance is conducted until the preserve is in the proper shape to be signed off by the South Florida Water Management District, and then going forward, it is in maintenance mode. Earth Tech Environmental, who is required to comply with specific requirements conducts that type of work. Ms. Blandon advised she will research the concern and report back to the Board.

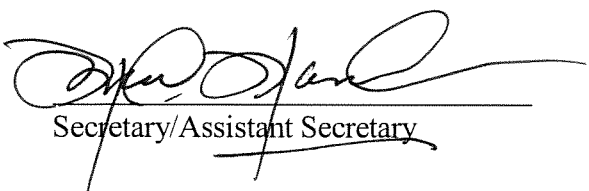
Mr. Sherman advised he received feedback that the CDD's website is well put together.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Blandon stated there are no other agenda items to come before the Board and 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 2:58 p.m. for the Catalina at Winkler Preserve Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman