

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, August 08, 2017 at 2:31 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 (via speaker phone)
Butch Johnston	Board Supervisor, Assistant Secretary (via speaker phone)
Dick Bonito	Board Supervisor, Assistant Secretary
Louis Sanchez	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Greg Pierson	District Counsel, Hopping Green & Sams, P.A.
Wes Kayne	District Engineer, Barraco & Associates, Inc. (joined the meeting in progress at 2:38 p.m.)

Ms. Blandon asked for a motion to allow Mr. Kirkbride and Mr. Johnston to participate in the meeting via speaker phone.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Allowed Mr. Kirkbride and Mr. Johnston to Participate in the Meeting via Speaker Phone, for the Catalina at Winkler Preserve Community Development District.
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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
Special Board of Supervisors' Meeting
held on May 09, 2017**

Ms. Blandon presented the minutes of the Special Board of Supervisors' Meeting held on May 09, 2017 and asked if there were any additions, deletions, or revisions to the minutes. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on May 09, 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 April, May, and June 2017**

Ms. Blandon presented the operations and maintenance expenditures for the period of April 1-30, 2017 which totaled \$8,066.47, the period of May 1-31, 2017 which totaled \$59,478.99, and the period of June 1-30, 2017 which totaled \$10,451.87. She asked if there were any questions regarding any item of expenditure. Mr. Sherman advised that the Board should be aware of engineering costs associated with lake bank projects.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of April 2017 which totaled \$8,066.47, May 2017 which totaled \$59,478.99, and June 2017 which totaled \$10,451.87, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing to Consider the Adoption
of the Fiscal Year 2017/2018 Budgets**

Ms. Blandon provided an overview of the public hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Opened the Public Hearing on the Fiscal Year 2017/2018 Budgets, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation of the Fiscal Year 2017/2018
Proposed Final Budget**

Ms. Blandon provided an overview of the proposed final budget for fiscal year 2017/2018 advising the total operations and maintenance budget totals \$156,510.00. Questions from the Board were entertained. Ms. Blandon stated for the record that no members of the public were present.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Closed the Public Hearing on the Fiscal Year 2017/2018 Budgets, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06,
Annual Appropriations and Adopting the
Budgets for Fiscal Year 2017/2018**

Ms. Blandon provided an overview of the resolution. She advised that the total of the General Fund is \$156,510.00 and the total of the Debt Service Fund is \$243,151.93, thereby making \$399,661.93 as the total for all funds for Fiscal Year 2017/2018. She asked if there were any questions. There were none.

On a Motion by Mr. Bonito, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2017-06, Annual Appropriations and Adopting the Budgets for Fiscal Year 2017/2018, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07,
Making a Determination of Benefit and
Imposing Special Assessments for Fiscal
Year 2017/2018; Providing for the
Collection and Enforcement of Special
Assessments; Certifying an Assessment
Roll**

Ms. Blandon provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2017-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2017/2018; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2017-08,
Designating Primary Administrative
Office**

Ms. Blandon provided an overview of the resolution, advising that the primary administrative office of the District is the office of Rizzetta & Company, Inc. which is located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. She asked if there were any questions. Mr. Kirkbride inquired regarding the requirement of the resolution. Ms. Blandon advised it is required to be in compliance with public records provision of the Florida Statutes.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2017-08, Designating Primary Administrative Office, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-09,
Fiscal Year 2017/2018 Meeting Schedule**

Ms. Blandon provided an overview of the resolution, advising that the presented schedule was consistent with the current fiscal year schedule; with meetings being schedule quarterly, on the second Tuesday of the month, beginning at 2:30 p.m. Mr. Pierson requested that a Statutory citation in the resolution be updated.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2017-09, Fiscal Year 2017/2018 Meeting Schedule included the changes mentioned by District Counsel, for the Catalina at Winkler Preserve Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
2016, as Prepared by Grau & Associates**

Ms. Blandon provided an overview of the Audit for Fiscal Year 2016, as prepared by Grau & Associates and asked if there were any questions. There were none.

On a Motion by Mr. Sanchez, seconded by Mr. Sherman, with all in favor, the Board Accepted the Audit for Fiscal Year 2016, as Prepared by Grau & Associates, for the Catalina at Winkler Preserve Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal from Barraco
& Associates for Year 6 NPDES MS4
Permit Requirements**

Mr. Kayne provided an overview of the NPDES MS4 permit requirements and the Barraco & Associates proposal in the amount of \$2,000.00. Discussion ensued.

On a Motion by Mr. Bonito, seconded by Mr. Johnston, with all in favor, the Board Accepted the Barraco & Associates Proposal for Requirements Related to the Year 6 NPDES MS4 Permit, as set forth in the agenda and at the rates set forth therein, for the Catalina at Winkler Preserve Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Proposals for Preserve
Maintenance**

Ms. Blandon provided an overview of the proposals received from EarthBalance and Earth Tech Environmental for preserve maintenance. She advised that the EarthBalance proposal includes two events per year and totals \$5,298.00. She also advised that and the Earth Tech proposal includes two events in 2017, which totals \$7,000.00 and four events in 2018, which totals \$14,000.00. The Earth Tech proposal also includes an option of perimeter plantings and the total cost was \$23,257.50. Mr. Pierson provided background related to both a letter that the District received from South Florida Water Management District and hedge maintenance. He explained that the South Florida Water Management District suggested a separate contract for maintenance of the hedge plantings. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Accepted the Proposal from EarthBalance for Preserve Maintenance, and Further Requested that Staff Obtain a Proposal for the Hedge and Engage Passarella & Associates to Perform Oversight of the Preserve Maintenance and further Authorized District Counsel to Prepare an Agreement for EarthBalance's Proposal and the Hedge Maintenance Work, for the Catalina at Winkler Preserve Community Development District.

Ms. Blandon advised she will ask that Mr. Sandsmark of EarthBalance attend the next meeting to discuss the EarthBalance proposal with the Board.

Mr. Pierson asked for a motion of the Board to provide direction to District Counsel to terminate the existing agreement with Nature's Blueprint and seek any money owed to the District.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Directed District Counsel to Prepare and Provide Notice of Cancellation to Nature's Blueprint Related to the Preserve Maintenance Contract and to seek any money owed to the District to the extent possible, for the Catalina at Winkler Preserve Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Pierson advised he had no report.

- B. District Engineer
Mr. Kayne advised he had no report.

Mr. Kirkbride inquired regarding the inclusion of the HOA owned preserve area in the preserve maintenance proposals. Ms. Blandon advised she will provide the contracted vendor with an ownership exhibit.

- C. District Manager
Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, November 14, 2017 at 2:30 pm.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments


Ms. Blandon opened the floor to Supervisor requests and comments. There were none.

SIXTEENTH ORDER OF BUSINESS

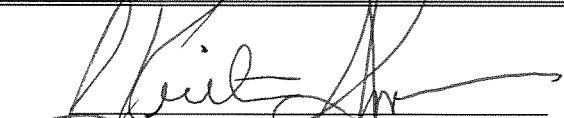
Adjournment

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. Sanchez, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 3:18 p.m. for the Catalina at Winkler Preserve Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman