

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 13, 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
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)
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
Special Board of Supervisors' Meeting
held on December 06, 2017**

Ms. Blandon presented the minutes of the Special Board of Supervisors' Meeting held on December 06, 2017 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on December 06, 2017, for the Catalina at Winkler Preserve Community Development District.
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FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of November and December 2017**

Ms. Blandon presented the operations and maintenance expenditures for the period of November 1-30, 2017 which totaled \$12,790.23 and the period of December 1-31, 2017 which totaled \$5,007.17. She asked if there were any questions regarding any item of expenditure. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of November 2017 which totaled \$12,790.23, and the Month of December 2017 which totaled \$5,007.17, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Appointment of an Audit Committee and
Scheduling of the First Meeting of the
Audit Committee**

Ms. Blandon provided an overview of the Auditor selection process and asked the Board to appoint an Audit Committee and set the first meeting of the Committee.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board Appointed itself as the Audit Committee and set the first meeting of the Audit Committee for Tuesday, May 8, 2018 at 2:30 p.m., to be held at the office of Rizzetta & Company Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Earth Balance Proposal
for Preserve Plantings**

Ms. Blandon presented the proposal received from Earth Balance for installation of Sand Cord Grass along the wetland buffer. She advised the proposal is in accordance with requirements of South Florida Water Management District.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Approved the Proposal from Earth Balance for Plantings, in the amount of \$4,158.00, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Review of Lake Maintenance Project
Proposals**

Ms. Blandon reviewed the proposal received from Copeland Southern Enterprises (\$141,775.00) and Crocker Land Development (\$59,000.00) for lake bank repairs. She suggested adding an allowance for sod replacement in the staging areas. Mr. Kayne provided an overview related to the second half of lake #2 and the proposal received.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Approved the Proposal received from Crocker Land Development for an Amount Not to Exceed \$70,000, Subject to Preparation of an Agreement by Counsel and Further Authorizing the Chairman to Execute the Agreement, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Barraco & Associated
Proposal for NPDES MS4 Permit Year 1
Annual Report (Cycle 4)**

Mr. Kayne provided an overview of the proposal and provided information related to the partial year report recently filed. Mr. Kayne and Mr. Earlywine responded to questions from the Board.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Approved the Proposal from Barraco & Associates for NPDES MS4 Permit Year 1 Annual Report (cycle 4), for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

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

- B. District Engineer
Mr. Kayne distributed exhibits related to pool overflow areas and erosion that has resulted. He advised his office can prepare an exhibit detailing remediation of the erosion. Mr. Kayne advised some of these areas will be repaired during the lake two remediation, though others may need to be put on notice that it is the Owner's responsibility to maintain the drainage and not negatively impact the CDD lake banks. Mr. Sherman inquired regarding addressing the homeowners to ensure their pools do not impact the lake bank after the remediation is complete. Mr. Kayne confirmed. Mr. Earlywine inquired regarding permitting requirements or HOA docs that may address these banks. Mr. Sherman advised the HOA docs do not address lake banks. Ms. Blandon advised that her recommendation is for Mr. Kayne to prepare a repair protocol for these banks and then she can send that protocol to the Owners along with a letter notifying them that they are required to make the necessary repairs per the repair protocol to be prepared by the District Engineer. She further advised her letter will include a deadline as well as language related to the Owners notifying Staff once repairs are completed.

- C. District Manager
Ms. Blandon announced that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, May 8, 2018 at 2:30 pm.

Mr. Sherman inquired any further action needed related to the bond refinance. Ms. Blandon and Mr. Earlywine confirmed the bond refinance is complete.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

Mr. Johnston inquired regarding the weir at lake two that may need a plate for safety purposes. Mr. Kayne advised he will follow up with Mr. Tarn and move forward with the necessary repairs. Mr. Johnston inquired regarding the man hole covers located within the street being removed and not property replaced; he advised the young man doing the work identified himself as being with Barraco and Associates. Mr. Kayne advised he will have the issue remediated.

Mr. Kirkbride inquired regarding paper copies of the Agendas. Discussion ensued. Mr. Sherman asked that Ms. Blandon obtain a proposal for printed agendas.

ELEVENTH 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 3:37 p.m. for the Catalina at Winkler Preserve Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman