

**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, May 8, 2017 at 2:36 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	<b>Board Supervisor, Chairman</b>
John Kirkbride	<b>Board Supervisor, Vice Chairman</b>
Butch Johnston	<b>Board Supervisor, Assistant Secretary</b>
Dick Bonito	<b>Board Supervisor, Assistant Secretary</b>
Louis Sanchez	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A. (via speaker phone)</b>
Wes Kayne	<b>District Engineer, Barraco &amp; Associates, Inc.</b>
Audience	

**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 opened the floor to public comment.

Mr. Yorgensen spoke regarding a letter his wife submitted to Catalina at Winkler Preserve CDD regarding the preserve specifically related to dog fennel growth. He advised a company came to the property and treated the area which did remediate the dog fennel although now rag weed is now growing at a height greater than six feet. Mr. Yorgensen advised that Earth Balance was out and treated the preserve area again. He advised that he has reached out to Earth Balance to inquire as why the growth is so severe and Earth Balance advised they treat the area two times per year though it is recommended that additional treatment is recommended. Mr. Yorgensen advised that he was informed that grasses being planted along the preserve will assist in maintenance of the invasive weeds. Mr. Yorgensen read a list of questions to the Board. Discussion ensued. Mr. Yorgensen's questions are attached for the record. District Management will respond to his inquiries.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
February 13, 2018**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on February 13, 2018 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 13, 2018, 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, February, and March  
2018**

Ms. Blandon presented the operations and maintenance expenditures for the period of January 1-31, 2018 which totaled \$10,788.05, the period of February 1-28, 2018 which totaled \$7,182.27 and the period of March 1-31, 2018 which totaled \$4,979.76. She asked if there were any questions regarding any item of expenditure.

On a Motion by Mr. Sanchez, seconded by Mr. Sherman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of January 2018 which totaled \$10,788.05, the Month of February 2018 which totaled \$7,182.27, and the Month of March 2018 which totaled \$4,979.76, for the Catalina at Winkler Preserve Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Audit Committee  
Recommendation**

Ms. Blandon advised that the Audit Committee met prior to the onset of the Board of Supervisors' meeting and has recommended that the Audit Proposal Instructions provide for a one (1) year contract term with the option for two (2) annual renewals, with proposals to be due by Monday, July 30, 2018 at 12:00 pm, for the evaluation criteria to include price, and the second audit committee meeting to be scheduled for August 14, 2018 at 2:30 pm; and authorized District Management to publish the necessary advertisements requesting proposals.

On a Motion by Mr. Bonito, seconded by Mr. Sanchez, with all in favor, the Board Accepted the Recommendations of the Audit Committee: Audit Proposal Instructions to provide for a one (1) year contract term with the option for two (2) annual renewals, with proposals to be due by Monday, July 30, 2018 at 12:00 pm, for the evaluation criteria to include price, and the second audit committee meeting to be scheduled for August 14, 2018 at 2:30 pm; and authorized District Management to publish the necessary advertisements requesting proposals, for the Catalina at Winkler Preserve Community Development District.

**SIXTH ORDER OF BUSINESS**

**Review and Acceptance of Reserve Study  
as Prepared by Florida Reserve Study**

Ms. Blandon provided an overview of the reserve study as prepared by Florida Reserve study. Questions and comments were discussed. Mr. Sherman inquired regarding the length of time that lake banks are repaired. Mr. Kayne advised lake bank maintenance should be conducted every 10 to 15 years on average, assuming the littorals are healthy and stable. Discussion ensued regarding funding of reserves.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Accepted the Reserve Study as Prepared by Florida Reserve Study, for the Catalina at Winkler Preserve Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget for  
Fiscal Year 2018/2019**

Ms. Blandon reviewed the proposed budget for fiscal year 2018/2019 highlighting the line items experiencing a change from the current year budget. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2018/2019, for the Catalina at Winkler Preserve Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-06,  
Approving a Proposed Budget for Fiscal  
Year 2018/2019 and Setting a Public  
Hearing Thereon**

Mr. Earlywine provided an overview of the resolution and asked if there were any questions.

On a Motion by Mr. Sanchez, seconded by Mr. Johnston, with all in favor, the Board Adopted Resolution 2018-06, Approving a Proposed Budget for Fiscal Year 2018/2019 and Setting a Public Hearing Thereon for Tuesday, August 14, 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.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Earlywine discussed the preserve area and further advised the lake bank repair contract has been completed.
  
- B. District Engineer  
Mr. Kayne advised he had nothing new to report; he advised that the end of the NPDES year one closed out April 30<sup>th</sup> and the report is due in October. Mr. Sherman

inquired regarding the completion of the lake bank remediation work. Mr. Kayne advised he has not had a discussion with Mr. Tarn regarding the completed work. Mr. Sherman reviewed the work completed. He further advised that the weir cover has been installed.

C. District Manager

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> of each year, to announce the number of registered voters residing within the District as of April 15 of that year. As of April 15, 2018, there are 516 persons registered to vote residing within the Catalina at Winkler Preserve Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon announced that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, August 14, 2018 at 2:30 pm.

Ms. Blandon asked that Mr. Kayne review the pool overflow detail. Mr. Kayne advised the banks were re-reviewed after several questions were received from residents; he advised fewer addresses were noted as in need of remediation after further review. Mr. Kayne advised some of the erosion concerns were remediated with the lake bank remediation project undertaken by the CDD and some residents have completed repairs. Ms. Blandon advised that according to the latest review by Barraco & Associates, only 5 areas are still in need of repairs. The Board inquired as to the responsible party for repairs. Mr. Earlywine advised that the responsibility is that of the homeowner whose pool overflow is causing damage. Discussion ensued. Mr. Earlywine suggested sending letters advising of the approximate cost of the repairs and further providing an opportunity to the homeowner to conduct the repairs before the CDD conducts the repairs and charges the homeowner.

Mr. Earlywine advised that the qualifying period for persons interested in running in the General Election will commence on June 18, 2018 and close at noon on June 22, 2018. He further advised that interested parties would need to contact the Lee County Supervisor of Elections to inquire as to the requirements for qualification. Ms. Blandon advised that she will send a link to the Lee County Supervisor of Elections website so that the Board has the necessary information regarding qualifying for the general election.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

Mr. Sherman discussed a photo of lake 2 which has a large weed growing, he asked that Solitude review the lake and remediate the weed growth.

**ELEVENTH ORDER OF BUSINESS**

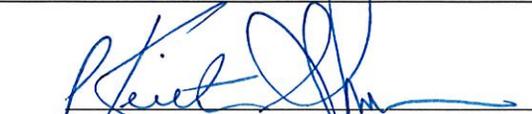
**Adjournment**

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. Sanchez, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 3:35 p.m. for the Catalina at Winkler Preserve Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman