

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 14, 2017 at 2:37 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)
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.
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Erik Sandsmark	EarthBalance
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. There were no comments from the public.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Audit Committee Meeting held on
May 8, 2018**

Ms. Blandon presented the minutes of the Audit Committee Meeting held on May 8, 2018 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

<p>On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on May 8, 2018, for the Catalina at Winkler Preserve Community Development District.</p>
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FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on May 8, 2018**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on May 8, 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. Bonito, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 8, 2018, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of April, May, and June 2018**

Ms. Blandon presented the operations and maintenance expenditures for the period of April 1-30, 2018 which totaled \$70,806.59, the period of May 1-31, 2018 which totaled \$10,731.82 and the period of June 1-30, 2018 which totaled \$15,211.10. She asked if there were any questions regarding any item of expenditure. Mr. Sherman advised that the reason the billing was high was due to final payment being made for the lake restoration as well as significant costs related to fountain and aerator repairs.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of April 2018 which totaled \$70,806.59, the Month of May 2018 which totaled \$10,731.82, and the Month of June 2018 which totaled \$15,211.10, for the Catalina at Winkler Preserve Community Development District.

SIXTH 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 Board of Supervisors' enter into contract negotiations with Grau & Associates for Audit Services. Mr. Earlywine inquired regarding any special contractual provisions. Mr. Sherman advised he would like to include the provision related to the second two years being optional renewals as well as timely completion of the audit.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Accepted the Recommendation of the Audit Committee to Enter into Contract Negotiations with Grau & Associates for Audit Services, Subject to Contract Preparation by District Counsel, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Review and Acceptance of Audit for
Fiscal Year End September 30, 2017
as Prepared by Grau & Associates**

Ms. Bandon provided an overview of the Audit for Fiscal Year end September 30, 2017 as prepared by Grau & Associates 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 Accepted the Audit for Fiscal Year End September 30, 2017 as Prepared by Grau & Associates, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-07,
Redesignating an Assistant Secretary**

Ms. Bandon advised that Mr. Joe Roethke is now the Regional District Manager for the Fort Myers office of Rizzetta & Company and he is replacing Mr. Matthew Huber as Assistant Secretary for signatory purposes.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2018-07, Designating Mr. Joe Roethke as Assistant Secretary, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2018-08,
Fiscal Year 2018/2019 Meeting
Schedule**

Ms. Bandon provided an overview of the resolution advising that the schedule being presented is consistent with the current year schedule, with meeting being held quarterly on the second Tuesday of the month at 2:30 p.m., with the exception of the November 2018 meeting which has been moved to Wednesday November 14th in order to accommodate Districts that are required to hold landowner elections on the second Tuesday of November.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2018-08, Fiscal Year 2018/2019 Meeting Schedule, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

**Public Hearing to Consider the
Adoption of the Fiscal Year 2018/2019
Budget and Public Hearing to
Consider the Imposition of
Operations and Maintenance Special
Assessments**

Ms. Bandon 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 to Consider the Adoption of the Fiscal Year 2018/2019 Budget and Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, for the Catalina at Winkler Preserve Community Development District.

ELEVENTH ORDER OF BUSINESS

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

Ms. Bandon provided an overview of the proposed final budget for Fiscal Year 2018/2019 and asked if there were any questions or comments from the public.

A resident inquired regarding the operations and maintenance budget versus the debt service budget. Mr. Earlywine provided an overview of the separate budgets.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2018/2019 Budget and Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, for the Catalina at Winkler Preserve Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-09,
Annual Appropriations and Adopting
the Budgets for Fiscal Year 2018/2019**

Ms. Bandon provided an overview of the resolution and advised that section two of the resolution will read as follows: total general fund budget is \$190,532.00; total debt service budget is \$209,795.33; and the total of both budgets is \$400,327.33. She asked if there were any questions.

On a Motion by Mr. Kirkbride, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2018-09, Annual Appropriations and Adopting the Budget for Fiscal Year 2018/2019 in the Amount of \$400,327.33, for the Catalina at Winkler Preserve Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-10,
Making a Determination of Benefit
and Imposing Special Assessments
for Fiscal Year 2018/2019**

Mr. Earlywine provided a detailed overview of the resolution and how it relates to the budget.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Adopted Resolution 2018-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019, for the Catalina at Winkler Preserve Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Earlywine discussed the concerns with the SFWMD related to preserve maintenance. He advised the District complied with the planting and maintenance requirements as set forth by SFWMD however when an inspection was conducted the Agency sent correspondence related to additional maintenance that is being required. Mr. Earlywine advised that Mr. Sandsmark has prepared a proposal for additional maintenance and plantings.

Mr. Sandsmark discussed the buffer and required plantings. He reviewed the maintenance process at the berm/buffer in order to eradicate weeds; he further reviewed his proposal that was put together in order to comply with the maintenance plan. Discussion ensued. Mr. Sherman suggested that the professional formulate and execute a plan that will keep the District in compliance with the maintenance plan. Discussion ensued regarding IDD canal maintenance.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Authorized a Not to Exceed Amount of \$8,000.00 for Implementing a Mitigation Plan for the Conservation Area, for the Catalina at Winkler Preserve Community Development District.

B. District Engineer

Mr. Kayne advised he had no report. Mr. Sherman inquired regarding a survey of the conservation area. Mr. Kayne advised that he can have a survey done when and if the Board provides direction. Mr. Bonito inquired regarding the pool drainage repairs. Mr. Kayne advised that he has inspected the completed repairs and so far, all repairs are appropriate.

C. District Manager

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

Ms. Blandon advised that she received a complaint regarding torpedo grass in the lakes so she has contacted Solitude and Solitude has treated the lakes.

Mr. Sherman asked that updates regarding the mitigation of the conservation area be sent to the entire Board.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

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

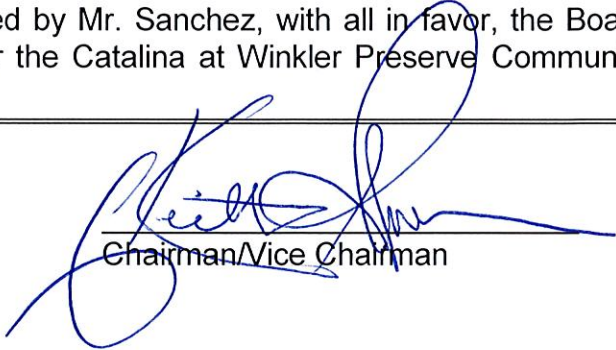
SIXTEENTH ORDER OF BUSINESS

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. Sherman, seconded by Mr. Sanchez, with all in favor, the Board adjourned the meeting at 3:32 p.m. for the Catalina at Winkler Preserve Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman