



Rizzetta & Company

# Catalina at Winkler Preserve Community Development District

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## Board of Supervisors' Meeting February 5, 2025

District Office:  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912  
(239) 936-0913

[www.catalinacdd.org](http://www.catalinacdd.org)

## **CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

<b>Board of Supervisors</b>	Keith Sherman Joseph Molon Troy De Mond Dick Bonito Douglas Thompson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lauren Gentry	Kilinski I VanWyk PLLC
<b>District Engineer</b>	Carl Barraco	Barraco and Associates, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.catalinacdd.org](http://www.catalinacdd.org)

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January 28, 2025

**Board of Supervisors  
Catalina at Winkler Preserve  
Community Development District**

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Wednesday, February 5, 2025, at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meetings held on November 6, 2024, and December 2, 2024 ..... Tab 1
  - B. Ratification of the Operations and Maintenance Expenditures for October, November, and December 2024..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Resolution 2025-01, Redesignating Officers of the District ..... Tab 3
  - B. Consideration of Resolution 2025-02, Redesignating Public Depository..... Tab 4
  - C. Discussion and Consideration of Kilinski Van Wyk Proposed 2024/2025 Rates..... Tab 5
  - D. Discussion and Consideration of Superior Waterway Services Proposal for Aeration Management Services..... Tab 6
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,  
*Belinda Blandon*  
Belinda Blandon  
District Manager

Cc: Lauren Gentry, Kilinski | VanWyk PLLC

# Tab 1

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 **Wednesday, November 6, 2024 at 2:30 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>
Joe Molon	<b>Board Supervisor, Vice Chairman</b>
Troy De Mond	<b>Board Supervisor, Assistant Secretary</b>
Richard "Dick" Bonito	<b>Board Supervisor, Assistant Secretary</b>
Douglas Thompson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lauren Gentry	<b>District Counsel, Kilinski I VanWyk PLLC</b>
Patrick Collins	<b>District Counsel, Killinski I VanWyk PLLC</b>
Wes Kayne	<b>District Engineer, Barraco &amp; Associates, Inc.</b>
Bailey Hill	<b>Solitude Lake Management</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 for public comment. There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors' Meeting held on August 6, 2024**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on August 6, 2024, and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Bonito, seconded by Mr. Sherman, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 6, 2024, for the Catalina at Winkler Preserve Community Development District.

48 **FOURTH ORDER OF BUSINESS**

**Ratification of the Operations and  
Maintenance Expenditures for July,  
August, and September 2024**

49  
50  
51  
52 Ms. Bandon advised that the operations and maintenance expenditures for the  
53 period of July 1-31, 2024, totaled \$8,104.24, the expenditures for the period of August 1-  
54 31, 2024, totaled \$10,778.89, and the expenditures for the period for September 1-30,  
55 2024, totaled \$13,578.22. She asked if there were any questions and there were none.  
56

57 On a Motion by Mr. Bonito, seconded by Mr. Molon, with all in favor, the Board Ratified  
58 the Operations and Maintenance Expenditures for the months of July 2024, totaling  
59 \$8,104.24, August 2024, totaling \$10,778.89, and September 2024, totaling \$13,578.22,  
60 for the Catalina at Winkler Preserve Community Development District.

61  
62 **FIFTH ORDER OF BUSINESS**

**Ratification of Updated Contract for  
District Management Services**

63  
64  
65 Prior to addressing the updated contract, Ms. Hill was asked to provide the Board  
66 with the most recent salinity testing results. She provided an overview of the results and  
67 advised that salinity levels are trending downward overall. Ms. Hill answered Board  
68 questions.  
69

70 Ms. Bandon presented the updated contract to the Board. Ms. Gentry provided  
71 an overview of the changes and answered Board questions.  
72

73 On a Motion by Mr. Sherman, seconded by Mr. Molon, with all in favor, the Board  
74 Ratified the Updated Contract for District Management Services, for the Catalina at  
75 Winkler Preserve Community Development District.

76  
77 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

78  
79 **A. District Counsel**

80 Ms. Gentry provided the Board with an update on the recent mediation related to  
81 ongoing litigation. She advised that litigation counsel is recommending a Shade  
82 Session. Ms. Gentry requested a Shade Session on December 2, 2024 at 2:30  
83 p.m. at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road,  
84 Suite 206, Fort Myers, Florida 33912, to discuss settlement negotiations and  
85 litigation expenditures in the case of Knecht vs. Catalina at Winkler Preserve CDD.  
86 She advised that in attendance would be District Management (Belinda Bandon  
87 and/or Scott Brizendine), District Counsel (Lauren Gentry and/or Patrick Collins),  
88 Litigation Counsel (Jennifer Barron), the Court Reporter, and Board members  
89 (Keith Sherman, Joe Molon, Troy De Mond, Richard Bonito, and Douglas  
90 Thompson). She advised the Shade Session would be canceled if it is not needed.  
91  
92  
93

94 On a Motion by Mr. Sherman, seconded by Mr. Thompson, with all in favor, the Board  
95 Consented to a Shade Session on Monday, December 2, 2024 at 2:30 p.m., for the  
96 Catalina at Winkler Preserve Community Development District.

97  
98 B. District Engineer

99 Mr. Kayne advised the Board that his office finished the draft of the NPDES  
100 annual report. He asked the Board if there were any questions or comments  
101 about the report. Mr. Kayne answered Board questions as asked.  
102

103 Mr. Kayne asked the Board if it wanted to discuss drainage proposals. Mr. Kayne  
104 was informed that the Board will leave the drainage as is for the time being.  
105 Discussion regarding the next inspection ensued and Mr. Kayne answered  
106 questions.  
107

108 C. District Manager

109 Ms. Blandon discussed banking and the option of moving the ICS and operating  
110 accounts to banks offering more interest. Brief Board discussion ensued, and Ms.  
111 Blandon answered Board questions.  
112

113 On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board  
114 Authorized District Staff to Move Forward with Opening a New Bank United Operating  
115 Account and Moving the ICS Funds to Valley Bank, for the Catalina at Winkler Preserve  
116 Community Development District.

117  
118 Ms. Blandon advised the next meeting of the Catalina at Winkler Preserve CDD is  
119 scheduled for Wednesday, February 5, 2025, at 2:30 p.m.  
120

121 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

122  
123 Ms. Blandon opened the floor to Supervisor requests and comments. There were  
124 none.  
125

126 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

127  
128 Ms. Blandon stated there are no other agenda items to come before the Board and  
129 asked for a motion to adjourn the meeting.  
130

131 On a Motion by Mr. Thompson, seconded by Mr. Molon, with all in favor, the Board  
132 adjourned the meeting at 3:23 p.m., for the Catalina at Winkler Preserve Community  
133 Development District.



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**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 **Monday, December 2, 2024 at 2:32 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>
Joe Molon	<b>Board Supervisor, Vice Chairman</b>
Troy De Mond	<b>Board Supervisor, Assistant Secretary</b>
Richard "Dick" Bonito	<b>Board Supervisor, Assistant Secretary</b>
Douglas Thompson	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lauren Gentry	<b>District Counsel, Kilinski I VanWyk PLLC</b>
Patrick Collins	<b>District Counsel, Killinski I VanWyk PLLC</b>
Jennifer Barron	<b>Special Legal Counsel (via Teams)</b>
Christina Rios	<b>Court Reporter</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment on Pending  
Litigation/Shade Session**

Ms. Blandon stated for the record that no members of the public were present.

**THIRD ORDER OF BUSINESS**

**Attorney-Client Shade Session**

Ms. Gentry asked the Court Reporter to begin transcription.

Ms. Gentry stated that Florida law provides a limited exception to the Sunshine Law requirements that allow the Board to meet privately with Counsel and the District Manager when the District faces litigation. Ms. Gentry announced the litigation at issue as *Knecht v. Catalina at Winkler Preserve Community Development District*, Case No. 24-CA-001911, in the Circuit Court of the Twentieth Judicial Circuit in and for Lee County, Florida.

Ms. Gentry stated that the required procedures were followed for the Session: District

48 Counsel must request an Attorney-Client Session at a public meeting, the request was made  
49 at the last public meeting; the District must give reasonable public notice of the time and  
50 date of the Attorney-Client Session and the names of the people who will be attending,  
51 notice was published in the newspaper and included the names of the individuals attending;  
52 the Attorney-Client Session must be transcribed by a court reporter, and the court reporter  
53 is present.

54  
55 Prior to the start of the Attorney-Client Shade Session, Ms. Gentry advised the Board  
56 of a few parameters. Ms. Gentry advised the Board that discussion must be confined to only  
57 two topics: settlement negotiations and/or strategy related to litigation expenditures. Ms.  
58 Gentry stated she would remind the Board of permitted topics should the discussion begin  
59 to shift off topic. Ms. Gentry informed the Board the entire session will be transcribed by the  
60 court reporter and Florida law provides that the transcript must become public at the  
61 conclusion of the litigation.

62  
63 Ms. Gentry advised that no final votes can be taken in the Shade Session. She stated  
64 that any final motions or decisions will be made once the public portion of the meeting is  
65 resumed. Ms. Gentry advised that the wording of motions could be planned out as not to  
66 disadvantage the District by being public.

67  
68 Ms. Gentry reminded the Board that the Shade Session is not a time to develop any  
69 policies that are not related to settlement negotiations or litigation expenditures. Ms. Gentry  
70 stated that anything discussed in the meeting is attorney-client privileged and advised the  
71 Board not to disclose it to any third parties prior to the transcript becoming public as not to  
72 waive the attorney-client privilege.

73  
74 Ms. Gentry advised the Board on a few logistical notes due to the presence of the  
75 court reporter. She stated that Supervisors should speak one at a time, avoid talking over  
76 each other, and verbalize answers to questions. Ms. Gentry then turned the floor over to  
77 Supervisor Sherman to formally commence the Shade Session.

78  
79 Mr. Sherman formally announced the commencement of the private attorney-client  
80 session. He advised that the length of the session was expected to be thirty minutes. The  
81 names of those attending the session were: Lauren Gentry, District Counsel; Patrick Collins,  
82 District Counsel; Jennifer Barron, Special Legal Counsel; Belinda Blandon, District  
83 Manager; Keith Sherman, Board Supervisor; Troy DeMond, Board Supervisor; Richard  
84 Bonito, Board Supervisor; Joseph Molon, Board Supervisor; Douglas Thompson, Board  
85 Supervisor; and a Court Reporter.

86  
87 Mr. Sherman announced that the Attorney-Client Shade Session commenced at 2:37  
88 p.m.

89  
90 **FOURTH ORDER OF BUSINESS**

**Resume Public Meeting**

91  
92 At 3:43 p.m., Mr. Sherman announced the termination of the Attorney-Client Shade  
93 Session and advised that the special CDD meeting was being reopened. It was stated again  
94 for the record that no audience members were present.

95  
96 **FIFTH ORDER OF BUSINESS**

**Motions Related to Litigation  
Expenditures or Settlement  
Negotiations**

97  
98  
99  
100 Ms. Gentry asked for a motion to authorize the district engineer to complete an  
101 assessment of the banks of Lake 2 and to come up with a rough cost estimate for the  
102 Lake 2 Project. Ms. Blandon confirmed there was no further discussion.  
103

104 On a Motion by Mr. Molon, seconded by Mr. Thompson, with all in favor, the Board  
105 Authorized the District Engineer to Complete an Assessment of the Lake 2 Banks and  
106 Come up with a Rough Cost Estimate for the Lake 2 Projects, for the Catalina at Winkler  
107 Preserve Community Development District.

108  
109 Ms. Gentry asked for a motion to authorize Supervisor Sherman to sign off on a  
110 settlement agreement within the parameters discussed in the Shade Session. Ms.  
111 Blandon confirmed there was no further discussion.  
112

113 On a Motion by Mr. Bonito, seconded by Mr. DeMond, with all in favor, the Board  
114 Authorized the Chair to Sign off on a Settlement Agreement Within the Parameters  
115 Discussed in the Shade Session, one of which is that the Cost of the Project will not  
116 Exceed the Cost of the Lake 2 Project, for the Catalina at Winkler Preserve Community  
117 Development District.

118  
119 Ms. Gentry answered Board questions and advised that she did not believe  
120 another Shade Session needed to be advertised at this time. The Board agreed.  
121

122 **SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

123  
124 Ms. Blandon opened the floor to Supervisor requests and comments. There were  
125 none.  
126

127 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

128  
129 Ms. Blandon stated there are no other agenda items to come before the Board and  
130 asked for a motion to adjourn the meeting.  
131

132 On a Motion by Mr. Molon, seconded by Mr. Thompson, with all in favor, the Board  
133 Adjourned the Meeting at 3:47 p.m., for the Catalina at Winkler Preserve Community  
134 Development District.

# Tab 2

# CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.catalinacdd.org](http://www.catalinacdd.org)

## Operation and Maintenance Expenditures October 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2024 through October 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$22,122.63**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Catalina at Winkler Preserve Community Development District

## Paid Operation & Maintenance Expenditures

October 1, 2024 Through October 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADA Site Compliance, LLC	100222	INV-11466	ADA Website Compliance 09/24	\$ 900.00
Barraco and Associates, Inc.	100225	28616	Engineering Services 10/24	\$ 1,387.50
Barraco and Associates, Inc.	100225	28617	Engineering Services 10/24	\$ 2,256.25
Egis Insurance Advisors, LLC	100223	25013	Policy #100124605 10/01/2024-10/01/2025	\$ 6,356.00
Florida Department of Commerce	20241023-01	90876 ACH	Special District Fee for FY 24-25	\$ 175.00
Florida Power & Light Company	20241014-01	11246-08348 09/24 AutoPay	17213 WRIGLEY CIR # AERATOR 09/24	\$ 71.66
Florida Power & Light Company	20241017-02	09846-68343 09/24 AutoPay	17043 TREMONT ST # AERATOR 09/24	\$ 97.02
Kilinski / Van Wyk, PLLC	100226	10570	Review and Approve Annual Meeting Notice 09/24	\$ 54.00
Rizzetta & Company, Inc.	100220	INV0000093886	Assessment Roll 10/24	\$ 5,682.00
Rizzetta & Company, Inc.	100221	INV0000093696	District Management Fees 10/24	\$ 4,452.75
Solitude Lake Management, LLC	100224	PSI111986	Monthly Lake & Pond Management 10/24	\$ 465.45
Solitude Lake Management, LLC	100227	PSI117872	Fountain - Aerator Service Repairs 10/24	\$ <u>225.00</u>
<b>Report Total</b>				<b>\$ <u>22,122.63</u></b>

# CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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## Operation and Maintenance Expenditures November 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2024 through November 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:                    **\$14,616.92**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Catalina at Winkler Preserve Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2024 Through November 30, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Douglas B Thompson	100231	DT110624	Board of Supervisors Meeting 11/06/24	\$ 200.00
Florida Power & Light Company	20241118-01	09846-68343 10/24 AutoPay	17043 TREMONT ST # AERATOR 10/24	\$ 57.25
Florida Power & Light Company	20241118-02	11246-08348 10/24 AutoPay	17213 WRIGLEY CIR # AERATOR 10/24	\$ 45.57
Gannett Florida LocaliQ	100238	0006746882	Legal Advertising 10/24	\$ 272.40
Jay Keith Sherman	100232	KS110624	Board of Supervisors Meeting 11/06/24	\$ 200.00
Joseph Molon	100233	JM110624	Board of Supervisors Meeting 11/06/24	\$ 200.00
Lee County Property Appraiser	100234	12657	2024-25 Non Ad Valorem Roll	\$ 282.00
Richard Bonito	100235	RB110624	Board of Supervisors Meeting 11/06/24	\$ 200.00
Rizzetta & Company, Inc.	100228	INV0000094514	District Management Fees 11/24	\$ 4,452.75
Rizzetta & Company, Inc.	100230	INV0000094628	Pre-Mediation Meeting and Mediation Meeting 11/24	\$ 3,162.50
Solitude Lake Management, LLC	100229	PSI119750	Monthly Lake & Pond Management 11/24	\$ 465.45
Solitude Lake Management, LLC	100229	PSI121695	Quarterly Lake Fountain 11/01/24 - 01/31/25	\$ 129.00
Solitude Lake Management, LLC	100229	PSI121873	Quarterly Aerator Maintenance 11/01/24 - 01/31/25	\$ 264.00



# Catalina at Winkler Preserve Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2024 Through November 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100236	PSI125169	Fountain/Aerator Service & Repairs 11/24	\$ 4,486.00
Troy DeMond	100237	TD110624	Board of Supervisors Meeting 11/06/24	\$ <u>200.00</u>
<b>Report Total</b>				<b>\$ <u>14,616.92</u></b>

# CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

---

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## Operation and Maintenance Expenditures December 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2024 through December 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented:                    **\$14,655.65**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Catalina at Winkler Preserve Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	100246	28918	Engineering Services 12/24	\$1,362.50
Barraco and Associates, Inc.	100246	28919	Engineering Services 12/24	\$865.00
Douglas B Thompson	100240	DT120224	Board of Supervisors Meeting 12/02/24	\$200.00
EarthBalance	100247	46599	Preserve Maintenance 12/24	\$2,495.00
Florida Power & Light Company	20241217-01	11246-08348 11/24 ACH	17213 WRIGLEY CIR # AERATOR 11/24	\$44.24
Florida Power & Light Company	20241217-02	09846-68343 11/24 ACH	17043 TREMONT ST # AERATOR 11/24	\$90.53
Gannett Florida LocalIQ	100248	0006818051	Legal Advertising 11/24	\$346.76
Jay Keith Sherman	100241	KS120224	Board of Supervisors Meeting 12/02/24	\$200.00
Joseph Molon	100242	JM120224	Board of Supervisors Meeting 12/02/24	\$200.00
Kilinski / Van Wyk, PLLC	100249	11039	Legal Services 11/24	\$3,126.35
Richard Bonito	100243	RB120224	Board of Supervisors Meeting 12/02/24	\$200.00
Rizzetta & Company, Inc.	100239	INV0000095430	District Management Fees 12/24	\$4,452.75
Solitude Lake Management, LLC	100244	PSI126553	Monthly Lake & Pond Management 12/24	\$465.45

# Catalina at Winkler Preserve Community Development District

## Paid Operation & Maintenance Expenditures

December 1, 2024 Through December 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100250	PSI132143	Fountain/Aerator Service & Repairs 12/24	\$237.07
Suntech Electrical Contractors, Inc.	100251	5818-1	Power issues on Irrigation System 12/24	\$170.00
Troy DeMond	100245	TD120224	Board of Supervisors Meeting 12/02/24	<u>\$200.00</u>
<b>Report Total</b>				<b><u>\$ 14,655.65</u></b>

# Tab 3

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Catalina at Winkler Preserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

- Section 1. \_\_\_\_\_ is appointed Chairman.
- Section 2. \_\_\_\_\_ is appointed Vice Chairman.
- Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ Belinda Blandon is appointed Assistant Secretary.  
\_\_\_\_\_ Melissa Dobbins is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice Chairman.

Section 5. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of February, 2025.

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman / Vice Chairman

**ATTEST:**

\_\_\_\_\_  
Secretary / Assistant Secretary

# Tab 4

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE OR REGULATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Catalina at Winkler Preserve Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

**WHEREAS**, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

**WHEREAS**, the Board, having organized by appointing a Treasurer and other officers, is now in a position to select a new public depository and to comply with the requirements for public depositors; and

**WHEREAS**, the Board wishes to redesignate a public depository for District funds.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** Valley National Bank is hereby designated as the public depository for funds of the District.

**SECTION 2.** In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

**A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.

**B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

**C.** Maintain the current public deposit identification and acknowledgement form as a valuable record.

**SECTION 3.** The District’s Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30 of each year,



the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

**SECTION 4.** The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

**SECTION 5.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of February 2024.

ATTEST:

\_\_\_\_\_  
**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson

# Tab 5



**KILINSKI  
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue  
Tallahassee, Florida 32301  
877-350-0372

January 1, 2025

Board of Supervisors  
Catalina at Winkler Community Development District  
c/o Belinda Blandon, District Manager  
9530 Marketplace Road, Suite 206  
Fort Myers, Florida 33912

**Re: Kilinski | Van Wyk Proposed 2024/2025 Rates**

Dear Board Members:

As part of our firm’s annual review of client engagement letters, and after thoughtful consideration, the firm would like to propose an increase in our current billing rates. The proposed rates still reflect a deep discount from our new client rates. As with all businesses, our firm has experienced increased costs of operations and a competitive employment market. We believe that the proposed new rates demonstrate our commitment to provide quality legal services at reasonable rates.

As we have in the past, we will endeavor to keep our fees as low as possible to you, while maintaining our professional and ethical obligations. To that end, when possible, the firm will assign to the District the lowest cost attorney possessing the necessary skills and experience to professionally serve the district’s needs. We will also use our best efforts to utilize paralegals when possible.

This letter sets forth our proposal for an adjustment in legal fees charged to the District commencing on **March 1, 2025 for the remainder of Fiscal Year 2024/2025**. The rates below will be subject to an automatic 3% annual increase for future years effective each October 1.

	<b>Current</b>	<b>Proposed FY 2024/2025</b>
Partner Attorneys	\$325	\$350
Of Counsel Attorney	\$240	\$325
Associate Attorney	\$270-285	\$295
Paralegals	\$180	\$190

We welcome the opportunity to discuss this proposal with you further. If you agree to this proposed fee increase, please sign below and return a copy to me at [jennifer@cddlattorneys.com](mailto:jennifer@cddlattorneys.com). If you have any questions, please feel free to call.

Accepted:

\_\_\_\_\_  
Chair, Board of Supervisors  
Date: \_\_\_\_\_

Very truly yours,

Kilinski | Van Wyk, PLLC  
*Jennifer Kilinski*  
Jennifer L. Kilinski, Managing Partner

# Tab 6



**AERATION MANAGEMENT AGREEMENT**

This agreement, dated February 1<sup>st</sup>, 2025, is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

Catalina at Winkler CDD  
ATTN: Belinda Blandon  
C/o: Rizzetta & Company  
9530 Marketplace Rd #206  
Fort Myers, FL 33912

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aeration sites:

**Three (3) Lake Aeration Systems and One (1) Lake Fountain**

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Aeration Maintenance	\$375.00/ quarterly
Total annual contract	\$1,500.00

Fountain Maintenance	\$145.00/ quarterly
Total annual contract	\$580.00

Four (4) services per year are done quarterly basis

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal monthly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.



5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.
6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. FISH STOCKING: Annual Spring Fish Stocking optional.
9. Addendums: See attached map, survey and report (where applicable).
  - A. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates
  - B. Definitions of services referred to in Paragraph 1 are as follows:

**Aeration Maintenance –**  
Replace piston cups and seal / Vane once a year as needed  
Adjust air manifold and pressure relief valves to ensure optimal performance  
Replace air filters per manufacture specifications  
Clean cabinet interior  
Inspect system  
Clean muffler intake assembly  
Inspect cooling fan  
Remove excessive grass/weed growth from around compressor cabinet(s) to maintain optimal air flow & operating temperature  
Apply ant bait if necessary  
Lubricate cabinet hinges and barrel locks  
Test and reset GFI circuitry



Inspect & repair airline supply tubing and fittings above the waterline  
Adjust each diffuser for proper air flow and performance  
If any problems are found during service or aerator is malfunctioning in any way  
technician will perform a complete troubleshoot to determine problem and  
customer will be given a written proposal for approval prior to work be done

**Fountain Maintenance –**

Clean fountain float, light lenses, intake screen, and display head, check all connection in control panel, check (when applicable) and reset GFCI check and set timer clocks. Any repairs will be billed separately

- \* **No parts or special repairs are included other than parts already specified**
- \* **Additional repairs will be invoiced separately**

**Management Reporting** – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

10. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
12. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

\_\_\_\_\_  
SUPERIOR WATERWAY SERVICES, INC.

\_\_\_\_\_  
CUSTOMER

\_\_\_\_\_  
DATE