

**MINUTES OF MEETING
OF THE HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Habitat Community Development District was held on June 19, 2018 at 4:00 p.m. in the Bella Terra Clubhouse, 20070 Bella Terra Boulevard, Estero, Florida.

Present and constituting a quorum were:

Mark Novitski	Chair
Larry Roth	Vice Chair
Linda Gibson	Assistant Secretary
Cheryl Hampton	Assistant Secretary

Not Present:

Joe Napolitano	Assistant Secretary
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Also present were:

Cal Teague	PDM District Manager
Chris Pepin	Field Manager
Jeff Satfield	Engineer
Residents	

The following is a summary of the actions taken at the June 19, 2018 regular meeting of the Habitat Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Chair Novitski called the meeting to order and District Manager Teague called the roll.

All were present except Supervisor Napolitano. Also present were Field Manager Chris Pepin and Engineer Jeff Satfield.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited and the next Order of Business followed.

THIRD ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented.

On MOTION by Vice Chair Roth seconded by Supervisor Hampton with all in favor, the Agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

- Ms. Marilyn Kinsley asked about maintenance of cul-de-sacs.
- Ms. Pat Zalisko spoke about her concerns with the recently refurbished water control structure. Ms. Ofelia Valente expressed her support of Ms. Zalisko’s comment.

FIFTH ORDER OF BUSINESS

Approval of the Meeting Minutes

A. Regular Meeting Minutes from May 21, 2018

The Regular Meeting Minutes from May 21, 2018 were presented.

On MOTION by Vice Chair Roth seconded by Supervisor Hampton with all present in favor, the Regular Meeting Minutes from May 21, 2018 were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor

Mr. Kring’s was not present for today’s meeting, however, his report was submitted as part of the Agenda Packet with no requests, comments or questions.

B. Lake Management

- i. **Vendor Discussion of Treatments at the Pump Station Inflows**
No updates provided.

C. District Manager

- i. **Fiscal Year 2019 Budget**
The District Manager reported that the Budget process continues with the Public Hearing that will be held on August 21, 2018.

- ii. **Insurance/FEMA Claim Update**
The Board was disappointed to hear that there had been no response from FEMA and again requested that a letter be sent to Congressman Rooney.
- iii. **Follow-up**
There being none, the next item followed.

D. Field Manager

Field Manager Pepin's report was included as part of the Agenda Packet with questions, comments as follows:

- i. **Project Updates**
 - a. **FY 2018 Maintenance Tasks**
There were no comments and no issues reported.
 - b. **Solar Lights Update**
The Field Manager reported that all permits have been approved and that this project will be moving forward. He stated it would probably begin in a couple weeks.
 - c. **Lake 4 Drainage Boxes**
This project has been completed.
 - d. **Water Control Structure Repairs Update**
 - Engineer Satfield reviewed the issue and advised that he has a meeting scheduled for June 28 with South Florida Water Management District (SFWMD).
 - The Field Manager reported that the Contractor will not make plan changes unless they have been approved by the SFWMD.
 - A Proposal for landscape screening was distributed and will be addressed at the next meeting.
 - The Board approved \$400 to paint the structure green.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all present in favor, \$400 was approved for painting the structure green.

- e. **Storm Water System Televising Update**
Field Manager Pepin reported that MRI is tentatively scheduled for the end of the month.

- f. **Clubhouse Entrance Crosswalk Improvements Update**
Field Manager Pepin reported that the solar crosswalk markers have been installed and have been well received. The Board of Supervisors approved a not to exceed amount of \$5,850 for all crosswalks and three (3) roundabouts to be done.

On MOTION by Vice Chair Roth seconded by Supervisor Gibson with all in favor, an amount not to exceed \$5,850 was approved for crosswalks and three (3) roundabouts.

- g. **Sidewalk installation on Larino Loop**
Field Manager Pepin reported receiving notice that this project has been canceled for now due to projected costs.

- h. **Curbing Installation at County Pump Station Update**
Discussed as part of the concrete repair project for 2018.

- i. **Painting of the Clock Tower Update**
Field Manager Pepin reported he is waiting on an update from the contractor.

- j. **Replacing Irrigation Heads in Plant Beds to Drip Lines at Clock Tower**
This Project has been completed by Estate.

- k. **Battery Powered Irrigation Timer for Cul-de-Sacs**
Field Manager Pepin advised that there were two (2) Proposals and The Board of Supervisors approved a not to exceed amount of \$2,500 for replacement of the powered timers.

On MOTION by Supervisor Hampton seconded by Supervisor Gibson with all in favor, the above stated Proposal was approved for a not to exceed amount of \$2,500.

ii. Project Tracking Log
Reviewed.

iii. Site Inspection Report for May

This report was a part of the Agenda Packet. The Board approved the Engineer establishing and staking the preserve boundaries at Messino Court with the budget being established by Chair Novitski.

On MOTION by Supervisor Hampton seconded by Supervisor Gibson with all in favor, the Engineer establishing and staking the boundaries of the preserve around Messino Court was approved giving Chair Novitski the authority to set the budget for same if it is in line with that previously paid for the same type project.

iv. Work Order Requests

a. Asphalt Repairs

A Proposal was received from D&G Sealcoating to take care of the asphalt issues on Cleto Drive. The Board of Supervisors approved for a not to exceed amount of \$975 to replace with new asphalt.

On MOTION by Vice Chair Roth seconded by Supervisor Gibson with all in favor, the placement of new asphalt on Cleto Drive was approved for an amount not to exceed \$975.

b. Crosswalk Brick Mats

A Board member had requested that the Field Manager look into swapping out the yellow ADA mats at the cobblestone crosswalk with brick colored ones. This item was tabled for

the time being.

c. Other Proposals/Requests

- The thermoplastic striping, which had been placed to call attention to the crosswalks has deteriorated. Therefore, the Board of Supervisors approved a Proposal to grind this out and replace with a black sealant for an amount not to exceed \$950.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, for removal of the thermoplastic striping and replacement with black sealant for an amount not to exceed \$950 was approved.

- The Board reviewed a concrete repair survey and Proposal from Conidaris for the repairs and installation of concrete curbing was approved for an amount not to exceed \$37,275.

On MOTION by Supervisor Hampton seconded by Supervisor Gibson with all in favor, the repairs and installation of the concrete curbing was approved for an amount not to exceed \$37,275.

- The Proposal for solar lighting was also approved as above.

E. Legal

There being none, the next Order of Business followed.

F. Engineer

Discussed prior within Agenda. There being nothing further, the next Order of Business followed.

G. Landscape

There being none, the next Order of Business followed.

SEVENTH ORDER OF BUSINESS

Discussion / Action Items

A. Crosswalk Lighting Options

No real updates. FPL will be used for lighting the crosswalk. The new FPL light poles do not fully light the area.

B. Landscape Upgrade Proposal for the Irrigation Pump Stations

The Proposal received from Estate was submitted and approved for an amount not to exceed \$6800.

On MOTION by Supervisor Gibson seconded by Supervisor Novitski with all in favor, the Proposal for plants around the pump stations was approved for an amount not to exceed \$6800.

C. Street Lighting Review and Upgrades Planning

No updates

D. Curbing Installation

Discussed as part of the concrete bid above.

E. Realtor Open House Signs

Chair Novitski felt took care of this and will be an HOA/CDD effort.

F. Roundabout Signage

Exploration will continue for the best possible signage placement to enter/exit the roundabouts with question of using flashers.

G. Cul-de-Sac Landscaping

Chair Novitski began by stating his desire that landscaping and irrigation should be considered together and desired to deal with only one (1) company in discussion of either landscaping and/or irrigation. The Board of Supervisors asked that bids be

obtained for the three (3) villas and the townhomes. The single family will remain as is for now. Supervisor Gibson will attempt to coordinate the plans/desires of the other sub-associations for presentation at next meeting.

EIGHTH ORDER OF BUSINESS **Financials**

A. Approval of Financial Statements, Check Run, and Bank Statements For May 2018.

The financials for period ending May 31, 2018 were presented. The Board requested that a Lowes Card be obtained.

On MOTION by Supervisor Hampton seconded by Vice Chair Roth with all in favor, the Financials for period ending May 31, 2018 were accepted as presented.

B. Annual Audit

Included in Agenda Packet. Chair Novitski was authorized to sign the Annual Financial Report which is to be submitted to the State.

On MOTION by Vice Chair Roth seconded by Supervisor Hampton with all in favor, the Board authorized the Chair signing the Annual Financial Report, which will be submitted to the State.

NINTH ORDER OF BUSINESS **Communications**

A. Estero Council of Community Leaders: Estero Development Report for May 2018

Received and distributed with no discussion.

TENTH ORDER OF BUSINESS **Supervisor’s Requests**

- Supervisor Gibson reported a problem with sewer at 13702 Martone Court.
- Vice Chair Roth expressed that he still had a problem with the cul-de-sac responsibility and continues to feel that it should be a Sub-Association responsibility.

TENTH ORDER OF BUSINESS **Audience Comments**

- Ms. Marilyn Kinsley was present and offered the battery packs which are currently at her residence to the CDD.

- Ms. Pat Zalisko was present and commented with regarding recordkeeping and “public record.” She went on to comments regarding some “safety” issues within the community. Ms. Hartsell expressed concurrence with safety issues at crosswalks.
- It was also reported that a resident had been hit by a car at the entrance of Bella Terra Boulevard and Barletta Lane and that the speeding problems within the community continues.
- Resident Riley Abshire asked that something be done about the drainage at the condominiums stating that there is a problem with water coming into their lanais frequently.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business, the meeting was adjourned at 5:47 p.m.

Chair Novitski adjourned today’s meeting at 5:47 p.m.

Calvin Teague
Secretary

Mark Novitski
Chair