

**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 August 21, 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 (Via telephone)
Linda Gibson	Assistant Secretary
Cheryl Hampton	Assistant Secretary
Joe Napolitano	Assistant Secretary

Also present were:

Cal Teague	PDM District Manager
Pete Doragh	PDM District Attorney
Chris Pepin	Field Services Manager
Residents	

The following is a summary of the actions taken at the August 21, 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 with Vice Chair Roth participating via telephone. Field Manager Chris Pepin and Attorney Pete Doragh were also present for today's meeting. The first item to be addressed was the Boards' approval for Vice Chair Roth to participate in today's meeting via telephone.

On MOTION by Supervisor Gibson seconded by Supervisor Napolitano with all in favor, Vice Chair Roth's participation via telephone was approved.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

After reciting the Pledge of Allegiance, the next Order of Business followed.

THIRD ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented.

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

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

Multiple residents were present with comments/requests as follows:

- Resident Rob Warner wished to thank the CDD for their quick action in taking care of the snail issue on Bella Terra Blvd., particularly in Villas III. He also thanked the CDD for installing the 4-inch blow offs, which will help alleviate some of the sediment buildup and snail problem as well as the prompt action that was taken on the sinkhole problem.
- Resident Riley Ash commented regarding roof drains being disconnected. He was asked to touch base with Field Manager Pepin regarding this matter.
- Residents Walt and Pat Zalisko were present to get follow up on any action that may have been taken regarding the water collection issue in the back of their property and if there is anything further that can be done to alleviate this problem.
- Residents Julie and Russell Pasquale were present to discuss a drainage issue at 21247 Bella Terra Blvd., which they feel is a safety hazard. Pictures will be sent to Field Manager Pepin.
- Resident Jenny Licht was present to ask that the CDD move forward with the previously discussed cul-de-sac improvements.
- Resident Jerry Sowka was present attending his first meeting.
- Resident Marilyn Kingsley was present and asked that the CDD take responsibility for any FEMA related issues and include them in the Cul-de-sac Agreement.

FIFTH ORDER OF BUSINESS

Approval of the Meeting Minutes

A. Regular Meeting Minutes from July 17, 2018

The Regular Meeting Minutes from July 17, 2018 were presented.

On MOTION by Supervisor Napolitano seconded by Vice Chair Roth with all in favor, the Regular Meeting Minutes from July 17, 2018 were approved as presented.

SIXTH ORDER OF BUSINESS

Budget Public Hearing

A. FY 2019 Budget

The District Manager introduced the Budget as well as a letter of opposition, which was received. Chair Novitski opened the Public Hearing at 4:12 p.m. One (1) suggestion was made to include a list of assets with their replacement costs be included. After all comments had been received, Chair Novitski closed the Public Hearing at 4:20 p.m.

B. Letter Opposing Increase from Vito Cianciulli

Question was raised about the letter which had been received at which point, the District Manager read the letter aloud.

C. Resolution 2018-05 for Adoption of the Budget

The Budget for FY 2019 was adopted with no changes.

On MOTION by Supervisor Gibson seconded by Supervisor Hampton with all in favor, Resolution 2018-05 was approved.

D. Resolution 2018-06 for Levying and Imposing Assessments

Resolution 2018-06 for Levying and Imposing Assessments was adopted.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, Resolution 2018-06 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor

Mr. Tad Kring was not present for today's meeting, however, the District Manager presented his report to the Board.

B. Lake Management Update

No report was available. The Board of Supervisors asked that SoLitude attend the meetings on a quarterly basis beginning in October.

C. District Manager

i. Insurance/FEMA Claim Update

The District Manager updated the Board but advised that there has actually been no new information to date.

ii. Water Control Structures Concerns

The District Manager reported that Engineer Satfield filed the Application for Modification to the Permit and reviewed the plan that was submitted.

iii. Website Updates

The District Manager reported that a Settlement Agreement has been extended on behalf of the District, and discussions continue in anticipation of a more favorable settlement possibility. District Attorney Doragh advised the Board that he desires advice concerning the litigation and requested the Board approve a private meeting pursuant to F.S. 286.011(8) to discuss settlement negotiations and strategy as permitted under the statute. The Board will hold a closed meeting at 3:00 p.m. prior to the September meeting.

On MOTION by Supervisor Gibson seconded by Supervisor Hampton with all in favor, the closed meeting scheduled to take place at 3:00 p.m., an hour prior to the September 2018 meeting, was approved.
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iv. Consideration of Insurance for FY 2019

The District Manager presented an alternative proposal from EGIS and after review, the Board agreed to change companies, authorizing the change to EGIS for FY 2019. This change offers a \$2,692 savings in premium per year.

On MOTION by Vice Chair Roth seconded by Supervisor Napolitano with all in favor, authorization to change insurance for FY 2019 to EGIS was approved.

- v. **Proposed Board Meeting Schedule for FY 2019**
Schedule was presented.

On MOTION by Supervisor Hampton seconded by Supervisor Gibson with all in favor, the Meeting Schedule for FY 2019 was approved.

- vi. **Follow-up**
There being none, the next Order of Business followed.

D. Field Manager's Report

i. Project Updates

a. Maintenance Tasks Update

Field Manager Pepin reported Maintenance Task Updates as follows:

- Installation of the solar roadway markers has begun with the red/white ones around the roundabouts being completed. There will be a week of testing before installation of the additional yellow ones at the remaining crosswalks on Bella Terra Blvd.
- The flagpole rope and clips have been replaced.

b. Solar Lights Update

No issues have been reported with these lights.

c. Storm Water Systems Televising Update

Field Manager Pepin reported that MRI has completed 2/3rds of this project. Their ROV has been down and they just received a replacement on 08/20/2018. Inspections should therefore resume on 08/21/2018. The Board of Supervisors expressed their displeasure in the delay of this project and asked when the report will be rendered. Field

Manager Pepin will request that MRI have a report for next month. Once this report has been received, the Board authorized cleaning of structures or pipes that contain a 60% or greater blockage with a budget amount not to exceed \$20,000.

On MOTION by Supervisor Hampton seconded by Supervisor Napolitano with all in favor, cleaning of structures or pipes containing 60% or more blockage was approved for an amount not to exceed \$20,000.

- d. **Clubhouse Entrance Crosswalk Improvements Update**
Field Manager Pepin reported that the nonworking solar markers will be replaced when he begins installing the other yellow markers. He further reported that the faulty markers that were previously received have been replaced at no additional cost, and that the company stands behind their product offering a minimum of a 2-year warranty on them.

- e. **Clock Tower Staining Discussion**
Field Manager Pepin reported that cleaning of the small and large tiles was completed August 17, 2018, however, they were not so successful cleaning off the calcium. He advised that the small tiles came out nice, but the large tiles still have a lot of calcium on them. After expressing his dissatisfaction to the company performing the job done, Field Manager Pepin was able to negotiate a \$500 savings. Concerns remain on the staining, however, and Field Manager Pepin reported looking into companies who do glass bead sandblasting as an option.

- f. **Concrete Repairs**
 - i. **Curbing installation at County Pump Station Update**
Completed by Conidar Builders.

 - ii. **Curbs, Gutters, Sidewalks Update**

Completed by Conidaris Builders, but it was reported that there had been vandalism to some of the curbing and/or gutters on Irsina at several spots, which Conidaris replaced at no charge.

- g. Battery Powered Irrigation Timer for Cul-De-Sacs Update**
Completed by Estate.
- h. Roundabout and Additional Crosswalk Reflectors Update**
All roundabouts now have solar markers. Installation at the remaining crosswalks along Bella Terra Blvd. will begin on August 27.
- i. Tree Removal at 13418 Irsina Update**
This is scheduled to be completed Monday August 20.
- j. Plant installation Within Median Update**
Plants have been installed by Estate. Extensive discussion ensued with the Board finally authorizing an ongoing Budget of \$5,000 in order to be proactive in taking care of issues that may need attention and/or emergency repairs that may need to be done prior to the next meeting.
- On MOTION by Supervisor Hampton seconded by Supervisor Gibson with all in favor, a budgeted amount of \$5,000 was approved as above.
- k. Fish Stocking Update**
SoLitude has requested that this project be postponed until late September/early October as the water is currently too warm.
- l. Stop Sign Road Strip Repair/Replace/Paint**
The Proposal from D&G in the amount of \$6,685 to restripe the entire community was approved, however, the proposal for 14 new Stop Signs, posts and stop bars in the amount of \$3,360 was not approved. It was Attorney Doragh's suggestion that this Stop Sign

Plan be presented to the District Engineer for review to be sure that all traffic safety guidelines are being met.

On MOTION by Supervisor Hampton seconded by Supervisor Napolitano with all in favor, the amount of \$6,685 for restriping of the entire community was approved.

ii. Project Tracking Logs

Reviewed with no questions. Chair Novitski commented regarding this report with the hope that it is reviewed by interested parties wishing to know the status of any given project.

iii. Site Inspection Report for August

This was reviewed. Question was presented regarding the Pleco fish and how they can become a problem. The plan is to place an article in the newsletter, which will address this issue.

iv. Work Order Requests/Proposals

a. The Field Manager reported being out of preserve markers and that he needed to order another batch. He further reported that this would take care of the remainder of the community for the amount of \$5,904.20. These will be ordered from William Frick & Company.

On MOTION by Supervisor Napolitano seconded by Vice Chair Roth, Proposal in the amount of \$5,904.20 for preserve markers was approved.

b. Speed Bump Replacement at the Guardhouse

Chair Novitski had requested that Proposals be obtained for the replacement of the speed bumps around the guardhouse. D&G submitted a Proposal for removal and replacement for the amount of \$3,900, which was approved.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, the Proposal for removal and replacement of speed bumps around the guardhouse was approved in the amount of \$3,900.

c. Other Requests/Proposals

There being none, the next Order of Business followed.

E. Legal

i. Townhomes

Attorney Doragh was present and to discuss the request from the townhomes Attorney regarding maintenance responsibilities of the drainage behind them. He further reported that after consulting with the Engineer, reviewing his report and appropriate documentation as well as other materials supplied from public records, he felt that this is not a CDD responsibility and that the issue being questioned is on private property. Therefore, no additional action is required at this time.

F. Engineer

i. Street Lighting Review and Upgrades Planning

Plans were presented with no action taken.

ii. Water Control Structure 808 Permit Modification

This was addressed earlier within the Agenda items.

G. Landscape

Nothing to report.

EIGHTH OF BUSINESS

Discussion / Action Items

A. 12 Acre Parcel in Front of Bella Terra

No update given.

B. Cul-de-Sac Landscape Maintenance

i. Cul-de-sac improvements to be made

After discussions with the counsel presidents, it was their feeling that the CDD still holds some responsibility for cul-de-sac maintenance and improvements. Chair Novitski suggested based on this, that after inspection of the 21 cul-de-sacs by Supervisor Napolitano, the District

Manager and the Field Services Manager, that a Budget amount not to exceed \$20,000 be allocated to bring all 21 cul-de-sacs to at least a decent level, and also take care of any remaining storm damage that may still exist.

On MOTION by Supervisor Gibson seconded by Supervisor Hampton with Supervisor Napolitano voting Nay, allocation of an amount not to exceed \$20,000 was approved as stated above.

ii. Maintenance Contracts with Sub-Association HOAs

Attorney Doragh presented a draft Agreement, which he will submit to the Sub-Association HOA Boards.

C. Community Safety

i. Roundabout Signage

These will remain as is for the time being.

ii. Additional Stop Signs

Still being discussed.

D. Granting Access for FWC Trappers to Remove Nuisance Alligators

The Board granted access for the Community Association (Marie) to handle calling in for the removal of nuisance alligators.

E. Barletta Condo Unit 2314, Request to Tie Gutter Drain into CDD Catch Basin

This was approved by the Board of Supervisors.

On MOTION by Supervisor Hampton seconded by Supervisor Napolitano with all in favor, tying into the CDD Catch Basin of the Barletta Condo Unit, 2314 was approved.

NINTH ORDER OF BUSINESS

Financials

A. Approval of Financial Statements, Check Run, and Bank Statements for July 2018.

The financials for period ending July 31, 2018 were presented.

On MOTION by Supervisor Hampton seconded by Supervisor Gibson with all in favor, the Financials for period ending July 31, 2018 were accepted as presented.

TENTH ORDER OF BUSINESS

Communications

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

Received and discussed with no issues.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next Order of Business followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Several residents commented as follows:

- Jim Meek requested that a tree be replaced in the cul-de-sac and suggested that prior to the next hurricane, an Agreement should be made between the two organizations to have the State clean the trees off the roadways and bill it to the CDD.
- Jerry Sowka commented regarding the speed bumps and how difficult they are for motorcycles especially if it is raining. He also commented regarding some landscape issues.
- Jenny Licht asked for clarification of several items covered during the meeting.
- Walt Zalisko commented on the continued speeding in the community and the speed bumps with clarification between speed bumps and speed humps.
- Marilyn Kinsley asked for an update on the clock tower valve replacement.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business, and

On Motion by Supervisor Napolitano seconded by Supervisor Gibson with all in favor, the meeting was adjourned at 5:55 p.m.

Calvin Teague
Secretary

Mark Novitski
Chair