

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

The regular meeting of the Board of Supervisors of the Habitat Community Development District was held on September 18, 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
Joe Napolitano	Assistant Secretary

Also present were:

Cal Teague	PDM District Manager
Pete Doragh	PDM District Attorney
Chris Pepin	Field Services Manager
Don Roper	Attorney
Jeff Satfield	CPH Engineer
Residents	

The following is a summary of the actions taken at the September 18, 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 for today's meeting. Also present were Field Manager Chris Pepin, Attorney Pete Doragh, Attorney Don Roper, and Engineer Jeff Satfield from CPH.

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 and amended as follows:

- Item 5 was added for discussion of the pending litigation and if a settlement was going to be approved.
- Item 7 C v was added for FY 2018 Budget Amendments.
- Item 7 C vi was added to consider renewal of the Auditor's 3rd year of current contract.
- Item 7 C vii consideration of Water Use Permit and Monitoring.
- Item 7 D was added for presentation and consideration of an additional proposal.

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

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

Residents were present with comments as follows:

- Eugene Meek stated he had a few items which are as follows:
 - a. Commented on how the curbs were replaced with substandard material called sakrete instead of using concrete and that it was his feeling that there will be major problems replacing streets in three to four years if sakrete is used.
 - b. He stated his next problem was the fountain and the fact that over the last 2 to 2-1/2 months where the flowers have been taken out of the fountain, which he felt were fine as they were for the time being, but upon replacement of the irrigation, the area was left with only the black dirt expressing that having to look at the black dirt for those 2-1/2 months was just uncalled for.
 - c. His next issue was street light replacements and the feeling that the flashing lights along the roundabouts make it very confusing at night.
 - d. His final issue was signs with the feeling that there are too many signs within the area.

FIFTH ORDER OF BUSINESS

Discussion of Pending Litigation

After discussion presented by Attorney Don Roper and request for comments

from the audience, the Board agreed to accept the settlement offer and authorized signing by Chair Novitski.

On MOTION by Supervisor Gibson seconded by Supervisor Napolitano and Vice Chair Roth voting Nay, the settlement offer was approved with Chair Novitski being authorized to sign.

SIXTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from August 21, 2018

Approval of the Regular Meeting Minutes from August 21, 2018 was tabled for next month's meeting as Attorney Doragh had some clarifications that he was working on and would present at next month's meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor

Mr. Kring was not present for today's meeting; however, his written report was submitted for the Boards' review. The Board requested an update on the jockey pump which was supposed to have been installed.

B. Lake Management Update

This was reviewed in Mr. Kring's report with Field Manager Pepin reporting that the chemicals being applied by SoLititude seem to be controlling the snail issues.

C. District Manager

i. Insurance/FEMA Claim Update

The District Manager reported that the claim has been reopened, but otherwise, nothing else to report to date.

ii. Water Control Structures 808-B1 Concerns

The District Manager reported that the SFWMD has requested additional information regarding modification of the current

permit, which CPH is preparing. The action being sought is to rescind the current modification as well as to make a minor adjustment to the current structure which will address the standing water.

iii. Website Updates

The District Manager provided a summary outlining the things that are being done now toward website compliance going forward.

iv. Follow-up

There being none, the next item followed.

v. FY 2018 Budget Amendments

Resolution 2018-07 which addresses budget overruns was presented.

On MOTION by Vice Chair Roth seconded by Supervisor Gibson with all in favor, Resolution 2018-07 was approved as presented.

vi. Audit Engagement Letter

The Board of Supervisors authorized continuation with the third (3rd) year of the auditor engagement. This does include a \$200 increase.

On MOTION by Supervisor Hampton seconded by Supervisor Gibson with all in favor, continuation of the 3 rd year of the Audit Engagement was approved as was the \$200 increase.

vii. Water Use Recharge Pump Monitoring

Contract for monthly monitoring and reporting on water use permit compliance was presented. The District Manager reported that Mr. Kring's charge for this service is \$300 per month. The Board authorized removal of the \$300 per month charge from Mr. Kring's billing and in turn, accepting Cardno's proposal for performance of this service effective 10/01/2018.

On MOTION by Vice Chair Roth seconded by Supervisor Napolitano with all in favor, cancellation of the Water Use Monitoring portion of Mr. Tad Kring's (Irrigation Specialists) contract in the amount of \$300 was approved.

and,

On MOTION by Supervisor Napolitano seconded by Vice Chair Roth with all in favor, the contract with Cardno in the amount of \$425/month for the above services was approved.

D. Field Manager's Report

i. Project Updates

a. Maintenance Tasks Update

Field Manager Pepin reported Maintenance Task Updates as follows:

- The task of touching up all the roadway sign posts with paint and applying additional rock around them as well as assisting PH Bell with getting the clock tower back up and running (replaced lights and adjusted clocks) were completed. There were no questions or comments.

b. Storm Water Systems Televising Update

Field Manager Pepin reported that this project has been completed and MRI found 68 structures with 25% or more silt and/or debris in them for a total of \$24,100 and did go ahead with cleaning out of anything that had 25% or greater debris. In total they inspected 752 structures and were impressed at how clean the system was. The Board approved \$20,00 for cleaning last month and the Chair and District Manager agreed to expand the project to 24,100 which the Board had no problem with.

- c. Storm Water Cleaning**
Field Manager Pepin reported that the cleaning is to begin during the week of October 22, 2018.
- d. Clubhouse Entrance Crosswalk Improvements Update**
Field Manager Pepin reported that they are in the process of receiving 10 additional markers for the cobblestone sidewalk at no cost and as they arrive, those that are not working will be replaced.
- e. Clock Tower Staining Discussion**
Field Manager Pepin reported finding a sand blasting company out of Naples who would be able to sandblast the keystone and concrete, however, advised that the contractor does not clean up Afterwards. Therefore, if this were to be approved, coordination with Collier Water would be necessary. The Board expressed concerns over the pumps being harmed by the sand. The field manager will continue looking for a new contractor.
- f. Roundabout and Additional Crosswalk Reflectors Update**
- g. Tree Removal at 13418 Irsina Update**
This is task has been completed.
- h. Plant installation Within Median Update**
This task has been completed as well.
- i. Fish Stocking Update**
This is still on schedule for completion in early October unless the water is still too warm.
- j. 14 New Stop Signs and Crossbars**
Engineer Satfield summarized and advised that CPH is trying to obtain guidelines for design standards involving signage and other improvements such as speed bumps. They are trying to determine if CDD roads conform with Municipal or State Guidelines.

- k. Street Striping Update**
This is scheduled to begin on 09/24 or 09/25.
- l. Speed Hump at Guardhouse Project Update**
The speed humps are scheduled to be installed around 09/21.
- m. Preserve Markers Project Update**
Markers have been ordered and are scheduled to ship out towards the end of the month.
- n. Comments by the Field Services Manager on Other Projects**

 - Bollard Lights around Clock Tower-there were several cut electrical lines around the clock tower, which is why four (4) of the eight (8) bollards have been down. West Coast Electrical was asked to repair these lines and when doing so, found that when the lines were cut, it shorted out and took out the 4 LED bulbs. They ordered new ones, which will be installed as soon as they arrive. One Supervisor reported that they were on the previous night.
 - Dead sod has been replaced at the end of Larino Loop (townhomes).
- ii. Project Tracking Logs**
Reviewed with no comments/questions.
- iii. Site Inspection Report for August**
This also was reviewed with no comments/questions.
- iv. Work Order Requests/Proposals**

 - a. Other Requests/Proposals**
Proposal from Conidar Builders to remove/replace two (2) sections of curbing was tabled until the cause for the standing water can be identified.

E. Legal

i. Townhomes

a. Drainage Maintenance Issue

Attorney Doragh reported being in an ongoing “war of letters” with the HOA’s attorney regarding where the responsibility for drainage maintenance continues, however, the CDD has not changed their position in this regard.

F. Engineer

i. Street Lighting Reviews

Engineer Satfield of CPH reviewed his straight upgrade plan with the Board of Supervisors. The Board asked Engineer Satfield and Field Manager Pepin to obtain a quote from FPL to relocate four (4) lights and install nine (9) new poles and lights as part of Phase 1. Two (2) of the nine (9) are to be at the Clubhouse.

G. Landscape

See below.

EIGHTH OF BUSINESS

Discussion / Action Items

A. 12 Acre Parcel in Front of Bella Terra

This all seems to be moving along but there has been no official word to the CDD, just communication from the Title Company

B. Cul-de-Sac Landscape Maintenance Upgrades and Maintenance Contracts

Attorney Doragh is still working on this.

C. Community Safety

i. Roundabout Signage

To be removed from future Agendas.

ii. Additional Stop Signs

To be removed from future Agendas.

D. Potential extension of natural gas into Bella Terra

Chair Novitski expressed his concerns with this but also advised that he was unable to confirm that this was going to happen at all.

NINTH ORDER OF BUSINESS **Financials**

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

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

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

TENTH ORDER OF BUSINESS **Communications**

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

Received and disussed with no issues.

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

Vice Chair Roth commented on the use of speed cushions as a speed calming option, however, no action was taken at this time.

ELEVENTH ORDER OF BUSINESS **Audience Comments**

Several residents commented as follows:

- A resident asked about painting of the speed bump at the guard shack. He was advised that the old ones are wearing out and falling apart.
- Jenny Licht commented that she felt the speed bumps were very ugly.
- Extensive discussion ensued regarding placement of speed bumps going forward.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further Orders of Business Chair Novitski adjourned the meeting at 5:15 p.m.

Calvin Teague
Secretary

Mark Novitski
Chair