

**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 October 16, 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 (Via telephone)

Not Present:

Joe Napolitano	Assistant Secretary
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Also present were:

Cal Teague	PDM District Manager
Pete Doragh	PDM District Attorney
Chris Pepin	Field Services Manager
Tad Kring	Irrigation Specialists
Residents	

The following is a summary of the actions taken at the October 16, 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 except Supervisor Napolitano. Supervisor Hampton participated via telephone. The first item to be addressed was the Boards' acknowledgement of Ms. Hampton's difficulty attending today's meeting and allowing her participation via telephone. Therefore,

On MOTION by Vice Chair Roth seconded by Supervisor Gibson with all in favor, Supervisor Hampton's participation via telephone was approved.
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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 Gibson seconded by Vice Chair Roth with all in favor, the Agenda was approved as submitted.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next Order of Business followed.

FIFTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from August 21, 2018

The Regular Meeting Minutes from the August 21, 2018 meeting were presented.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, the Regular Meeting Minutes from August 21, 2018 were approved with the recommended change of Attorney Doragh.

B. Regular Meeting Minutes from September 18, 2018

The Regular Meeting Minutes from the September 18, 2018 meeting were presented.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, the Regular Meeting Minutes from September 18, 2018 were approved with the requested change being made to Page 8, Line 26.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor

Mr. Kring presented his report and updated the Board on irrigation activities/issues. He also presented Proposal #1630 for repair of pump station #2, which was damaged by a lightning strike. Now that his affidavit confirming the lightning strike has been received, staff will proceed to filing of a claim with the insurance company.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, Proposal #1630 in the amount of \$6,393 for repair of PS #2 was approved.

B. Lake Management Update

Due to Mr. Bill Kurth's difficulty attending today's meeting, this matter was tabled until next month's meeting.

C. District Manager

i. Insurance/FEMA Claim Update

The case has been reopened, however, there is still nothing new to report.

ii. Water Control Structures 808-B1 Concerns

The District Manager reported that CPH provided additional information as requested by SFWMD. He further reported that an onsite meeting was conducted with SFWMD to review the request for removal of sedimentation in front of the structure where it discharges into the preserve and that they had no environmental concerns with the proposed removal. CPH will provide the Field Manager with the final elevations/grades after the removal has been completed. SFWMD did, however, ask for more modeling, which Engineer Satfield is completing and expects final approval for within the next 30 to 45 days.

iii. Website Updates

The District Manager presented an outline of the "phases" to be followed toward the final goal of ADA website compliance.

iv. Follow-up

There being none, the next item followed.

D. Field Manager's Report

Field Manager Pepin reported Maintenance Task Updates as follows:

- i. **Project Updates**
 - a. **Maintenance Tasks Update**

The Field Manager reported that the most recently completed as follows:

 - Trash cleanup around the lake banks (4-1/2 bags, 55-gallon size, were filled).
 - Weed treatments along the sidewalks and curbs.
 - Sidewalk safety grinding along Bella Terra Blvd.
 - b. **Storm Water Cleaning Update**

This is still scheduled to begin the last of October.
 - c. **Clock Tower Staining Discussion**

The Field Manager reported reaching out to two (2) more sandblasting companies with both declining to even submit a bid for this project. He reported, however, having some ideas in this regard and will work with Supervisor Gibson on this.
 - d. **Fish Stocking Update**

The Field Manager reported that he spoke with SOLitude on 10/09/18, and they feel the water is still a little too warm to release fish but anticipate being able to do so in approximately three (3) weeks or so.
 - e. **Street Striping Update**

Completed.
 - f. **Speed Hump at Guardhouse Project Update**

Completed.
 - g. **Preserve Markers Project Update**

The markers are in Jacksonville and should be received any day now.

h. Other Project Updates

- Drainage around the Clock Tower is scheduled to be completed by the end of the month.
- Cul-de-sac plant replacement at Villas I should be completed by the end of this week and single-family homes are scheduled to begin during the first week of November. Field Manager Pepin reported that they are waiting for the plant materials to come in.
- Cul-de-sac pruning of the 12' palms is scheduled to be completed by the end of the month.

ii. Project Tracking Logs

Reviewed with no comments and/or questions.

iii. Site Inspection Report for August

Reviewed as well with no comments; however, the Board did request the lock codes for the cone storage area so that they have it in case of an emergency.

iv. Work Order Requests/Proposals

a. Other Requests/Proposals

The proposal from Conidaris Builders to remove/replace the two (2) sections of curbing will continue to be tabled until the cause for the standing water can be identified.

E. Legal

i. Townhomes

a. Drainage Maintenance Issue

Attorney Doragh reported that he has not received any feedback from the Villas' attorney to date.

F. Engineer

i. Street Lighting Reviews and Upgrades Planning

Engineer Satfield of CPH provided a report on the water control structures permit and FPL lighting plan. No action was taken and was tabled until the Engineer is in attendance.

G. Landscape

Please see Cul-de-sac Landscape Maintenance Upgrades, etc. below.

SEVENTH ORDER OF BUSINESS

Discussion / Action Items

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

Chair Novitski updated the Board on the progress which has been made toward arriving at an acceptable agreement for all parties in this matter. The remaining issue involves replacement of lost vegetation encountered during catastrophic events. The Board asked that Attorney Doragh update the language to include any vegetation that may be lost during a catastrophic event. There did not seem to be an issue with the suggested \$1,200/cul-de-sac/year.

EIGHTH ORDER OF BUSINESS

Financials

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

- The financials for period ending September 30, 2018 were presented.

On MOTION by Supervisor Gibson seconded by Supervisor Hampton with all in favor, the Financials for period ending September 30, 2018 were accepted as presented.

- Chair Novitski asked that Audit discussion updates be included on Agendas for November, December and January just to ascertain that the Auditors are receiving the information they need.

NINTH ORDER OF BUSINESS

Communications

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

Received and disussed with no issues.

TENTH ORDER OF BUSINESS

Supervisor's Requests

- Vice Chair Roth commented on what a great job the Field Manager has done addressing identified tasks in his report.
- Chair Novitski discussed a potential new mapping system, which he and the District Manager are looking at and are hoping that within the next couple

months, can be shared with the Board in the form of a demo and perhaps receive proposals for same.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Residents comments were as follows:

- Residents Ms. Marilyn Tinsley commented regarding the backflow valve issue with the Clock Tower and wondered if the system had been tested. Chair Novitski clarified that we are waiting to put in drainage. The Field Manager explained the necessity for putting in this drainage.
- Resident Mr. Rob Warner had a question regarding an item on the new web page. He also asked if something can be done with the irrigation timers, which seem to cause flooding of the Bella Terra roadway creating a virtually continual “car wash” and thus, an always dirty car. The Field Manager will check into this matter.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business Chair Novitski adjourned the meeting at 4:59 p.m.

Calvin Teague
Secretary

Mark Novitski
Chair