

What the Habitat (Bella Terra) Community Development District (CDD) is Working On

By Mark Novitski, Chairman, Habitat CDD

The Habitat CDD Board of Supervisors responsibilities are continuous. Besides the day-to-day management – with Premiere District Management – we are always looking at the district needs in the short term (6 months to 2 years) and long term (3 years to 10 years). As we review the annual maintenance requirements, and the repair/replacement/improvement projects we always keep the budget in mind. Through constant review and prioritization of maintenance and improvement projects, the Board has kept the CDD taxes the same for 3 years!

The below is a list of projects in process – planning, researching, budgeting, soliciting proposals, and awarding contracts:

1. As required by any government agency, the Habitat CDD has emergency operations plans and vendors/contractors to perform required functions in the case of emergencies. Each year these plans are evaluated and updated as necessary. (May 2018)
2. Continuing to clean up from storm damage. Specifically, trees stumps in the lakes, street and stop signs, falling trees from the preserve. (Feb/Mar 2018)
3. Work with the Master HOA to review, incorporate changes, and pass a motion to approve the landscape maintenance agreement. (Feb 2018)
4. Scope and clean the storm sewer pipes. (Apr & Jun 2018)
5. Developing a street resurfacing plan as some streets in Bella Terra are over 10 years old. (May 2018)
6. Designing and grading Lake 1 Preserve Swale Restoration behind Villas I. (Jan 2018)
7. Replacing the water control structures 808 (behind 13412 Irsina) and EE2 (behind 21832 Bella Terra Blvd). (Apr 2018)
8. Developing the FY2019 (01 Oct 2018-30 Sep 2019) budget. (Apr-Jun 2018)
9. Installing a generator, burying a fuel tank, and wiring the Gate House to supply electrical power in times of power loss. This includes working with the Master HOA to supply power to the access gates. (Jun 2018)
10. Installing 3 additional solar lights to illuminate crosswalks across Bella Terra Blvd. (Feb/Mar 2018)
11. FP&L to replace all street lights with LED fixtures. (Feb/Mar 2018)
12. Work with FP&L to move/install additional street lights. (TBD)
13. Upgrade the crosswalk near the parking lot entrance/exit across Bella Terra Blvd to improve safety (TBD)
14. Investigate replacing the clock tower fountain pumps with VFD's (Variable Frequency Drives) and internet communications so we can monitor them from anywhere offsite. (May/Jun 2018)

15. Identify areas where additional littoral plants help with lake bank erosion (Mar 2018)
16. Continue to update the irrigation mapping system to help identify locations of developer contracted isolation valves and inadequate/damaged/fittings and pipe. (continuous thru 2018)
17. Review and prioritize preserve encroachment and trim back on a priority basis. (Continual thru 2018)

To see the Board in action, you can attend the Habitat CDD Monthly meetings, the 3rd Tuesday of Each month, 1600 (4pm), Bella Terra Clubhouse. For more info visit our website: www.habitatcdd.com.