



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting November 8, 2022

District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913

www.catalinacdd.org

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Board of Supervisors	Keith Sherman John Kirkbride Butch Johnston Dick Bonito Joseph Molon	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	KE Law Group, PLLC
District Engineer	Carl Barraco	Barraco and Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.catalinacdd.org

October 31, 2022

Board of Supervisors
**Catalina at Winkler Preserve
Community Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Tuesday, November 08, 2022 at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on August 9, 2022 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Month of July 2022 Tab 2
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Hurricane Ian Recovery and Ratification of Actions Taken
 - B. Discussion Regarding Lake Bank Erosion Concerns on Clemente Court
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,
Belinda Blandon
Belinda Blandon
District Manager

Cc: Lauren Gentry, KE Law Group

Tab 1

MINUTES OF MEETING

CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Tuesday, August 09, 2022, 2021 at 2:31 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Keith Sherman	Board Supervisor, Chairman
Dick Bonito	Board Supervisor, Assistant Secretary
Butch Johnston	Board Supervisor, Assistant Secretary (via speaker phone)
Joe Molon	Board Supervisor

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, KE Law Group
Wes Kayne	District Engineer, Barraco & Associates, Inc.

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon advised that with no members of the public present, she would forego public comment.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on May 10, 2022**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on May 10, 2022 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 10, 2022, for the Catalina at Winkler Preserve Community Development District.

47 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for the
Months of April, May, and June 2022**

48
49
50
51 Ms. Bandon presented the operations and maintenance expenditures for the
52 period of April 1-30, 2022 which totaled \$8,845.43, the period of May 1-31, 2022 which
53 totaled \$10,039.36, and the period of June 1-30, 2022 which totaled \$9,189.64. She
54 asked if there were any questions. There were none.
55

56 On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board
57 Approved the Operations and Maintenance Expenditures for the Month of April 2022
58 which totaled \$8,845.43, the Month of May 2022 which totaled \$10,039.36, and the
59 Month of June 2022 which totaled \$9,189.64, for the Catalina at Winkler Preserve
60 Community Development District.

61
62 **FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the
Adoption of the Fiscal Year 2022/2023
Budget**

63
64
65
66 Ms. Bandon provided an overview of the public hearing process and asked for a
67 motion to open the public hearing to consider the adoption of the fiscal year 2022/2023
68 budget.
69

70 On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board
71 Opened the Public Hearing to Consider the Adoption of the Fiscal Year 2022/2023
72 Budget, for the Catalina at Winkler Preserve Community Development District.

73
74 **SIXTH ORDER OF BUSINESS**

**Presentation of the Proposed Final
Budget for Fiscal Year 2022/2023**

75
76
77 Ms. Bandon provided an overview of the proposed final budget for fiscal year
78 2022/2023 advising that the total general fund budget is \$151,203.00 and the total
79 reserve fund budget is \$29,913.00. She asked if there were any questions. There were
80 none. Ms. Bandon stated for the record that there were no members of the public
81 present.
82

83 On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board
84 Closed the Public Hearing to Consider the Adoption of the Fiscal Year 2022/2023
85 Budget, for the Catalina at Winkler Preserve Community Development District.

86
87 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-07,
Relating to Annual Appropriations
and Adopting the Budgets for Fiscal
Year 2022/2023**

88
89
90
91

92 Ms. Gentry provided and overview of the resolution and asked if there were any
93 questions. There were none.
94

95 On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board
96 Adopted Resolution 2022-07, Relating to Annual Appropriations and Adopting the
97 Budgets for Fiscal Year 2022/2023, for the Catalina at Winkler Preserve Community
98 Development District.

99
100 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-08,
Making a Determination of Benefit
and Imposing Special Assessments
for Fiscal Year 2022/2023; Providing
for the Collection and Enforcement of
Special Assessments; Certifying an
Assessment Roll**

101
102
103
104
105
106
107
108 Ms. Gentry provided and overview of the resolution and asked if there were any
109 questions. There were none.
110

111 On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board
112 Adopted Resolution 2022-08, Making a Determination of Benefit and Imposing Special
113 Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of
114 Special Assessments; Certifying an Assessment Roll, for the Catalina at Winkler
115 Preserve Community Development District.

116
117 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09,
Adopting a Meeting Schedule for
Fiscal Year 2022/2023**

118
119
120
121 Ms. Bandon provided and overview of the resolution advising that the schedule
122 being presented is consistent with the current year schedule. She asked if there were
123 any questions. There were none.
124

125 On a Motion by Mr. Bonito, seconded by Mr. Sherman, with all in favor, the Board
126 Adopted Resolution 2022-09, Adopting a Meeting Schedule for Fiscal Year 2022/2023,
127 for the Catalina at Winkler Preserve Community Development District.

128
129 **TENTH ORDER OF BUSINESS**

**Consideration of Fourth Amendment
to Rizzetta & Company Contract for
Professional District Services**

130
131
132
133 Ms. Bandon advised that the fourth amendment to the professional district
134 services contract memorialized the new budget amounts and asked if there were any
135 questions. There were none.
136

137 On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board
138 Approved the Fourth Amendment to the Rizzetta & Company Contract for Professional
139 District Services, for the Catalina at Winkler Preserve Community Development District.

140
141 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

142
143 A. District Counsel

144 Ms. Gentry advised that she has relocated to Tampa and advised that she
145 had no further report but would be happy to answer any questions.

146
147 B. District Engineer

148 Mr. Kayne advised that the stormwater needs analysis and NPDES annual
149 report have been completed.

150
151 Mr. Sherman inquired as to required maintenance in preparation of
152 hurricane season. Mr. Kayne advised that there is no required maintenance
153 at this time.

154
155 Ms. Denise Knecht, a resident of Catalina at Winkler Preserve CDD, arrived
156 late to the meeting and asked to address the Board. She spoke regarding
157 the issues behind her home along the lake bank.

158
159 Mr. Sherman addressed the homeowner and advised that he will ask that
160 Solitude review the lake bank. Discussion ensued. Mr. Sherman advised
161 that he would meet with Ms. Knecht to review her property and concerns.

162
163 Ms. Knecht provided Ms. Bandon with a request for records production.

164
165 C. District Manager

166 Ms. Bandon provided an overview of the District Management report
167 contained within the agenda package.

168
169 Ms. Bandon advised that letters were sent to the homeowners on Wrigley
170 circle; she advised that the resident at 17143 has not responded and has
171 also not replaced the tree that was removed from CDD property. The
172 Board asked that District Counsel send a demand notice to the resident
173 related to replacement of the tree. The Board asked that Mr. Kayne
174 provide inspections on the three properties in question, and should it be
175 necessary, Ms. Gentry will follow up with additional correspondence to the
176 homeowners.

177
178 **TWELFTH ORDER OF BUSINESS**

Supervisor Requests and Comments

179
180 Ms. Bandon opened the floor to Supervisor requests and comments.

181
182 Mr. Sherman advised that he has walked by the preserve plantings, and they

183 look good. He asked that Staff keep an eye on the control structure erosion.

184

185 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

186

187 Ms. Blandon stated there are no other agenda items to come before the Board and
188 asked for a motion to adjourn the meeting.

189

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 3:13 p.m. for the Catalina at Winkler Preserve Community Development District.

190

191

192

193

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.catalinacdd.org

Operation and Maintenance Expenditures July 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$10,448.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Catalina at Winkler Homeowner's Association, Inc.	1553	April to June 2022	Reimb HOA for Electric Service Aerator System 04/22 -06/22	\$ 420.00
EarthBalance Corporation	1552	44868	Preserve Maintenance 06/22	\$ 2,493.75
Florida Power and Light Company	1549	09846-68343 06/22	17043 Tremont St #Aerator 06/22	\$ 97.02
Florida Power and Light Company	1549	11246-08348 06/22	17213 Wrigley Cir #Aerator 06/22	\$ 83.15
KE Law Group, PLLC	1551	2936	Legal Service Review Budget Hearing 06/22	\$ 25.00
KE Law Group, PLLC	1551	3004	Legal Service 05/22	\$ 2,756.96
Rizzetta & Company, Inc.	1550	INV0000069325	District Management Fees 07/22	\$ 4,106.83
Solitude Lake Management, LLC	1554	PI-A00851001	Lake & Pond Management Services 07/22	\$ 465.45
Report Total				<u>\$ 10,448.16</u>