

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 **Wednesday, November 14, 2018 at 2:37 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:

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| Keith Sherman | Board Supervisor, Chairman |
| John Kirkbride | Board Supervisor, Vice Chairman |
| Butch Johnston | Board Supervisor, Assistant Secretary |
| Dick Bonito | Board Supervisor, Assistant Secretary |
| Louis Sanchez | Board Supervisor, Assistant Secretary |

Also present were:

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| Belinda Blandon | District Manager, Rizzetta & Company, Inc. |
| Jere Earlywine | District Counsel, Hopping Green & Sams, P.A. (via speaker phone) |
| 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 stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Audit Committee Meeting held on
August 14, 2018**

Ms. Blandon presented the minutes of the Audit Committee Meeting held on August 14, 2018 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

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| <p>On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on August 14, 2018, for the Catalina at Winkler Preserve Community Development District.</p> |
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FOURTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 14, 2018

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on August 14, 2018 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Johnston, seconded by Mr. Sanchez, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on August 14, 2018, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Months of July, August, and September 2018

Ms. Blandon presented the operations and maintenance expenditures for the period of July 1-31, 2018 which totaled \$12,256.76, the period of August 1-31, 2018 which totaled \$10,385.02 and the period of September 1-30, 2018 which totaled \$9,198.04. She asked if there were any questions regarding any item of expenditure. Discussion ensued regarding late payment fees associated with the FP&L bills.

On a Motion by Mr. Bonito, seconded by Mr. Sherman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of July 2018 which totaled \$12,256.76, the Month of August 2018 which totaled \$10,385.02, and the Month of September 2018 which totaled \$9,198.04, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

Acceptance of Contract for Professional District Services with Rizzetta & Company, Inc.

Ms. Blandon provided an overview of the contract and advised that there is no increase for fiscal year 2018/2019 and the contract is being presented as Rizzetta & Company is changing their contract form. Mr. Earlywine provided an overview of the agreement and recommended approval. Mr. Sherman spoke regarding the agreement and recommended approval.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Accepted the Contract for Professional District Services with Rizzetta & Company, Inc., for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Earth Balance
Agreement for Preserve Area
Maintenance**

Ms. Blandon provided an overview of the agreement and advised that the Chairman executed the agreement on October 11, 2018. Mr. Earlywine advised that this is a follow up item from the last meeting where discussion was held regarding the Water Management District requiring that the District conduct additional preserve maintenance and the Water Management District has signed off on the agreement as being appropriate. Mr. Sherman spoke regarding the terms of the agreement; being four maintenance events this year and installation of plantings. He spoke at length regarding the CDD's efforts related to preserve maintenance and the buffer plantings. Discussion ensued.

On a Motion by Mr. Sanchez, seconded by Mr. Johnston, with all in favor, the Board Ratified Execution of the Earth Balance Agreement for Preserve Area Maintenance, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.
- B. District Engineer
Mr. Kayne advised the NPES MS4 Cycle 4 year 1 annual report has been submitted.
- C. District Manager
Ms. Blandon announced that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, February 12, 2019 at 2:30 pm.

Ms. Blandon administered to the Oath of Office to Mr. Sanchez and Mr. Bonito as their terms will take effect on November 20, 2018. She also advised that they are eligible to receive Supervisor Compensation for attendance at meetings. Mr. Sanchez and Mr. Bonito each elected to receive Supervisor Compensation.

Mr. Johnston inquired regarding the Association paying Allstate to spray littorals; he inquired regarding whose responsibility it is to maintain the littorals. Ms. Blandon advised that the littorals should not be sprayed and the responsibility of lake maintenance is of the CDD. Mr. Kirkbride advised that the mowers are mowing the banks and creating ruts. He suggested having Mr. Kayne review the areas. Ms. Blandon advised that she will send communication to the Master Association.

Mr. Sherman advised that the Association has concerns regarding CDD activities within the community and not knowing exactly what the CDD does. Ms. Blandon advised that the CDD can appoint a liaison to the Association Board to be the point of contact for the Association. Mr. Sherman suggested reaching out to the Association to inquire as to whether or not they have a liaison that they would like to send to CDD meetings. Discussion ensued.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Blandon opened the floor to Supervisor requests and comments.

Mr. Sherman spoke regarding the boundary of the preserve as it relates to the homeowner's lot line. He asked Mr. Kayne if a survey should be conducted to determine the lines of responsibility. Mr. Kayne advised a survey can be conducted via GPS; he further advised that iron rods should be buried at the corners of the homeowner's property boundaries. Mr. Sherman asked for a proposal to have the preserve boundary identified.

TENTH ORDER OF BUSINESS

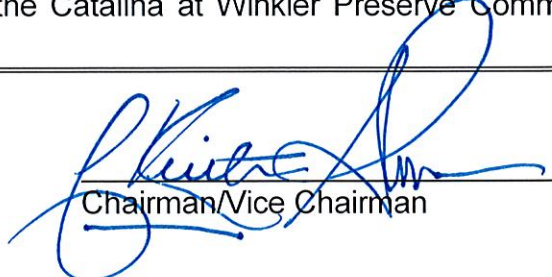
Adjournment

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

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 3:16 p.m. for the Catalina at Winkler Preserve Community Development District.



Secretary/Assistant Secretary



Chairman/Vice Chairman