



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting February 14, 2023

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

February 06, 2023

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, February 14, 2023 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 January 10, 2023 Tab 1
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-01, Redesignating Officers of the District Tab 2
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1. Discussion Regarding Lakes and Water Quality
 - 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, Kilinski | Van Wyk, PLLC

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, January 10, 2023 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:

Keith Sherman	Board Supervisor, Chairman
John Kirkbride	Board Supervisor, Vice Chairman
Dick Bonito	Board Supervisor, Assistant Secretary (joined meeting in progress)
Butch Johnston	Board Supervisor, Assistant Secretary
Joe Molon	Board Supervisor

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, KE Law Group
Grace Kobitter	KE Law Group
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Ean Sims	Solitude Lake Management
Audience	

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 opened the floor to audience comments. The audience member advised that he is attending the meeting to hear information related to the lakes.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the
Board of Supervisors' Meeting held
on November 08, 2022**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on November 08, 2022 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

47 Mr. Johnston advised that he has seen pictures of lake bank of Ms. Knecht and it
48 does not appear to have changed over the years.
49

50 On a Motion by Mr. Johnston, seconded by Mr. Kirkbride, with all in favor, the Board
51 Approved the Minutes of the Board of Supervisors' Meeting held on November 08, 2022,
52 for the Catalina at Winkler Preserve Community Development District.

53
54 **FOURTH ORDER OF BUSINESS**

**Consideration of the Barraco &
Associates Proposals for Year 6 MS4
Requirement and Post Hurricane Ian
Lake Bank and Stormwater
Management Review**

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56
57
58
59
60 Mr. Kayne provided an overview of the proposals advising that the draft of the
61 NPDES permit renewal is out for review and so the Year 6 report is being done while
62 awaiting the new permit, he reviewed the lake bank and stormwater inspection proposal
63 and advised that the work can move forward as the lake levels have receded. Mr.
64 Kayne responded to questions from the Board.

65
66 Mr. Bonito joined the meeting in progress at 2:46 p.m.
67

68 On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board
69 Approved Barraco & Associates Proposals for the Year 6 MS4 Requirements and Post
70 Hurricane Ian Lake Bank and Stormwater Management Review, for the Catalina at
71 Winkler Preserve Community Development District.

72
73 **FIFTH ORDER OF BUSINESS**

**Consideration of FEMA Funding
Agreement**

74
75
76 Ms. Blandon advised that she has submitted documentation for assistance from
77 FEMA and this funding agreement is a FEMA requirement in order to get assistance.
78 She reviewed the process for completing the necessary documentation to be submitted
79 to FEMA. Ms. Blandon responded to questions from the Board. Ms. Gentry explained
80 the requirement for FEMA and responded to questions from the Board.
81

82 On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board
83 Approved the FEMA Funding Agreement, for the Catalina at Winkler Preserve
84 Community Development District.

85
86 **SIXTH ORDER OF BUSINESS**

Staff Reports

87
88 A. District Counsel

89 Ms. Gentry reviewed action items from the previous meeting; she advised
90 that she reached out to the homeowner who is concerned regarding her lake
91 bank and the tree being removed from her property and she spoke to the

92 resident via phone. She further advised that there has been no further
93 correspondence from the resident. Ms. Gentry advised that she reached out
94 to the HOA regarding remediation of the lakes and advising that the lakes
95 are functioning as designed for stormwater lakes. Mr. Bonito advised that
96 the Association has a new management company and new CAM. Mr.
97 Sherman advised that he will provide the new HOA contact information to
98 Staff.
99

100 B. District Engineer

101 Mr. Sims advised that the lake salinity levels are still high although he
102 believes lake number one could be in good condition in the summer. He
103 advised that golf courses are using water trucks to fill lakes; one tank is
104 4,000 gallons. Mr. Sims advised that Solitude needs an average depth of the
105 lakes to determine how many tanks would be needed. He responded to
106 questions from the Board.
107

108 Mr. Kayne spoke regarding salinity levels and the testing being conducted
109 as the salt water will settle to the bottom of the lake; he further spoke
110 regarding isolation of the ponds. Mr. Sherman asked if it was permissible
111 use of CDD funds to remediate the water quality of the ponds. Ms. Gentry
112 advised that the CDD can expend funds to enhance the water quality though
113 the CDD is not obligated to enhance the water quality as the ponds are
114 functioning as intended. Discussion ensued. The Board asked that Mr.
115 Kayne work with Solitude to get pricing related to the isolation of the lakes,
116 adding water to lakes, pumping of lake one, and water quality testing and
117 bring the proposals to the next meeting. Mr. Kirkbride advised that the
118 aeration systems will need to be shut down for this process. Board
119 discussion ensued.
120

121 C. District Manager

122 Ms. Blandon advised that the next meeting of the Board of Supervisors is
123 scheduled for Tuesday, February 14, 2023 at 2:30 p.m.
124

125 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests and Comments

126
127 Ms. Blandon opened the floor to Supervisor requests and comments.
128

129 Mr. Sherman advised that the HOA has asked that the CDD investigate anything
130 that could have floated into the ponds as a result of the storm surge. Ms. Blandon
131 advised that the ponds were reviewed after the storm and no large debris was found.
132 Mr. Sherman advised that the HOA has also inquired as to whether something can be
133 added to the lakes to reduce the fecal matter. Ms. Blandon advised that at the last CDD
134 meeting, the ecologist advised that there is not a chemical that can be added to reduce
135 the fecal levels. Discussion ensued.
136

137 Mr. Kirkbride asked that Solitude clean up the debris within the lakes. He further

138 recommended sending a letter to the County requesting a generator for the pump
139 station. Ms. Blandon recommended that the homeowners reach out the County
140 regarding the generator as homeowner letters may be more persuasive. Board
141 discussion ensued.

142
143 Mr. Sherman recommended inspection of the stormwater drains and catch
144 basins. Ms. Blandon advised that work is part of the Barraco & Associates proposal
145 approved today.

146
147 **EIGHTH ORDER OF BUSINESS**

Adjournment

148
149 Ms. Blandon stated there are no other agenda items to come before the Board and
150 asked for a motion to adjourn the meeting.

151

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 3:46 p.m. for the Catalina at Winkler Preserve Community Development District.

152

153

154

155

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Catalina at Winkler Preserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to redesignate Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Belinda Blandon is appointed Assistant Secretary.

Melissa Dobbins is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman and Vice-Chairman and Assistant Secretary; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer remain unaffected by this Resolutions.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 14th DAY OF FEBRUARY, 2023.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY