



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting March 29, 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 Joseph Molon Butch Johnston Dick Bonito VACANT	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Lauren Gentry	Kilinski I VanWyk 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

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

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March 21, 2023

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

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Wednesday, March 29, 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 February 14, 2023..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for January and February 2023 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resignation of Board Supervisor, John Kirkbride Tab 3
 - B. Appointment of Board Supervisor to Fill Seat #5, with a Term to Expire November 2024
 - C. Consideration of Resolution 2023-02, Redesignating Officers of the District Tab 4
 - D. Discussion Regarding O&M Expenditures and Approval of Prior Months
 - E. Update Regarding Lake Water Quality/Test Results
- 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, Kilinski I VanWyk PLLC

Tab 1

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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, February 14, 2023 at 2:35 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
Butch Johnston	Board Supervisor, Assistant Secretary
Joe Molon	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Lauren Gentry	District Counsel, Kilinski I VanWyk PLLC
Grace Kobitter	Kilinski I VanWyk PLLC (via speaker phone)
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Ean Sims	Solitude Lake Management (via speaker phone)
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.

Audience members address the board regarding landscaping concerns as well as concerns related to the lake health and erosion.

Ms. Knecht distributed correspondence packages to the Board of Supervisors and District Staff and addressed the Board regarding erosion concerns behind her home. Ms. Gentry reviewed CDD responsibilities. Mr. Sherman requested that Ms. Knecht provide additional information in an effort to bring this issue to a close.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on January 10, 2023**

47
48 Ms. Bandon presented the minutes of the Board of Supervisors' Meeting held on
49 January 10, 2023 and asked if there were any questions, comments, or changes to the
50 minutes as presented. There were none.
51

52 On a Motion by Mr. Johnston, seconded by Mr. Kirkbride, with all in favor, the Board
53 Approved the Minutes of the Board of Supervisors' Meeting held on January 10, 2023,
54 for the Catalina at Winkler Preserve Community Development District.

55
56 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01,
Redesignating Officers of the District**

57
58
59 Ms. Bandon provided an overview of the resolution and asked if there were any
60 questions. There were none.
61

On a Motion by Mr. Bonito, seconded by Mr. Molon, with all in favor, the Board
Adopted Resolution 2023-01, Redesignating Officers of the District as Follows: Mr. J
Keith Sherman to Serve as Chairman, Mr. Joe Molon to Serve as Vice Chairman,
and Mr. Butch Johnston, Mr. Richard Bonito, Mr. John Kirkbride, Ms. Belinda
Bandon, Ms. Melissa Dobbins, and Mr. Matthew Huber to Serve as Assistant
Secretaries, for the Catalina at Winkler Preserve Community Development District.

62
63 **FIFTH ORDER OF BUSINESS**

Staff Reports

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65 A. District Counsel
66 Ms. Gentry advised the Board of the rebranding of the law firm to Kilinski
67 VanWyk and advised that there is no Board action needed.
68

69 B. District Engineer
70 Mr. Sims provided background to the lakes and water quality as well as
71 testing that has been conducted. He advised that testing is ongoing, and the
72 water quality is not conducive to irrigating from the lakes. Mr. Sherman
73 inquired as to the E-Coli levels within the lakes. Discussion ensued. The
74 Board asked that the E-Coli levels be tested again and a report provided to
75 the Board.
76

77 Ms. Gentry reviewed the CDD responsibilities related to the stormwater
78 system.
79

80 Mr. Kayne spoke regarding the concept of installing an inflatable block to
81 sever lake one from lakes two and three, causing the saline to settle to the
82 bottom of the lake and then pumping from the bottom of lake one into lake
83 two in an effort to reduce the salinity levels with the ground water that would
84 seep into the lake. Mr. Kayne advised that he has reached out to MRI for
85 pricing for the isolating and pumping of lake one although he is awaiting

86 confirmation from the South Florida Water Management District to ensure
87 the work would not be in violation of the existing permit and to ensure that
88 additional permitting would not be necessary. Mr. Kayne responded to
89 questions from the Board. Mr. Johnston advised that he will send the E-Coli
90 test results from Cardno to Mr. Kayne. Ms. Gentry reviewed the
91 correspondence sent to the HOA on behalf of the CDD related to HOA
92 activities on CDD owned stormwater ponds. Ms. Bandon recommended that
93 the proposal be revised to the CDD and further recommended sending a
94 communication to the residents via the HOA.
95

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board Approved a Not to Exceed Amount of \$10,000, for a Period of One Month, to Isolate Lake One from Lakes Two and Three, and Pump from the Bottom of Lake One into Lake Two, with Weekly Salinity Testing, for the Catalina at Winkler Preserve Community Development District.

96
97 The Board asked Ms. Gentry to send a communication to the HOA to
98 provide an overview of the ongoing efforts by the CDD. Mr. Sims provided
99 background to the lakes and water quality as well as testing that has been
100 conducted.

101
102 Ms. Bandon advised that a proposal has been received to treat the lakes for
103 E-Coli, using a product Green Clean 5.0 with an effective rate of
104 approximately eighty percent with one application. The Board asked that
105 staff move forward with the E-Coli treatment and follow up with E-Coli
106 testing.

107
108 Mr. Kayne reviewed the NPDES annual inspection findings advising that it
109 was done in conjunction with the Post Hurricane Ian site inspection.

110
111 C. District Manager

112 Ms. Bandon recommended scheduling a special meeting for Tuesday,
113 March 29, 2023 at 2:30 p.m. the Board concurred.

114
115 Ms. Bandon provided an update on the FEMA meetings that have been
116 held. She reviewed the correspondence related to the lake dewatering
117 concerns.

118
119 Mr. Sherman advised the audience members that the perimeter
120 landscaping is not the CDD's but is the HOA's.

121
122 **SIXTH ORDER OF BUSINESS**

Supervisor Requests and Comments

123
124 Ms. Bandon opened the floor to Supervisor requests and comments.
125

126 Mr. Sherman provided an overview of his correspondence with the HOA related
127 to the health of the lakes.

128
129 **SEVENTH ORDER OF BUSINESS** **Adjournment**

130
131 Ms. Blandon stated there are no other agenda items to come before the Board and
132 asked for a motion to adjourn the meeting.

133

On a Motion by Mr. Johnston, seconded by Mr. Molon, with all in favor, the Board adjourned the meeting at 4:05 p.m. for the Catalina at Winkler Preserve Community Development District.

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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 January 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,273.69**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	100051	09846-68343 01/23	17043 Tremont St #Aerator 01/23	\$ 26.85
Florida Power & Light Company	100045	09846-68343 12/22	17043 Tremont St #Aerator 12/22	\$ 26.85
Floyd Johnston	100046	FJ011023	Board of Supervisors Meeting 01/10/23	\$ 200.00
Hancock Bank	100041	39726	Annual Trustee Fee 12/22-12/23	\$ 3,500.00
Jay Keith Sherman	100047	KS011023	Board of Supervisors Meeting 01/10/23	\$ 200.00
John E. Kirkbride	100048	JK011023	Board of Supervisors Meeting 01/10/23	\$ 200.00
Joseph Molon	100049	JM011023	Board of Supervisors Meeting 01/10/23	\$ 200.00
KE Law Group, LLC	100042	5038	Legal Service 11/22	\$ 3,525.00
Richard Bonito	100050	RB011023	Board of Supervisors Meeting 01/10/23	\$ 200.00
Rizzetta & Company, Inc.	100044	INV0000074673	District Management Fees 01/23	\$ 4,264.09
Solitude Lake Management, LLC	100043	PSI-33967	Lake & Pond Management Services 12/22	\$ 465.45
Solitude Lake Management, LLC	100052	PSI-38014	Lake & Pond Management Services 01/23	<u>\$ 465.45</u>
Report Total				<u>\$ 13,273.69</u>

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **6,673.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Catalina at Winkler Preserve
Community Development District
Check Register**

Company Name: Catalina at Winkler Preserve Community Development District
Report Name: Check Register
Created on: 03/09/2023
Location: 327--Catalina at Winkler Preserve

Account	Payment date	Vendor name	Document/check n	Payment Amount
327HANCOCKOP				
327HANCOCKOP	02/21/2023	Florida Power & Light Company	100056	\$69.53
327HANCOCKOP	02/21/2023	Floyd Johnston	100057	\$200.00
327HANCOCKOP	02/21/2023	Jay Keith Sherman	100058	\$200.00
327HANCOCKOP	02/21/2023	John E. Kirkbride	100059	\$200.00
327HANCOCKOP	02/21/2023	Joseph Molon	100060	\$200.00
327HANCOCKOP	02/07/2023	KE Law Group, LLC	100054	\$475.00
327HANCOCKOP	02/16/2023	Lee County Comm Dev/Public Works Center	100055	\$560.00
327HANCOCKOP	02/21/2023	News-Press Media Group	100062	\$304.58
327HANCOCKOP	02/21/2023	Richard Bonito	100063	\$200.00
327HANCOCKOP	02/02/2023	Rizzetta & Company, Inc.	100053	<u>\$4,264.09</u>
				<u>\$6,673.20</u>

Tab 3

From: John Kirkbride <Seat5@catalinacdd.org>

Sent: Tuesday, February 14, 2023 5:20 PM

To: Belinda Blandon <BBlandon@rizzetta.com>

Cc: Keith Sherman <Seat1@catalinacdd.org>

Subject: [EXTERNAL]Resignation

Because Maggie and I are moving, I am resigning from the Catalina CDD as of February 22, 2023.

I have enjoyed the experience of working to improve my neighborhood.

Sincerely,

John E. Kirkbride

Tab 4

RESOLUTION 2023-02

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 29th DAY OF MARCH, 2023.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASSISTANT SECRETARY