



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting

May 07, 2024

**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 Troy De Mond Dick Bonito Douglas Thompson	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

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

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

www.catalinacdd.org

April 30, 2024

**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, May 7, 2024, 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 6, 2024, Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for January, February, March 2024 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of the Proposed Budget(s) for Fiscal Year 2024/2025 Tab 3
 - 1. Consideration of Resolution 2024-02, Approving the Proposed Budget(s) for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Tab 4
 - B. Consideration of Resolution 2024-03, Implementing Section 190.006(3)(A)(C), Florida Statutes and Instructing that the Lee County Supervisor of Elections Conduct the District's General Elections Tab 5
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 6
 - 1. Presentation of Registered Voter Count Tab 7
- 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 06, 2024 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
Joe Molon	Board Supervisor, Vice Chairman
Troy De Mond	Board Supervisor, Assistant Secretary
Richard "Dick" Bonito	Board Supervisor, Assistant Secretary
Douglas Thompson	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Molly Maggiano	District Counsel, Kilinski I VanWyk PLLC
Frank Savage	District Engineer, Barraco & Associates, Inc.
Janie Linscott	EarthBlance

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 advised that she would now open the floor for public comment, she reminded attendees to limit public comment to three minutes per person.

Ms. Knecht spoke regarding alleged damaged done to her backyard. She provided pictures showing where the bushes and trees have been cut down. Ms. Knecht advised that she has expressed concern regarding the loss of property in her backyard, which she has been led to believe was caused by erosion. She advised that she pulled public records, and she had a survey done and an engineering report and requested legal advice for this issue. She advised the Board she is missing four feet of her backyard. She reminded the Board she has been told by the CDD Counsel that she needs to fix the issue herself. She advised that she is unable to obtain a type D permit to repair the edge of the lake. She provided a report to the Board from her engineer. She stated that the District needs to restore the lake bank slope and the littoral design to the original development plan.

48
49 Mr. Sherman responded to Ms. Knecht and advised her the results are not going to
50 change. The District will not fix her backyard.

51
52 Janie Linscott from EarthBlance introduced herself to the Board.

53
54 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held
on November 7, 2023**

55
56
57
58 Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on
59 November 7, 2023, and asked if there were any questions, comments, or changes to
60 the minutes as presented. There were none.

61
62 On a Motion by Mr. Molon, seconded by Mr. Thompson, with all in favor, the Board
63 Approved the Minutes of the Board of Supervisors' Meeting held on November 7, 2023,
64 for the Catalina at Winkler Preserve Community Development District.

65
66 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for
October, November and December
2023**

67
68
69
70
71 Ms. Blandon stated operations and maintenance expenditures for the period of
72 October 1-31, 2023, totaled \$14,991.87; the expenditures for the period of November 1-
73 30, 2023, totaled \$8,238.82; and the expenditures for the period for December 1-31, 2023,
74 totaled \$14,369.27. Ms. Blandon responded to questions from the Board.

75
76 On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board
77 Ratified the Operations and Maintenance Expenditures for the Months of October 2023
78 (\$14,991.87), November 2023 (\$8,238.82), and December 2023 (\$14,369.27), for the
79 Catalina at Winkler Preserve Community Development District.

80
81 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,
Redesignation Officers of the District**

82
83
84 Ms. Blandon provided an overview of Resolution 2024-01, Redesignating
85 Officers of the District. Board Discussion ensued regarding the redesignation of officers.

86
87 On a Motion by Mr. Bonito, seconded by Mr. Thompson, with all in favor, the Board
88 Adopted Resolution 2024-01, Redesignating Officers of the District as follows: Keith
89 Sherman to Serve as Chair, Joe Molon to Serve as Vice Chair, Troy De Mond, Richard
90 "Dick" Bonito, Douglas Thompson, Belinda Blandon, and Mellissa Dobbins to Serve as
91 Assistant Secretaries, for the Catalina at Winkler Preserve Community Development
92 District.

94 **SIXTH ORDER OF BUSINESS**

Consideration of Barraco and Associates, Inc Proposal for NPDES MS4 Permit Cycle

95
96
97
98 Mr. Savage provided an overview of Barraco and Associates, Inc Proposal for the
99 NPDES MS4 Permit Cycle. He advised that this permits the District to discharge surface
100 water. He advised Barraco is still working under the previous permit but will be ready to
101 move to the new permit soon. He advised there are inspections that need to occur in April.
102

103 On a Motion by Mr. Molon, seconded by Mr. Sherman, with all in favor, the Board
104 Approved the Barraco and Associates, Inc Proposal for NPDES MS4 Permit Cycle, for
105 the Catalina at Winkler Preserve Community Development District.

106
107 **SEVENTH ORDER OF BUSINESS**

Staff Reports

108
109 A. District Counsel

110 Ms. Maggiano advised the Board they would need to complete the ethics
111 training by the end of the calendar year. It is a four-hour requirement that
112 can be completed through online resources. She advised that Form 1 would
113 need to be filled out by July 1st online. She responded to questions from the
114 Board. Ms. Bandon advised that Rizzetta is registering all the Board
115 Members, and a reminder should go out in April.
116

117 B. District Engineer

118 Mr. Savage advised the lakes receded adequately enough for the District
119 Engineer to perform an inspection of the lakes and capture information and
120 summarize it into an exhibit, which was provided in a handout. He advised
121 the first sheet shows a bird's eye view of the boundary of the District. He
122 stated the summary information identifies both what the District Engineer
123 identified as localized erosion and linear erosion. He advised the localized
124 erosion is typically at lot lines occurring around the steeper edges of the
125 bank creating a localized spot that overtime will create a sort of gap that
126 becomes filled in. He advised the more prevalent erosion was linear erosion;
127 he stated it was categorized into what the District Engineer calls depths of
128 less than 9 inches and depths of 9 inches or greater. Mr. Savage stated
129 there is approximately 1000 linear feet of erosion that is 9 inches or greater
130 in depth and those erosions would be out of compliance. He recommended
131 the Board consider a plan to begin abating that erosion. He responded to
132 questions from the Board. Mr. Savage advised there has been remediation
133 throughout the years over all of these lakes. He advised that lake one has
134 gone the longest without receiving remediation. Mr. Sherman inquired in
135 regard to equipment that would help those areas. Mr. Savage advised the
136 remediation is only for the 9 inches or deeper. He stated to complete the
137 work the District is required to obtain an LDO for the work. He responded to
138 questions from the Board regarding limited research for future repairs. The
139 Board requested information on prior lake repairs to compare too. Mr.
140 Savage suggested that the District be cognizant of budget cycles and do

141 the work in phases. He advised that the LDO permit does last for six
142 years.

143
144 Mr. Savage advised that the area behind Sumner is pending a
145 topographical survey. The District Engineer will provide recommendations
146 once the survey is completed.

147
148 C. District Manager
149 Ms. Blandon advised the next meeting of the Catalina at Winkler Preserve
150 CDD is scheduled for Tuesday, May 7, 2024, at 2:30 p.m. She advised
151 that she would present the proposed budget at this meeting.

152
153 Ms. Blandon provided the Board with copies of the salinity test results and
154 E. coli test results. She advised that the E. coli test results are fine, but
155 the salinity is very high and as Solitude Lake Management has stated will
156 remain high for another year.

157
158 Ms. Blandon advised the Board of the FEMA Determination Memo. She
159 advised the District could appeal but she does not recommend it as she
160 does not feel the appeal would be successful based on her conversations
161 with the FEMA representatives. The District has had eight Program
162 Delivery Managers since the District first filed and Ms. Blandon is not
163 getting anywhere. The Board agreed with Ms. Blandon and decided not to
164 appeal the FEMA decision.

165
166 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

167
168 Ms. Blandon opened the floor to Supervisor requests and comments.

169
170 Mr. Sherman advised there are missing signs in the District. Ms. Blandon
171 requested a count of how many are missing. Mr. Sherman spoke regarding obtaining a
172 handyman to install the signs.

173
174 **NINTH ORDER OF BUSINESS** **Adjournment**

175
176 Ms. Blandon stated there are no other agenda items to come before the Board and
177 asked for a motion to adjourn the meeting.

178
179 On a Motion by Mr. Bonito, seconded by Mr. Thompson, with all in favor, the Board
180 adjourned the meeting at 3:15 p.m., for the Catalina at Winkler Preserve Community
181 Development District.

182
183
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185
186 _____
Secretary/Assistant Secretary Chairman/Vice Chairman

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 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$6,621.94**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Power & Light Company	100149	09846-68343 12/23	17043 Tremont St #Aerator 12/23	\$ 110.90
Florida Power & Light Company	100149	11246-08348 12/23	17213 Wrigley Cir #Aerator 12/23	\$ 84.98
Kilinski / Van Wyk, PLLC	100150	8124	Legal Service 11/23	\$ 1,260.86
Kilinski / Van Wyk, PLLC	100152	8332	Legal Service 12/23	\$ 247.00
Rizzetta & Company, Inc.	100147	INV0000086456	District Management Fees 01/24	\$ 4,452.75
Solitude Lake Management, LLC	100151	PSI039249	Lake & Pond Management Services 01/24	<u>\$ 465.45</u>
Report Total				<u>\$ 6,621.94</u>

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
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Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,293.21**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Barraco and Associates, Inc.	100164	27413	Engineering Services 02/24	\$ 1,556.25
Crocker Land Development, LLC	100154	2199	Repair Rip Rap Area at Lake #1 01/24	\$ 3,950.00
Douglas B Thompson	100159	DT020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Florida Power & Light Company	100155	09846-68343 01/24	17043 Tremont St #Aerator 01/24	\$ 116.47
Florida Power & Light Company	100155	11246-08348 01/24	17213 Wrigley Cir #Aerator 01/24	\$ 89.29
Jay Keith Sherman	100160	KS020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Joseph Molon	100161	JM020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Kilinski / Van Wyk, PLLC	100165	8583	Legal Services 01/24	\$ 303.00
Lee County Comm Dev/Public Works Center	100166	2413	Annual Regulatory Program & Surveillance Fee 2024	\$ 560.00
Richard Bonito	100162	RB020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Rizzetta & Company, Inc.	100153	INV0000087073	District Management Fees 02/24	\$ 4,452.75
Solitude Lake Management, LLC	100156	PSI043995	Water Salinity Testing - All Lakes 01/24	\$ 407.00

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100156	PSI045359	Quarterly Aerator Maintenance 2/1/2024 - 4/30/2024	\$ 264.00
Solitude Lake Management, LLC	100156	PSI045419	Quarterly Lake Fountain Maintenance 2/1/2024 - 4/30/2024	\$ 129.00
Solitude Lake Management, LLC	100156	PSI049506	Lake & Pond Management Services 02/24	\$ 465.45
Troy DeMond	100163	TD020624	Board of Supervisors Meeting 02/06/24	\$ 200.00
Report Total				<u>\$ 13,293.21</u>

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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Operation and Maintenance Expenditures March 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2024 through March 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,609.05**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2024 Through March 31, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
EarthBalance	100170	46056	Preserve Maintenance 03/24	\$ 2,495.00
Florida Power & Light Company	100169	09846-68343 02/24	17043 Tremont St #Aerator 02/24	\$ 106.71
Florida Power & Light Company	100169	11246-08348 02/24	17213 Wrigley Cir #Aerator 02/24	\$ 80.75
Kilinski / Van Wyk, PLLC	100171	8837	Legal Services 02/24	\$ 883.39
Rizzetta & Company, Inc.	100168	INV0000087897	District Management Fees 03/24	\$ 4,452.75
Solitude Lake Management, LLC	100172	PSI056111	Lake & Pond Management Services 03/24	\$ 465.45
Solitude Lake Management, LLC	100172	PSI057871	Fountain Repairs - Lake #1 03/24	<u>\$ 125.00</u>
Report Total				<u>\$ 8,609.05</u>

Tab 3



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

www.catalinacdd.org

Proposed Budget Fiscal Year 2024/2025

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Rizzetta & Company

Proposed Budget
Catalina at Winkler Preserve Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for 2023/2024	Budget for 2024/2025	Budget Increase (Decrease) vs 2023/2024	Comments
REVENUES							
Interest Earnings	\$ 1,012	\$ 2,024	\$ -	\$ 2,024	\$ -	\$ -	
Special Assessments							
Tax Roll	\$ 150,811	\$ 150,811	\$ 150,350	\$ (461)	\$ 149,583	\$ (767)	
TOTAL REVENUES	\$ 151,823	\$ 152,835	\$ 150,350	\$ 1,563	\$ 149,583	\$ (767)	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL REVENUES AND BALANCE FORWARD	\$ 151,823	\$ 152,835	\$ 150,350	\$ 1,563	\$ 149,583	\$ (767)	
*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
EXPENDITURES - ADMINISTRATIVE							
Legislative							
Supervisor Fees	\$ 1,000	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	4 meetings per year. \$ 200.00 per Supervisor.
Financial & Administrative							
Administrative Services	\$ 3,068	\$ 6,135	\$ 6,136	\$ 1	\$ 6,136	\$ -	No Increase
District Management	\$ 11,363	\$ 22,726	\$ 22,727	\$ 1	\$ 22,727	\$ -	No Increase
District Engineer	\$ 8,973	\$ 17,946	\$ 13,500	\$ (4,446)	\$ 13,500	\$ -	
Trustees Fees	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	As per Hancock
Assessment Roll	\$ 5,682	\$ 5,682	\$ 5,682	\$ -	\$ 5,682	\$ -	No Increase
Financial & Revenue Collections	\$ 2,841	\$ 5,681	\$ 5,682	\$ 1	\$ 5,682	\$ -	No Increase
Accounting Services	\$ 8,244	\$ 16,488	\$ 16,488	\$ -	\$ 16,488	\$ -	No Increase
Auditing Services	\$ -	\$ -	\$ 3,400	\$ 3,400	\$ 3,400	\$ -	As per agreement with BTEGF
Miscellaneous Mailings	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ -	Est.
Public Officials Liability Insurance	\$ 2,829	\$ 2,829	\$ 3,280	\$ 451	\$ 3,112	\$ (168)	As per estimate provided by Egis
Legal Advertising	\$ 256	\$ 512	\$ 400	\$ (112)	\$ 400	\$ -	
Dues, Licenses & Fees	\$ 1,062	\$ 1,062	\$ 1,000	\$ (62)	\$ 1,062	\$ 62	Department of Economic Opportunity Annual Fee \$ 175.00
Tax Collector /Property Appraiser Fees	\$ 282	\$ 282	\$ 282	\$ -	\$ 282	\$ -	Lee County Property Appraiser Fees \$ 1.00 per parcel
Website Hosting, Maintenance, Backup (and Email)	\$ 1,200	\$ 3,000	\$ 3,300	\$ 300	\$ 3,300	\$ -	Per contract costs ADASC costs \$ 900.00 per year
Legal Counsel							
District Counsel	\$ 2,964	\$ 5,928	\$ 10,000	\$ 4,072	\$ 10,000	\$ -	
Administrative Subtotal	\$ 53,264	\$ 95,771	\$ 99,677	\$ 3,906	\$ 99,571	\$ (106)	
EXPENDITURES - FIELD OPERATIONS							
Electric Utility Services							
Utility-Fountains	\$ 1,022	\$ 2,044	\$ 4,500	\$ 2,456	\$ 3,886	\$ (614)	
Stormwater Control							
Aquatic Maintenance	\$ 1,807	\$ 3,614	\$ 5,809	\$ 2,195	\$ 5,809	\$ -	Solitude Lake Management
Fountain Service Repairs & Maintenance	\$ 2,138	\$ 4,276	\$ 6,716	\$ 2,440	\$ 6,716	\$ -	Solitude Lake Management Increase Included plus \$ 2,000 for repairs
Lake/Pond Bank Maintenance	\$ 9,812	\$ 19,624	\$ 15,121	\$ (4,503)	\$ 15,121	\$ -	
Mitigation Area Monitoring & Maintenance							
	\$ -	\$ -	\$ 13,280	\$ 13,280	\$ 13,280	\$ -	4 Maintenance Events @ \$ 2,495.00 each. Plus allowance for buffer plantings \$ 3,300.00.
Stormwater System Maintenance	\$ -	\$ -	\$ 1,764	\$ 1,764	\$ 1,764	\$ 0	
Other Physical Environment							
General Liability Insurance	\$ 2,829	\$ 2,733	\$ 3,280	\$ 547	\$ 3,112	\$ (168)	As per estimate provided by Egis
Property Insurance	\$ 287	\$ 287	\$ 203	\$ (84)	\$ 324	\$ 121	As per estimate provided by Egis
Field Operations Subtotal	\$ 17,895	\$ 32,578	\$ 50,673	\$ 18,095	\$ 50,012	\$ (661)	
Contingency for County TRIM Notice							
TOTAL EXPENDITURES	\$ 71,157	\$ 128,349	\$ 150,350	\$ 22,001	\$ 149,583	\$ (767)	

Proposed Budget
Catalina at Winkler Preserve Community Development District
Reserve Fund
Fiscal Year 2024/2025

	Chart of Accounts Classification	Actual YTD through 03/31/24	Projected Annual Totals 2023/2024	Annual Budget for 2023/2024	Projected Budget variance for	Budget for 2024/2025	Budget Increase (Decrease) vs	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 3,513	\$ 7,026	\$ -	\$ 7,026	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 30,661	\$ 30,661	\$ 30,661	\$ -	\$ 31,428	\$ 767	Increase as per Reserve Study Recommendations
8								
9	TOTAL REVENUES	\$ 34,174	\$ 30,661	\$ 30,661	\$ 7,026	\$ 31,428	\$ 767	
10								
11	EXPENDITURES							
12								
13	Contingency							
14	Capital Reserves	\$ 3,950	\$ 7,900	\$ 29,184	\$ (21,284)	\$ 31,428	\$ 2,244	
15								
16	TOTAL EXPENDITURES	\$ 3,950	\$ 7,900	\$ 29,184	\$ (21,284)	\$ 31,428	\$ 2,244	

Catalina at Winkler Preserve Community Development District

Debt Service

Fiscal Year 2024/2025

Chart of Accounts Classification	Series 2017	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$209,035.20	\$209,035.20
TOTAL REVENUES	\$209,035.20	\$209,035.20
EXPENDITURES		
Administrative		
Debt Service Obligation	\$209,035.20	\$209,035.20
Administrative Subtotal	\$209,035.20	\$209,035.20
TOTAL EXPENDITURES	\$209,035.20	\$209,035.20
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Lee County Early Payment Discounts:

4.0%

GROSS ASSESSMENTS

\$217,745.00

Notes:

Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments.

See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

**CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2024/2025 O&M Budget:		\$181,011.00		2023/2024 O&M Budget:	\$181,010.82
Early Payment Discounts:	4%	\$7,542.13		2024/2025 O&M Budget:	\$181,011.00
Tax Collector Fee (\$1.84 PER PARCEL / LINE):		\$518.88			
2024/2025 Total:		<u>\$189,072.01</u>		Total Difference:	<u>\$0.18</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2023/2024	2024/2025	\$	%
<i>Single Family</i>	Series 2017 Debt Service	\$791.80	\$791.80	\$0.00	0.00%
	Operations/Maintenance	\$670.47	\$670.47	\$0.00	0.00%
	<u>Total</u>	<u>\$1,462.27</u>	<u>\$1,462.27</u>	<u>\$0.00</u>	<u>0.00%</u>

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

			\$181,011.00
TOTAL O&M BUDGET			\$181,011.00
EARLY PAYMENT DISCOUNT	4.0%		\$7,542.13
TAX COLLECTOR FEE (\$1.84 PER PARCEL / LINE)			\$518.88
TOTAL O&M ASSESSMENT			\$189,072.01

UNITS ASSESSED		
LOT SIZE	O&M	SERIES 2017 DEBT SERVICE ⁽¹⁾
Single Family	282	275
Total Community	282	275

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	282.00	100.00%	\$189,072.01
	282.00	100.00%	\$189,072.01

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2017 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$670.47	\$791.80	\$1,462.27

LESS: Lee County Collection Costs (\$1.84 per parcel / line) and Early Payment Discounts (4%):

Net Revenue to be Collected

(\$8,061.01)

\$181,011.00

⁽¹⁾ Reflects the number of total lots with Series 2017 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2017 bond issue. Annual assessment includes principal, interest, Lee County early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2024 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



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Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 4

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Catalina at Winkler Preserve Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 6, 2024
HOUR:	2:30 p.m.
LOCATION:	Rizzetta & Company, Inc. 9530 Marketplace Road, Suite 206 Fort Myers, Florida 33912

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any

part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF MAY, 2024.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Proposed Budget

Tab 5

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Lee County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the 2024 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Keith Sherman	November 2024
2	Troy De Mond	November 2024
3	Richard Bonito	November 2026
4	Joseph Molon	November 2026
5	Douglas Thompson	November 2024

2. GENERAL ELECTION SEATS. Seat 1, currently held by Keith Sherman, Seat 2, currently held by Troy De Mond and Seat 5, currently held by Douglas Thompson, are scheduled for the General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024 and each subsequent General Election thereafter unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of May 2024.

ATTEST:

**CATALINA AT WINKLER
PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Notice of Qualifying Period

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Catalina at Winkler Preserve Community Development District will commence at noon on June 10, 2024, and close at noon on June 14, 2024. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at Melvin Morgan Constitutional Complex, 2480 Thompson St, 3rd Floor, Fort Myers, FL 33901, Phone: 239-LEE-VOTE (533-8683). All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Catalina at Winkler Preserve Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 5, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 5, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

Tab 6



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 6, 2024
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2023
- **Next Election (Seats 1, 2, & 5):** November 8, 2024
- **Qualification period begins:** Pre qualifying beginning on May 27th. The Qualification period will be as of Noon, June 10, 2024 thru Noon, June 14, 2024.
-

**District
Manager's
Report**

April 30

2024

FINANCIAL SUMMARY

3/31/2024

General Fund Cash & Investment Balance	\$388,933
Reserve Fund Investment Balance	\$334,982
Debt Service Fund Investment Balance	\$248,946
Total Cash and Investment Balances	\$972,861
General Fund Expense Variance:	\$10,430 Under Budget

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FEMA Update: FEMA was advised that the District will not filing an appeal.

Denise Knecht vs. Catalina at Winkler Preserve CDD: Sherry Sutphen of Roper, Townsend Sutphen has been appointed to defend the District.

Tab 7

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206
FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2024

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2024
[REDACTED]	[REDACTED]
Catalina @ Winkler Preserve	526
[REDACTED]	[REDACTED]

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913
Cc: Belinda Blandon: Bblandon@Rizzetta.com
Cc: Michele Rebstock: mrebstock@rizzetta.com