

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS MEETING
NOVEMBER 10, 2015**

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT AGENDA November 10, 2015 at 2:30 p.m.

At the office Rizzetta & Company, Inc., located at 9530 Marketplace Rd., Ste. 206, Ft. Myers, FL 33912

District Board of Supervisors	J. Keith Sherman John Kirkbride Floyd "Butch" Johnston Richard Bonito Louis Sanchez	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Kristen Suit	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Hopping Green & Sams, P.A.
District Engineer	Carl Barraco	Barraco & Associates, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **2:30 p.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 • 9530 MARKETPLACE ROAD, SUITE 206 • FORT MYERS, FL 33912

www.catalinacdd.org

November 2, 2015

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 10, 2015 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 advance 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 Supervisor's Meeting held on September 03, 2015 Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures For the Month of August and September 2015..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation by MBS Capital Markets Regarding Bond Refinancing
 1. Consideration of MBS Capital Markets, LLC Underwriting Engagement Letter Tab 3
 - B. Presentation of Amended budget for Fiscal Year 2014/2015 Tab 4
 1. Consideration of Resolution 2016-01, Fiscal Year 2014/2015 Budget Amendment Tab 5
 - C. Ratification of Previously Executed Insurance Policy by Chairman..... Tab 6
 - D. Consideration of Contract Renewal with Nature's Blueprint For Conservation Area Maintenance Tab 7
- 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,

Kristen Suit

Kristen Suit
District Manager

Cc: Lindsay Whelan, Hopping Green & Sams, PA

Tab 1

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The rescheduled meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Thursday, September 03, 2015 at 3:30 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
John Kirkbride
Butch Johnston

Board Supervisor, Chairman
Board Supervisor, Vice Chairman
Board Supervisor, Assistant Secretary
(via speaker phone)
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Dick Bonito
Louis Sanchez

Also present were:

Kristen Suit
Lindsay Whelan

District Manager, Rizzetta & Company, Inc.
District Counsel, Hopping Green & Sams, P.A.
(via speaker phone)

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Suit stated for the record that no members of the public were present.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
May 6, 2015**

Ms. Suit presented the minutes of the Board of Supervisors' Meeting held on May 6, 2015 and asked if there were any questions or comments related to the minutes. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 6, 2015, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of April, May, June, and July
2015**

Ms. Suit presented the operations and maintenance expenditures for the period of April 1-30, 2015 which total \$73,197.69, the period of May 1-31, 2015 which total \$13,639.88, the period of June 1-30, 2015 which total \$4,754.78, and the period of July 1-31, 2015 which total \$13,882.33. She asked if there were any questions. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of April, May, June, and July 2015, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-10,
Resetting the Public Hearing on the Final
Budget for Fiscal Year 2015/2016**

Ms. Whelan provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board adopted Resolution 2015-10, Resetting the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on the Final Budget for
Fiscal Year 2015/2016**

Ms. Suit stated for the record that the public hearing has been duly advertised in the local paper, in accordance with Florida Statutes. She provided an overview of the hearing process and asked for a motion to open the public hearing.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board opened the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for the Catalina at Winkler Preserve Community Development District.

Ms. Suit provided an overview of the proposed final budget for fiscal year 2015/2016, advising the general fund budget is \$176,860.00 and the debt service budget is \$243,149.99 the total of which is \$420,009.99. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Sanchez, with all in favor, the Board closed the Public Hearing on the Final Budget for Fiscal Year 2015/2016, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05,
Annual Appropriations and Adopting the
Final Budget for Fiscal Year 2015/2016**

Ms. Suit provided an overview of the resolution advising that adoption of the resolution also adopts the final budget for fiscal year 2015/2016.

On a Motion by Mr. Sanchez, seconded by Mr. Sherman, with all in favor, the Board adopted Resolution 2015-05, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2015/2016, in the amount of \$420,009.99, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Imposing Assessments and Certifying an
Assessment Roll**

Ms. Suit provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board adopted Resolution 2015-06, Imposing Assessments and Certifying an Assessment Roll, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-07,
Adopting a Revised Meeting Schedule for
Fiscal Year 2015/2016**

Ms. Suit provided an overview of the Resolution, advising the schedule being presented is consistent with the schedule e-mailed to all Board members on July 9th, with meetings being held on the second Tuesday of each month, quarterly, on November 10, 2015, February 9, 2016, May 10, 2016, and August 9, 2016. Meetings to be held at 2:30 pm at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board adopted Resolution 2015-07, Adopting a Revised Meeting Schedule for Fiscal Year 2015/2016, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-08, Re-
appointing an Assistant Secretary**

Ms. Suit provided an overview of the resolution.

On a Motion by Mr. Bonito, seconded by Mr. Sanchez, with all in favor, the Board adopted Resolution 2015-08, Designating Ms. Kristen Suit as an Assistant Secretary, for the Catalina at Winkler Preserve Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Aerator Utility Services
Cost Share Agreement**

Ms. Whelan provided background to the issue of the Districts' aerator system pulling electricity from the HOA electrical meter. She advised the agreement would memorialize the agreement between the CDD and the HOA for sharing the cost of the electrical service to the meter.

On a Motion by Mr. Bonito, seconded by Mr. Sanchez, with all in favor, the Board approved the Aerator Utility Services Cost Share Agreement between the CDD and the HOA, for the Catalina at Winkler Preserve Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-09,
Adopting a Policy Regarding Recreational
Activities on District Ponds**

Mr. Sherman discussed the purpose for the policy. Ms. Whelan further discussed the resolution and the Lee County Sheriff's Office Letter. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board adopted Resolution 2015-09, Adopting a Policy Regarding Recreational Activities on District Ponds, for the Catalina at Winkler Preserve Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year End
September 30, 2014**

Ms. Suit provided an overview of the Audit for Fiscal Year ending September 30, 2014 as prepared by Grau & Associates. She advised it is an unqualified opinion, which is good as the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the Districts' financial condition. She further advised there were no instances of adverse finding reported for this District.

Ms. Whelan advised the audit was required to be transmitted to the State by June 30th, which was done.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board accepted the Audit for Fiscal Year End September 30, 2014, as prepared by Grau & Associates, and further ratified the action of District Management sending the Audit to the State prior to Approval of Board, for the Catalina at Winkler Preserve Community Development District.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.

B. District Engineer
No present.

C. District Manager
Ms. Suit announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, November 10, 2015 at 2:30pm.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Suit opened the floor for Supervisor requests and comments. There were none.

SIXTEENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board adjourned the meeting at 4:33 p.m. for the Catalina at Winkler Preserve Community Development District.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures August 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2015 through August 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$4,535.92**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2015 Through August 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Systems, Inc.	000967	0000315686	Quarterly Aerator Maintenance 08/15	\$ 238.00
Aquatic Systems, Inc.	000967	0000315687	Quarterly Fountain Maintenance 08/15	\$ 110.00
Catalina at Winkler Homeowner's Association, Inc.	000968	Jul-15	Reimb Electric Util to CDD Aerator Sys 07/15	\$ 140.00
Florida Power and Light Company	000966	09846-68343 07/15	17043 Tremont St #Aerator 07/15	\$ 95.74
Florida Power and Light Company	000966	11246-08348 07/15	17213 Wrigley Cir #Aerator 07/15	\$ 46.53
Lake Masters Aquatic Weed Control, Inc.	000969	15-05885	Monthly Aquatic Weed Control 08/15	\$ 435.00
Rizzetta & Company, Inc.	000965	1847	District Management Fees 08/15	<u>\$ 3,470.65</u>
Report Total				<u>\$ 4,535.92</u>



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 8/1/2015

INVOICE NUMBER: 0000315686

CUSTOMER NUMBER: 0590680

PO NUMBER:

PAYMENT TERMS: Net 30

Catalina@Winkler CDD-AM
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Quarterly Aerator Maintenance - August		238.00	238.00

AUG 03 2015

Date Rec'd Rizzetta & Co., Inc. _____

O/M approval KS Date _____

Date entered AUG 05 2015

Fund 001 GL 53800 OC 4601

Check # _____

SALES TAX: \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$238.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)

Please include contact name and phone number

DATE: 8/1/2015

INVOICE NUMBER: 0000315686

CUSTOMER NUMBER: 0590680

TOTAL AMOUNT DUE: \$238.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

1-800-432-4302 - Fax (954) 977-7877

Invoice

INVOICE DATE: 8/1/2015

INVOICE NUMBER: 0000315687

CUSTOMER NUMBER: 0590780

PO NUMBER:

PAYMENT TERMS: Net 30

Catalina@Winkler CDD-FM
C/O Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Quarterly Fountain Maintenance - August		110.00	110.00

AUG 03 2015

Date Rec'd Rizzetta & Co., Inc.

VM approval *[Signature]* Date

AUG 05 2015

Date entered

und 001 GL 53800 OC 4601

SALES TAX: \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$110.00

A 1.5% FINANCE CHARGE IS ADDED TO BALANCES 31 OR MORE DAYS PAST DUE

PLEASE RETURN THIS PORTION WITH PAYMENT.
MAKE CHECKS PAYABLE TO: **Aquatic Systems, Inc.**

Address Changes (Note on Back of this Slip)

Please include contact name and phone number

DATE: 8/1/2015

INVOICE NUMBER: 0000315687

CUSTOMER NUMBER: 0590780

TOTAL AMOUNT DUE: \$110.00

Aquatic Systems, Inc.
2100 NW 33rd Street
Pompano Beach, FL 33069

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!


INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE: July 31, 2015
INVOICE # Jul-15
FOR: Electric Service

Bill To:

Catalina at Winkler Preserve CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
July- Aerator electrical service running of pool electric at Catalina	\$140.00
<div style="text-align: right;">AUG 10 2015</div> <div style="text-align: center;">Date Rec'd Rizzuto & Co., Inc. _____ T/M approval  Date _____ Date entered _____ AUG 12 2015 Fund 001 GL 53100 OC 4311 Check # _____</div> <div>Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907</div>	
TOTAL	\$140.00



/ 27

5319098466834304759000000

Please request changes on the back.
Notes on the front will not be detected.

B 5,8 5319 0

AUTO **CO 1459
1 137444



CATALINA AT WINKLER
PRESERVE CDD
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Account number	Total amount you owe	New charges due by	Amount enclosed
09846-68343	\$95.74	Aug 18 2015	\$ 95.74

Your electric statement**Account number: 09846-68343**

For: Jun 26 2015 to Jul 28 2015 (32 days)

Customer name: CATALINA AT WINKLER

Statement date: Jul 28 2015

Service address: 17043 TREMONT ST # AERATOR

Next meter reading: Aug 27 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
63.68	63.68 CR	0.00	0.00	95.74	\$95.74	Aug 18 2015

Meter reading - Meter ACD7513

Current reading 49217
Previous reading - 48347
kWh used 870

Amount of your last bill 63.68
Payment received - Thank you 63.68 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	1427	870
Service days	32	32
kWh per day	45	27

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount	87.99**
Storm charge	1.16
Gross receipts tax	2.29
Franchise charge	4.30
Total new charges	\$95.74

****The electric service amount includes the following charges:**

Customer charge: \$7.46
Fuel: \$27.23
(\$0.031300 per kWh)
Non-fuel: \$53.30
(\$0.061260 per kWh)

Total amount you owe \$95.74

- Payment received after **October 19, 2015** is considered **LATE**; a late payment charge of **1%** will apply.

RECEIVED

JUL 31 2015

Date Rec'd Rizzetta & Co. Inc. _____
AM approval KS Date _____
Date entered AUG 05 2015
Fund 001 GL 53100 OC 4311
Check # _____

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)

Online at: www.FPL.com



FPL

2 137444

/ 27

5319112460834813564000000

Please request changes on the back.
Notes on the front will not be detected.

B 5,8 5319 1

CATALINA AT WINKLER
PRESERVE CDD
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
11246-08348	\$46.53	Aug 18 2015	\$46.53

Your electric statement**Account number: 11246-08348**

For: Jun 26 2015 to Jul 28 2015 (32 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Statement date: Jul 28 2015

Next meter reading: Aug 27 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
59.29	59.29 CR	0.00	0.00	46.53	\$46.53	Aug 18 2015

Meter reading - Meter ACD7626

Current reading 21424
Previous reading - 21042
kWh used **382**

Amount of your last bill 59.29
Payment received - Thank you 59.29 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	604	382
Service days	32	32
kWh per day	19	12

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount	42.82**
Storm charge	0.51
Gross receipts tax	1.11
Franchise charge	2.09
Total new charges	\$46.53

****The electric service amount includes the following charges:**

Customer charge: \$7.46
Fuel: \$11.96
(\$0.031300 per kWh)
Non-fuel: \$23.40
(\$0.061260 per kWh)

Total amount you owe \$46.53

- Payment received after **October 19, 2015** is considered **LATE**; a late payment charge of 1% will apply.

JUL 31 REC'D

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval KS Date _____Date entered AUG 05 2015Fund 001 GL 53100 OC 4311

Check # _____

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



FPL

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
8/1/2015	15-05885

Bill To:
CATALINA AT WINKLER PRESERVE CDD 3434 COLWELL AVENUE., SUITE 200 TAMPA, FL 33614

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30	JLM	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL	435.00	435.00
	6.00% SALES TAX	6.00%	0.00
<p>Date Rec'd Rizzetta & Co., Inc. <u>AUG 03</u> REC'D</p> <p>D/M approval <u>[Signature]</u> Date <u>AUG 05 2015</u></p> <p>Date entered _____</p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4105</u></p> <p>Check # _____</p>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.

Total \$435.00

****NEW** - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801.
F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288.
Monthly invoice number **MUST** be included on each transaction.
In addition, If you would like to receive your invoice via email, please send to
susan.oraczewski@lakemasters.com.

Payments/Credits \$0.00

Balance Due \$435.00

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
8/1/2015	1847

BILL TO
CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	327 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
DM ADMIN ACTG FC	PROFESSIONAL FEES:			
	District Management Services		3101 1,874.58	1,874.58
	Administrative Services		3100 504.66	504.66
	Accounting Services		3201 991.41	991.41
	Financial Consulting Services		3111 100.00	100.00
	Services for the period August 1, 2015 through August 31, 2015			
	Date Rec'd Rizzetta & Co., Inc. <u>JUL 24 REC'D</u>			
	D/M approval <u>RS</u> Date <u> </u>			
	Date entered <u>JUL 29 2015</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>AE</u>			
	Check # <u> </u>			

Total	\$3,470.65
--------------	------------

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures September 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2015 through September 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$11,071.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2015 Through September 30, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Barraco and Associates, Inc.	000970	15790	Engineering Services 06/15	\$ 600.00
Catalina at Winkler Homeowner's Association, Inc.	000100	Aug-15	Reimb Electric Util to CDD Aerator Sys 08/15	\$ 140.00
Egis Insurance Advisors, LLC	000101	P-2015-08-000801	FL Insurance Package 10/01/15-10/01/16	\$ 4,638.00
Florida Power and Light Company	000975	09846-68343 08/15	17043 Tremont St #Aerator 08/15	\$ 90.19
Florida Power and Light Company	000975	11246-08348 08/15	17213 Wrigley Cir #Aerator 08/15	\$ 43.61
Hopping Green & Sams	000971	83550	General/Monthly Legal Services 07/15	\$ 694.56
John E. Kirkbride	000976	JK090315	Board of Supervisors Meeting 09/03/15	\$ 200.00
Keith Sherman	000978	KS090315	Board of Supervisors Meeting 09/03/15	\$ 200.00
Lake Masters Aquatic Weed Control, Inc.	000102	15-06710	Monthly Aquatic Weed Control 09/15	\$ 435.00
Louis G. Sanchez	000977	LS090315	Board of Supervisors Meeting 09/03/15	\$ 200.00
Richard Bonito	000973	RB090315	Board of Supervisors Meeting 09/03/15	\$ 200.00
Rizzetta & Company, Inc.	000972	1960	District Management Fees 09/15	\$ 3,470.65
The Breeze Corporation	000974	089040	Acct # L00993 Legal Advertising 08/15	\$ 141.80
Vertex Water Features	000979	880008423	Fountain Service Call	\$ 17.85
Report Total				<u>\$ 11,071.66</u>

Barraco and Associates
 2271 McGregor Boulevard, Suite 100
 Fort Myers, FL 33901

Catalina @ Winkler Preserve CDD
 3434 Colwell Ave
 Suite 200
 Tampa, FL 33544

Invoice number 15790
 Date 08/24/2015

Project **22271 Catalina @ Winkler CDD**

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 (TM) General Consultation	4,000.00	1,158.10	46,324.00	45,724.00	600.00
02 (LS) Engineer's Report	6,000.00	100.00	6,000.00	6,000.00	0.00
03 (TM) Document Review	4,000.00	170.38	6,815.00	6,815.00	0.00
04 (LS) Meeting Representation - Addendum 1	1,500.00	100.00	1,500.00	1,500.00	0.00
05 (LS) SOP - Addendum 1	3,500.00	100.00	3,500.00	3,500.00	0.00
06 (LS) TMDL Prior Rpt Monitoring - Addendum 1	3,000.00	100.00	3,000.00	3,000.00	0.00
07 (LS) Inspection & docum. of Fac. - Addendum 1	1,500.00	100.00	1,500.00	1,500.00	0.00
08 (LS) Proactive Discharge Insp - Addendum 1	1,500.00	100.00	1,500.00	1,500.00	0.00
09 (LS) Annual Report - Addendum 1	2,500.00	100.00	2,500.00	2,500.00	0.00
10 (LS) Meeting Representation - Add 2	1,500.00	100.00	1,500.00	1,500.00	0.00
11 (LS) Inspection & Docum of Fac. - Add 2	1,500.00	100.00	1,500.00	1,500.00	0.00
12 (LS) Proactive Illicit Disch. Inspections - Add 2	1,500.00	100.00	1,500.00	1,500.00	0.00
13 (LS) Annual Report - Add 2	2,500.00	100.00	2,500.00	2,500.00	0.00
14 (LS) Meeting Representation - Add 3	1,500.00	100.00	1,500.00	1,500.00	0.00
15 (LS) Inspection & Docum of Fac - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
16 (LS) Proactive Illicit Disch Inspec - Add 3	1,500.00	100.00	1,500.00	1,500.00	0.00
17 (LS) TMDL Rpt - Add 3	0.00	0.00	0.00	0.00	0.00
18 (LS) Annual Report - Add 3	2,500.00	100.00	2,500.00	2,500.00	0.00
19 (TM) Out of Scope Services	0.00	0.00	25,463.50	25,463.50	0.00
20 (TM) Reimbursables	0.00	0.00	190.66	190.66	0.00
Total	42,500.00	266.57	113,293.16	112,693.16	600.00

01 (TM) General Consultation

	Hours	Rate	Billed Amount
Project Engineer	5.00	120.00	600.00
<i>Research and correspondence regarding deep lake trees and approved code minimum landscape plans.</i>			
<i>Site visit and research.</i>			
<i>Correspondence with counsel.</i>			

Invoice total **600.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
15790	08/24/2015	600.00	600.00				

Total	600.00	600.00	0.00	0.00	0.00	0.00
-------	--------	--------	------	------	------	------

AUG 27 REC'D
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval AS Date _____
Date entered AUG 27 2015
Fund 001 GL 51300 OC 3103
Check # _____

INVOICE

Catalina at Winkler
12650 Whitehall Drive
Fort Myers, FL 33907

DATE:
INVOICE #
FOR:

August 31, 2015
~~Aug 31~~ 15
Electric Service

Bill To:

Catalina at Winkler Preserve CDD
3434 Colwell Ave., Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
Aug- Aerator electrical service running of pool electric at Catalina	\$140.00
<div>RECEIVED SEP 14 2015</div> <div>date received <u>Rizzella & Co., Inc.</u> date entered <u>SEP 17 2015</u> fund <u>001</u> GL <u>53100</u> OC <u>4311</u> check # _____</div> <div>Please make check payable to: Catalina at Winkler 12650 Whitehall Drive Ft Myers, FL 33907</div>	
TOTAL	\$140.00

EGIS INSURANCE ADVISORS LLC

101 Plaza Real South, Suite 216
Boca Raton, Florida 33432
(561) 693-4515



Date: September 11, 2015

Catalina at Winkler Preserve Community Development District
C/O Kristen Suit
c/o Rizzetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Payment Information	
Invoice Summary:	\$4,638.00
Due Date:	Upon Receipt
Invoice Number	P-2015-08-000801

Please note new payment remittal details below

Invoice	Effective	Transaction	Amount
P-2015-08-000801	October 1, 2015	Florida Insurance Alliance Package Policy Premium Effective: 10/01/2015 to 10/01/2016	\$4,638.00
			Total
Premium Due Upon Receipt			\$4,638.00

Please Make Check Payable To:
EGIS INSURANCE ADVISORS LLC
LOCKBOX: 234021
PO BOX 84021
Chicago, IL 60689-4002

Print Date: September 11, 2015

Date Rec'd Rizzetta & Co., Inc. SEP 23 REC'D
D/M approval KS Date SEP 23 2015
Date entered SEP 23 2015
Fund 001 GL 15500 OC OC
Check #



FPL

/ 27

5319098466834389109000000

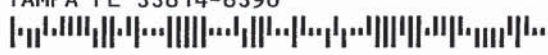
Please request changes on the back.
Notes on the front will not be detected.

B 5,8 5319 8

AUTO **C0 1459
1 134134



CATALINA AT WINKLER
PRESERVE CDD
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Make check payable to FPL in U.S. funds
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
09846-68343	\$90.19	Sep 17 2015	\$ 90.19

Your electric statement

Account number: 09846-68343

For: Jul 28 2015 to Aug 27 2015 (30 days)

Customer name: CATALINA AT WINKLER

Service address: 17043 TREMONT ST # AERATOR

Statement date: Aug 27 2015

Next meter reading: Sep 28 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
95.74	95.74 CR	0.00	0.00	90.19	\$90.19	Sep 17 2015

Meter reading - Meter ACD7513

Current reading 50032
Previous reading - 49217
kWh used 815

Amount of your last bill 95.74
Payment received - Thank you 95.74 CR
Balance before new charges \$0.00

Energy usage

	Last Year	This Year
kWh this month	1301	815
Service days	30	30
kWh per day	43	27

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount	82.89**
Storm charge	1.10
Gross receipts tax	2.15
Franchise charge	4.05
Total new charges	\$90.19

**The electric service amount includes the following charges:

Customer charge: \$7.46
Fuel: \$25.51
(\$0.031300 per kWh)
Non-fuel: \$49.92
(\$0.061260 per kWh)

Total amount you owe \$90.19

- Payment received after **November 17, 2015** is considered **LATE**: a late payment charge of 1% will apply.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment, which would result in a small decrease beginning in September. Visit FPL.com/rates to learn more about your electric bill.

AUG 31 2015
Jate HECO H... & Co., Inc.
J/M approved
Date
Jate entered
Fund C01 GL 531000C 4311

Please have your account number ready when contacting FPL.
Customer service: 1-800-375-2434
Outside Florida: 1-800-226-3545
To report power outages: 1-800-4OUTAGE (468-8243)
Hearing/speech impaired: 711 (Relay Service)
Online at: www.FPL.com



FPL



FPL

2 134134

/ 27

5319112460834801634000000

Please request changes on the back.
Notes on the front will not be detected.

B 5,8 5319 0

CATALINA AT WINKLER
PRESERVE CDD
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to FPL in U.S. fund
and mail along with this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
11246-08348	\$43.61	Sep 17 2015	\$ 43.61

Your electric statement

For: Jul 28 2015 to Aug 27 2015 (30 days)

Customer name: CATALINA AT WINKLER

Service address: 17213 WRIGLEY CIR # AERATOR

Account number: 11246-08348

Statement date: Aug 27 2015

Next meter reading: Sep 28 2015

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
46.53	46.53 CR	0.00	0.00	43.61	\$43.61	Sep 17 2015

Meter reading - Meter ACD7626

Current reading 21777
Previous reading - 21424
kWh used 353

Energy usage

	Last Year	This Year
kWh this month	549	353
Service days	30	30
kWh per day	18	12

****The electric service amount includes the following charges:**

Customer charge: \$7.46
Fuel: \$11.05
(\$0.031300 per kWh)
Non-fuel: \$21.63
(\$0.061260 per kWh)

Amount of your last bill 46.53
Payment received - Thank you 46.53 CR
Balance before new charges \$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 40.14**
Storm charge 0.47
Gross receipts tax 1.04
Franchise charge 1.96
Total new charges \$43.61

Total amount you owe \$43.61

- Payment received after **November 17, 2015** is considered **LATE**; a late payment charge of **1%** will apply.
- The Florida Public Service Commission is reviewing a routine storm charge adjustment, which would result in a small decrease beginning in September. Visit FPL.com/rates to learn more about your electric bill.

AUG 31 2015
Date Rec'd RIZZETTA & CO., INC.
J/M approval: *[Signature]* Date
Date entered SEP 01 2015
Und 001 GL 53100 OC 4311

Please have your account number ready when contacting FPL.

Customer service: 1-800-375-2434

Outside Florida: 1-800-226-3545

To report power outages: 1-800-4OUTAGE (468-8243)

Hearing/speech impaired: 711 (Relay Service)



Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

August 24, 2015

Catalina at Winkler Preserve CDD
c/o Rizzetta & Company, Inc
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Bill Number 83550
Billed through 07/31/2015

General Counsel/Monthly Meeting CATCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

07/10/15	LCW	Review correspondence regarding electric meter for aerator.	0.30 hrs
07/23/15	LCW	Prepare prohibited uses policy for ponds; prepare agreement with homeowners' association for payment of aerator utilities.	2.40 hrs
07/23/15	KEM	Research status of budget and assessment resolution adoption.	0.10 hrs
07/30/15	LCW	Prepare cost-share agreement for utilities with homeowners' association; confer with staff regarding same.	1.20 hrs
Total fees for this matter			\$694.50

DISBURSEMENTS

Long Distance	0.06
Total disbursements for this matter	\$0.06

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	120 /hr	\$12.00
Whelan, Lindsay C.	3.90 hrs	175 /hr	\$682.50

TOTAL FEES	\$694.50
TOTAL DISBURSEMENTS	\$0.06

TOTAL CHARGES FOR THIS MATTER **\$694.56**

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.10 hrs	120 /hr	\$12.00
Whelan, Lindsay C.	3.90 hrs	175 /hr	\$682.50

TOTAL FEES	\$694.50
TOTAL DISBURSEMENTS	\$0.06

=====

TOTAL CHARGES FOR THIS BILL

\$694.56

Please include the bill number on your check.

AUG 26 2015

Date Hec'd Hizzetta & Co., inc. _____
D/M approval KS Date _____
Date entered AUG 27 2015
Fund 001 GL 51400 OC 3107
Total: //

CATALINA AT WINKLER PRESERVE SUPERVISORS PAY REQUEST

Date of Meeting: September 3, 2015

Name of Board Supervisor	Check if present	Check if to be paid
Keith Sherman	X	X
John Kirkbride	X	X
Floyd "Butch" Johnston		
Richard "Dick" Bonito	X	X
Louis Sanchez	X	X

Kristen Lint

SEP 09 REC'D

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval _____ Date _____

SEP 09 2015

Date entered _____

Fund 001 GL 51100 OC 1101

Check # _____

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

Invoice

DATE	INVOICE #
9/1/2015	15-06710

Bill To:
CATALINA AT WINKLER PRESERVE CDD 3434 COLWELL AVENUE., SUITE 200 TAMPA, FL 33614

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30	JLM	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL	435.00	435.00
	6.00% SALES TAX	6.00%	0.00
<p style="text-align: right;">SEP 01 REC'D</p> <p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>D/M approval <u>MS</u> Date _____</p> <p>Date entered _____ SEP 01 2015</p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></p> <p>Check # _____</p>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.

**NEW - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801.
F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288.
Monthly invoice number MUST be included on each transaction.
In addition, If you would like to receive your invoice via email, please send to
susan.oraczewski@lakemasters.com.

Total	\$435.00
Payments/Credits	\$0.00
Balance Due	\$435.00

Tampa, FL 33624

Total	\$3,470.65
--------------	-------------------

**BREEZE NEWSPAPERS**

P.O.Box 151306
CAPE CORAL, FL 33915-1306

STATEMENT NUMBER	BILLING DATE
089040	8/31/15
ACCOUNT NUMBER	BILLING PERIOD
L00993	AUGUST 2015
TOTAL AMOUNT DUE	
141.80	

WRITE AMOUNT
ENCLOSED

ADVERTISING INVOICE/STATEMENT

BILL ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
CATALINA AT WINKLER PRESERVE CDD 9530 MARKETPLACE RD STE206 FT MYERS FL 33912 ATTN: ACCOUNTS PAYABLE	THE DAILY BREEZE C/O THE BREEZE CORP. P.O. BOX 151306 CAPE CORAL, FL 33915

Please Detach Upper Portion And Return With Payment

DAY	REFERENCE	DESCRIPTION	DIMENSIONS	BILL UNITS	RATE	AMOUNT
14	000099868	PREVIOUS BALANCE				0.00
	PRINTED IN:	CATALINA AT WINKLER				92.30
28	000100421	BZ,OB				
	PRINTED IN:	NOTICE OF RESCHEDULE				49.50
		BZ,OB				
		BZ DAILY BREEZE	OB FMB OBSERVER			
<div style="text-align: right;">SEP 03 REC'D</div> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>KS</u> Date _____ Date entered <u>SEP 03 2015</u> Fund <u>001</u> GL <u>51300</u> OC <u>4801</u> Check # _____						

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	AMOUNT DUE
.00	141.80	.00	141.80	.00	.00	.00	141.80
STATEMENT NUMBER		BILLING DATE	TERMS				ADVERTISING INVOICE/STATEMENT BREEZE NEWSPAPERS PO Box 151306 Cape Coral, FL 33915-1306
089040		8/31/15	Balance due upon receipt of this invoice/statement				
ACCOUNT NUMBER		BILLING PERIOD					
L00993		AUGUST 2015					
CONTRACT INFORMATION							
EXPIRATION DATE		REQUIREMENT	NAME OF ADVERTISER				
			CATALINA AT WINKLER				
CURRENT MONTH		CUMULATIVE	SALESPERSON				
			SUSAN DATO				

Classified/Legal Advertising Invoice**The Breeze Legals**

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CATALINA AT WINKLER PRESERVE CDD**9530 MARKETPLACE ROAD****SUITE 206****FORT MYERS, FL**

08/05/2015 1:22:31PM

33912**No: 99868****Phone: 239 936-0913**

Ad No 99868	Customer No: L00993	Start Date 08-05-2015	Stop Date 08-12-2015	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 105	Words: 352	Inches: 10.21		Cost 92.30	Payments .00	Balance 92.30
Publications ... Runs Breeze Legals ... 2 Online Legals ... 2		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;">Identifier CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE</div>						
<div style="text-align: center;">RECEIVED AUG 14 2015</div> <div>Date Rec'd Rizzetta & Co., Inc. _____ O/M approval _____ Date _____ Date entered _____ Fund _____ GL _____ OC _____</div> <div>*=Extend Expiration Date</div> <div>Check # _____</div>								

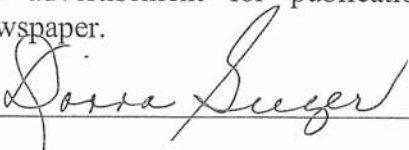
**CAPE CORAL BREEZE
PUBLISHED CAPE CORAL, FLA**

Affidavit of Publication

State of Florida

County of Lee

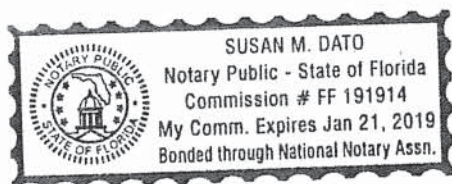
Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Catalina At Winkler Preserve Community Development District, as published in said newspaper in the issues, August 5, 12, 2015. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



SWORN TO AND SUBSCRIBED before me this
August 12, 2015

Notary Public


99868



**CATALINA AT WINKLER PRE-
SERVE COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO
CONSIDER THE ADOPTION OF
THE FISCAL YEAR 2015/2016
BUDGETS; AND NOTICE OF
REGULAR BOARD OF SUPER-
VISORS' MEETING.**

The Board of Supervisors of the Catalina at Winkler Preserve Community Development District will hold a public hearing on Thursday, August 26, 2015 at 3:30 p.m. at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2015/2016. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 936-0913 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 711, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Kristen Suit
District Manager
Run Dates: 8/5/15 & 8/12/15
99868

Classified/Legal Advertising Invoice

The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL

33904

(239) 574-1110

CATALINA AT WINKLER PRESERVE CDD

9530 MARKETPLACE ROAD

SUITE 206

FORT MYERS, FL

08/26/2015 1:33:26PM

33912

No: 100421

Phone: 239 936-0913

Ad No 100421	Customer No: L00993	Start Date 08-26-2015	Stop Date 08-26-2015	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 99	Words: 332	Inches: 9.63		Cost 49.50	Payments .00	Balance 49.50
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire	
		<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;">Identifier NOTICE OF RESCHEDULED BOARD OF SUPERVISORS MEETING AND PUBLIC HEARING FOR THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT</div> <div style="text-align: right; margin-top: 20px;"><i>4/15 3 1 2015</i> Date Rec'd Mizzetta & Co., Inc. _____ Date approval _____ Date _____ Date entered _____ Fund _____ GL _____ OC _____ Check # _____</div>						
*=Extend Expiration Date								

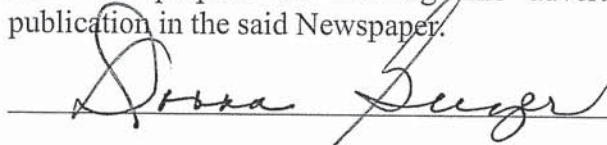
CAPE CORAL BREEZE
PUBLISHED CAPE CORAL, FLA

Affidavit of Publication

State of Florida

County of Lee

Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Rescheduled Board of Supervisors Meet and Public Hearing for the Catalina at Winkler Preserve Community Development District, as published in said newspaper in the issues, August 26, 2015. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.



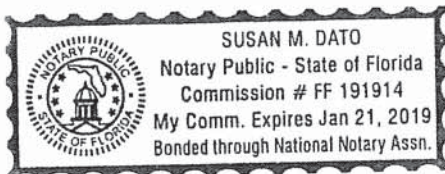
SWORN TO AND SUBSCRIBED before me this

August 26, 2015

Notary Public



100421



**NOTICE OF RESCHEDULED
BOARD OF SUPERVISORS
MEETING AND PUBLIC HEAR-
ING FOR THE
CATALINA AT WINKLER PRE-
SERVE
COMMUNITY DEVELOPMENT
DISTRICT**

The Rescheduled Board Meeting and Public Hearing of the Board of Supervisors' of the Catalina at Winkler Preserve Community Development District will be held on Thursday, September 3, 2015 at 3:30 p.m. at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

The meeting and public hearing is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from the District Manager, at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by calling (239)936-0913. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting or public hearing is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same 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 such appeal is to be based.

Kristen Suit
District Manager
Run date: 08/26/15
100421



Invoice

2100 NW 33rd Street
Pompano Beach, FL 33069
800-432-4302

Date	Invoice #	Account #
8/31/2015	880008423	0589180

Original Date

Bill To

Catalina at Winkler Pres CDD 0589180
c/o Rizzetta & Company, Inc.
3434 Colwell Ave., Suite 200
Tampa, FL 33614
USA

Ship To

Catalina at Winkler Pres CDD
Winkler Rd & Sumner Ave
Ft. Myers, FL 33908
USA

P.O. Number

Terms

Rep

Net 30

CB

1	Fountain Repair - Replaced 1 Socket Sales Tax Tax Exempt.	17.85 7.00%	17.85T 1.25
---	---	----------------	---------------------------

SEP 03 REC'D
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval RS Date _____
Date entered _____ SEP 03 2015
Fund 001 GL 53800 OC 4601
Check # _____

Thank you for your business.
Please make checks payable to Vertex Water Features.

Total

\$19.10
17.85

Tab 3



MBS CAPITAL MARKETS, LLC

UNDERWRITING AGREEMENT CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

November 10, 2015

Board of Supervisors
Catalina at Winkler Preserve Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Catalina at Winkler Preserve Community Development District (the “District”) which, upon your acceptance of this offer, will be binding on the District and the Underwriter. This agreement relates to the proposed issuance of refunding bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Series 2005 Bonds (the “Prior Bonds”).

1. **Scope of Services:** The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
 - o Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
 - o Preparation of rating strategies and presentations related to the issue being underwritten.
 - o Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
 - o Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
 - o Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
 - o Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
 - o Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
 - o Preparation of post-sale reports for the issue, if any.
 - o Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

4890 WEST KENNEDY BLVD. SUITE 940
TAMPA, FLORIDA 33609
PHONE: 813.281.2700

152 LINCOLN AVENUE,
WINTER PARK, FLORIDA 32789
PHONE: 407.622.0130

8583 STRAWBERRY LANE
LONGMONT, COLORADO 80503
PHONE: 303.652.0205

1005 BRADFORD WAY
KINGSTON, TENNESSEE 37763
PHONE: 865.717.0303



MBS CAPITAL MARKETS, LLC

2. **Fees:** No fees will be incurred with the execution of this Agreement. The underwriting fee for the sale or placement of Bonds is 1.5% of the principal amount of the Bonds or \$50,000, whichever is greater. The Underwriter will be responsible for its own out-of-pocket expenses with the exception of underwriter's or disclosure counsel which fee will not exceed \$25,000 and will be paid from the costs of issuance account. Such fee as well as any fees payable to the Underwriter will be entirely contingent upon the successful sale and delivery or placement of the Bonds.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel, if any, will deliver to the District a purchase or placement contract setting forth its rights and duties in connection with such purchase or placement as well as detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement you are acknowledging receipt of the same.



MBS CAPITAL MARKETS, LLC

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

By execution of this Agreement, you are acknowledging receipt of the MSRB Rule G-17 required disclosures attached hereto as Exhibit A.

Sincerely,
MBS Capital Markets, LLC

Ed Bulleit
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



MBS CAPITAL MARKETS, LLC

EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.



MBS CAPITAL MARKETS, LLC

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Tab 4

Amended Budget
Catalina at Winkler Community Development District
General Fund
Fiscal Year 2014/2015

Chart of Accounts Classification	Budget for 2014/2015	Amended Budget 2014/2015
REVENUES		
Interest Earnings		
Interest Earnings		114
Special Assessments		
Tax Roll*	\$ 176,860	\$ 180,886
Carry Forward Funds From Prior Year		\$ 8,488
TOTAL REVENUES	\$ 176,860	\$ 189,488
EXPENDITURES - ADMINISTRATIVE		
Legislative		
Supervisor Fees	4,000	4,000
Financial & Administrative		
Administrative Services	6,056	6,056
District Management	22,495	22,495
District Engineer	10,500	13,542
Disclosure Report	5,000	5,000
Trustees Fees	3,500	3,500
Financial Consulting Services	6,200	6,200
Accounting Services	11,897	11,897
Auditing Services	3,500	3,500
Public Officials Liability Insurance	2,050	2,050
Legal Advertising	750	750
Bank Fees	400	400
Dues, Licenses & Fees	800	872
Tax Collector /Property Appraiser Fees	282	282
Website Fees & Maintenance	3,000	3,000
Legal Counsel		
District Counsel	7,500	7,500
Administrative Subtotal	\$87,930	\$91,044
EXPENDITURES - FIELD OPERATIONS		
Electric Utility Services		
Utility-Fountains	5,000	5,000
Stormwater Control		
Aquatic Maintenance	9,500	9,500
Fountain Service Repairs & Maintenance	3,800	9,114
Pond Bank Repair/Maintenance	60,000	64,200
Mitigation Area Monitoring & Maintenance	5,120	5,120
Aquatic Plant Replacement	500	500
Stormwater System Maintenance	2,500	2,500
Other Physical Environment		
General Liability Insurance	410	410
Property Insurance	2,100	2,100
Field Operations Subtotal	\$88,930	\$98,444
TOTAL EXPENDITURES	\$176,860	\$189,488

Tab 5

RESOLUTION 2016-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2014/2015 GENERAL FUND BUDGET AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 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 (hereinafter the “Board”), adopted a General Fund Budget for Fiscal Year 2014/2015; and

WHEREAS, the Board desires to reallocate funds budgeted to reflect re-appropriated Revenues and Expenses approved during the Fiscal Year.

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

Section 1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached hereto.

Section 2. This Resolution shall become effective immediately upon its adoption.

Section 3. In accordance with section 189.016, Florida Statutes, the amended budget shall be posted on the District’s official website within five (5) days after adoption or shall be transmitted to the manager or administrator of Lee County for posting on its website.

PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER 2015.

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

Exhibit A

Fiscal Year 2014/2015 Amended Budget

Tab 6

EGIS INSURANCE ADVISORS LLC

101 Plaza Real South, Suite 216
Boca Raton, Florida 33432
(561) 693-4515



Date: September 11, 2015

Catalina at Winkler Preserve Community Development District
C/O Kristen Suit
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Payment Information	
Invoice Summary:	\$4,638.00
Due Date:	Upon Receipt
Invoice Number	P-2015-08-000801

Please note new payment remittal details below

Invoice	Effective	Transaction	Amount
P-2015-08-000801	October 1, 2015	Florida Insurance Alliance Package Policy Premium Effective: 10/01/2015 to 10/01/2016	\$4,638.00
			Total
Premium Due Upon Receipt			\$4,638.00

Please Make Check Payable To:
EGIS INSURANCE ADVISORS LLC
LOCKBOX: 234021
PO BOX 84021
Chicago, IL 60689-4002

Print Date: September 11, 2015



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Catalina at Winkler Preserve Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

Catalina at Winkler Preserve Community Development District
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

Term: October 1, 2015 to October 1, 2016

Quote Number: 100115605

PROPERTY COVERAGE

Limits

Blanket Building & Contents Limit	\$29,600
Inland Marine	Not Included
Flood Limit	Included
Excess of NFIP, whether purchased or not	
Earthquake Limit	Included
Boiler & Machinery	Included
TRIA	Not Included

Deductibles

Per Occurrence Building & Contents and Extensions of Coverage	\$2,500
Per Occurrence for Named Windstorm	5 %*
Subject to Minimum of:	\$10,000
Per Flood, (except zones A, V see page 8, Terms and Conditions) excess of NFIP, whether purchased or not	\$2,500
Per Earth Movement	\$2,500

*5 % of Total Insured Values per location, at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.

TOTAL PROPERTY PREMIUM **\$138**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 any one occurrence
	B	Animals	No Coverage
X	C	Business Income	\$1,000,000 any one occurrence
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$100,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	N	Personal property of Employees	\$50,000 in any one occurrence
X	O	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	P	Professional Fees	\$50,000 in any one occurrence
X	Q	Recertification of Equipment	Included
X	R	Service Interruption Coverage	\$100,000 in any one occurrence
X	S	Transit	\$250,000 in any one occurrence

X	T	Vehicles as Scheduled Property	Included
X	U	Preservation of Property	\$250,000 in any one occurrence
X	V	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	W	Additional Expenses	\$1,000,000 in any one occurrence

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

COVERAGES	SYMBOL	LIMIT	DEDUCTIBLE
LIABILITY	N/A	Not Included	Not Included
HIRED NON OWNED LIABILITY	8,9	\$1,000,000	\$0
PERSONAL INJURY PROTECTION	5	STATUTORY	\$0
AUTO MEDICAL PAYMENTS	N/A	Not Included	Not Included
UNINSURED MOTORISTS/ UNDERINSURED MOTORISTS	N/A	Not Included	Not Included
AUTO PHYSICAL DAMAGE	N/A	Not Included	Not Included

Symbol 8, 9 Hired Non-Owned Autos only

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$2,500

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat First
Party Crisis Management First
Party Business Interruption

Limit: \$100,000 each claim/annual aggregate



PREMIUM SUMMARY

**Catalina at Winkler Preserve Community Development District
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912**

Term: October 1, 2015 to October 1, 2016

Quote Number: 100115605

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$138
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,250
Public Officials and Employment Practices Liability	\$2,250
TOTAL PREMIUM DUE	\$4,638

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)







PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2015, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Catalina at Winkler Preserve Community Development District

<hr/>	
(Name of Local Governmental Entity)	
By:	
	Signature
	
	Print Name
Witness By:	
	Signature
	
	Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2015

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Catalina at Winkler Preserve Community Development District
c/o Rizetta & Company
9530 Marketplace Road, Ste. 206
Ft. Myers, FL 33912

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- | | | | |
|-------------------------------------|---|--------------|--------------------------|
| <input checked="" type="checkbox"/> | Building and Content TIV | \$29,600 | As per schedule attached |
| <input type="checkbox"/> | Inland Marine | Not Included | |
| <input type="checkbox"/> | Auto Physical Damage | Not Included | |
| <input checked="" type="checkbox"/> | I reject TRIA (Terrorism Risk Insurance Act) coverage | | |

Signature:

[Handwritten Signature]
J. KEITH SHERMAN

Date:

9/23/15

Name:

Title:

CHAIRMAN



FloridaTM
Insurance
Alliance

Property Schedule

Schedule Items Effective As of: 10/01/2015

Catalina at Winkler Preserve Community Development District

Quote No.: 100115605

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	Fountain		2000	10/01/2015	\$20,000		
	Winkler Rd Fort Myers FL 33901		Non combustible	10/01/2016		\$20,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Components & Cabinets		2000	10/01/2015			
	Sumner Ave / Tremont St Fort Myers FL 33901		Non combustible	10/01/2016	\$6,400	\$6,400	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Components & Cabinets		2000	10/01/2015			
	Sumner Ave / Wrigley Circle Fort Myers FL 33901		Non combustible	10/01/2016	\$3,200	\$3,200	
Total:			Building Value \$20,000	Contents Value \$9,600		Insured Value \$29,600	

Sign:

J. Keith Sherman

Print Name:

J. Keith Sherman

Date:

9/23/15

Tab 7

**AGREEMENT FOR MITIGATION MAINTENANCE SERVICES BETWEEN
CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT
AND NATURE'S BLUEPRINT OF SOUTHWEST FLORIDA, LLC**

THIS AGREEMENT (the "Agreement") is made and entered into this 10th day of November, 2015, by and between:

Catalina at Winkler Preserve Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Lee County, Florida, whose mailing address is 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 (the "District"); and

Nature's Blueprint of Southwest Florida, LLC, a Florida limited liability company, whose address is 5811 Corporation Circle, Fort Myers, Florida 33905 (the "Contractor").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District desires to retain an independent contractor to provide mitigation maintenance services within the District as shown on the attached **Exhibit A**, which is incorporated herein by reference; and

WHEREAS, Contractor submitted a proposal, attached hereto as **Exhibit B** and incorporated herein by reference (the "Services"), and represents that it is qualified, willing and able to provide such services to the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor and materials necessary for the provision of mitigation maintenance services as described herein and in **Exhibit B** within the District.

- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.
- C.** This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.
- D.** The Contractor shall report directly to the District's Designee who shall be the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

- A.** As compensation for the completion of the Services, the District agrees to pay the Contractor Five Thousand Seven Hundred and Five Dollars (\$5,705.00) per year, which amount includes all tools, labor and materials necessary to complete the Services. The term of this Agreement shall be from November 1, 2015 through October 31, 2018, unless terminated earlier in accordance with the terms of this Agreement.
- B.** If the District should desire additional work or services not provided in **Exhibit B**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement as set forth in Section 4 herein.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- D.** The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within forty-five (45) days of receipt by the District, or in accordance with Florida's Prompt Payment Act, whichever is sooner. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. CHANGE ORDERS. Contractor understands that the Services may be reduced, enlarged or otherwise modified in scope. If any additional Services are proposed beyond those identified in this Agreement, Contractor shall perform them but only after receiving a written change order from the District. Contractor shall cooperate with and assist the District in preparing and determining the scope of any change order. In the event the service represents a unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order in accordance with the unit prices established in the Agreement. In the event the service is not represented by a lump sum or unit price set forth in this Agreement, Contractor's compensation shall be adjusted for the added or deducted services proposed by the change order as reasonably determined by the District in conference with the Contractor.

SECTION 5. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one (1) year after acceptance by the District or longer as required under Florida law. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting there from to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in an as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use

nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 6 INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

Contractor shall provide the District with a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 7. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and

supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 13. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: Nature's Blueprint of Southwest Florida, LLC
5811 Corporation Circle
Fort Myers, Florida 33905
Attn: _____

B. If to District: Catalina at Winkler Preserve
Community Development District
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 14. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

SECTION 18. INDEMNIFICATION.

- A.** Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 22. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public

records and shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to section 119.07(1)(a), *Florida Statutes*, the Contractor shall permit such records to be inspected and copied by any person desiring to do so. Failure of the Contractor to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

SECTION 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Attest:

**Catalina at Winkler Preserve
Community Development District**

Secretary

Chairman, Board of Supervisors

Witness:

Nature's Blueprint of Southwest Florida, LLC

Signature of Witness

By:_____

Print Name

Print Name:_____

Title: _____

Exhibit A: Mitigation Maintenance Map

Exhibit B: Scope of Services

EXHIBIT A

Mitigation Maintenance Map

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

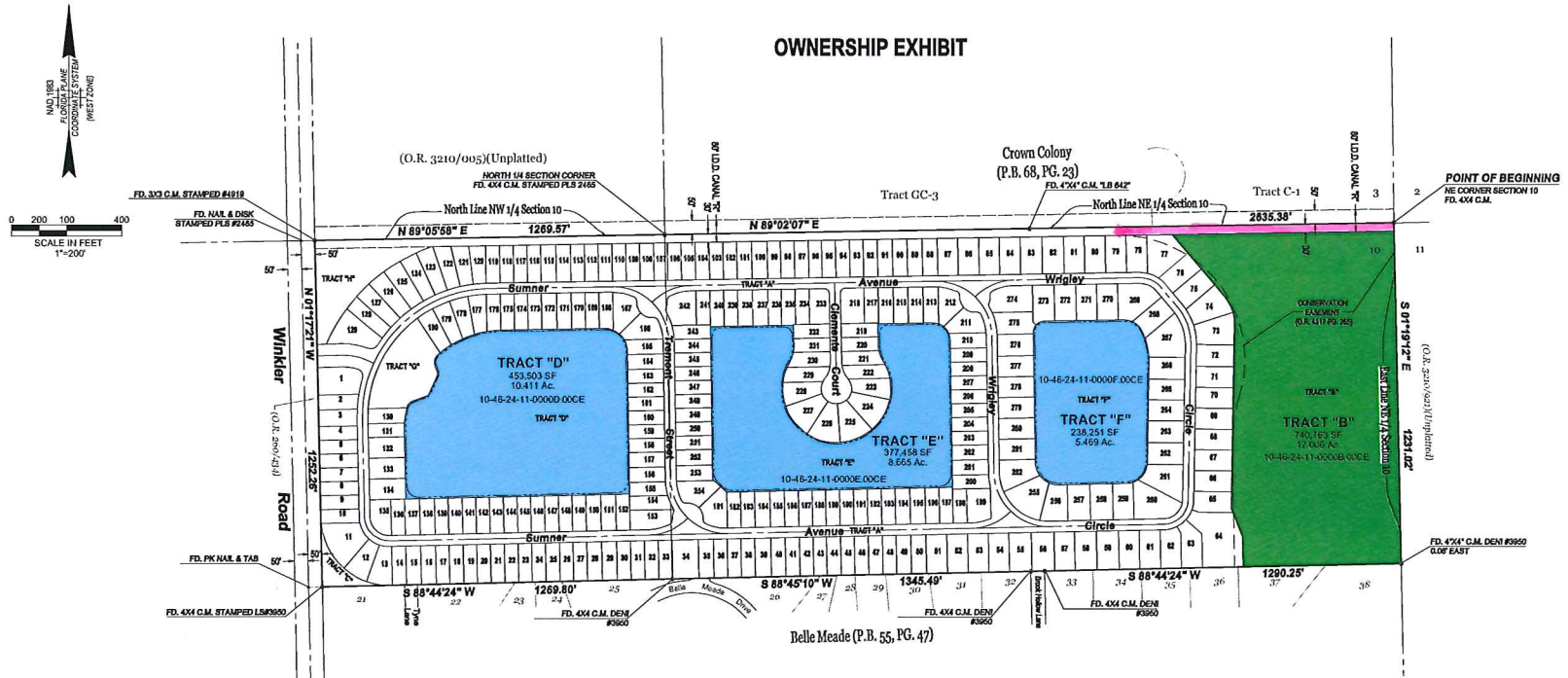
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 WASHINGTON BLVD., PORT ORCHIE DRIVEWY 200A, PORT WINTER, FLORIDA 33607-2000
PHONE (239) 481-3176 - WWW.BARRACO.NET - FAX (239) 481-3180
FLORIDA CERTIFICATE OF AUTHORIZATION - ENGINEERING 7996 - SURVEYING LB 8640

CATALINA AT WINKLER

A REPLAT OF LOTS 14 & 29-36 SEMINOLE GARDENS
AS RECORDED IN PLAT BOOK 4, PAGE 65, LEE COUNTY RECORDS
A SUBDIVISION LYING IN
SECTION 10, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 2 OF 7



- CATALINA AT WINKLER COMMUNITY DEVELOPMENT DISTRICT (TRACT "B") (PRESERVE AREA)**
AREA = 17.006 Ac.
- CATALINA AT WINKLER COMMUNITY DEVELOPMENT DISTRICT (TRACTS "D", "E" & "F") (LAKES)**
AREA = 24.545 Ac.

TRACT USAGE:

- TRACT "A" - PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "B" - PRESERVE AREA
TRACT "C" - COMMON AREA
TRACT "D", "E" & "F" - LAKE LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "G" - AMENITY AREA
TRACT "H" - PRESERVE AREA AND DRAINAGE EASEMENT

NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- ALL LOT LINES ARE INDICATED UNLESS OTHERWISE INDICATED.
- SET PERMANENT REFERENCE MONUMENT (P.R.M.)
- CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED
- MONUMENT & DISK, P.C. LINDAY, UNLESS OTHERWISE NOTED.
- SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 8640
- A.E. = ACCESS EASEMENT
- C.I. = CURVE NUMBER IN CURVE TABLE
- L.I. = LINE NUMBER IN LINE TABLE
- C.M. = CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- DESK = DESCRIPTION
- EL. = ELEVATION
- PD = POUND
- LE = FILLATION EASEMENT
- L.A.E. = LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- N.R. = NON-RADIAL
- O.A. = OFFICIAL RECORD
- P.B. = PLAT BOOK
- P.D. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- R.W. = RIGHT-OF-WAY
- S.E. = SIGN EASEMENT

EXHIBIT B

Scope of Services



Nature's Blueprint of Southwest Florida, LLC
5811 Corporation Circle
Fort Myers, FL 33905
Phone: 239-693-5488
Fax: 239-693-6977
www.naturesblueprintinc.com

Proposal

Date	Estimate #
10/27/2015	5153

Catalina At Winkler Preserve CDD

Catalina At Winkler Preserve CDD

Customer Phone 239-240-9202
Customer Fax

Landscape, Lighting, Irrigation, Drainage & Landscape Maintenance
"Preserving Our Reputation, One Project At A Time"

Terms
Due on receipt

Item	Description	Qty	Cost	Total
Labor	Initial Treatment 1st Quarterly Maintenance: (January/Feb/March)	1	1,865.00	1,865.00
Labor	2nd Treatment (April/May/June)	1	1,280.00	1,280.00
Labor	3rd Treatment (July/August/September)	1	1,280.00	1,280.00
Labor	4th Treatment (October/November/ December)	1	1,280.00	1,280.00