

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Tuesday, November 10, 2015 at 2:30 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	Board Supervisor, Chairman
John Kirkbride	Board Supervisor, Vice Chairman
Butch Johnston	Board Supervisor, Assistant Secretary
Dick Bonito	Board Supervisor, Assistant Secretary
Louis Sanchez	Board Supervisor, Assistant Secretary

Also present were:

Kristen Suit	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams, P.A.
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Robbie Cox	MBS Capital Markets
Scott Brizendine	Assoc. Dir. of Financial Svcs., Rizzetta & Company, Inc. (via speaker phone)
Bre Beirl	Financial Associate, Rizzetta & Company, Inc. (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
September 03, 2015**

Ms. Suit presented the minutes of the Board of Supervisors' Meeting held on September 03, 2015 and asked if there were any questions or comments related to the minutes. There were none.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on September 03, 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 August and September 2015**

Ms. Suit presented the operations and maintenance expenditures for the period of August 1-31, 2015 which total \$4,535.92, and the period of September 1-30, 2015 which total \$11,071.66. She asked if there were any questions. Discussion ensued.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of August and September 2015, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of MBS Capital Markets,
LLC Underwriting Engagement Letter**

Mr. Cox presented to the Board information regarding the underwriting agreement, to be approved prior to his presentation. Discussion ensued.

On a Motion by Mr. Sanchez, seconded by Mr. Sherman, with all in favor, the Board approved the Underwriting Engagement Letter with MBS Capital Markets, LLC, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Presentation by MBS Capital Markets
Regarding Bond Refinancing**

Mr. Cox presented to the Board after the underwriting agreement was approved. He provided an overview of outstanding Series 2005 Bonds, credit considerations, existing document matters, estimated refunding results and estimated annual assessment reduction. Discussion ensued. Following the presentation the Board authorized MBS Capital to move forward with the credit package and discussion with DR Horton regarding the request for waiver of certain deferred costs owed to the developer.

SEVENTH ORDER OF BUSINESS

**Presentation of Amended Budget for
Fiscal Year 2014/2015**

Ms. Suit provided an overview of the amended budget for fiscal year 2014/2015 and advised by Florida Statute if a district exceeds the adopted budget, and amended budget is required to be done. Discussion ensued.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2016-01,
Amending the Fiscal Year 2014/2015
General Fund Budget**

Ms. Suit 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. Kirkbride, with all in favor, the Board adopted Resolution 2016-01, Amending the Fiscal Year 2014/2015 General Fund Budget, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

**Ratification of Previously Executed
Insurance Policy by Chairman**

Ms. Suit provided an overview of the policy and the reason for its execution prior to the Board meeting. Discussion ensued.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Ratified the Execution of the Insurance Policy, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Contract Renewal with
Nature's Blueprint for Conservation Area
Maintenance**

Ms. Whelan discussed the new contract being a three year contract rather than a yearly contract with updated proposals. She further advised the 30 day termination clause is still included in three year contracts. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board approved the Three Year Contract with Nature's Blueprint for Conservation Area Maintenance, for the Catalina at Winkler Preserve Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Whelan provided an update on the drainage issue at the Yorgensen property; they had asked for a partial vacation of the drainage easement for installation of a pool and they were supposed to install a drainage pipe. They did not install the drainage pipe, so a letter was sent by Hopping Green & Sams requesting that the homeowner install the pipe. Hopping Green & Sams has received a letter from the owner that the pipe is intended to be installed.

- B. District Engineer
Mr. Kayne discussed the proposal for the Year 4 NPDES Report. He advised his firm will be moving forward with the report which is due in March.

Questions were asked regarding silt fencing installation and whose responsibility it is to ensure they are installed. Discussion ensued.

Discussion ensued regarding plantings and whether they were in the preserves or on private property and the tree counts required by the development plan.

- C. District Manager
Ms. Suit announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, February 9, 2016 at 2:30pm.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Suit opened the floor for Supervisor requests and comments. The Board advised they would like to continue to receive hard copies of the Agendas.

THIRTEENTH 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. Johnston, seconded by Mr. Bonito, with all in favor, the Board adjourned the meeting at 3:42 p.m. for the Catalina at Winkler Preserve Community Development District.


Secretary Assistant Secretary


Chairman Vice Chairman