

**MINUTES OF MEETING**

**CATALINA AT WINKLER PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Tuesday, February 14, 2017 at 2:32 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	<b>Board Supervisor, Chairman</b>
John Kirkbride	<b>Board Supervisor, Vice Chairman</b>
Butch Johnston	<b>Board Supervisor, Assistant Secretary</b>
Dick Bonito	<b>Board Supervisor, Assistant Secretary</b>
Louis Sanchez	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Gregory Pierson	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Wes Kayne	<b>District Engineer, Barraco &amp; Associates, Inc.</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Blandon 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  
November 08, 2016**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on November 08, 2016 and asked if there were any additions, deletions, or revisions to the minutes. There were none.

<p>On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 08, 2016, for the Catalina at Winkler Preserve Community Development District.</p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and  
Maintenance Expenditures for the  
Months of October, November, and  
December 2016**

Ms. Blandon presented the expenditures for the months of October 2016 (\$12,905.10), November 2016 (\$6,957.95), and December 2016 (\$4,569.32). She asked if there were any questions regarding any item of expenditure. Mr. Sherman advised he would like to have a discussion about one item but would bring it up under Supervisor Comments. Mr. Earlywine discussed the invoice from District Counsel for legal fees with the Supervisors. He provided his feedback on the charges and advised that the charge in question will be written off. Mr. Earlywine explained that although District Counsel typically charges for travel to District meetings, District Counsel would not charge for travel for this meeting. Mr. Sherman spoke regarding District Counsel's travel time, explaining his satisfaction with the legal services provided by District Counsel.

On a Motion by Mr. Johnston, seconded by Mr. Kirkbride, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of October 2016 (\$12,905.10), November 2016 (\$6,957.95), and December 2016 (\$4,569.32), for the Catalina at Winkler Preserve Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Regarding Appointment of  
Supervisors to Fill Seats 1, 2, and 5**

Ms. Blandon advised Seats 1, 2, and 5 were declared vacant effective November 22, 2016 via Resolution 2016-07. She advised Seat 1 is currently held by Mr. Sherman, Seat 2 is currently held by Mr. Johnston, and Seat 5 is currently held by Mr. Kirkbride. Ms. Blandon advised until such time as the District Board nominates Qualified Electors to fill the vacancies declared, the incumbent Supervisors of the seats shall remain in office.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Appointed Mr. Keith Sherman to Seat 1 of the Board of Supervisors, for the Catalina at Winkler Preserve Community Development District.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Appointed Mr. Floyd Johnston to Seat 2 of the Board of Supervisors, for the Catalina at Winkler Preserve Community Development District.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Appointed Mr. John Kirkbride to Seat 5 of the Board of Supervisors, for the Catalina at Winkler Preserve Community Development District.

Ms. Blandon administered the Oath of Office to Mr. Sherman, Mr. Johnston, and Mr. Kirkbride. Mr. Earlywine asked each Supervisor to confirm they have reviewed the Public Records provisions, Sunshine laws, and Ethics laws. Each Supervisor confirmed. Ms. Blandon asked each Supervisor if they wish to receive or decline Supervisor Compensation. Mr. Sherman, Mr. Johnston, and Mr. Kirkbride each elected to receive compensation.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04,  
Redesignating Treasurer of the District**

Ms. Blandon presented the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Adopted Resolution 2017-04, Redesignating Mr. Scott Brizendine as Treasurer of the District, for the Catalina at Winkler Preserve Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Lake Bank  
Maintenance**

Mr. Kayne discussed the inspection, and further advised the areas highlighted in yellow need to be addressed. Mr. Kayne advised that if the Board Supervisors would like to undertake the work, they may want to start soon so that rainy season does not impact a potential schedule. Mr. Sherman inquired regarding the linear footage of the bank. Mr. Kayne confirmed 1,600 linear feet at a cost of approximately \$30.00 per linear foot for repairs. Mr. Bonito spoke regarding a drainage pipe he noticed draining into the lake. Mr. Kayne advised Barraco & Associates did not notice the drainage pipe and explained that it should be buried below the control level of the lake. Mr. Sherman inquired regarding the calculation of costs and how this item can be budgeted. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board Authorized the District Engineer to Proceed to Obtain Estimates for the Project, Based on the Exhibit Provided, for the Catalina at Winkler Preserve Community Development District.

The Board directed Mr. Kayne to obtain estimates from contractors for lake bank remediation and send them to District Management. Mr. Johnston advised of a clogged drain that needs to be addressed.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Mr. Earlywine advised he had no further report.
  
- B. District Engineer  
Mr. Kayne advised the Year 5 NPDES report should be prepared by the end of February or beginning of March. He advised the final is due at the end of March.

Mr. Johnston advised of a clogged drain and further advised the outfall for Lake #2 is still open and needs to be covered. Ms. Bandon advised she will follow up with Allpoints on the recommended repair.

Mr. Johnson advised of preserve signs in East Preserve that have fallen over. Mr. Sherman inquired regarding the wording on the signs. Mr. Earlywine advised he will provide the wording for such signs. Ms. Bandon advised she will look into appropriate signage.

Mr. Sherman inquired regarding maintenance of the preserve area. Ms. Bandon advised Mettauer is maintaining category one vegetation. Ms. Bandon advised the areas of concern can be reviewed with Mettauer. Ms. Bandon explained Passarella & Associates can be contracted for oversight, and that she will obtain a proposal from Passarella.

Mr. Kirkbride asked Mr. Kayne about installation of an eagle platform. Mr. Kayne advised he spoke with an environmental firm because such work is out of the firm's purview. The environmental firm advised it should be referred to as a raptor nest. Mr. Kayne stated an environmental consultant may need to be contracted for this type of item. Mr. Earlywine explained that he can ask the attorneys in his firms environmental department about the need for a permit.

Discussion ensued regarding the preserve areas.

C. District Manager

Ms. Bandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, May 09, 2017 at 2:30pm.

Ms. Bandon provided an overview of the MBS Capital Markets letter received regarding an updated related to the Series 2005 bond refinancing.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

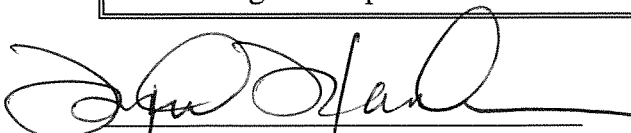
Ms. Bandon opened the floor to Supervisor requests and comments. There were none.


**TENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board adjourned the meeting at 3:32 p.m. for the Catalina at Winkler Preserve Community Development District.
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Secretary/Assistant Secretary

  
Chairman/Vice Chairman