

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Wednesday, May 09, 2017 at 2:04 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:

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| 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:

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| Belinda Blandon | District Manager, Rizzetta & Company, Inc. |
| Jere Earlywine | District Counsel, Hopping Green & Sams, P.A. |
| Wes Kayne | District Engineer, Barraco & Associates, Inc. |

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
Special Board of Supervisors' Meeting
held on April 12, 2017**

Ms. Blandon presented the minutes of the Special Board of Supervisors' Meeting held on April 12, 2017 and asked if there were any additions, deletions, or revisions to the minutes. There were none.

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| <p>On a Motion by Mr. Sanchez, seconded by Mr. Sherman, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on April 12, 2017, 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 Month
of March 2017**

Ms. Blandon presented the operations and maintenance expenditures for the period of March 1-31, 2017 which totals \$5,378.94. She asked if there were any questions regarding any item of expenditure. Discussion ensued regarding the checks for Supervisor Compensation.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of March 2017 which totals \$5,378.94, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of the Proposed Budget for
Fiscal Year 2017/2018**

Ms. Blandon reviewed each line item of the budget and provided an overview of the reasons for the decreases and increases. Discussion ensued.

On a Motion by Mr. Johnston, seconded by Mr. Sanchez, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2017/2018, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05,
Approving a Proposed Budget for Fiscal
Year 2017/2018 and Setting a Public
Hearing Thereon**

Ms. Blandon advised adoption of the resolution would set the public hearing on the final budget for Tuesday, August 8, 2017 at 2:30 pm.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Adopted Resolution 2017-05, Approving a Proposed Budget for Fiscal Year 2017/2018 and Setting a Public Hearing Thereon for Tuesday, August 8, 2017 at 2:30 p.m., to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report but would answer any questions the Board may have.

Mr. Sherman commented on the signs for the preserve.

B. District Engineer

Mr. Kayne advised the public facilities report draft should be available soon. He further advised the lake bank restoration project is approximately 80 percent complete and should be done at the end of the week. Mr. Kayne advised the NPDES MS4 permit was petitioned for the Cycle 4 permit causing the end of year cycle report to be off by a few months, so this year they will institute a cycle 6 report which will be due October 1st. He further advised Barraco & Associates will provide a proposal for the cycle 6 report. Discussion ensued.

Mr. Sherman advised of a water pump that was purchased in order to maintain the sod on the lake banks. Discussion ensued.

Mr. Sherman advised of changes made to the staging areas for the lake bank repairs which has created a possible need to replace sod in order to create a uniform and aesthetically appealing appearance. He advised the cost for the sod would be \$1,500.00. Discussion ensued.

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| <p>On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board Approved \$1,500 for Replacement of Additional Sod on the Northeast Corner of the Lake Bank Repair Staging Area, for the Catalina at Winkler Preserve Community Development District.</p> |
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C. District Manager

Ms. Blandon advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. She stated that as of April 15, 2017 there were 523 persons registered to vote residing within the Catalina at Winkler Preserve Community Development District, as provided by the Lee County Supervisor of Elections.

Ms. Blandon announced that the next meeting of the Board of Supervisors is scheduled for Tuesday, August 08, 2017 at 2:30pm.

Ms. Blandon advised a letter was received from the South Florida Water Management District regarding preserve maintenance because they received a complaint from a resident or residents regarding the preserve and that letter was forwarded to Mr. Kayne. She further advised she has reached out to Shane Johnston of Passarella & Associates to provide a proposal to review the preserve and provide a report; she has also reached out to Earth Tech so that the Board can make a decision as to whether or not they want to cancel the contract with Nature's Blue Print and hire another vendor to perform the preserve maintenance. Discussion ensued. Ms. Blandon advised she will reach out to Woods and Wetlands as well as Earth Tech for proposals. Mr. Earlywine suggested the District provide a response to South Florida Water Management District.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board Approved a Not to Exceed amount of \$2,000.00 for Pasarella & Associates to Review and Provide a Report of the Current Conditions of the Preserve Area, and further Provided Authorization to the Chairman to Execute the Contract, for the Catalina at Winkler Preserve Community Development District.

After discussion, Mr. Earlywine advised three letters will be provided; one to the South Florida Water Management District, one to Nature's Blueprint, and one to residents who live along the boundary. He further advised he will provide a draft policy related to the natural areas.

Ms. Blandon advised of a letter received from a resident regarding tree trimming. She advised the trees were discussed with Mr. Sherman and it is the position of the District that it is not the responsibility of the District to trim the trees. She advised the homeowners believe the District is responsible because they were installed within the District's tracts. Ms. Blandon advised that although they were installed there they are not owned by the District. Mr. Earlywine advised that if the trees are in an easement they are not owned by the District but if they are in a tract owned by the District then the District does own the trees. Discussion ensued. Mr. Earlywine suggested researching the HOA documents to see if tree trimming is covered. He further suggested the District adopt a policy related to tree trimming and identify whether the District should trim the trees or place the responsibility on the homeowner. Discussion ensued regarding the obligation of the District to trim the tree. Mr. Earlywine advised the District does not have an obligation to trim the tree, and the homeowner has a self help remedy which allows for the homeowner to trim the tree. Ms. Blandon asked that the District Engineer review the area to determine the location of the tree and report back to the Board and Staff; he will also review the Deep Lake Management Plan and report back to the Board and Staff.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Comments

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


Mr. Kirkbride requested notification when vendors will be on site.

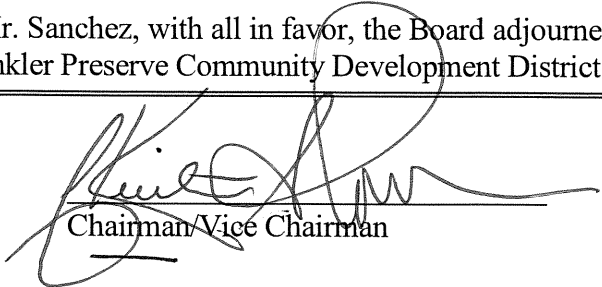
NINTH ORDER OF BUSINESS

Adjournment

Ms. Blandon 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. Kirkbride, seconded by Mr. Sanchez, with all in favor, the Board adjourned the meeting at 3:43 p.m. for the Catalina at Winkler Preserve Community Development District.


Secretary/Assistant/Secretary


Chairman/Vice Chairman