

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, December 6, 2017 at 6:03 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:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Manager, District Financial Services, Rizzetta & Company, Inc. (via speaker phone)
Bre Parker	Financial Analyst, Rizzetta & Company, Inc. (via speaker phone)
Jere Earlywine	District Counsel, Hopping Green & Sams, P.A.
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Robbie Cox	MBS Capital Markets (via speaker phone)
Robert Gang	Greenberg Traurig (via speaker phone)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comments. Mr. Earlywine provided an overview on the 2005 bonds and the refinancing process. A resident who was present inquired regarding the timeframe for the refinance. Mr. Earlywine provided a response. The resident also inquired regarding the purpose of the refinance when the principal will be increasing. Mr. Earlywine provided a response. The resident also inquired regarding the preserve maintenance schedule. Ms. Blandon provided an overview of the current maintenance schedule and events. Discussion ensued.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Special Board of Supervisors' Meeting
held on October 10, 2017**

Ms. Blandon presented the minutes of the Special Board of Supervisors' Meeting held on October 10, 2017 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

On a Motion by Mr. Johnston, seconded by Mr. Sanchez, with all in favor, the Board Approved the Minutes of the Special Board of Supervisors' Meeting held on October 10, 2017, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of September and October 2017**

Ms. Blandon presented the operations and maintenance expenditures for the period of September 1-30, 2017 which totaled \$9,966.52 and the period of October 1-31, 2017 which totaled \$16,201.19. She asked if there were any questions regarding any item of expenditure. Discussion ensued.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of September 2017 which totaled \$9,966.52, and October 2017 which totaled \$16,201.19, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

Review of Updated Term Sheet

Ms. Blandon advised the Term Sheet from Hancock Bank was accepted on November 7, 2017 and executed by the Chairman. Mr. Earlywine advised the term sheet was reviewed at the last meeting and nothing has changed. Mr. Cox discussed the term sheet and commitment letter provided by Hancock Bank. He further reviewed the current status of the bond transaction.

SIXTH ORDER OF BUSINESS

**Public Hearing to Consider Imposition of
2017 Special Assessments**

On a Motion by Mr. Kirkbride, seconded by Mr. Sanchez, with all in favor, the Board Opened the Public Hearing to Consider Imposition of 2017 Special Assessments, for the Catalina at Winkler Preserve Community Development District.

Publication Requirements

Mr. Earlywine asked Ms. Blandon to confirm that mailed and published notices were issued for today's hearing. Ms. Blandon confirmed.

**Presentation of Revised Assessment
Methodology**

Mr. Brizendine provided an overview of the assessment methodology report; advising the only change since the previous presentation is a change to the text of the actual report but the numbers have not changed.

Mr. Earlywine asked Mr. Brizendine to confirm that there is still sufficient benefit in the project to justify the assessments. Mr. Brizendine confirmed. Mr. Earlywine asked Mr. Brizendine to confirm that the assessments are fairly and reasonably allocated consistent with Florida Law. Mr. Brizendine confirmed.

Public Comment

Ms. Blandon opened the floor to public comment. There were no comments from the public.

Equalization of Assessments

Mr. Earlywine advised that per Florida Statute Chapter 170 this would be the time for the Board to consider public comments and there were none; he further advised if the Board would like to make any adjustments to the assessment roll they may do so at this time. There were no adjustments.

**Consideration of Resolution 2018-02,
Levying 2017 Special Assessments**

Mr. Earlywine reviewed Resolution 2018-02 in detail and asked if there were any questions. There were none.

On a Motion by Mr. Johnston, seconded by Mr. Bonito, with all in favor, the Board Adopted Resolution 2018-02, Levying 2017 Special Assessments, and Further Authorized the Chairman to Execute the Resolution, for the Catalina at Winkler Preserve Community Development District.

Ms. Blandon advised there was no further business to be conducted for the public hearing and asked for a motion to close the hearing.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Closed the Public Hearing to Consider Imposition of 2017 Special Assessments, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2018-03,
Authorizing the Issuance of 2017
Refunding Bonds**

Mr. Gang provided an overview of changes made to the Resolution since being sent to the Board. He further advised this resolution delegates authority to the Chairman to execute

necessary documents related to the transaction. Mr. Gang reviewed the exhibits to the resolution.

On a Motion by Mr. Kirkbride, seconded by Mr. Bonito, with all in favor, the Board Adopted, in Substantial Form, Resolution 2018-03, Authorizing the Issuance of 2017 Refunding Bonds, Subject to the Change Noted on the Record, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Additional Document
Forms: Revised Term Sheet, Notice of
Special Assessments, Supplemental
Disclosure of Public Finance, Second
Supplemental Indenture, Escrow Deposit
Agreement**

Mr. Earlywine reviewed the revised term sheet, notice of special assessments, and supplemental disclosure of public finance. He advised the second supplemental indenture and escrow deposit agreement are already covered by adoption of resolution 2018-03.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Approved the Revised Term Sheet, Notice of Special Assessments, and Supplemental Disclosure of Public Finance, for the Catalina at Winkler Preserve Community Development District.

Discussion ensued regarding the pre-closing date of December 13th.

NINTH ORDER OF BUSINESS

**Presentation of Amended Fiscal Year
2016-2017 Budget and Consideration of
Resolution 2018-04, Amending the Fiscal
Year 2016/2017 Budget**

Ms. Blandon advised that as of 09/30/2017 the Districts' actual expenses exceeded the budget by \$10,956.00; she advised this excess is primarily due to District Engineer Fees and the Lake Bank Project. Ms. Blandon advised that per Florida Statute the District is required to amend and adopt the budget 60 days after year end.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board Approved the Amended Budget for Fiscal Year 2016/2017, for the Catalina at Winkler Preserve Community Development District.

Ms. Blandon asked for a motion to adopt Resolution 2018-04 to formally adopt the amended budget.

On a Motion by Mr. Sanchez, seconded by Mr. Johnston, with all in favor, the Board Adopted Resolution 2018-04, Amending the Fiscal Year 2016/2017 Budget, to be Effective November 29, 2017, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Earlywine advised he had no report.
- B. District Engineer
Mr. Kayne advised he has reviewed the lake banks again and he presented rough exhibits for review by the Board. Discussion ensued regarding maintenance and repair of the lake banks. The Board directed the District Engineer to inspect the washouts and document them so that notices can be sent to the home owners and further provided direction to the District Engineer to provide a secondary drainage specification. The Board directed the District Engineer to begin the process to obtain proposals for additional lake bank repairs.
- C. District Manager
Ms. Blandon announced that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, February 13, 2018 at 2:30 pm.

Ms. Blandon advised that as a requirement of Hancock Bank for the bond transaction, she is presenting Resolution 2018-05, Designating Hancock Bank as the Public Depository of the District. Ms. Blandon opened the item for public comments, there were none.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board Adopted Resolution 2018-05, Designating Hancock Bank as the Public Depository of the District, for the Catalina at Winkler Preserve Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments


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

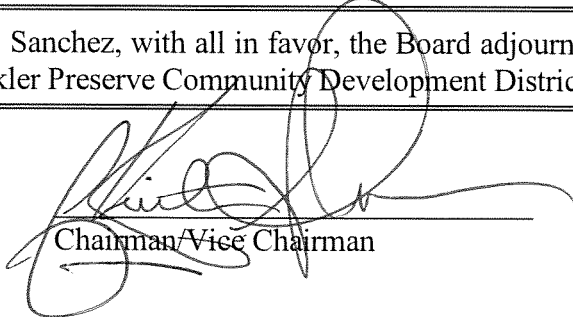
TWELFTH ORDER OF BUSINESS

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. Johnston, seconded by Mr. Sanchez, with all in favor, the Board adjourned the meeting at 7:01 p.m. for the Catalina at Winkler Preserve Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman