

**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, May 14, 2019 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	<b>Board Supervisor, Chairman</b>
John Kirkbride	<b>Board Supervisor, Vice Chairman (via speaker phone)</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>
Lauren Gentry	<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 February 12, 2019**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on February 12, 2019 and asked if there were any questions, comments, or changes to the minutes as presented. There were none.

<p>On a Motion by Mr. Sherman, seconded by Mr. Bonito, with four in favor and one opposed, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 12, 2019, 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 January, February, and  
March 2019**

Ms. Bandon presented the operations and maintenance expenditures for the period of January 1-31, 2019 which totaled \$7,909.86, the period of February 1-28, 2019 which totaled \$6,508.07 and the period of March 1-31, 2019 which totaled \$8,311.31. She asked if there were any questions regarding any item of expenditure. It was noted that total on the cover sheet for the February does not match the report total on page two. Ms. Bandon advised that she will verify with Accounting.

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of January 2019 which totaled \$7,909.86, the Month of February 2019 which totaled \$6,508.07, and the Month of March 2019 which totaled \$8,311.31, Subject to Clarification of the Total Listed on the February 2019 Cover Page, for the Catalina at Winkler Preserve Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of Barraco & Associates Lake  
Inspection Exhibit**

Mr. Kayne reviewed the exhibit provided as a result of an inspection conducted related to the NPDES permit. He advised that there are a few areas noted where homeowners need to be contacted to make necessary repairs as well as areas to be repaired by the CDD. Mr. Kayne will provide a detail to Ms. Bandon so that she can send a letter to homeowners outlining the necessary repairs. Ms. Bandon advised that any properties that remain not in compliance from the previous communication will be sent a letter by Counsel. Discussion ensued regarding repairs necessary, possibly installing riprap, on lake #1 in an area that is on CDD property.

**SIXTH ORDER OF BUSINESS**

**Consideration of Solitude Lake  
Management Agreement**

Ms. Bandon provided an overview of the proposal received from Solitude Lake Management and advised that there is no proposed increase at this time. The Board asked that service reports be emailed when received by Staff. Ms. Bandon confirmed.

On a Motion by Mr. Sherman, seconded by Mr. Sanchez, with all in favor, the Board Approved the Solitude Lake Management Renewal, in the Amount of \$5,220.00, Subject to Review and Preparation of an Agreement by Counsel, for the Catalina at Winkler Preserve Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Presentation of the Registered Voter  
Count as of April 15, 2019**

Ms. Bandon advised that per Florida Statutes the District is required, prior to June 1<sup>st</sup> 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, 2019, there are 519 persons registered to vote residing within the Catalina at Winkler Preserve Community Development District, as provided by the Lee County Supervisor of Elections. Ms. Bandon asked if there were any questions. There were none.

**EIGHTH ORDER OF BUSINESS**

**Presentation of the Proposed  
Budget for Fiscal Year 2019/2020**

Ms. Bandon provided an overview of the proposed budget for Fiscal Year 2019/2020, and provided an explanation for each line item experiencing an increase from the current year.

On a Motion by Mr. Sanchez, seconded by Mr. Bonito, with all in favor, the Board Approved the Proposed Budget for Fiscal Year 2019/2020, for the Catalina at Winkler Preserve Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02,  
Approving a Proposed Budget for  
Fiscal Year 2019/2020 and Setting a  
Public Hearing Thereon**

Ms. Bandon 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. Johnston, with all in favor, the Board Adopted Resolution 2019-02, Approving a Proposed Budget for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon for August 13, 2019 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.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

- A. District Counsel  
Ms. Gentry advised that she had no report.
  
- B. District Engineer  
Mr. Kayne advised that during the NPDES observation, they reviewed the drainage structures and some of those structures have sedimentation build up that should be addressed. He discussed structures noted within yards that have debris build up covering them; the inspectors uncovered the structures but rain may cause the debris to wash back in and so those structures need to be kept clean.

C. District Manager

Ms. Blandon announced that the next regular meeting of the Board of Supervisors is scheduled for Tuesday, August 13, 2019 at 2:30 pm; she expressed the importance of have a quorum for the August meeting as the public hearing on the final budget will be held at this time.

Ms. Blandon reviewed correspondence received from a homeowner who is requesting that the Earth Balance contract be amended to include removal of additional species contained within the preserve areas. The Board directed Staff to provide a response to the homeowner and advise that the Board is removing species associated with the current permit requirements.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

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

Mr. Sherman advised that the signs at lake #3 have been replaced. He also advised that the plantings along the preserve boundary look good although some need to be replanted. Mr. Sherman discussed staking of the preserve boundaries and asked that Mr. Kayne discuss the issue with the surveyor to obtain options.

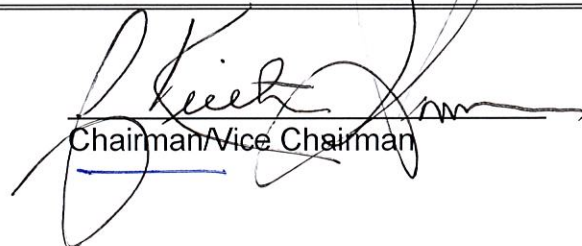
**TWELFTH ORDER OF BUSINESS**

**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. Sanchez, seconded by Mr. Kirkbride, with all in favor, the Board adjourned the meeting at 3:18 p.m. for the Catalina at Winkler Preserve Community Development District.

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman