

HABITAT COMMUNITY DEVELOPMENT DISTRICT



**AUGUST 20, 2019
BOARD OF SUPERVISORS MEETING
AGENDA PACKET**



**PREMIER DISTRICT
MANAGEMENT**

HABITAT COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT, LLC

3820 Colonial Blvd. Suite 101 ▪ Fort Myers ▪ FL 33966

Telephone: (239) 690-7100 ▪ Email: info@cddmanagement.com

Board of Supervisors
Habitat CDD

August 13st, 2019

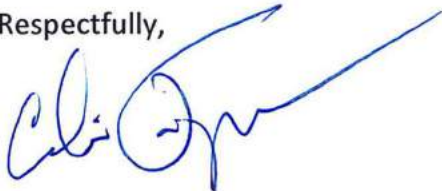
Dear Supervisors,

The regular meeting of the Habitat Community Development District Board of Supervisors will be held on Monday, August 20th, 2019 at 4 p.m. at the Bella Terra Clubhouse on 270070 Bella Terra Blvd. in Estero, FL. The Agenda is included in Section 3 and the points of interest are as follows:

- As per usual, enclosed are the regular Meeting Minutes and the Financials for July.
- This meeting will Include the Budget Adoption Public Hearing and Resolutions 2019-03 & 2019-04, for Approval of the Budget and Authorizing Assessments is Included.
- Proposals for the guardhouse curb renovations and concrete pressure washing are enclosed. Any new proposal will be presented at the meeting.
- Updates will be given on the Swale behind 21027 drawings, flag raising and fountain pumps replacements.
- Field Manager's report and soil sample results
- Any other information or handouts will be distributed at the meeting

Any supporting documents not enclosed will be distributed at the meeting. The **next meeting is scheduled for September 17, 2019**, if there are any questions or requests prior to the meeting, feel free to contact me.

Respectfully,



Calvin Teague
District Manager

Habitat Community Development District Meeting Agenda

August 20, 2019 at 4:00 PM

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Approval of the Agenda
4. Audience Comments on Agenda Items
5. Budget Public Hearing
 - A. Resolution 2019-03
 - B. Resolution 2019-04
6. Approval of Meeting Minutes
 - A. Regular Meeting Minutes from July 16, 2019
7. Staff Reports
 - A. Irrigation Contactor Update
 - B. Lake Management
 - i. Lake Sediment Testing Update
 - C. District Manager
 - i. Website Update
 - ii. G.I.S Project
 - iii. Engineer Proposals
 - iv. Follow-up
 - D. Field Manager
 - i. Project Updates
 - ii. Guardhouse Curb Renovation
 - a. Proposals for Removing Turnaround in front of Guardhouse Update
 - iii. Concern/ Complaint Log
 - iv. Clock Tower Update
 - a. Fountain Pumps Replacement Update
 - v. Lighting Installation Status
 - a. Cobble Stone Crosswalk
 - b. South End Ardore and Bella Terra Blvd.
 - vi. Site Inspection Report for August
 - a. Roadway Depressions on TDL & Bosco Ct.
 - b. Other Requests/ Proposal Update
 - (i) Concrete Pressure Washing Proposal

8. Legal
9. Engineer
 - A. Swale Behind 21027 TDL/ Engineering Drawings Updates
10. Discussion/Action Items
 - A. Lake Naming Report
 - B. Flag Raising and Lowering Update
 - C. Tree Ring Option for Around Street Sign Poles
11. Financials
12. Communications
 - A. Estero Council of Community Leaders
 - B. Community Information Sheet
13. Supervisor's Requests/Comments
14. Audience comments
15. Adjournment

Next Meeting: September 17, 2019 at 4:00 PM

RESOLUTION 2019-03

A RESOLUTION OF THE HABITAT COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2020, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 0(2)(b) Florida Statutes; and

WHEREAS, on May 21, 2019, the Board set August 20, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.08(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board of Supervisors of the Habitat Community Development District finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board of Supervisors may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Lee County political subdivision on compatible electronic medium tied to the property identification number no later than 15 September 2019 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the Habitat Community Development District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Fla. Stat., and Rule 12D-18, Florida Administrative Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF HABITAT COMMUNITY DEVELOPMENT DISTRICT;**

Section 1. The provisions of the whereas clauses are true and correct and are incorporated herein as dispositive.

Section 2. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and is hereby attached to this resolution, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for the Fiscal Year 2020 and/or revised projections for Fiscal Year 2019.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary in addition to being posted on the District's website and identified as "The Budget for the Habitat Community Development District for the Fiscal Year Ending September 30, 2020, as Adopted by the Board of Supervisors on August 20, 2019.

Section 3. Appropriations

That there be, and hereby is appropriated out of the revenues of the Habitat Community Development District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020 the sum of one million six hundred and ninety two thousand dollars and seven hundred and seventy five dollars (\$1,692,775) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,169,383
DEBT SERVICE FUNDS	\$523,392
 TOTAL ALL FUNDS	 \$1,692,775

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

- a. That the Fiscal Year 2019 Maintenance Special Assessment Levy (the "assessment levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached schedule, which levy represents the amount of three hundred dollars in District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. Said assessment levy shall be distributed as follows:

General Fund O & M

[See Assessment Levy Resolution 2019-05]

- b. The designee of the Chair of the Board of Supervisors of the Habitat Community Development District shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Lee County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Fla. Stat.) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Introduced, considered favorably, and adopted this 20th day of August 2019.

Habitat Community Development District

Chair/Vice Chair

Attest:

Secretary/Assistant Secretary

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HABITAT COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE HABITAT COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2019-2020

Preamble

WHEREAS, Habitat Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the "County"); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various operations and maintenance activities described in the District's general fund budget for Fiscal Year 2019/2020 attached hereto as Exhibit "A" and incorporated by reference herein ("Operations and Maintenance Budget"); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2019/2020; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously levied an assessment for operation and maintenance service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit "A"; and

WHEREAS, the District has previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance operation assessments, taking into consideration other revenue sources during Fiscal Year 2019/2020 (defined as October 1, 2019 through September 30, 2020), will amount to \$1,692,775; and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE
BOARD OF SUPERVISORS OF HABITAT
COMMUNITY DEVELOPMENT DISTRICT;**

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Benefit. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

Section 3. Assessment Imposition. A special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in accordance with Exhibits "A" and "B" (the "Assessments"). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 4. Collection. The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District.

Section 5. Assessment Roll. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to Habitat Community Development District. The Chairman of the Board designates the District Manager to perform the certification duties. A copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

Section 6. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this

Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

Section 7. Conflict. All Resolutions, sections or parts of sections of any Resolutions or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

PASSED AND ADOPTED this 20th day of August 2019.

**HABITAT COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A: Budget
Exhibit B: Assessment Roll

1 **DRAFT**
2 **MINUTES OF MEETING**
3

4 *The following is a summary of the actions taken at the Habitat Community Development*
5 *District (CDD) Board of Supervisors meeting.*
6

7 **HABITAT**
8 **COMMUNITY DEVELOPMENT DISTRICT**
9

10 The regular meeting of the Board of Supervisors of Habitat CDD was held on July 16,
11 2019 at 4:00 p.m. in the Bella Terra Clubhouse at 20070 Bella Terra Boulevard in Estero,
12 Florida.
13

14 **Present and constituting a quorum were:**
15

16 Larry Roth	Vice Chairman
17 Linda Gibson	Assistant Secretary
18 Jenny Licht	Assistant Secretary
19 Joe Napolitano	Assistant Secretary

20

21 **Not present was:**
22

23 Mark Novitski	Chairman
------------------	----------

24

25 **Also present were:**
26

27 Cal Teague	District Manager
28 Chris Pepin	Field Manager
29 Residents	

30

31 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

32
33 The meeting was called to order and the District Manager called roll. All Supervisors
34 were present, except for Chairman Novitski. The Field Manager was also present for today's
35 meeting.
36

37 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

38
39 After reciting the Pledge of Allegiance, the next Order of Business followed.
40

41 **THIRD ORDER OF BUSINESS**

Approval of the Agenda

42
43 The Agenda was approved as presented.
44

45 On MOTION by Supervisor Gibson, seconded
46 by Supervisor Licht, with all in favor, the
47 Agenda was approved as presented.
48

FOURTH ORDER OF BUSINESS**Audience Comments on
Agenda Items**

There being none, the next Order of Business followed.

FIFTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. June 18, 2019**

The Meeting Minutes were presented and accepted.

On MOTION by Supervisor Napolitano,
seconded by Vice Chairman Roth, with all in
favor, the Regular Meeting Minutes from June
18, 2019 were approved as presented.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Irrigation Contractor Update**

Mr. Kring was in not in attendance to give a verbal report. However, a copy of his report was handed out for the Board to review.

B. Lake Management

Jim Dougherty from Solitude was at the meeting. Mr. Dougherty stated that the lakes are looking great except for Lake 1, which has a submersed invasive aquatic plant. However, it is being actively treated. A treatment was completed yesterday, and another will be completed on Friday.

i. Lake Sediment Testing

The Field Manager explained that the test results have not been received yet.

C. District Manager**i. Website Update**

The District Manager reported that the website should be ready by next month for the Board to review.

ii. G.I.S. Project

The District Manager reported that Mr. Lemus finished the second phase of the project. The Board requested that Mr. Lemus attend a meeting soon and train the Board on navigating the website.

97 **iii. Follow-up**

98
99 There being none, the next Order of Business followed.

100 **D. Field Manager's Report**

101 **i. Project Updates**

102 **a. Staking and Green Preserve Markers**

103
104
105 The Field Manager stated that they are about 75% finished with
106 this project.

107 **b. Maintenance Tasks Update**

108
109
110 The Field Manager stated that this week an additional 30 light
111 poles were painted.

112
113
114 Verdin was on site looking at the clock tower because there is an
115 issue with the East clock not operating. They believe the issue is
116 a wire harness, so they will be returning on Friday to replace it. If
117 this does not fix the issue then Verdin may have to replace the
118 motor on the clock, which would require a lift and thus incur an
119 additional expense.

120
121
122 It was commented that a light is out on the East side of the clock
123 tower. The Field Manager stated that he noticed several lights out
124 and was concerned, therefore an electrician is coming out to look
125 this over and make sure a wire was not cut.

126
127 The Field Manager notified the Board that his staff found over 60
128 old light bulbs on top of the clock tower. Therefore, it seems the
129 the former clock tower maintenance contractor was leaving the
130 burnt out light bulbs on top of the clock tower rather than
131 disposing of them.

132 **c. Concern/Complaint Log**

133
134
135 The District Manager discussed Dan Icart's complaints regarding
136 the compressor unit near his house being too loud. Mr. Icart
137 recently called a Sheriff to come out with a noise meter and
138 measure the decibels and it was at 66 decibels. 67 decibels is too
139 loud and would be a violation.

140
141 The Field Manager has tried several things since the complaints
142 began from Mr. Icart. This compressor is brand new and a rubber
143 mat was even added inside to quiet it more. On top of that, it has
144 been put on a timer so that it shut's off around 7 or 8 pm and
145 turns back on at 8 am. The Chairman and Field Manager went out
146 and measured the decibels and it was agreed that it is not loud

and that in fact the homeowners pool fountain is louder than the compressor unit.

d. Clock Tower Update

The UV lights have been installed.

- **Fountain Pumps Replacement**

The VFD's are scheduled to be installed in about two weeks.

e. Sapling Planting Update

The Field Manager reported that the saplings were installed on June 20th. He inspected them today and they look healthy and well.

f. Lighting Install Status

- **Cobble Stone Crosswalk Update**

It was reported that the materials for this project will arrive in about three weeks.

- **South End Ardore and Bella Terra Blvd.**

It was reported that the materials for this project have not arrived yet.

g. Additional Cypress Trees Along Empty Shore Lines Update.

The Field Manager reported that the Cypress Trees have been planted along the lakes. He informed the Board that they are alive and well and currently shedding their leaves. During his inspection he noticed that a few are bending over and therefore, he is going to put support stakes in to straighten them out.

ii. Project Tracking Logs

Reviewed with no questions or comments.

iii. Site Inspection Report for July

The Field Manager discussed the roadway depressions. He stated that the County looked at these and they are not sink holes. Therefore, D & G is going to be coming out to the community to patch them up and smooth them out.

The Board had a request to not aggressively spray the areas around the stop signs base where the rocks are located. It was explained that due to the spraying of these areas now what you see when looking at the stop signs is rocks, dead grass and then healthy grass.

At last month's meeting a Supervisor requested the Field Manager look into the cost for a traffic counter for the community. The Field Manager stated that a traffic counter would cost \$275, plus the cost of the hosing. He stated that he also called the County to see if the CDD could rent one and what the cost would be to rent one. However, he has not yet heard back from the County. An audience member stated that an old Master Board purchased a traffic counter and the CDD is welcome to borrow it if the Field Manager can get it in working condition again.

iv. Work Order Requests/Proposals

There being none, the next Order of Business followed.

a. Other Requests/Proposals

There being none, the next Order of Business followed.

E. Legal

There being nothing to discuss, the next order of business followed.

F. Engineer

i. Proposals

The District Manager informed the Board that another engineering firm will be sending in a proposal for consideration at next month's meeting.

The Board agreed that it was not necessary to interview the engineering firms. They decided to grade the firms with the ranking sheets based off the information provided in the proposals. Given some information was missing, the District Manager offered to send out questionnaires to the engineering firms for the next meeting.

G. Landscape

The District Manager informed the Board that all of the checks have been sent out.

SEVENTH ORDER OF BUSINESS

Discussion/Action Items

A. Lake Naming Report

Supervisor Licht handed out a document with the name suggestions she received from residents. Some of the lakes did not receive suggested lake names. Therefore, the Board decided to use the leftover lake name suggestions for those lakes. The Board requested that Supervisor Licht sort through the lake names and coordinate them with their lake number and create a document with this information.

B. Swale Behind 21027 TDL/Engineering Drawings

The District Manager reported that they are about 50% finished with this project currently and should be finished this week.

C. Discussion on Removing Turnaround in Front of Guardhouse Update

The Field Manager explained that the design for the turnaround is a crescent moon shape and a contractor is coming to look at the area and see if it can be done.

D. Flag Raising and Lowering

Vice Chairman Roth noticed that the flag is not being raised and lowered at the proper times. The Field Manager said that he will talk to the HOA about this item.

EIGHTH ORDER OF BUSINESS**Financials****A. Approval of Financial Statements, Check Runs, and Bank Statements for June 2019.**

The financial statements were presented and accepted.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Financials for period ending June 30, 2019 were accepted.

B. Audit Presentation

The District Manager discussed the audit briefly.

On MOTION by Supervisor Gibson, seconded by Vice Chairman Roth, with all in favor, the audit is accepted, and the Chairman is authorized to sign it.

NINTH ORDER OF BUSINESS**Communications****A. Estero Council of Community Leaders: Estero Development Report for June 2019****i. <https://esterotoday.com/estero-development-reports/>**

Reviewed with no comments.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

There being none, the next Order of Business followed.

ELEVENTH ORDER OF BUSINESS**Audience Comments**

A representative for the Single Family Homeowners Association was present to notify the Board that the landscaping rate for the cul-de-sac's increased. This is a regular contractual increase beginning in January of 11.263% and thereafter by 3% annually. The Board approved the Attorney to draw up an amendment to the contract.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Board agreed to Estate's increase of \$2,050 for the Single Family Homeowner Association's cul-de-sac's.

A new homeowner attended the meeting and asked what a CDD is and for more information on CDD's. He asked about rainfall and flooding given that his home tends to collect a lot of water in the driveway. The District Manager explained that the roads and half of the driveway of each house are part of the drainage system so that the houses don't flood.

TWELFTH ORDER OF BUSINESS**Adjournment**

There being no further Orders of Business and,

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Board adjourned the meeting at 5:56.

Next Meeting: August 20, 2019 at 4:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Christopher Pepin

From: Deanna Bohara <d.daniels@lakeandwetland.com>
Sent: Thursday, July 25, 2019 8:03 AM
To: Christopher Pepin
Cc: Gonzalo Ayres
Subject: Re: Habitat CDD - Bella Terra Soil Sample Results

Good morning Chris,

I spoke with the owner of Ecological Laboratories. I let him know we had a couple lakes that showed very high levels of calcium and sulfur in the muck layer. His response was that: number 1 - the high calcium should not effect the water body at all and he wouldn't worry about it: number 2 - the high sulfur is an issue as it goes through the process of releasing gasses and producing foul smelling odor. His company does offer a solution to the sulfur problem. As it was only lake 1 with the sulfur issue, he has asked me to send him over the lake dimensions and will get me a report on the product he recommends and the cost. He is out of the office today but will be able to get me that info either tomorrow or Monday. I will keep you updated.

Sincerely,

Deanna Daniels-Bohara

Lake and Wetland Management-West Coast, Inc.
13721 Jetport Commerce Parkway Ste 5
Fort Myers, FL 33913
Office Phone: 239-313-6947
Office Fax: 239-313-6950
www.lakeandwetland.com
d.daniels@lakeandwetland.com



On Jul 24, 2019, at 5:34 PM, Christopher Pepin <Cpepin@cddmanagement.com> wrote:

Thank you! Yes, please get their input.

Christopher Pepin
Field Services Manager
Premier District Management
cpepin@cddmanagement.com
Cell: 239-284-6662

From: Deanna Daniels <d.daniels@lakeandwetland.com>
Sent: Monday, July 22, 2019 4:17 PM

To: Christopher Pepin <Cpepin@cddmanagement.com>
Cc: Gonzalo Ayres <gonzalo.ayres@lakeandwetland.com>
Subject: Re: Habitat CDD - Bella Terra Soil Sample Results

Good afternoon Chris,

The thickest muck sample was 1' foot on Lake 1 and not thicker than 8" inches at Lake 4. Regarding the high levels of calcium and sulfur, there are chemical treatments that can help reduce those levels, but Gonzalo doesn't recommend them. We are working with a new company that develops biological treatments for ponds and would like to get their input, please give us a few days to get an answer from them.

Sincerely,

Deanna Daniels-Bohara
Office Manager

Lake and Wetland Management West-Coast, Inc.
13721 Jetport Commerce Pkwy Ste #5
Fort Myers, FL 33913
(239) 313-6947
www.lakeandwetland.com

<image001.png>

SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 1 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34431

Field:

Sample ID: L1 #1

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	8.0						11.7 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	9 ppm						%sat meq
Potassium (K)	M3	12 ppm						K 0.3 0
Calcium (Ca)	M3	2246 ppm						Ca 96.0 11.2
Magnesium (Mg)	M3	42 ppm						Mg 3.0 0.4
Sulfur (S)	M3	45 ppm						H 0.0 0.0
Boron (B)	M3	0.3 ppm						Na 0.9 0.1
Copper (Cu)	M3	0.6 ppm						K/Mg Ratio: 0.09
Iron (Fe)	M3	124 ppm						Ca/Mg Ratio: 32.00
Manganese (Mn)	M3	3 ppm						
Zinc (Zn)	M3	1.6 ppm						
Sodium (Na)	M3	23 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME	(tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :												Rec Units:

Comments :

SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 2 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34432

Field:

Sample ID: L1 #2

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	8.0						17.5 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	9 ppm						%sat meq
Potassium (K)	M3	25 ppm						K 0.4 0.1
Calcium (Ca)	M3	3324 ppm						Ca 95.0 16.6
Magnesium (Mg)	M3	78 ppm						Mg 3.7 0.7
Sulfur (S)	M3	136 ppm						H 0.0 0.0
Boron (B)	M3	0.6 ppm						Na 0.9 0.2
Copper (Cu)	M3	0.8 ppm						K/Mg Ratio: 0.10
Iron (Fe)	M3	344 ppm						Ca/Mg Ratio: 25.68
Manganese (Mn)	M3	2 ppm						
Zinc (Zn)	M3	1.4 ppm						
Sodium (Na)	M3	35 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME	(tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :												Rec Units:

Comments :

SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 3 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34433

Field:

Sample ID: L1 #3

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	7.9						3.6 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	6 ppm						%sat meq
Potassium (K)	M3	10 ppm						K 0.7 0
Calcium (Ca)	M3	668 ppm						Ca 92.8 3.3
Magnesium (Mg)	M3	24 ppm						Mg 5.6 0.2
Sulfur (S)	M3	65 ppm						H 0.0 0.0
Boron (B)	M3	0.3 ppm						Na 1.7 0.1
Copper (Cu)	M3	0.3 ppm						K/Mg Ratio: 0.13
Iron (Fe)	M3	136 ppm						Ca/Mg Ratio: 16.57
Manganese (Mn)	M3	1 ppm						
Zinc (Zn)	M3	0.6 ppm						
Sodium (Na)	M3	14 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME (tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :											Rec Units:

Comments :

SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 4 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34434

Field:

Sample ID: L1 #4

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	8.0						19.8 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	6 ppm						%sat meq
Potassium (K)	M3	23 ppm						K 0.3 0.1
Calcium (Ca)	M3	3831 ppm						Ca 96.7 19.2
Magnesium (Mg)	M3	52 ppm						Mg 2.2 0.4
Sulfur (S)	M3	96 ppm						H 0.0 0.0
Boron (B)	M3	0.6 ppm						Na 0.7 0.1
Copper (Cu)	M3	0.4 ppm						K/Mg Ratio: 0.14
Iron (Fe)	M3	339 ppm						Ca/Mg Ratio: 43.95
Manganese (Mn)	M3	1 ppm						
Zinc (Zn)	M3	1.6 ppm						
Sodium (Na)	M3	33 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME	(tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :												Rec Units:

Comments :



SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 5 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34435

Field:

Sample ID: L4 #1

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	8.5						1.8 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	6 ppm						%sat meq
Potassium (K)	M3	5 ppm						K 0.7 0
Calcium (Ca)	M3	332 ppm						Ca 92.2 1.7
Magnesium (Mg)	M3	11 ppm						Mg 5.1 0.1
Sulfur (S)	M3	14 ppm						H 0.0 0.0
Boron (B)	M3	0.1 ppm						Na 1.7 0
Copper (Cu)	M3	0.1 ppm						K/Mg Ratio: 0.14
Iron (Fe)	M3	20 ppm						Ca/Mg Ratio: 18.08
Manganese (Mn)	M3	1 ppm						
Zinc (Zn)	M3	0.3 ppm						
Sodium (Na)	M3	7 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME (tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :											Rec Units:

Comments :

SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 6 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34436

Field:

Sample ID: L4 #2

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	7.9						0.8 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	4 ppm						%sat meq
Potassium (K)	M3	6 ppm						K 1.9 0
Calcium (Ca)	M3	140 ppm						Ca 87.5 0.7
Magnesium (Mg)	M3	11 ppm						Mg 11.5 0.1
Sulfur (S)	M3	9 ppm						H 0.0 0.0
Boron (B)	M3	0.1 ppm						Na 3.3 0
Copper (Cu)	M3	0.2 ppm						K/Mg Ratio: 0.17
Iron (Fe)	M3	7 ppm						Ca/Mg Ratio: 7.61
Manganese (Mn)	M3	1 ppm						
Zinc (Zn)	M3	0.3 ppm						
Sodium (Na)	M3	6 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME (tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :											Rec Units:

Comments :

SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 7 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34437

Field:

Sample ID: L4 #3

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	8.2						2.1 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	4 ppm						%sat meq
Potassium (K)	M3	8 ppm						K 1.0 0
Calcium (Ca)	M3	383 ppm						Ca 91.2 1.9
Magnesium (Mg)	M3	14 ppm						Mg 5.6 0.1
Sulfur (S)	M3	13 ppm						H 0.0 0.0
Boron (B)	M3	0.1 ppm						Na 2.1 0
Copper (Cu)	M3	0.3 ppm						K/Mg Ratio: 0.18
Iron (Fe)	M3	20 ppm						Ca/Mg Ratio: 16.29
Manganese (Mn)	M3	1 ppm						
Zinc (Zn)	M3	0.4 ppm						
Sodium (Na)	M3	10 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME	(tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :												Rec Units:

Comments :

SOIL ANALYSIS

Client : Lake & Wetland Management- West Coast Deanna Daniels 13721 Jetport Commerca Pkwy #5 Fort Meyers FL 33913	Grower :	Report No: 19-199-0502 Cust No: 00204 Date Printed: 07/18/2019 Date Received : 07/18/2019 PO: Page : 8 of 8
-------------------------------------------------------------------------------------------------------------------------------	----------	----------------------------------------------------------------------------------------------------------------------------

Lab No: 34438

Field:

Sample ID: L4 #4

Test	Method	Results	SOIL TEST RATINGS					Calculated Cation Exchange Capacity
			Very Low	Low	Medium	Optimum	Very High	
Soil pH	1:1	7.6						0.8 meq/100g
Buffer pH								%Saturation
Phosphorus (P)	M3	4 ppm						%sat meq
Potassium (K)	M3	6 ppm						K 1.9 0
Calcium (Ca)	M3	136 ppm						Ca 85.0 0.7
Magnesium (Mg)	M3	10 ppm						Mg 10.4 0.1
Sulfur (S)	M3	11 ppm						H 0.0 0.0
Boron (B)	M3	0.1 ppm						Na 3.8 0
Copper (Cu)	M3	0.2 ppm						K/Mg Ratio: 0.18
Iron (Fe)	M3	10 ppm						Ca/Mg Ratio: 8.17
Manganese (Mn)	M3	1 ppm						
Zinc (Zn)	M3	0.3 ppm						
Sodium (Na)	M3	7 ppm						
Soluble Salts								
Organic Matter								
Nitrate Nitrogen								

SOIL FERTILITY GUIDELINES

Crop :

Rec Units:

(lbs)	LIME	(tons)	N	P ₂ O ₅	K ₂ O	Mg	S	B	Cu	Mn	Zn	Fe
Crop :												Rec Units:

Comments :

From: Doug Dent <Doug.Dent@ecologicalabs.com>

Subject: RE: Info Request - High Sulfur Solution in Lake 1

In support of your efforts to develop a relationship for the use of our microbial technology specific to aquatic ecosystem restoration and maintenance with this major property manager, I have approved this specific 15.5 acre lake project for coverage under our Research and Development (R&D) grant funding program.

Cost reduction

- ELL's Grant Funding Program reduces the cost of our microbial technology by fifty percent (50%) from standard costs of \$14.00 per gallon. R&D funding offers a discounted per gallon rate of; \$7.00 per gallon for the first twelve months, and a discounted rate of \$9.00 per gallon for the life of the treatment period.
- Additional material at no-cost during the initial high rate inoculation period.
- Grant funding requires the gathering of data and use of information for marketing purposes.

Information

1. The Proposed non-chemical microbial Treatment Program would feature MICROBE-LIFT/PBL and MICROBE-LIFT/PBD as the primary microbial restoration technologies.
2. Restoration would consist of a 12 month period, with noted improvements within the first 30 to 90 days, with odor abatement and elimination within 15 to 30 days.
3. Objectives include; organic matter reduction, nutrients reduction, odor abatement, organic bottom solids reduction, and control of green water events.
4. Treatment/application rates are as follows; a) product may be mixed together at time of application, b) may be applied in their neat form by surface spray to the lakes surface.
5. Application rates; on day one apply 15 gallons per acre, wait 3 to five days, and apply 10 gallons per acre, doing this each week for three weeks, then the monthly application of 10 gallons per acre. This aquatic ecosystem restoration start-up program consist of surface treatment each week for four weeks, followed by monthly treatment.

Suggest rate of addition

Day one – 230 gallons combined product – Cost is \$1,610

Week two – 160 gallons combined product – Cost is \$1,120

Week three - 160 gallons combined product – Cost is \$1,120

Week four - 160 gallons combined product – Cost is \$1,120

First month total cost: \$4,970

ELI 110 gallon contribution: \$770

Remaining First Month Cost to CDD: \$4,200

Monthly Cost for Months 2 thru 6: \$1,120

Monthly Cost for Months 7 thru 12: \$840

Total Cost for the Year: \$14,840

- The first 30 day start-up requires an initial application, followed by three weekly treatment then monthly applications.
- R&D Grant funding No Charge Material, ELI will contribute 110 gallon of no charge product (2x55 gallons drums) to further reduce the cost of the initial inoculation of the aquatic ecosystems.

Total initial 30 day product requirements is 710 gallons, less 110 gallons no charge material

- 610 gallons combined material
- 305 gallons MICROBE-LIFT/PBL
- 305 gallons MICROBE-LIFT

Following the initial inoculation apply 160 gallons every thirty days for the first six months

After the first six months reduce the treatment rate to 120 gallons monthly

Sincerely

Douglas A. Dent (Doug)

Senior Vice President

Technical director

Product development

Ecological Laboratories, Inc.

www.microbelift.com

www.growquantum.com

215 208 0815 cell



1•800•SEALCOAT

DG PAVEMENT SOLUTIONS, INC.
17580 ROCKEFELLER CIRCLE
FORT MYERS, FL 33967

TEL: (239)267-1711
FAX: (239)267-2011

Ryan Terry, Owner

www.dngsealcoat.com

ryan@dngsealcoat.com

LICENSED AND INSURED IN LEE, COLLIER AND CHARLOTTE COUNTIES
CHAPTER PARTNER OF COMMUNITY ASSOCIATIONS INSTITUTE (CAI)



ACCREDITED
BUSINESS



LIKE US ON
facebook

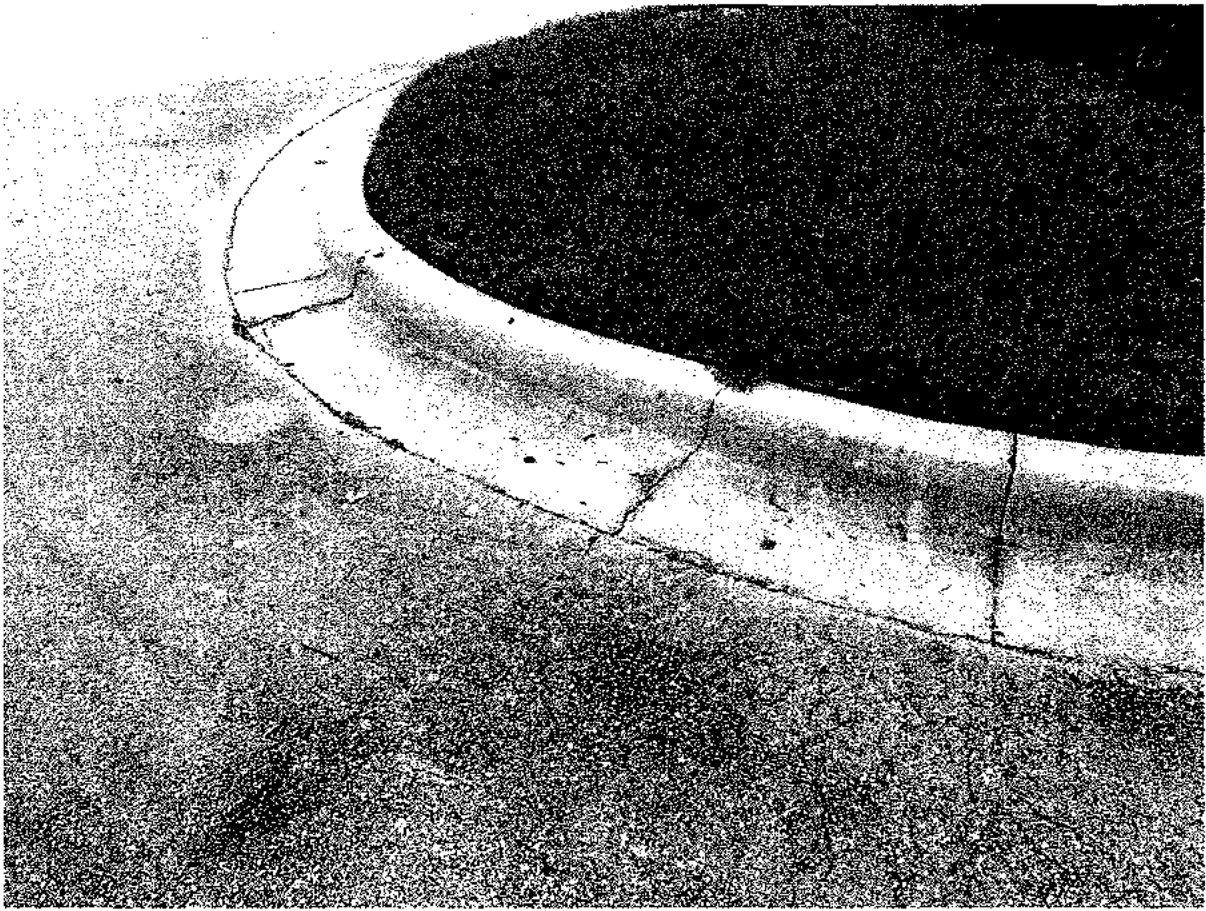
www.facebook.com/dngsealcoat

QUOTATION

NAME / ADDRESS		TELEPHONE	DATE	ESTIMATE NO.
PREMIER DISTRICT MANAGEMENT C/O HABITAT CDD 3820 COLONIAL BLVD. - SUITE 101 FORT MYERS, FL 33066		239-284-6662	8/8/2019	1805-218
LOCATION		FAX	E-MAIL	
GUARDHOUSE AT BELLA TERRA			cpepin@cddmanagement.com	
DESCRIPTION				TOTAL
Remove approx. 25 lin.ft of existing curbing at the a/m location, in front of guardhouse. Remove and cut out approx. 600 SF of asphalt. All excavated materials to be removed from site. Install approx. 75 lin.ft of new curbing in cut out area, to expand landscaping area and narrow turn lane. Replace approx. 10 lin ft. of curb at existing island area across from cut out/new curbing. PRICE INCLUDES VILLAGE OF ESTERO PERMIT **EXISTING DIRT, SUB BASE WILL NOT BE REMOVED FROM SITE- NO LANDSCAPING** Charge Account #: Capital Improvements 564024.0000 Current Balance: ? Remaining Balance: ? Date: 8/08/19				
This proposal sent by Ken Dusseau, Project Mgr., DG Pavement Solutions Inc., 941-441-6919				
PAYMENT TERMS	PAYMENT DUE UPON COMPLETION	TOTAL ESTIMATE		\$8,200.00
IT IS AGREED THAT BY SIGNING BELOW, ALL TERMS ON PAGE TWO (2) ARE ACCEPTED.				
Printed Name-- Signee		Authorized Signature		Primary Contact-- Name
Title		Date		Phone Number

**Officially Ranked as a USA Top Contractor for 5 consecutive years by Pavement Magazine
FIRST PLACE NATIONAL AWARD IN THE SMALL JOB (500,000 sf) CATEGORY**







Habitat CDD
Concern / Complaint / FY 2019 Log
As of 8/01/19

Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
Fiscal Year 2019					
10/6/2018	Mark Novitski	21172 Palese Dr.	Mike Chandler was tearing up bushes and dumping them into the lake behind his home.	Staff inspected the site and confirmed the resident has dumped sod and a couple of bushes into the lake behind his home. Pictures were taken and emailed to Alliant Property and Cal.	Marie was asked to contact to homeowner and the CDD has also followed up with a letter. As of 10/31/18 the dead sod remains in the lake.
10/19/2018	Marie Martel	Clubhouse	Reported that a catch basin grate in front of the community within the overflow parking area had fallen into the catch basin.	Catch basin belongs to the company that owns the overflow parking area however next time while our maintenance technicians are onsite they will reset the grate.	Grate has been placed back into place.
10/29/2018	Adrita Perez	Clubhouse	Reported a dead deer behind the home at 13277 Boccata Lane	Found the deer on 10/30/18 and removed what was left of it deep into the nearby preserve.	None.
11/4/2018	Linda Gibson	N/A	Reported green water in the fountain & soap suds.	Reported the issues to Collier Water Services	Monitor
11/6/2018	Kelsey Zeller	Clubhouse	Resident has questions regarding dead pine trees in the preserve behind their home at 20880 TDL. Would like to see them gone.	Trees behind their home are actually on their property. Homeowners responsibility.	None
11/11/2018	John Eberle	N/A	Would like to see the dead snakes & frogs removed from the roadways	Drove up and down all of the roadways and couldn't find any dead animals.	Monitor the roadways.
11/29/2018	Kelsey Zeller	Clubhouse	Resident reported that a tree has fallen in the preserve behind 21421 Velino Lane.	Inspected the area on 12/04/18 and found no trees falling into residents yard. One tree in preserve fell further into the preserve.	None.
12/14/2018	Rose Santafemia	Clubhouse	Resident reported that the aerator unit behind 13430 Irsina Drive is making a loud noise.	Inspected the cabinet and it is louder than normal. Vertex has been contacted to inspect the unit.	Vertex found the cooling fan had bad bearings and replaced it. System much quieter now.
1/7/2019	Rose Santafemia	Clubhouse	Resident reported that there is a new sinkhole along the roadway next to 13874 Cleto Drive.	We verified the sinkhole and then reported it to Condarus Builders so they can make the repairs.	Monitor until repairs are completed.
1/8/2019	Paul Resnik	13618 Lucera Ct.	Reported some plant material floating in the lake behind his home.	Inspected the area and observed dead hydrilla floating in the lake. Informed homeowner that the lake company has been killing off the submerged weeds. He was understanding.	None
1/9/2019	Louis Tancredi	20317 Ardore Ln.	Requested to have the street light 56703974009 be blackened out on the north and west side.	Request to have the west side of the light blacked out to FPL.	Monitor
1/22/2019	Jenny Licht	N/A	Reported that homeowners living at 21586 Belvedere just moved in and observed someone in the preserve installing cameras facing their home. Cameras were verified by homeowner.	Spoke with the homeowner and they confirmed that no one was in the preserve and that a social media post blew out of portion.	None.
2/12/2019	Marie Martel	Clubhouse	Reported that there was a 3 car accident at the gate and there was glass on the ground. Asked if we could have it picked up.	Our maintenance technician was onsite and we had him check out the area. He only found pieces of plastic on the ground which he removed.	None.
2/12/2019	Michele Cazares	21764 Belvedere Lane	Would like to have the street light blacked out the lamp shades facing their home.	Request has been submitted to FPL.	
2/19/2019	David Martin	Lazzaro Ct.	Would like to see the area in front of the County lift station on Cecina Way be repaired. All the sod is torn up from their vehicles.	Informed David that we are working with the County on getting the issue resolved. County is paving the area.	
2/25/2019	Adrita Perez	Clubhouse	Homeowner at 21579 Bella Terra Blvd. asked for us to remove a large toad from the lake.	Informed Adrita that we don't remove wildlife from the lakes unless it's a nuisance alligator.	None.

2/26/2019	Dan Icart	20322 Torre Del Lago	Reported that aerator unit sounds like a constant mower running. Would like to have the unit moved.	Inspected the site with Chairman Novitski and we both agreed that the homeowners pool fountain is louder than the aerator compressor. The compressor unit is very quiet and is already on a timer.	None.
3/7/2019	Rose Santafermia	Clubhouse	Homeowner at 21013 Bella Terra Blvd asked if we can blacked out 2 sides of the street light in front of her home.	Request was submitted to FPL to blacken out 2 sides of Pole # 567023431.	Side has been blackened out.
3/15/2019	Lova Gomez	21230 Velino Lane	Asked if the floating air lines in the lake behind her home could be removed.	Put in a work order to have the lines removed by Vertex. Proposal received to replace old lines with self sinking lines.	Lines have been replaced with self sinking ones.
3/27/2019	Sharon Decostole	21863 Bella Terra Blvd.	Requested that the street light in front of her home be turned off at night due to brightness.	Informed the homeowner we can't turn off the light however we can look at having one of the sides blackened out.	Side has been blackened out.
3/28/2019	Norman Reno	21826 Bella Terra Blvd.	Homeowner asked if the water control structure in the dry-retention area can be painted green.	We will put in a work order to have the structure painted.	
3/29/2019	Rob Warner	N/A	Reported that the storm water drain behind 21369-21375 Bella Terra Blvd. is clogged and asked for it to be cleaned out.	MRI inspected the drain and found erosion fabric stuck in the pipe which was clogging the basin. The fabric and debris was removed.	None
3/29/2019	Rob Warner	N/A	Reported trash in the preserve behind 21369-21375 Bella Terra Blvd.	Trash has been removed by our maintenance technician.	None
3/29/2019	Adnita Perez	Clubhouse	Homeowner reported branches have fallen out of the preserve behind 20450 Ardore Lane and asked that they be picked up.	We're having our maintenance technician pick them up.	None
4/22/2019	Mark Novitski	N/A	Reported that the aerator in Lake 7 stopped working.	Inspected the system on 4/24/19 and found that the compressor was on and 2 boils were observed in the lake. The 3rd far south boil couldn't been seen. Vertex found a leak in the line that will need to be repaired via boat.	Vertex repaired the clogged line and air station.
4/29/2019	Daniel Icart	20322 Torre Del Lago	Reported that the aerator compressor next to his home is too loud.	Compressor unit has been looked at several times and is extremely quiet. No further action is felt is needed however Vertex will be onsite on 5/1 and we asked them to see if any tweaks to the unit can be made.	None
5/3/2019	Kelsey Phillips	Clubhouse	Resident reported to her that the 20mph sign on TDL was knocked down.	Sign was found damaged and was sent to Lykins for repairs.	Sign has been replaced.
5/6/2019	Linda Gibson	N/A	Reported that the east clock on the tower was displaying the incorrect time.	Verdin Co. will be addressing the issue during their first visit in July.	Motor has been replaced.
5/14/2019	Carla Lamanlia	21457 Bella Terra Blvd.	Reported major flooding during last rain storm event. Asked if storm drains could be checked.	Checked the basins on 5/15/19 and found no debris however we found the inlet to WCS was dogged. Debris was removed and water instantly started flowing again.	Monitor area during rainy season.
5/14/2019	Scott Stryker	Larino Loop	Reported major flooding during last rain storm event. Asked if storm drains could be checked.	Checked the basins on 5/15/19 and found no debris.	Monitor area during rainy season.
5/17/2019	Bill Huskins	Velino Lan	Reported that his son's car engine was completely damaged during the heavy rainfall event on 5/08/19 and had to replace the engine. Wants the CDD to cover the expense due to the roads being flooded.	Informed Bill that he would have to attend a CDD Board meeting and discuss his concern with the Board. Provided the next meeting date to him.	None
5/26/2019	David Martin	13315 Lazzaro Court	Asked us to look at several dead trees within the preserve and have them cut down before storm season.	Dead pines are far enough away from the home and wont cause any damage if they fall in that direction.	None
5/28/2019	T. Triplett	13746 Collina Court	Asked if they large dead pine tree behind their home on the preserve edge could be cut down.	Inspected the area and agree that the tree needs to be cut down. We'll have Estate complete this task.	Monitor Project.
6/2/2019	Dan Mucci	N/A	Reported that the asphalt around a manhole cover on TDL is starting to sink.	Inspected and verified the concern. Lee County televised the drain pipe and found no issues and mentioned it's a CDD issue to repair.	Obtaining quotes to have the depressions repaired.
6/3/2019	Mark Novitski	N/A	Reported that there were 3 areas in SFH with low pressure.	Issue was reported to IS and they were to get with Estate on the matter.	Issue been resolved.

6/24/2019	Robert Geiger	N/A	Reported that the aerator unit for Lakes 6 & 7 is currently down.	Checked the circuit breaker on 6/28 and found that it had tripped. Reset the breaker and both units came back online.	None
7/8/2019	Linda Gibson	N/A	Resident informed her that the solar light pole is rusting out from the inside.	Inspected the pole and found that a small area of paint was chipped off the pole causing the rust to form.	Remove rust and paint the pole.
7/8/2019	Charlie Hemelgam	N/A	Reported that some of the newly planted cypress have fallen over.	Reported issue to Lake & Wetlands and they replanted the trees.	Monitor.
7/8/2019	Rose Santafemia	Clubhouse	Resident reported flooding near 20493 Ardore Ln after a heavy rainfall event.	Water went down after a couple of hours.	Inspected the drains on 7/10 and found no debris within the drains.
7/21/2019	Sebastian Klisiewicz	Palese Drive	Resident reported flooding near 21175 Palese Dr over the weekend.	Homeowner reported that all the water was gone from the roadway within 1 to 2 hours.	Inspected and found debris in the basin. Monitor.
7/22/2019	James Schnars	20421 TDL	Reported that a large tree fell out of the preserve and into his yard during this past weekend's storm.	Maintenance technician moved the large tree branch into the preserve and out of sight on 7/22/19.	None

HABITAT CDD									
FY 2019 Project Tracking									
HABITAT PROJECTS: UPDATED 8/01/19	DATE Approved	APPROVED COST	PAID TO DATE	VENDOR	APPROVED BY	ACCT TO BE CHARGED	FINAL PAID DATE	INVOICES	PROJECT STATUS
Concrete Pressure Washing for October 2018	4/17/2018	\$20,000.00	\$20,000.00	Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003	10/12/2018	2842	Completed
Mosquito Fish Stocking	7/17/2018	\$10,156.00	\$10,156.00	Solitude	Board	R&M Lake 546042.0000	2/26/2019	PI-A00223261	Completed
Aerator - New compressors for Lakes 3N & 14N	9/7/2018	\$3,948.47	\$3,948.47	Vertex	PDM / CFS	R&M Aeration - 546003.0000	12/11/2018	11414	Completed
Cleaning of the Storm Water Management system of 25% or greater via the RDV Inspection.	9/11/2018	\$24,100.00	\$24,100.00	MRI	Board	R&M Drainage 546019.0000	12/11/2018	1026	Completed
BT Blvd. Olive Tree Removal - Hit by lightning	9/14/2018	\$300.00	\$300.00	Estate	Mark	R&M Grounds 546074.0000	10/8/2018	8524	Completed
Drainage Rock around Clock Tower Pools	10/5/2018	\$3,250.86	\$3,250.86	Estate	CFS	R&M-Fountain 546032.0000	11/2/2018	9037	Completed
Cul-de-sac 12' or taller palm pruning	10/5/2018	\$740.00	\$740.00	Estate	CFS	R&M Grounds 546074.0000	11/12/2018	9336	Completed
Cul-de-sac Plant Replacement for Single Family	10/8/2018	\$18,511.15	\$18,511.15	Estate	Board	R&M Grounds 546074.0000	11/20/2018	9439A	Completed
Cul-de-sac Plant Replacement for Villas	10/8/2018	\$1,488.85	\$1,488.85	Estate	Board	R&M Grounds 546074.0000	10/26/2018	8954	Completed
Old Irrigation Node Replacement	10/17/2018	\$818.26	\$818.26	Estate	Board	R&M Grounds 546074.0000	11/2/2018	9038	Completed
Pump Station #2 Repairs - Lightning Strike	10/17/2018	\$6,393.00	\$6,393.00	Irrigation Specialists	Board	R&M - Irrigation Equipment 546052.0000	10/26/2018	8880	Completed
Replacement of Black Olive tree along BT Blvd. where the existing tree was struck by lightning.	10/23/2018	\$319.77	\$319.77	Estate	CFS	R&M Grounds 546074.0000	1/2/2019	10027	Completed
Aerator - Lake 15 Aerator Timer Replacement	11/12/2018	\$168.50	\$168.50	Vertex	CFS	R&M Aeration - 546003.0000	1/3/2019	L1830	Completed
TDL & Cleto Roadway Repairs	11/5/2018	\$2,370.00	\$2,370.00	D&G Seal Coating	CFS	R&M Roads 546139.0000	12/3/2018	18106	Completed
Water for Concrete pressure cleaning project	4/17/2018	\$902.88	\$902.88	Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003	11/15/2018	2856	Completed
Battery timer replacement on Bosco and Lazzaro.	12/1/2018	\$369.60	\$369.60	Estate	CFS	R&M - Irrigation Equipment 546052.0000	1/2/2019	10028	Completed
Gutter repair at 21247 BT Blvd. & Sidewalk Ramp removal at Clubhouse	12/4/2018	\$5,100.00	\$5,100.00	Tincher Concrete	Board / Mark	R&M Drainage 546019.0000 & R&M Sidewalks 546084.1003	1/28/2019	21454C	Completed
Preserve Marker Installation / WCS Staking	12/18/2018	\$10,320.00	\$10,320.00	CPH	Board	R&M-Preserves 546123.0000			Completed
Trafficop Installation on BT Blvd.	1/15/2019	\$4,500.00	\$4,500.00	D&G Seal Coating	Board	R&M Roads 546139.0000	4/19/2019	18254	Completed
Clock Tower Stone Painting	1/15/2019	\$2,000.00	\$2,000.00	Gomez Painting	Board	R&M-Clock Tower 546142.0000	4/19/2019	2199	Completed
Sink Hole Repairs on Cleto Drive.	1/16/2019	\$3,350.00	\$3,350.00	Condaris Builders	CFS	R&M Roads 546139.0000	2/18/2019	1569	Completed
Preserve Encroachment Cutbacks	2/19/2019	\$12,419.28	\$12,419.28	Estate	Board	R&M-Preserves 546123.0000	4/1/2019	11558	Completed
Aerator - Lake 4 South - Compressor Replacement	3/11/2019	\$1,315.45	\$1,315.45	Vertex	CFS	R&M Aeration - 546003.0000	3/20/2019	13882	Completed
PS-4: 25 HP Pump Motor Replacement & New Suction Lines	3/19/2019	\$13,993.00	\$13,993.00	Irrigation Specialists	Board	R&M - Irrigation Equipment 546052.0000	3/22/2019	9326	Completed
WCS 822 BND C Repair	3/19/2019	\$4,995.00	\$4,995.00	Condaris Builders	Board	R&M - Drainage 546019.0000	3/29/2019	1596	Completed
Fountain Filter Replacement & Detailed Cleaning	3/19/2019	\$6,350.00	\$6,350.00	Water Works Pools	Board	R&M - Fountain 546032.0000	5/3/2019	36751	Completed
Trucked in 20,000 gallons of water for fountain	3/19/2019	\$1,125.00	\$1,125.00	Water Works Pools	CFS	R&M - Fountain 546032.0000	5/6/2019	36850	Completed
Replaced 2 Submerged LED Light Fixtures for Clock Tower	3/19/2019	\$1,485.00	\$1,485.00	Water Works Pools	CFS	R&M - Fountain 546032.0000	5/6/2019	36849	Completed
Aerator - New air lines and air stations for Lake 14	4/16/2019	\$5,358.60	\$3,616.05	Vertex	Board	R&M Aeration - 546003.0000	5/3/2019	14664	Completed
Aerator - Timer for Lake 17 compressor unit.	4/16/2019	\$88.50	\$88.50	Vertex	Board	R&M Aeration - 546003.0000	5/3/2019	14662	Completed
Inspected and cleaned storm drain behind 21369 - 21375 Bella Terra Blvd.	4/9/2019	\$400.00	\$400.00	MRI	CFS	R&M - Drainage 546019.0000	4/19/2019	1132	Completed
Clock Tower - LED Light upgrade 8 Lights	5/3/2019	\$3,110.00	\$3,110.00	West Coast Electrical	Board	R&M-Clock Tower 546142.0000	6/18/2019	37836 & 37993	Completed
Aerator - Lake 4 South - Electrical Repairs	5/7/2019	\$1,486.82	\$1,486.82	West Coast Electrical	CFS	R&M Aeration - 546003.0000	6/27/2019	38023	Completed
Cobblestone Crosswalk LED Lights	5/21/2019	\$7,850.00	\$3,925.00	West Coast Electrical	Board	Capital Improvements - 564024.0000	6/4/2019	37937	In Progress
Cypress Tree Installation along Lakes	5/21/2019	\$1,410.00	\$1,410.00	Lake & Wetlands	Board	R&M-Aquascaping - 546006.0000	7/16/2019	6855	Completed
Lake - Soil Sampling in Lakes 1 & 4.	5/21/2019	\$1,600.00	\$1,600.00	Lake & Wetlands	Board	R&M Lake 546042.0000	7/24/2019	6863	Completed
WCS Lake 17 Pipe Cleaning	6/3/2019	\$1,200.00	\$1,200.00	MRI	Mark	R&M - Drainage 546019.0000	6/11/2019	1182	Completed
Submerged LED Light Replacement at fountain	6/6/2019	\$742.50	\$742.50	Water Works Pools	CFS	R&M - Fountain 546032.0000	6/11/2019	37005	Completed
Dead Pine Tree Cutting & Removal behind 13746 Collina Court	6/6/2019	\$150.00	\$150.00	Estate	CFS	R&M-Preserves 546123.0000	6/24/2019	13118	Completed
Topographic Survey - Drainage Swale off of TDL	6/10/2019	\$1,865.00		CPH	Board	Profserv-Engineering 531013.0000			In Progress
Permit Fee for Trafficop Installation	5/21/2019	\$800.00	\$800.00	D&G Seal Coating	Board	R&M Roads 546139.0000	6/14/2019	18287	Completed
Fountain - VFD Pump Upgrades	6/18/2019	\$29,000.00		Water Works Pools	Board	Capital Improvements - 564024.0000			Proposal Returned

Fountain - UV Light Upgrade	6/18/2019	\$4,050.00		Water Works Pools	Board	Capital Improvements - 564024.0000			Completed
New LED Street Light at BT Blvd & Ardore South	6/18/2019	\$6,895.00	\$3,447.50	West Coast Electrical	Board	Capital Improvements - 554024.0000	6/21/2019	98041	50% Deposit Sent
Preserves - Line Staking with Green Markers	6/18/2019	\$18,475.50		CPH	Board	Capital Improvements - 564024.0000			Completed
PS4 Heat sensors replacement	6/18/2019	\$1,393.00	\$1,393.00	Irrigation Specialists	Board	R&M-Irrigation Equipment 546052.0000	7/16/2019	9923	Completed
TDL 20mph sign post repair.	6/18/2019	\$620.00	\$620.00	Lykins	CFS	R&M-Signage - 546085.0000	7/18/2019	100926	Completed
Repair roadway depressions at 21070 & 21082 Bosco Ct & 21087 TDL	7/9/2019	\$1,575.00		D&G Seal Coating	CFS	R&M Roads 546139.0000			Proposal Returned

HABITAT CDD								
FY 2019 Completed Maintenance Tasks - Updated 8/01/19								
MAINTENANCE TASK:	DATE ASSIGNED	TOTAL COST	WORK ORDER #	ACTUAL HOURS	APPROVED BY	ACCT TO BE CHARGED	DATE COMPLETED	PROJECT STATUS
Paint the rusted aerator cabinets	3/8/2018	\$555.64	1170	15	CP	R&M Aeration - 546003.0000	12/6/2018	Completed
Remove the dead tree branches on lake 3 behind Lesina Court & Clean up the overgrown vegetation around the retention pond behind 13217 Boccala Ct.	4/6/2018	\$314.30	1184	8	CP	R&M Lake - 546042.0000	3/13/2019	Completed
Cut down the 2 undermined trees at WCS 822 BND C & cut down leaning pine tree at Lake 24 pump station.	5/4/2018	\$276.00	1193	8	CP	R&M Preserves - 546123.000	10/4/2018	Completed
Semi Annual Vegetation Maintenance to WCS's	12/7/2018	\$2,150.00	1209	50	Board	R&M Drainage - 546019.0000	2/6/2019	Completed
Inspect Lakes 4 & 14 and add additional dirt to the old catch basin holes where needed.	6/10/2018	\$294.54	1210	8	Board	R&M Lake - 546042.0000	1/9/2019	Completed
Trimmed back any oak tree branches that were leaning into Lakes 4, 6 & 7. Cut down and removed dead pine tree along Bella Terra Blvd. / Lake 4.	7/15/2018	\$286.18	1220	8	Board	R&M - Lake 546042.0000	12/11/2018	Completed
Remove the banana trees from Lake 4 behind 13750 Plati Court. Fix the leaning tree on Lake 4 behind 20599 Ardore Lane.	7/15/2018	\$323.31	1222	9	CP	R&M - Lake 546042-0000	1/16/2019	Completed
October 2018 - Weed treatments along the roadway gutters and sidewalks. Replaced the non-fuctioning roadway markers that the cobblestone sidewalk.	8/2/2018	\$711.50	1230	21.5	Board	R&M - Roads 546139.0000	10/16/2018	Completed
Remove the old conservation signs and new wooden survey stakes behind the homes along Messino Court. Remove the logs and rip rap off of the outfall basin behind 13512 Troia Drive. Remove the rip rap from the WCS outflow pipe on Lake 5.	8/7/2018	\$276.00	1232	8	CP	R&M Preserves - 546123.0000 R&M - Drainage 546019.0000	1/14/2019	Completed
Conduct a trash clean-up around all of the lakes.	9/11/2018	\$450.40	1238	12.5	CP	R&M - Lake 546042-0000	10/10/2018	Completed
Remove the dead vegetation from the banks of Lakes 24, 25 & 27. Install fakahatchee grass in front of aerator cabinet at 20322 TDL. Remove brazilian pepper from Lakes 10 & 12.	9/11/2018	\$853.30	1239	26	CP	R&M - Lake 546042-0000	1/16/2019	Completed
Grind down the uplifted sidewalk panels next to the BT Blvd. / BT Blvd. intersection. Areas have been marked with orange paint. Remove the cobwebs building up on the 4 solar light heads along Bella Terra Blvd.	9/11/2018	\$160.00	1240	4	CP	R&M - Sidewalks 546084-1003	10/11/2018	Completed
Inspect all roadway catch basins for floating trash / debris and remove anything that is found.	9/11/2018	\$277.20	1241	8	CP	R&M - Drainage 546019-0000	1/17/2019	Completed

Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder.	9/17/2018	\$351.79	1242	8.5	CP	R&M - Clock Tower 546142.0000	2/12/2019	Completed
Replace all missing or damaged roadway fire hydrant reflectors. Fill in the small pot hole on Plati Court	10/4/2018	\$220.00	1246	4	Board	R&M - Roads 546139.0000	1/30/2019	Completed
December 2018 - Weed treatments along the roadway gutters and sidewalks.	10/18/2018	\$552.00	1252	16	Board	R&M - Roads 546139.0000	12/5/2018	Completed
Straighten the leaning round-a-bout sign on Velino Lane.	11/2/2018	\$58.00	1258	2	Board	R&M-Signage 546085.0000	12/6/2018	Completed
February 2019 - Weed treatments along the roadway gutters and sidewalks.	12/7/2018	\$726.57	1261	20	Board	R&M - Roads 546139.0000	2/26/2019	Completed
Conduct a trash clean-up around all of the lakes and along the preserve edges.	12/10/2018	\$553.80	1264	16	Board	R&M - Lake 546042.0000 & R&M - Preserves 546123.0000	3/5/2019	Completed
Add more river rock around the sign poles along all roadways.	12/10/2018	\$788.87	1266	16	Board	R&M-Signage 546085.0000	3/18/2019	Completed
Replace faded stop signs at Loreo Ct., Irsina Dr., Lazzaro Ct., Serre Dr. Clean roadway signs.	12/10/2018	\$605.85	1267	8	CFS	R&M-Signage 546085.0000	2/21/2019	Completed
Paint the faded street light poles a semi-gloss black. Test locations include Sere Drive, Lucera Ct., Martone Ct., Larino Loop & Lesina Ct.	12/20/2018	\$353.28	1273	8	Board	Contracts-Other Services 534033.0000	2/7/2019	Completed
Pleco catfish inspection / removal.	12/20/2018	\$58.00	1274	2	Board	R&M - Lake 546042-0000	6/18/2019	Completed
Remove and replace all solar roadway markers that are no longer functioning. Over 2 dozen markers were replaced. Multiple markers were also moved to allow for vehicles to pass over without running them over.	1/2/2019	\$552.00	1275	16	Board	Contracts-Other Services 534033.0000	1/29/2019	Completed
Remove the dead trees along the east end of Lake 17. Remove the coconuts along the west end of Lake 17. Fill in the washout / hole in front of the rip rap on Lake 1 behind 13638 Lucera Ct. Cut the tall grass around the retention pond behind the home at 13217 Boccata Lane.	1/4/2019	\$207.15	1276	5	Board	R&M - Lake 546042-0000	7/17/2019	Completed
Inspect and cut back all vegetation encroaching out of the preserves and into common grounds or residential yards. 75% Completed	1/4/2019	\$552.00	1277	16	Board	R&M - Preserves 546123.0000	5/14/2019	Completed
Remove all the trash in and around Pump Station PS-6. Basketballs, coolers, AC Parts, soda cans and water bottles are a few things present. Remove the cobwebs and bugs from the 4 solar lights. Replace the broken cover plate for the electrical junction box for the aerator compressor unit behind 20000 Serre Drive / Lake 1. Fill in the small pothole on Plati Ct. with asphalt mix. Replace the missing fire hydrant marker on Plati Ct. & Ardore Ln.	1/4/2019	\$121.50	1278	3.5	Board	Contracts-Other Services 534033.0000	4/1/2019	Completed

Remove the old conservation signs and any new wooden survey stakes behind the homes along Belvedere Ln & BT Blvd. Most recent areas that CPH placed green survey markers.	1/29/2019	\$276.00	1283	8	CFS	R&M - Preserves 546123.0000	5/8/2019	Completed
Move the dead debris out of sight along the preserve edge along BT Blvd. between Barletta Ln and Cleto Drive.	2/6/2019		1284		CFS	R&M - Preserves 546123.0000		Pending
Apply asphalt mix to any small holes along Ardore Lane. Replace the worn out clasps for the front entrance flag pole.	2/6/2019	\$115.00	1285	3	CFS	Contracts-Other Services 534033.0000	7/17/2019	Completed
Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder.	2/13/2019		1286		CFS	R&M - Clock Tower 546142.0000		Pending
Paint all remaining faded street light poles a semi-gloss black along the Habitat CDD roadways.	2/23/2019	\$1,906.91	1291, 1309, 1332	48	Board	Contracts-Other Services 534033.0000		WO 1291, 1309, 1332, In Progress
Install 250 aluminum storm drain markers at each roadway catch basin along all of the CDD roadways within the community. Markers will be painted red with a fish symbol in the middle and will say: Drains to Lake.	2/23/2019	\$2,148.49	1292	Flat Rate	Board	R&M-Drainage 546019.0000	4/24/2019	Completed
April 2019 - Spray weeds growing within the cracks and joints along the roadways, gutters, curbs and sidewalks. Spray around roadway sign posts (river rock area) along all roadways.	3/1/2019	\$639.00	1293	19	Board	R&M-Roads 546139.0000	4/17/2019	Completed
Clean out the dead debris from the cobblestone crosswalk drain. Move the 20 MPH sign on Barletta Ln. to the new location and fill in the existing hole and place sod on top. Reposition the manhole covers on Bella Terra Blvd. just past Belvedere Ln. so that the painted roadway lines are lined up with the ones on the asphalt.	3/6/2019	\$174.50	1299	4.5	CFS	Contracts-Other Services 534033.0000	4/1/2019	Completed
Slash Pine sappling planting	3/19/2019	\$1,320.00	1304	32	Board	R&M - Preserves 546123.0000	6/20/2019	Completed
Utility boxes cleaning along roadways	3/19/2019	\$339.86	1305	8	Board	Contracts-Other Services 534033.0000	5/15/2019	Completed
Dust around the clock tower and pick up any trash. Cobwebs are building up along the molding. Reposition the agave plants in front of the guardhouse. Installed tree stakes for the leaning cypress trees along Lakes 1, 3, 6 & 7. Pick up the broken tile that was dumped in the preserve next to WCS 822. Pick up the miscellaneous trash as WCS 873.	4/9/2019	\$297.60	1308	8	CFS	Contracts-Other Services 534033.0000	7/29/2019	Completed
June 2019 - Spray weeds growing within the cracks and joints along the roadways, gutters, curbs and sidewalks. Spray around roadway sign posts (river rock area) along all roadways.	4/17/2019	\$639.00	1311	19	CFS	R&M-Roads 546139.0000	6/13/2019	Completed

Paint the WCS 816 BDN A (behind 21826 BT Blvd. a natural color. WCS was previous painted before we had it repaired by Copeland last year.	4/19/2019	\$290.46	1312	5	CFS	R&M-Drainage 546019.0000	6/10/2019	Completed
Semi Annual Vegetation Maintenance to WCS's	5/1/2019	\$2,150.00	1318	50	CFS	R&M-Drainage 546019.0000	6/10/2019	Completed
Conduct a trash clean-up around all of the lakes.	5/8/2019	\$363.00	1319	11	CFS	R&M - Lake 546042-0000	6/11/2019	Completed
Remove the dead tree on Lake 10. Remove the large willow tree on Lake 12. Stand up the leaning tree on Lake 23. Remove Brazillian Pepper from Lake 27.	5/8/2019		1320		Board	R&M - Lake 546042-0000		Pending
Inspect and cut back all vegetation encroaching out of the preserves and into common grounds or residential yards. Remaining 25%.	5/15/2019		1321		CFS	R&M - Preserves 546123.0000		Pending
Utility boxes cleaning along roadways - phase 2.	5/15/2019		1322		Board	Contracts-Other Services 534033.0000		Pending
August 2019 - Spray weeds growing within the cracks and joints along the roadways, gutters, curbs and sidewalks. Spray around roadway sign posts (river rock area) along all roadways.	6/14/2019		1329			R&M-Roads 546139.0000		Pending - August
Pleco catfish inspection / removal.	6/21/2019		1331			R&M - Lake 546042-0000		Pending
Pressure wash all of the concrete utility boxes / structures along Bella Terra Blvd.	6/29/2019		1334			Contracts-Other Services 534033.0000		Pending
Replace non-functioning solar LED roadway markers with new ones along Bella Terra Blvd. Install braces for new cypress trees along lakes. Filled in sink hole next to roadway catch basin on Lesina Court. Packed hole with dirt and placed a new piece of sod on top. Installed new fire hydrant roadway reflector on Bella Terra Blvd next to the clubhouse entrance.	6/29/2019	\$289.37	1335	8	Board	Contracts-Other Services 534033.0000	7/31/2019	Completed
Paint the faded ADA sidewalk mats to brick red.	6/29/2019		1337			R&M-Sidewalks 546084.0000		Cancelled
Semi-Annual: Inspect all roadway catch basins for floating trash / debris and remove anything this is found. Filled 1.5 55 gallon trash bags of trash, removed 1 large palm frond and 1 circular trash can lid.	6/29/2019	\$277.20	1338	8	Board	R&M-Drainage 546019.0000	7/30/2019	Completed
Replace non-functioning solar LED roadway markers with new ones along Bella Terra Blvd.	6/29/2019		1345			Contracts-Other Services 534033.0000		Pending



Habitat CDD

Concrete Repair Log

Latest Inspection Date: 7/31/19

Prepared for:
Premier District Management

Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Lesina Court - No Issues					Lucera Court - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1					1			
2					2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Serre Drive					Martone Court - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1	13655	1			1			
2	20025	1			2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Terni Court - No Issues					Messino Street			
	Address	Gutter	Curb			Address	Gutter	Curb
1					1	13620	1	
2					2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Troia Drive					Collina Court - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1	13500 / Entrance	1			1			
2					2			
3					3			
4					4			
5					5			

Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Cleto Drive					Torre Del Lago Street			
	Address	Gutter	Curb			Address	Gutter	Curb
1	13682	1			1	20342	2	
2					2	20498	1	
3					3			
4					4			
5					5			
6					6			
7					7			
8					8			
9					9			
10					10			
Habitat CDD								
Roadway Concrete Inspection								
Ardore Lane - No Issues								
	Address	Gutter	Curb					
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								

Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Belvedere Lane					Farnese Drive			
	Address	Gutter	Curb			Address	Gutter	Curb
1	21740	1			1	13801 - A	1	
2					2	13850	1	
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Velino Lane					Sorano Court - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1	21291	1			1			
2					2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Cardeto Court - No Issues					Boccala Court - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1					1			
2					2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Cecina Street - No Issues					Lazzaro Court - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1					1			
2					2			
3					3			
4					4			
5					5			

Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Canola Court - No Issues					Palese Drive			
	Address	Gutter	Curb			Address	Gutter	Curb
1					1	21101	1	1
2					2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Fano Court - No Issues					Barletta Lane - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1					1			
2					2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Loreo Court - No Issues					Plati Court - No Issues			
	Address	Gutter	Curb			Address	Gutter	Curb
1					1			
2					2			
3					3			
4					4			
5					5			
Habitat CDD					Habitat CDD			
Roadway Concrete Inspection					Roadway Concrete Inspection			
Cosenza Court					Irsina Drive			
	Address	Gutter	Curb			Address	Gutter	Curb
1	21084 - A		1		1	BT Entrance	1	1
2					2			
3					3			
4					4			
5					5			



COMMUNITY FIELD SERVICES

HABITAT CDD

FIELD MANAGEMENT REPORT FOR AUGUST 2019

Prepared for:

PREMIER DISTRICT MANAGEMENT | 3820 COLONIAL BLVD., SUITE 101 FORT MYERS, FL 33966

Habitat CDD

Community Field Services – Field Management Report Site Inspection on 8/01/2019

1. Lake Management:

- a. **Lake Maintenance:** The lakes were mostly in good shape again this month. The shoreline weed torpedo grass needs a little extra attention, algae is minimally present and the water levels are average for this time of year. Additional lake management details are below.
- b. **Dissolved Oxygen (DO) Tests:** The next tests are scheduled for January 2020.
- c. **Littoral Plants:** Shorelines are looking good with plenty of littorals. Arrowhead is blooming throughout the community.



- d. **Shoreline Weeds:** Weed issues this month included:
 - i. Torpedo grass present in Lakes: 2, 4-8, 10-15 & 22-27. Low presence. Lakes: 1 & 3. Medium presence.
 - ii. Alligator Weed in Lakes: 2 & 11. Low presence.
 - iii. Climbing Hemp Vine present in Lakes: 1, 3, 4, 6 & 9. Low to medium presence.

Climbing Hemp Vine

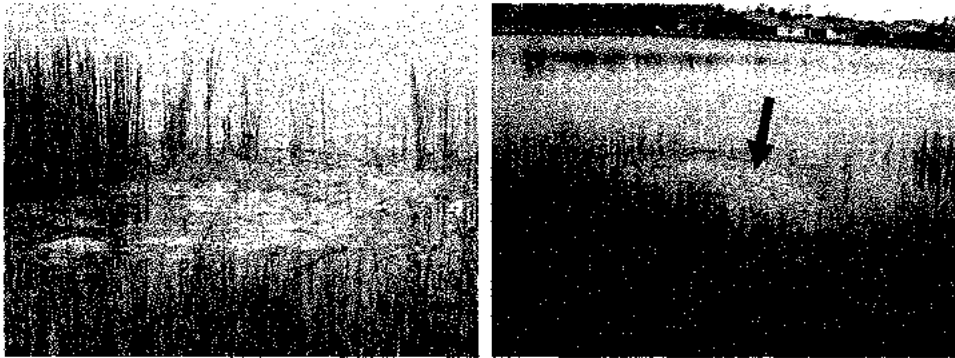


e. Submerged Weeds:

- i. Naiad has been heavily treated on Lake 1 and the decaying matter is floating on the lakes surface. As the material breaks down it will sink to the bottom of the lake.
- ii. Chara in Lakes: 16. Medium presence.

f. Algae: Algae concerns observed this month included:

- i. Planktonic algae: No concerns present.
- ii. Filamentous algae: Lakes 1, 4, 8, 12, 14, 16, 17 & 22 thru 27. Low density & treated.



g. Fish: No concerns observed this month.

h. Trash: Low amount of trash was observed this month. The next semi-annual trash clean up around the lakes and preserve edges will be completed in early September.

i. Lake Aeration: The following issues / updates were noted during this inspection.

- i. Lake 1 NE: The GFI outlet was tripped and was reset during this site visit. The system came back online.
- ii. Lake 4 South: The GFI outlet continues to trip out and more than likely needs to be replaced. We'll report this to Solitude (formerly Vertex).
- iii. Lake 15: 1 of the 4 air stations is no longer working. We'll inform Solitude of this.
- iv. Lake 17: 1 of the 3 air stations is no longer working. We'll inform Solitude of this.
- v. Lake 27 South: Floating air line present. We'll inform Solitude of this.
- vi. During the latest semi-annual maintenance of the aerator systems Solitude found 3 old style compressor units that have recently died and need to be replaced. Locations for these units are on Lakes 1 NW, 25 N & 25 S. There is also a compressor unit on Lake 10 that is very loud and needs to be replaced as well. A proposal has been received from Solitude that will be presented at the Board

meeting which is to replace these old compressors & cabinets with new ones. The cabinets will have sound kits to reduce the noise.



j. Shoreline Landscaping:

- i. About 60% of the recently installed cypress trees still don't have new leaves on them so we've contacted Lake & Wetlands to come out and look at them. Once we receive their opinion on if the trees are dead or not, we'll then start putting in tree stakes for those that are leaning over.



- ii. An oak tree on the lake bank behind 20591 Ardore Lane (Lake 4) is leaning over. We'll see if Estate can brace it back up.
- iii. Several dead tree branches have fallen over along the bank of Lake 27. We'll have them removed.



- k. **Lake Bank Erosion:** No new concerns observed this month however if the Board is considering having any lake banks repaired that we mentioned in the May 2019 report the contractors that we work with have a 3 month to a year waiting list. Just an FYI.

2. Preserves:

- a. The next maintenance event is anticipated for September 2019.
- b. The 1,000 slash pine saplings that we planted on June 20th appear to be doing well.



- c. One of the existing markers behind Cleto Drive lost its sticker so it was replaced.



- d. We came across a couple of dead trees & treetops that have fallen out of the preserve. We'll have the dead tree material removed.

Behind 13506 Fano Court



Corner of BT Blvd & Belvedere Ln



- e. **Preserve Markers:** CPH has completed the marker installation along the last preserve areas. Now that they are completed, we'll obtain an estimate from Estate to have these areas cut back. There are currently 28 markers being stored in the storage shed.
- f. **Bat Boxes:** No concerns observed this month.

- g. The homeowner at 21168 Bella Terra Blvd. recently trimmed their shrubs around their home and threw the cut vegetation into the preserve. A violation letter will be sent to the homeowner.



3. Roadways:

- a. **Asphalt:** We're still waiting for D&G to complete the asphalt repairs in front of 21070 Bosco Ct and 21087 Torre Del Lago. We reached out to the project manager this week and found out that he's out of state for a family funeral. We'll have an update on this prior to the next Board meeting.
- b. **Potholes:** No new concerns observed this month.
- c. **Curbing / Storm Water Gutters / Speed Humps:**
- i. The annual concrete inspection has been completed and we're now in the process of obtaining repair estimates. All areas that have been logged have also been identified in the field with orange paint.

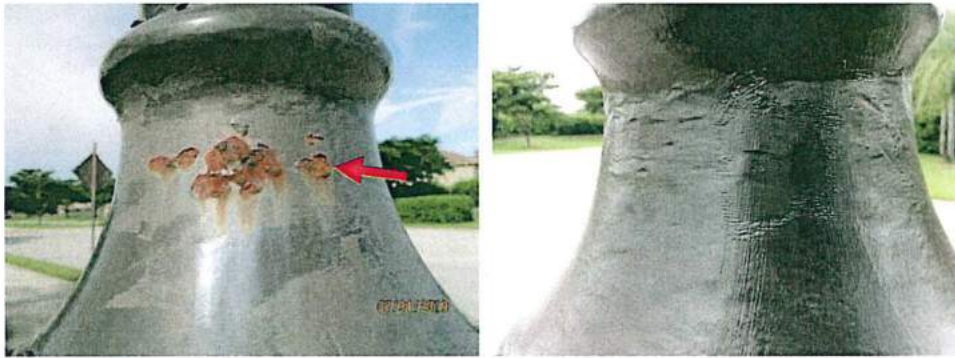


d. Street Signage:

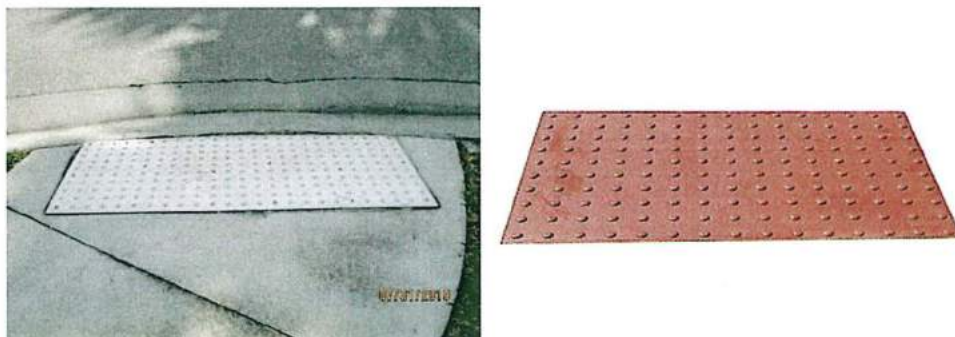
- i. The No Outlet sign for Fano Court was repaired by our maintenance technician earlier this month.



- ii. The fire hydrant roadway reflector in front of the clubhouse was replaced. It was severely damaged.
- iii. Weeds around the signposts and along the curbs and sidewalks are scheduled to be treated again during the week of August 19th.
- iv. **Fading Stop Signs:** Currently on: Lesina Ct and Cleto Drive (South).
- e. **Roadway Landscaping:** No concerns observed this month.
- f. **Roadway Cul-De-Sacs:** No new concerns observed with the cul-de-sacs this month.
- g. **Roadway Lighting:** We've started swapping out the non-functioning solar crosswalk lights this week. As we're replacing them, we're spacing them further apart.
- h. **Solar Lights:** The rust that was forming on the solar light pole at the entrance of Cleto Drive North has been removed and painted. We spoke with GreenShine New Energy and they sent us matching touch up paint.



- i. **Street Lights:** No concerns observed this month. So far we've painted 68 light poles.
 - j. **Roadway Utility Boxes:** We're going to complete another day of cleaning later this month.
 - k. **Roadway Sweeping:** Roadway gutters are swept by a street sweeper in February, April, June, August, October & December.
4. **Sidewalks:** We were going to paint the faded ADA mats however we were advised from Sherwin Williams that the paint would start peeling right away because the mats are made out of polymer. The Board may want to start replacing the faded mats with new ones. Cost per mat is between \$150 to \$180 depending on the size.



5. Storm Drainage System:

a. **Catch Basins:** All the roadway catch basins were inspected and cleaned out on July 30th. We filled 1 and a half 55 gallon trash bags of plastic items, removed 1 trash can lid and pulled out a large palm frond.

b. **Water Control Structures (WCS):**

- i. WCS EE1 is continuing to fail as water is eroding the soil from underneath it. Upon further investigating of this structure, we found that there is a drain pipe system that runs from the front of the structure to that back of it. The outflow outlet has been found but we cannot locate the inlet. We're going to contact MRI and see if they can flush out the line and expose the inlet pipe so that it's functioning for the rest of the rainy season. This structure will need to be replaced during the dry season so the District Engineer may need to draw up plans so that we can begin obtaining estimates.



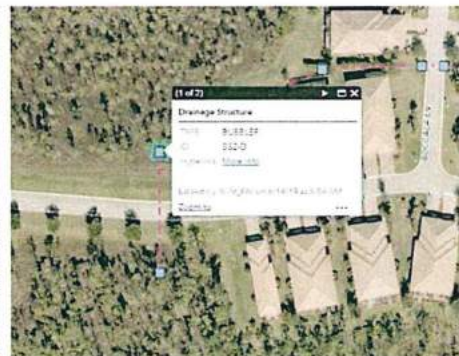
Pipe Inlet Buried in this General Area



Pipe Outlet on backside of Structure



- ii. Bubbler BS2-D which is one of the main outflow drains for the community was found slightly clogged. A pile of pine needles was sucked onto the grate which we were able to clear off.



- iii. WCS 816 BND A was found slightly clogged. A pile of pine needles and leaves was sucked onto the grate which we'll remove asap. The structure is in about 4 feet of water which we'll need chest high waders to get to.



- c. **Culverts:** No concerns observed this month.
- d. **Drain Pipes:** The homeowner at 13114 Cardeto Ct. recently had a pool installed and during this process the contractor placed sod over the manhole cover that's in their backyard. We'll need to take a metal detector out there to find the manhole and expose it. The homeowner will be informed that we'll be removing some of their sod.

Before & After



- e. **Drainage Swales / Dry Detention Ponds / Banks:** The next mowing will occur during the week of August 12th, 2019. Detention ponds were flooded during the July 22nd cutting and we couldn't mow them at that time.

6. Irrigation:

- a. **Pump Stations:** PS-1 is missing its ID sign and the updated sticker with PDM's contact information. We'll ask Irrigation Specialists to replace these items.



- b. **Wells:** No concerns observed with the wells this month.

7. Clock Tower / Fountain:

- a. Water Quality: No concerns observed; water is clear.
- b. The bad motor on the east clock has been replaced by Verdin Company on 7/31/19.
- c. Conducted a detailed inspection of the pump room this month and we observed a small leak in one of the pipes next to the wall. We're going to reach out to Water Works Pools and see if this is a concern that needs to be repaired. We're also going to ask that they test out all the sump pumps to make sure they are operating.

Small Drip Leak near Wall



Sump Pump Location



New Filters



New UV Lights



- 8. Guardhouse:** No new concerns observed this month. We met with the Chairman and painted the proposed area for the curb extension in front of the guardhouse.



9. Fish/Wildlife Observations:

<input type="checkbox"/> Bass	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gambusia
<input checked="" type="checkbox"/> Egrets	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Coots	<input type="checkbox"/> Gallinules
<input checked="" type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Cormorant	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Ibis
<input type="checkbox"/> Woodstork	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> 1 Alligator	<input type="checkbox"/> Snakes
<input checked="" type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Other Species: <u>Ducks, 6 Deer</u>		

10. Non CDD Issues Observed:

- The County still hasn't put down the asphalt yet in front of the lift station on Cecina Street. We've been informed that the permit has been approved and they are now bidding out the project which can take up to an additional two months.
- The manhole covers on Bella Terra Blvd just past the Belvedere intersection keep moving after each time we line the roadway stripes. We have a product called ram-neck which can be applied underneath the covers to keep them in place if that's something the Board would like for us to install.



11. Residential Complaints / Concerns / Work Order Requests: Below is the list of ongoing complaints / concerns / work order requests for the past 3 months for FY 2019.

Habitat CDD Concern / Complaint / FY 2019 Log As of 8/01/19					
Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
Fiscal Year 2019					
5/3/2019	Kelsey Phillips	Clubhouse	Resident reported to her that the 20mph sign on TDL was knocked down.	Sign was found damaged and was sent to Lykins for repairs.	Sign has been replaced.
5/6/2019	Linda Gibson	NA	Reported that the east clock on the tower was displaying the incorrect time.	Verdin Co. will be addressing the issue during their first visit in July.	Motor has been replaced.
5/14/2019	Carla Lamantia	21457 Bella Terra Blvd.	Reported major flooding during last rain storm event. Asked if storm drains could be checked.	Checked the basins on 5/15/19 and found no debris however we found the inlet to WCS was clogged. Debris was removed and water instantly started flowing again.	Monitor area during rainy season.
5/14/2019	Scott Stryker	Larino Loop	Reported major flooding during last rain storm event. Asked if storm drains could be checked.	Checked the basins on 5/15/19 and found no debris.	Monitor area during rainy season.
5/17/2019	Bill Huskins	Velino Lan	Reported that his son's car engine was completely damaged during the heavy rainfall event on 5/08/19 and had to replace the engine. Wants the CDD to cover the expense due to the roads being flooded.	Informed Bill that he would have to attend a CDD Board meeting and discuss his concern with the Board. Provided the next meeting date to him.	None
5/26/2019	David Martin	13315 Lazzaro Court	Asked us to look at several dead trees within the preserve and have them cut down before storm season.	Dead pines are far enough away from the home and wont cause any damage if they fall in that direction.	None
5/28/2019	T. Triplett	13746 Collina Court	Asked if they large dead pine tree behind their home on the preserve edge could be cut down.	Inspected the area and agree that the tree needs to be cut down. We'll have Estate complete this task.	Monitor Project.
6/2/2019	Dan Mucci	NA	Reported that the asphalt around a manhole cover on TDL is starting to sink.	Inspected and verified the concern. Lee County televised the drain pipe and found no issues and mentioned it's a CDD issue to repair.	Obtaining quotes to have the depressions repaired.
6/3/2019	Mark Novitski	NA	Reported that there were 3 areas in SFH with low pressure.	Issue was reported to IS and they were to get with Estate on the matter.	Issue been resolved.
6/24/2019	Robert Geiger	NA	Reported that the aerator unit for Lakes 6 & 7 is currently down.	Checked the circuit breaker on 6/28 and found that it had tripped. Reset the breaker and both units came back online.	None
7/8/2019	Linda Gibson	NA	Resident informed her that the solar light pole is rusting out from the inside.	Inspected the pole and found that a small area of paint was chipped off the pole causing the rust to form.	Remove rust and paint the pole.
7/8/2019	Charlie Hemelgarn	NA	Reported that some of the newly planted cypress have fallen over.	Reported issue to Lake & Wetlands and they replanted the trees.	Monitor.
7/8/2019	Rose Santaferia	Clubhouse	Resident reported flooding near 20493 Ardore Ln after a heavy rainfall event.	Water went down after a couple of hours.	Inspected the drains on 7/10 and found no debris within the drains.
7/21/2019	Sebastian Kisiewicz	Palese Drive	Resident reported flooding near 21175 Palese Dr over the weekend.	Homeowner reported that all the water was gone from the roadway within 1 to 2 hours.	Inspected and found debris in the basin. Monitor.
7/22/2019	James Schnars	20421 TDL	Reported that a large tree fell out of the preserve and into his yard during this past weekend's storm.	Maintenance technician moved the large tree branch into the preserve and out of sight on 7/22/19.	None

12. Completed events in July / August:

- a. Report all lake problems to Solitude. [Task completed on 7/01/19.](#)
- b. Report all aerator problems to Vertex. [Task completed on 6/28/19.](#)
- c. Report all fountain issues to Water Works Pools. [N/A](#)
- d. Report all landscaping issues to Estate. [Task completed on 7/01/19.](#)
- e. Place new labels on the electrical panel for Lakes 4, 5, 6 & 7. [Task pending.](#)

13. Follow up & Upcoming events for August / September:

- a. Report all lake problems to Solitude.
- b. Report all aerator problems to Vertex.
- c. Report all fountain issues to Water Works Pools. [N/A](#)
- d. Report all landscaping issues to Estate.
- e. Place new labels on the electrical panel for Lakes 4, 5, 6 & 7.
- f. PDM to send a violation letter to the homeowner at 21168 Bella Terra Blvd. that recently trimmed their shrubs around their home and threw the cut vegetation into the preserve.

14. Maintenance Technician Task List:

Reported on 01/03/19:

- a. Remove the dead trees along the east end of Lake 17. Remove the coconuts on the west end of Lake 17. [Task completed. Work Order 1276.](#)
- b. Fill in the washout / hole in front of the rip rap on Lake 1 behind 13638 Lucera Ct. [Task completed. Work Order 1276.](#)
- c. Inspect and cut back all vegetation encroaching out of the preserves and into common ground or residential yards. [Task completed 80%. Work Order 1277.](#)

Reported on 02/05/19:

- a. Move the debris along the preserve edge along Bella Terra Blvd. between Barletta Ln and Cleto Drive out of sight. [Task pending \(Area too wet\). Work Order 1284.](#)
- b. Apply asphalt mix to any small holes found along Ardore Lane including the sewer manhole cover at 20342 Ardore Lane. [Task completed. Work Order 1285.](#)

Reported on 03/29/19:

- a. Dust around the clock tower. Cobwebs are accumulating along the molding. [Task completed. Work Order 1308.](#)

Reported on 05/02/19:

- a. Reposition the agave plants in front of the guard house. Task completed as best as possible. The roots inside the planters aren't allowing some of the plants to be straight. Work Order 1308.

Reported on 06/05/19:

- a. Remove the dead tree on the east end of Lake 10. Tree has been taped. Task pending. Work Order 1320.
- b. Remove the large willow tree on the east side of Lake 12. Task pending. Work Order 1320.
- c. Remove the Brazilian pepper trees along the west side of Lake 27. Task pending. Work Order 1320.
- d. Stand up the leaning tree on the west side of Lake 23. Task pending. Work Order 1320.

Reported on 06/27/19:

- a. Replace the missing blue fire hydrant roadway reflector in front of 21658 Belvedere Lane and at 20728 Torre Del Lago St. Task completed. Work Order 1285.
- b. Remove the u-channel post on the north entrance of Barletta Lane. Task completed. Work Order 1285.
- c. Remove the new banana trees growing on the south end of Lake 4. Task completed. Work Order 1276.

Reported on 8/01/19:

- a. Remove the dead tree branches that have fallen over along the bank of Lake 27.
- b. Remove the dead trees and branches that fell out of the preserve behind 13506 Fano Court (on the control structure and at the corner of BT Blvd & Belvedere Lane.
- c. Cut back the encroaching willow trees over Water Control Structure EE1.
- d. Clear off Water Control Structure WCS 816 BND A. Debris on grate.
- e. Locate the buried manhole cover on the side of 13114 Cardeto Ct. Manhole cover was covered by recently laid sod.

15. CDD Project Updates - Fiscal Year 2019:

HABITAT PROJECTS: UPDATED 6/30/19	HABITAT CDD FY 2019 Project Tracking								
	DATE Approved	APPROVED COST	PAID TO DATE	VENDOR	APPROVED BY	ACCT TO BE CHARGED	FINAL PAID DATE	INVOICES	PROJECT STATUS
Concrete Pressure Washing for October 2018	4/17/2018	\$20,000.00	\$20,000.00	Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003	10/12/2018	2842	Completed
Mosquito Fish Stocking	7/17/2018	\$10,156.00	\$10,156.00	Solitude	Board	R&M Lake 546042.0000	2/26/2019	PH-A00223261	Completed
Aerator - New compressors for Lakes 3N & 14N	9/7/2018	\$3,948.47	\$3,948.47	Vertex	POM / CFS	R&M Aeration - 546003.0000	12/11/2018	11414	Completed
Cleaning of the Storm Water Management system of 25% or greater via the ROV inspection.	9/11/2018	\$24,100.00	\$24,100.00	MHI	Board	R&M Drainage 546019.0000	12/11/2018	1026	Completed
BT Blvd. Olive Tree Removal - Hit by lightning	9/14/2018	\$300.00	\$300.00	Estate	Mark	R&M Grounds 546074.0000	10/8/2018	8524	Completed
Drainage Rock around Clock Tower Pools	10/5/2018	\$3,250.86	\$3,250.86	Estate	CFS	R&M Fountain 546032.0000	11/21/2018	9037	Completed
Cul-de-sac 12' or taller palm pruning	10/5/2018	\$740.00	\$740.00	Estate	CFS	R&M Grounds 546074.0000	11/12/2018	9336	Completed
Cul-de-sac Plant Replacement for Single Family	10/8/2018	\$18,511.15	\$18,511.15	Estate	Board	R&M Grounds 546074.0000	11/20/2018	9439A	Completed
Cul-de-sac Plant Replacement for Villas	10/8/2018	\$1,488.85	\$1,488.85	Estate	Board	R&M Grounds 546074.0000	10/28/2018	8954	Completed
Old Irrigation Node Replacement	10/17/2018	\$818.26	\$818.26	Estate	Board	R&M Grounds 546074.0000	11/21/2018	9038	Completed
Pump Station #2 Repairs - Lightning Strike	10/17/2018	\$6,393.00	\$6,393.00	Irrigation Specialists	Board	R&M - Irrigation Equipment 546052.0000	10/26/2018	8880	Completed
Replacement of Black Olive tree along BT Blvd. where the existing tree was struck by lightning.	10/23/2018	\$319.77	\$319.77	Estate	CFS	R&M Grounds 546074.0000	1/2/2019	10027	Completed
Aerator - Lake 25 Aerator Timer Replacement	11/12/2018	\$168.50	\$168.50	Vertex	CFS	R&M Aeration - 546003.0000	1/3/2019	11830	Completed
TDL & Cleto Roadway Repairs	11/5/2018	\$2,370.00	\$2,370.00	D&G Seal Coating	CFS	R&M Roads 546139.0000	12/3/2018	18106	Completed
Water for Concrete pressure cleaning project	4/17/2018	\$902.88	\$902.88	Premier Pressure Cleaning	Board	R&M Sidewalks - 546084.1003	11/15/2018	2856	Completed
Battery timer replacement on Bosco and Lazzaro.	12/1/2018	\$369.60	\$369.60	Estate	CFS	R&M - Irrigation Equipment 546052.0000	1/2/2019	10028	Completed
Gutter repair at 21247 BT Blvd. & Sidewalk Ramp removal at Clubhouse	12/4/2018	\$5,100.00	\$5,100.00	Tincher Concrete	Board / Mark	R&M Drainage 546019.0000 & R&M Sidewalks 546084.1003	1/28/2019	21454C	Completed
Preserve Marker Installation / WCS Staking	12/18/2018	\$10,320.00	\$10,320.00	CPH	Board	R&M-Preserves 546123.0000			Completed
Trafficop installation on BT Blvd.	1/15/2019	\$4,500.00	\$4,500.00	D&G Seal Coating	Board	R&M Roads 546139.0000	4/19/2019	18254	Completed
Clock Tower Stone Painting	1/15/2019	\$2,000.00	\$2,000.00	Gomez Painting	Board	R&M-Clock Tower 546142.0000	4/19/2019	2189	Completed
Sink Hole Repairs on Cleto Drive.	1/16/2019	\$3,350.00	\$3,350.00	Condaris Builders	CFS	R&M Roads 546139.0000	2/18/2019	1549	Completed
Preserve Encroachment Cutbacks	2/19/2019	\$12,419.28	\$12,419.28	Estate	Board	R&M-Preserves 546123.0000	4/1/2019	11558	Completed
Aerator - Lake 4 South - Compressor Replacement	3/11/2019	\$1,315.45	\$1,315.45	Vertex	CFS	R&M Aeration - 546003.0000	3/20/2019	13882	Completed
PS-4: 25 HP Pump Motor Replacement & New Suction Lines	3/19/2019	\$13,993.00	\$13,993.00	Irrigation Specialists	Board	R&M - Irrigation Equipment 546052.0000	3/22/2019	9136	Completed
WCS B22 BND C Repair	3/19/2019	\$4,995.00	\$4,995.00	Condaris Builders	Board	R&M - Drainage 546019.0000	3/29/2019	1596	Completed
Fountain Filter Replacement & Detailed Cleaning	3/19/2019	\$6,350.00	\$6,350.00	Water Works Pools	Board	R&M - Fountain 546032.0000	5/3/2019	36751	Completed
Trucked in 20,000 gallons of water for fountain	3/19/2019	\$1,125.00	\$1,125.00	Water Works Pools	CFS	R&M - Fountain 546032.0000	5/6/2019	36850	Completed
Replaced 2 Submerged LED Light Fixtures for Clock Tower	3/19/2019	\$1,485.00	\$1,485.00	Water Works Pools	CFS	R&M - Fountain 546032.0000	5/6/2019	36849	Completed
Aerator - New air lines and air stations for Lake 14	4/16/2019	\$5,358.60	\$3,618.05	Vertex	Board	R&M Aeration - 546003.0000	5/3/2019	14664	Completed
Aerator - Timer for Lake 17 compressor unit. Inspected and cleaned storm drain behind 21369 - 21375 Delta Terra Blvd.	4/16/2019	\$88.50	\$88.50	Vertex	Board	R&M Aeration - 546003.0000	5/3/2019	14662	Completed
	4/9/2019	\$400.00	\$400.00	MHI	CFS	R&M - Drainage 546019.0000	4/19/2019	1132	Completed
Clock Tower - LED Light upgrade & Lights	5/3/2019	\$3,110.00	\$3,110.00	West Coast Electrical	Board	R&M-Clock Tower 546142.0000	6/18/2019	37836 & 37993	Completed
Aerator - Lake 4 South - Electrical Repairs	5/7/2019	\$1,486.82	\$1,486.82	West Coast Electrical	CFS	R&M Aeration - 546003.0000	6/27/2019	38023	Completed
Cobblestone Crosswalk LED Lights	5/21/2019	\$7,850.00	\$3,925.00	West Coast Electrical	Board	Capital Improvements - 564024.0000	6/4/2019	37937	In Progress
Cypress Tree Installation along Lakes	5/21/2019	\$1,410.00	\$1,410.00	Lake & Wetlands	Board	R&M-Aquascaping - 546006.0000	7/16/2019	6855	Completed
Lake - Soil Sampling in Lakes 1 & 4	5/21/2019	\$1,600.00	\$1,600.00	Lake & Wetlands	Board	R&M Lake 546042.0000	7/24/2019	6853	Completed
WCS Lake 17 Pipe Cleaning	6/3/2019	\$1,200.00	\$1,200.00	MHI	Mark	R&M - Drainage 546019.0000	6/11/2019	1182	Completed
Submerged LED Light Replacement at fountain	6/6/2019	\$742.50	\$742.50	Water Works Pools	CFS	R&M - Fountain 546032.0000	6/11/2019	37005	Completed
Dead Pine Tree Cutting & Removal behind 13746	6/6/2019	\$150.00	\$150.00	Estate	CFS	R&M-Preserves 546123.0000	6/24/2019	13118	Completed
Coffina Court	6/10/2019	\$1,865.00		CPH	Board	Profserv-Engineering 531013.0000			In Progress
Topographic Survey - Drainage Swale off of TDL	5/21/2019	\$800.00	\$800.00	D&G Seal Coating	Board	R&M Roads 546139.0000	6/14/2019	15287	Completed
Permit Fee for Trafficop Installation	6/18/2019	\$29,000.00		Water Works Pools	Board	Capital Improvements - 564024.0000			Proposal Returned
Fountain - VFD Pump Upgrades	6/18/2019	\$4,050.00		Water Works Pools	Board	Capital Improvements - 564024.0000			Completed
Fountain - UV Light Upgrade	6/18/2019	\$6,895.00	\$3,447.50	West Coast Electrical	Board	Capital Improvements - 564024.0000	6/21/2019	38041	SON Deposit Sent
New LED Street Light at BT Blvd & Ardore South	6/18/2019	\$18,475.50		CPH	Board	Capital Improvements - 564024.0000			Completed
Preserves - Line Staking with Green Markers	6/18/2019	\$1,399.00	\$1,399.00	Irrigation Specialists	Board	R&M-Irrigation Equipment 546052.0000	7/16/2019	9913	Completed
PS4 Heat sensors replacement	6/18/2019	\$620.00	\$620.00	lykins	CFS	R&M-Signage - 546085.0000	7/18/2019	100926	Completed
TDL 20mph sign post repair.	7/9/2019	\$1,575.00		D&G Seal Coating	CFS	R&M Roads 546139.0000			Proposal Returned

Premier Pressure Cleaning LLC

P.O. Box 7222

Ft. Myers, FL 33919

(239) 410-2923

PROPOSAL

Date	Proposal #
8/5/2019	1778

To:
Habitat CDD c/o Premier District Management 1922 Victoria Avenue, Suite B Ft Myers, FL 33901

Qty	Description	Cost	Total
	Bella Terra: 3 Year Contract (2019, 2020, 2021)		
	Pressure Clean Gutters, Curbs & Sidewalks:	20,000.00	20,000.00
	Bella Terra Blvd.		
	Larino Loop		
	Lesina Court		
	Lucera Court		
	Serre Drive		
	Martone Court		
	Canola Court		
	Torre Del Lago Street		
	Fano Court		
	Loreo Court		
	Bosco Court		
	Irsina Drive		
	Cecina Street		
	Lazzaro Court		
	Velino Lane		
	Sorano Court		
	Cardeto Court		
	Boccala Court		
	Palese Drive		
	Troia Drive		
	Collina Court		
	Barletta Lane		
	Messino Street		
	Terni Court		
	Cleto Drive		

Signature

Date _____

Total

Premier Pressure Cleaning LLC

P.O. Box 7222
Ft. Myers, FL 33919
(239) 410-2923

PROPOSAL

Date	Proposal #
8/5/2019	1778

To:
Habitat CDD c/o Premier District Management 1922 Victoria Avenue, Suite B Ft Myers, FL 33901

Qty	Description	Cost	Total
	Cosenza Court Ardore Lane Plati Court Belvedere Lane Note: Water usage to be billed separately. Charge Account: R&M Roads / 546139.0000 Current Balance: 27,449 Remaining Balance: 0.00 Date: 8/06/19		
Signature _____ Date _____		Total	\$20,000.00

Habitat CDD

Brown rubber mulch tree rings to be placed around streetlight fixtures option.

- Easy installation for maintenance-free landscaping
- Stop weed growth
- Mow right over it for no more scattered rocks
- Inner circle can be cut to size



Rubberific 36 inch Tree Ring				
<u>Store</u>	<u>Price Per</u>	<u>Quantity</u>	<u>Shipping</u>	<u>Total</u>
Lowes	\$15.15	325	N/A	\$4,925
Conserv-A-Store	\$14.91	325	489	\$5,335
AAA State of Play	\$15.44	325	450	\$5,296
Amazon	\$20.13	325	N/A	\$6,542

**HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

Financial Report

July 31, 2019

unaudited

**Prepared by:
Premier District Management**

Balance Sheet
Habitat Community Development District
July 31, 2019

	<u>GENERAL FUND</u>	<u>SERIES 2015 DEBT SERVICE FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Checking Account - Operating	45,363.49	0.00	45,363.49
Assessments Receivable	0.00	180.70	180.70
Allow-Doubtful Collections	0.00	(180.70)	(180.70)
Due To/From 001/202	(46,083.02)	0.00	(46,083.02)
Due To/From 001/202	0.00	46,083.02	46,083.02
Investments - Money Market Account	1,000,720.58	0.00	1,000,720.58
Investments-Reserve Fund	0.00	257,331.88	257,331.88
Investments-Revenue Fund	0.00	100,301.04	100,301.04
Prepaid Items	2,033.17	0.00	2,033.17
Deposits	525.00	0.00	525.00
TOTAL ASSETS	<u>1,002,559.22</u>	<u>403,715.94</u>	<u>1,406,275.16</u>
<u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts Payable	153.51	0.00	153.51
TOTAL LIABILITIES	<u>153.51</u>	<u>0.00</u>	<u>153.51</u>
FUND BALANCES			
Nonspendable			
Prepaid Items	2,033.17	0.00	2,033.17
Deposits	525.00	0.00	525.00
Restricted			
Debt Service	0.00	403,715.94	403,715.94
Assigned			
Operating Reserves	183,575.00	0.00	183,575.00
Reserves - Lake Embankments	174,840.00	0.00	174,840.00
Unassigned			
Unassigned	641,432.54	0.00	641,432.54
TOTAL FUND BALANCES	<u>1,002,405.71</u>	<u>403,715.94</u>	<u>1,406,121.65</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>1,002,559.22</u>	<u>403,715.94</u>	<u>1,406,275.16</u>

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending July 31, 2019

Operating Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>JUL 31, 2019 ACTUAL</u>
Revenues						
001.361001.0000 Interest - Investments	6,000	5,000	22,353	17,353	(373)	2,290
001.361006.0000 Interest - Tax Collector	0	0	531	531	0	0
001.363010.0000 Special Assmnts- Tax Collector	1,207,170	1,005,975	1,205,416	199,441	(100)	0
001.363090.0000 Special Assmnts- Discounts	(48,287)	(40,239)	(43,596)	(3,357)	(90)	0
001.369900.0000 Other Miscellaneous Revenues	0	0	12,051	12,051	0	0
Total Revenues	1,164,883	970,736	1,196,755	226,019	(103)	2,290
Expenses						
Administrative						
001.511001.0000 P/R-Board Of Supervisors	12,000	10,000	9,400	600	78	800
001.512004.0000 Payroll-Fees	600	500	742	(242)	124	0
001.521001.0000 Employment Taxes	918	765	776	(11)	84	65
001.531002.0000 Profserv-Arbitrage Rebate	600	500	0	500	0	0
001.531012.0000 Profserv-Dissemination Agent	1,000	833	0	833	0	0
001.531013.0000 Profserv-Engineering	30,000	25,000	16,563	8,437	55	3,011
001.531023.0000 Profserv-Legal Services	10,000	8,333	18,028	(9,694)	180	700
001.531025.0000 Litigation Expenses	0	0	7,872	(7,872)	0	0
001.531027.0000 Profserv-Mgmt Consulting Serv	74,509	62,091	62,091	0	83	6,209
001.531035.0000 Profserv-Property Appraiser	1,899	1,583	1,899	(317)	100	0
001.531038.0000 Profserv-Special Assessment	5,796	4,830	4,830	0	83	483
001.531045.0000 Profserv-Trustee Fees	3,500	2,917	3,717	(801)	106	0
001.532002.0000 Auditing Services	3,305	2,754	3,400	(646)	103	3,400
001.541006.0000 Postage And Freight	1,050	875	2,693	(1,818)	256	0
001.545002.0000 Insurance - General Liability	14,500	12,083	10,796	1,287	74	1,017
001.547001.0000 Printing And Binding	1,000	833	0	833	0	0
001.548002.0000 Legal Advertising	2,000	1,667	183	1,484	9	0
001.549070.0000 Misc-Assessmnt Collection Cost	2,849	2,374	1,897	477	67	0
001.549915.0000 Misc-Web Hosting	1,200	1,000	1,030	(30)	86	103
001.551002.1001 Office Supplies	100	83	0	83	0	0
001.554007.0000 Annual District Filing Fee	175	146	175	(29)	100	0
Total Administrative	167,001	139,187	146,092	(6,926)	87	15,789
Conservation and Resource Management						
001.534050.0000 Contracts-Landscape	50,000	41,667	27,405	14,262	55	1,771
001.534076.0000 Contracts-Preserve Maintenance	32,000	26,667	16,000	10,667	50	0
001.546037.0000 R&M-Grounds	2,000	1,667	10,371	(8,705)	519	0
001.546123.0000 R&M-Preserves	15,000	12,500	16,249	(3,749)	108	0
Total Conservation and Resource Management	99,000	82,501	70,025	12,475	71	1,771
Operations & Maintenance						
001.531016.0000 Profserv-Field Management	32,732	27,277	27,324	(46)	83	2,732
001.531049.0000 Profserv-Compliance Service	5,000	4,167	3,825	342	77	425
001.534033.0000 Contracts-Other Services	10,300	8,583	3,898	4,686	38	667
001.546020.0000 R&M-Electrical	1,500	1,250	185	1,065	12	0
001.546043.0000 R&M-Lake	0	0	207	(207)	0	207

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending July 31, 2019

Operating Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>JUL 31, 2019 ACTUAL</u>
001.546056.0000 R&M-Mitigation	500	417	0	417	0	0
001.546070.0000 R&M-Plant Replacement	5,000	4,167	0	4,167	0	0
001.546074.0000 R&M-Grounds	4,500	3,750	2,052	1,698	46	0
001.549037.0000 Misc-Npdes Program	1,000	833	0	833	0	0
001.549069.0000 Misc-Hurricane	500	417	0	417	0	0
001.549900.0000 Misc-Contingency	20,270	16,892	0	16,892	0	0
Total Operations & Maintenance	81,302	67,753	37,491	30,262	46	4,031
<u>Gatehouse</u>						
001.543033.0000 Utility - Refuse Removal (gatehouse)	0	0	13	(13)	0	0
Total Gatehouse	0	0	13	(13)	0	0
<u>Irrigation Services</u>						
001.534032.0000 Contracts-Pump Station	2,350	1,958	3,000	(1,042)	128	0
001.534073.0000 Contracts-Irrigation	20,400	17,000	15,300	1,700	75	1,700
001.543050.1002 Electricity - Irrigation(IS)	45,000	37,500	32,967	4,533	73	0
001.546052.0000 R&M-Irrigation Equipment	27,000	22,500	30,425	(7,925)	113	5,203
001.546114.0000 R&M-Irrigation Distribution	30,000	25,000	8,739	16,261	29	0
Total Irrigation Services	124,750	103,958	90,431	13,527	72	6,903
<u>Lakes and Ponds</u>						
001.534084.1002 Contracts-Lakes	31,620	26,350	29,067	(2,717)	92	2,985
001.534129.0000 Contracts-Aerator Maint	8,630	7,192	8,630	(1,438)	100	4,315
001.543020.0000 Electricity - Aerators	16,300	13,583	11,284	2,299	69	162
001.543052.0000 Electricity - Wells	10,000	8,333	4,566	3,767	46	0
001.546003.0000 R&M-Aeration	15,000	12,500	12,800	(300)	85	4,281
001.546006.0000 R&M-Aquascaping	15,000	12,500	1,410	11,090	9	1,410
001.546042.0000 R&M-Lake	5,000	4,167	14,123	(9,956)	282	1,600
Total Lakes and Ponds	101,550	84,625	81,880	2,745	81	14,753
<u>Capital Expenditures & Projects</u>						
001.564024.0000 Capital Outlay	0	0	7,373	(7,373)	0	0
001.564120.0000 Capital Outlay - GIS Mapping	0	0	14,029	(14,029)	0	5,200
001.568093.0000 Reserve - Pump Station Replacement	40,000	33,333	0	33,333	0	0
001.568094.0000 Reserve - Roadways	162,400	135,333	0	135,333	0	0
Total Capital Expenditures & Projects	202,400	168,666	21,402	147,264	11	5,200
<u>Road and Street Facilities</u>						
001.534023.0000 Contracts-Fountain	6,200	5,167	7,185	(2,018)	116	750
001.534051.0000 Contracts-Cul-de-sac Maint	22,000	18,333	19,149	(816)	87	0
001.543001.0000 Utility - Sewer & Water	1,500	1,250	964	286	64	154
001.543013.0000 Electricity - Streetlighting	87,000	72,500	60,179	12,321	69	0
001.543030.0000 Utility - Water (Clocktower)	0	0	858	(858)	0	0
001.543043.0000 Electricity - Clock Tower/Fountain	23,000	19,167	16,351	2,815	71	0
001.546011.0000 R&M-Cul de Sacs	0	0	20,830	(20,830)	0	0
001.546019.0000 R&M-Drainage	15,000	12,500	40,361	(27,861)	269	0
001.546032.0000 R&M-Fountain	14,032	11,693	13,403	(1,710)	96	0
001.546084.0000 R&M-Sidewalks	10,000	8,333	3,275	5,059	33	0

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending July 31, 2019

Operating Fund

	<u>ANNUAL</u> <u>BUDGET</u>	<u>YEAR TO DATE</u> <u>BUDGET</u>	<u>YEAR TO DATE</u> <u>ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL</u> <u>% OF BUDGET</u>	<u>JUL 31, 2019</u> <u>ACTUAL</u>
001.546085.0000 R&M-Signage	3,000	2,500	2,799	(299)	93	620
001.546139.0000 R&M-Roads	14,844	12,370	27,449	(15,079)	185	0
001.546142.0000 R&M-Clock Tower	10,000	8,333	5,462	2,872	55	0
Total Road and Street Facilities	206,576	172,146	218,265	(46,118)	106	1,524
<u>Other Sources/Uses</u>						
Total Expenses	982,579	818,816	665,599	153,216	68	49,971
Excess Revenue Over (Under) Expenditures	182,304	151,920	531,156	72,803	(291)	(47,681)

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2019

Operating Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Actual</u>	<u>December</u> <u>Actual</u>	<u>January</u> <u>Actual</u>	<u>February</u> <u>Actual</u>	<u>March</u> <u>Actual</u>	<u>April</u> <u>Actual</u>	<u>May</u> <u>Actual</u>	<u>June</u> <u>Actual</u>	<u>July</u> <u>Actual</u>	<u>August</u> <u>Budget</u>	<u>September</u> <u>Budget</u>	<u>Annual</u> <u>Budget</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>
<u>Revenues</u>														
Interest - Investments	908	737	1,822	3,082	2,962	3,074	3,197	2,261	2,021	2,290	500	500	6,000	22,353
Interest - Tax Collector	531	0	0	0	0	0	0	0	0	0	0	0	0	531
Special Assmnts- Tax Collector	0	246,467	804,400	47,044	33,643	16,164	31,975	11,531	14,191	0	100,598	100,598	1,207,170	1,205,416
Special Assmnts- Discounts	0	(9,943)	(32,008)	(1,424)	(741)	(168)	(12)	274	426	0	(4,024)	(4,024)	(48,287)	(43,596)
Other Miscellaneous Revenues	1,050	0	3,893	0	0	0	0	7,108	0	0	0	0	0	12,051
Total Revenues	2,489	237,261	778,107	48,702	35,864	19,070	35,160	21,174	16,638	2,290	97,074	97,074	1,164,883	1,196,755
<u>Expenses</u>														
<u>Administrative</u>														
P/R-Board Of Supervisors	800	0	2,000	1,000	800	1,000	1,000	1,000	1,000	800	1,000	1,000	12,000	9,400
Payroll-Fees	50	50	115	54	50	233	95	0	95	0	50	50	600	742
Employment Taxes	66	0	165	158	66	7	83	83	83	66	77	77	918	776
Profserv-Arbitrage Rebate	0	0	0	0	0	0	0	0	0	0	50	50	600	0
Profserv-Dissemination Agent	0	0	0	0	0	0	0	0	0	0	83	83	1,000	0
Profserv-Engineering	6,344	2,192	0	1,250	1,028	1,057	1,670	0	0	3,011	2,500	2,500	30,000	16,563
Profserv-Legal Services	0	0	0	12,095	0	0	3,350	560	1,322	700	833	833	10,000	18,028
Litigation Expenses	7,756	116	0	0	0	0	0	0	0	0	0	0	0	7,872
Profserv-Mgmt Consulting Serv	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	6,209	74,509	62,091
Profserv-Property Appraiser	0	1,899	0	0	0	0	0	0	0	0	158	158	1,899	1,899
Profserv-Special Assessment	483	483	483	483	483	483	483	483	483	483	483	483	5,796	4,830
Profserv-Trustee Fees	0	0	0	0	3,717	0	0	0	0	0	292	292	3,500	3,717
Auditing Services	0	0	0	0	0	0	0	0	0	3,400	275	275	3,305	3,400
Postage And Freight	2,670	0	0	23	0	0	0	0	0	0	88	88	1,050	2,693
Insurance - General Liability	1,017	1,647	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,208	1,208	14,500	10,796
Printing And Binding	0	0	0	0	0	0	0	0	0	0	83	83	1,000	0
Legal Advertising	0	0	0	0	0	0	0	183	0	0	167	167	2,000	183
Misc-Assessmnt Collection Cost	0	948	948	0	0	0	0	0	0	0	237	237	2,849	1,897
Misc-Web Hosting	103	103	103	103	103	103	103	103	103	103	100	100	1,200	1,030
Office Supplies	0	0	0	0	0	0	0	0	0	0	8	8	100	0
Annual District Filing Fee	175	0	0	0	0	0	0	0	0	0	15	15	175	175
Total Administrative	25,673	13,647	11,040	22,392	13,473	10,119	14,010	9,638	10,312	15,789	13,916	13,916	167,001	146,092
<u>Conservation and Resource Management</u>														
Contracts-Landscape	4,504	1,771	4,054	4,054	2,221	2,221	2,221	2,221	2,371	1,771	4,167	4,167	50,000	27,405
Contracts-Preserve Maintenance	0	0	0	0	0	0	16,000	0	0	0	2,667	2,667	32,000	16,000
R&M-Grounds	51	0	0	0	10,320	0	0	0	0	0	167	167	2,000	10,371
R&M-Preserves	276	0	0	1,129	0	12,696	0	828	1,320	0	1,250	1,250	15,000	16,249
Total Conservation and Resource Management	4,831	1,771	4,054	5,183	12,541	14,917	18,221	3,049	3,691	1,771	8,251	8,251	99,000	70,025

Road and Street Facilities

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2019

Operating Fund - Trend Report

	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>Annual</u>	<u>Year to</u>
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Date</u>
Contracts-Fountain	1,010	505	0	375	750	750	750	750	1,545	750	517	517	6,200	7,185
Contracts-Cul-de-sac Maint	1,833	0	0	0	1,833	1,833	0	0	13,650	0	1,833	1,833	22,000	19,149
Utility - Sewer & Water	502	0	140	(642)	0	199	95	245	271	154	125	125	1,500	964
Electricity - Streetlighting	0	6,661	13,390	0	6,231	13,397	0	6,826	13,675	0	7,250	7,250	87,000	60,179
Utility - Water (Clocktower)	0	121	0	737	0	0	0	0	0	0	0	0	0	858
Electricity - Clock Tower/Fountain	0	1,628	3,488	0	1,989	4,733	0	1,696	2,817	0	1,917	1,917	23,000	16,351
R&M-Cul de Sacs	1,489	19,251	0	0	90	0	0	0	0	0	0	0	0	20,830
R&M-Drainage	0	0	24,100	2,927	2,150	4,995	2,548	0	3,640	0	1,250	1,250	15,000	40,361
R&M-Fountain	3,251	0	450	0	0	0	0	8,960	743	0	1,169	1,169	14,032	13,403
R&M-Sidewalks	160	903	0	2,212	0	0	0	0	0	0	833	833	10,000	3,275
R&M-Signage	0	0	58	0	1,332	789	0	0	0	620	250	250	3,000	2,799
R&M-Roads	9,457	2,370	1,837	220	4,550	0	6,376	0	2,639	0	1,237	1,237	14,844	27,449
R&M-Clock Tower	0	0	0	0	352	0	2,000	1,555	1,555	0	833	833	10,000	5,462
Total Road and Street Facilities	17,702	31,439	43,463	5,829	19,277	26,696	11,769	20,032	40,535	1,524	17,214	17,214	206,576	218,265
<u>Debt Service</u>														
<u>Other Sources/Uses</u>														
Total Expenses	67,467	60,611	84,839	52,440	70,002	85,389	58,486	47,532	88,867	49,971	81,881	81,881	982,579	665,599
Excess Revenue Over (Under) Expenditures	(64,978)	176,650	693,268	(3,738)	(34,138)	(66,319)	(23,326)	(26,358)	(72,229)	(47,681)	15,193	15,193	182,304	531,156

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Period Ending July 31, 2019

Debt Fund

	<u>ANNUAL BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$)</u>	<u>YTD ACTUAL % OF BUDGET</u>	<u>JUL 31, 2019 ACTUAL</u>
<u>Revenues</u>						
202.381001.0000 Interest - Investments	2,000	1,667	4,376	2,709	(219)	420
202.381006.0000 Interest - Tax Collector	0	0	240	240	0	0
202.383010.0000 Special Assmnts- Tax Collector	542,588	452,163	544,353	92,190	(100)	0
202.383090.0000 Special Assmnts- Discounts	(21,704)	(18,087)	(18,688)	(1,601)	(91)	0
Total Revenues	522,892	436,743	529,281	93,638	(101)	420
<u>Expenses</u>						
<u>Debt Service</u>						
202.571001.0000 Principal Debt Retirement	305,000	254,187	305,000	(50,833)	100	0
202.571006.0000 Principal Prepayments	0	0	10,000	(10,000)	0	0
202.572001.0000 Interest Expense	212,634	177,185	211,829	(34,634)	100	0
Total Debt Service	517,634	431,362	526,829	(95,467)	102	0
<u>Other Sources/Uses</u>						
Total Expenses	517,634	431,362	526,829	(95,467)	102	0
Excess Revenue Over (Under) Expenditures	5,258	4,381	2,452	189,006	(47)	420

Statement of Revenues, Expenditures and Changes in Fund Balance
Habitat Community Development District
For the Fiscal Year Ending September 30, 2019

Debt Fund - Trend Report

	<u>October</u> <u>Actual</u>	<u>November</u> <u>Actual</u>	<u>December</u> <u>Actual</u>	<u>January</u> <u>Actual</u>	<u>February</u> <u>Actual</u>	<u>March</u> <u>Actual</u>	<u>April</u> <u>Actual</u>	<u>May</u> <u>Actual</u>	<u>June</u> <u>Actual</u>	<u>July</u> <u>Actual</u>	<u>August</u> <u>Budget</u>	<u>September</u> <u>Budget</u>	<u>Annual</u> <u>Budget</u>	<u>Year to</u> <u>Date</u> <u>Actual</u>
<u>Revenues</u>														
Interest - Investments	335	430	383	415	445	400	446	484	609	420	167	167	2,000	4,376
Interest - Tax Collector	240	0	0	0	0	0	0	0	0	0	0	0	0	240
Special Assmnts- Tax Collector	0	111,302	383,259	21,245	15,193	7,300	14,440	5,207	6,409	0	45,216	45,216	542,596	544,353
Special Assmnts- Discounts	0	(4,490)	(14,454)	(843)	(334)	(78)	(5)	124	192	0	(1,809)	(1,809)	(21,704)	(19,688)
Total Revenues	575	107,242	349,188	21,017	15,304	7,624	14,881	5,825	7,210	420	43,574	43,574	522,892	529,281
<u>Expenses</u>														
<u>Debt Service</u>														
Principal Debt Retirement	0	0	0	0	0	0	0	305,000	0	0	25,417	25,417	305,000	305,000
Principal Prepayments	0	5,000	0	0	0	0	0	5,000	0	0	0	0	0	10,000
Interest Expense	0	105,959	0	0	0	0	0	105,869	0	0	17,720	17,720	212,634	211,829
Total Debt Service	0	110,959	0	0	0	0	0	415,869	0	0	43,137	43,137	517,634	526,829
<u>Other Sources/Uses</u>														
Total Expenses	0	110,959	0	0	0	0	0	415,869	0	0	43,137	43,137	517,634	526,829
Excess Revenue Over (Under) Expenditures	575	(3,717)	349,188	21,017	15,304	7,624	14,881	(410,044)	7,210	420	437	437	5,258	2,452

<p style="text-align: center;">HABITAT COMMUNITY DEVELOPMENT DISTRICT</p>

Cash and Investment Report

July 31, 2019

Account Name	Bank	Yield	Balance
GENERAL FUND			
Checking Account - Operating	Valley National Bank	0.00%	46,261
Money Market Account	Valley National Bank	2.43%	<u>1,000,721</u>
		Subtotal	1,046,982
DEBT SERVICE FUND			
Series 2015 - Prepayment Fund	US Bank	0.00%	-
Series 2015 - Reserve Fund	US Bank	0.01%	257,332
Series 2015 - Revenue Fund	US Bank	0.01%	<u>100,301</u>
		Subtotal	357,633
		Total	<u>\$ 1,404,615</u>

HABITAT
COMMUNITY DEVELOPMENT DISTRICT

Non-Ad Valorem Special Assessments
(Lee County Tax Collector - Monthly Collection Distributions)
Fiscal Year Ending September 30, 2019

GROSS ASSESSMENTS LEVIED

\$ 1,207,175 \$ 545,046
68.89% 31.11%

Distribution	Gross Amount Received	Discount/ (Penalties)	Collection Cost	Net Amount Received	ALLOCATION (gross amt)	
					General Fund	Debt Fund
October	-	-	-	-	-	-
November	40,438.50	(1,739.84)	-	38,698.66	27,858.08	12,580.42
	317,330.84	(12,693.26)	(1,376.78)	303,260.80	218,609.22	98,721.62
December	1,116,701.33	(44,649.39)	(1,376.77)	1,070,675.17	769,295.55	347,405.78
	50,957.25	(1,812.97)	-	49,144.28	35,104.45	15,852.80
January	68,289.23	(2,067.36)	-	66,221.87	47,044.45	21,244.78
February	48,835.37	(1,075.17)	-	47,760.20	33,642.69	15,192.68
March	23,463.58	(243.38)	-	23,220.20	16,164.06	7,299.52
April	46,414.81	(17.50)	-	46,397.31	31,975.16	14,439.65
May	16,738.73	397.18	-	17,135.91	11,531.31	5,207.42
June	20,599.87	618.02	-	21,217.89	14,191.25	6,408.62
July	-	-	-	-	-	-
August						
September						
TOTAL	1,749,769.51	(63,283.67)	(2,753.55)	1,683,732.29	1,205,416.22	544,353.29
BALANCE REMAINING					\$ 1,759	\$ 693

TOTAL ASSESSMENTS	\$ 1,752,221	PERCENT COLLECTED	99.86%
--------------------------	---------------------	--------------------------	---------------

Habitat Community Development District Reconciliation - Valley National 9735 OP

Closing Balance from Previous Statement.....	6/28/2019	29,041.88
0 Deposits and Other Additions Totaling.....		0.00
31 Checks and Other Withdrawals Totaling.....		72,780.59
2 Adjustments Totaling.....		90,000.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....		0.00
Closing Balance for this Statement.....	7/31/2019	46,261.29
Difference.....		0.00
Cash Balance from General Ledger.....	7/31/2019	45,363.49
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		45,363.49

Date	Check	To	Check Description	Amount
✓ 6/06/2019	0001702	The Doragh Law Firm	Legal Services January 2019	787.50
✓ 6/21/2019	0001717	Community Field Services, Inc.	Work Order 1312 - Structure Painting, Work Order 1311 - Weed Spraying, Work Order 1319 - Trash Clean Up Around All Lakes	1,292.48
✓ 6/21/2019	0001720	Irrigation Specialists, Inc.	One Year Date Connection	1,000.00
✓ 6/26/2019	0001722	West Coast Electrical & Lighting Services	Install New Aluminum Square Pole, Add New LED Fixture - 50% Deposit	3,447.50
✓ 6/27/2019	0001723	Community Field Services, Inc.	Work Order 1274 - Plecco Catfish Removal, Work Order 1304 - Plant 1,000 Slash Pine Saplings, Work Order 1317 - Paint 7 Faded Street Light Poles	1,712.60
✓ 6/27/2019	0001724	Estate Landscaping & Lawn Management	Remove Dead Pine Tree	150.00
✓ 7/02/2019	0001725	West Coast Electrical & Lighting Services	Repull Conductors to Existing Electrical Pedestal. Dug 24" for Conduit then Pull in New Conductors, Replaced Load Center, Meter Can, Main Breaker and Upgraded Monthly Water Use Permit Compliance	1,486.82
✓ 7/03/2019	0001726	Cardno	July Monthly Services	425.00
✓ 7/03/2019	0001727	Water Works Pools, Inc.	July Monthly Services	750.00
✓ 7/03/2019	0001728	Irrigation Specialists, Inc.	Monthly Irrigation Maintenance	1,700.00
✓ 7/03/2019	0001729	Solitude Lake Management	Lake & Pond Management Services - JUL 2019	2,985.00
✓ 7/08/2019	EFT	Lee County Utilities	Water Service - 05/15/19 - 06/14/19	271.23
✓ 7/09/2019	0001730	Berger, Toombs, Elam, Gaines & Frank CPA's	Financial Audit Services - FY 2018	3,400.00
✓ 7/09/2019	0001731	Premier District Management	District Management & Field Services - JUL 2019	11,298.07
✓ 7/09/2019	EFT	FPL	Electric 05/28/2019 - 06/26/2019	1,894.78
✓ 7/09/2019	EFT	FPL	Electric 05/28/2019 - 06/26/2019	1,000.58
✓ 7/10/2019	EFT	FPL	Electric 05/28/2019 - 06/26/2019	4,098.98
✓ 7/10/2019	EFT	FPL	Electric 05/28/2019 - 06/26/2019	6,838.00
✓ 7/17/2019	0001732	Irrigation Specialists, Inc.	Invoices 9903, 9923	5,203.04
✓ 7/17/2019	0001733	Lake & Wetland Management West Coast Inc.	Planting : 47 Bald Cypress	1,410.00
✓ 7/17/2019	0001734	Passarella & Associates	GIS Services	5,200.00
✓ 7/17/2019	0001735	Solitude Lake Management	Aerator Maintenance Services 07/01/19 - 12/31/19	4,315.00
✓ 7/18/2019	0001736	CPH Engineers	Engineering Services	3,011.35
✓ 7/18/2019	0001737	Lykins Signtek	Remove, Repair, Replace Speed Limit Sign, Replace Burial Pipe, Replace 30"x 24" Tube Frame and Backer	620.00
✓ 7/23/2019	EFT	ADP	BOS Meeting Payroll - Wages (Direct Deposit)	738.80
✓ 7/23/2019	EFT	ADP	BOS Meeting Payroll - Taxes	127.20
✓ 7/23/2019	EFT	FPL	Electric 05/28/2019 - 06/26/2019	162.38

Run: 8/12/2019 @ 12:54 PM

Habitat Community Development District Reconciliation - Valley National 9735 OP

Page: 2

✓ 7/25/2019	0001738	Coleman, Yovanovich & Koester, P. A.	General Legal Services	700.00
✓ 7/25/2019	0001739	Community Field Services, Inc.	Work Order 1276 - Remove Dead Trees and Banana Trees, Fill Hole - Work Order 1285 - Apply Asphalt Mix to Holes, Replace Flag Pole Clasp, Replace Missing Fire Hydrant, Soil Sampling Lake 1 & 4	874.15
✓ 7/25/2019	0001740	Lake & Wetland Management West Coast Inc.		1,600.00
✓ 7/25/2019	0001741	Vertex Water Features	Invoices 14662, 14664, 14735	4,281.15
Total Checks:				72,780.58

Date	Reference	Adjustment Description	Amount
✓ 7/03/2019	TXFR	Transfer From 9395 MM to 9735 OP	40,000.00

Run: 8/12/2019 @ 12:54 PM

**Habitat Community Development District
Reconciliation - Valley National 9735 OP**

Page: 3

Date	Reference	Adjustment Description	Amount
✓ 7/31/2019	TXFR	Bank Transfer from Money Market to Operating Account	50,000.00
Total Adjustments:			90,000.00

Habitat Community Development District

Check Register from 7/01/2019 to 7/31/2019

Valley National 9735 OP

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0001725	7/02/2019	[WEST COAST] West Coast Electrical & Lighting Services (Repull Conductors to Existing Electrical Pedestal, Dug 24" for Conduit then Pull in New Conductors, Replaced Load Center, Meter Can, Main Breaker and Upgraded Grounding	1,486.82
0001726	7/03/2019	[CARDNO] Cardno (Montly Water Use Permit Compliance)	425.00
0001727	7/03/2019	[WATER WORKS] Water Works Pools, Inc. (July Monthly Services)	750.00
0001728	7/03/2019	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Monthly Irrigation Maintenance)	1,700.00
0001729	7/03/2019	[SOLITUDE] Solitude Lake Management (Lake & Pond Management Services - JUL 2019)	2,985.00
EFT	7/08/2019	[LEE COUNTY UTILITIES - WATER] Lee County Utilities (Water Service - 05/15/19 - 06/14/19)	271.23
0001730	7/09/2019	[BERGER] Berger, Toombs, Elam, Gaines & Frank CPA's (Financial Audit Services - FY 2018)	3,400.00
0001731	7/09/2019	[PREMIER DISTRICT] Premier District Management (District Management & Field Services - JUL 2019)	11,298.07
EFT	7/09/2019	[FPL] FPL (Electric 05/28/2019 - 06/26/2019)	1,894.78
EFT	7/09/2019	[FPL] FPL (Electric 05/28/2019 - 06/26/2019)	1,000.58
EFT	7/10/2019	[FPL] FPL (Electric 05/28/2019 - 06/26/2019)	4,096.98
EFT	7/10/2019	[FPL] FPL (Electric 05/28/2019 - 06/26/2019)	6,839.00
0001732	7/17/2019	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Invoices 9903, 9923)	5,203.04
0001733	7/17/2019	[LAKE & WETLAND] Lake & Wetland Management West Coast Inc. (Planting : 47 Bald Cypress)	1,410.00
0001734	7/17/2019	[PASSARELLA] Passarella & Associates (GIS Services)	5,200.00
0001735	7/17/2019	[SOLITUDE] Solitude Lake Management (Aerator Maintenance Services 07/01/19 - 12/31/19)	4,315.00
0001736	7/18/2019	[CPH] CPH Engineers (Engineering Services)	3,011.35
0001737	7/18/2019	[Lykins Signtek] Lykins Signtek (Remove, Repair, Replace Speed Limit Sign, Replace Burial Pipe, Replace 30"x 24" Tube Frame and Backer)	620.00
EFT	7/23/2019	[ADP] ADP (BOS Meeting Payroll - Wages (Direct Deposit))	738.80
EFT	7/23/2019	[ADP] ADP (BOS Meeting Payroll - Taxes)	127.20
EFT	7/23/2019	[FPL] FPL (Electric 05/28/2019 - 06/26/2019)	162.38
0001738	7/25/2019	[Coleman, Yovanovich] Coleman, Yovanovich & Koester, P. A. (General Legal Services)	700.00
0001739	7/25/2019	[COMMUNITY FIELD] Community Field Services, Inc. (Work Order 1276 - Remove Dead Trees and Banana Trees, Fill Hole - Work Order 1285 - Apply Asphalt Mix to Holes, Replace Flag Pole Clasp, Replace Missing Fire Hydrant,	874.15
0001740	7/25/2019	[LAKE & WETLAND] Lake & Wetland Management West Coast Inc. (Soil Sampling Lake 1 & 4)	1,800.00
0001741	7/25/2019	[VERTEX] Vertex Water Features (Invoices 14662, 14664, 14735)	4,281.15
Total Checks:			<u>64,390.53</u>

Habitat Community Development District Reconciliation - Valley National 9395 MM

Closing Balance from Previous Statement.....	6/28/2019	1,088,430.68
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
2 Adjustments Totaling.....		-90,000.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	7/31/2019	2,289.90
Closing Balance for this Statement.....	7/31/2019	1,000,720.58
Difference.....		0.00
Cash Balance from General Ledger.....	7/31/2019	1,000,720.58
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		1,000,720.58

Date	Reference	Adjustment Description	Amount
✓ 7/03/2019	TXFR		-40,000.00
✓ 7/31/2019		Interest Earned	2,289.90
✓ 7/31/2019	TXFR		-50,000.00
Total Adjustments:			-87,710.10

Habitat Community Development District Reconciliation - US Bank 0001 - Revenue

Closing Balance from Previous Statement.....	6/30/2019	89,718.94
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		419.60
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	7/01/2019	162.50
Closing Balance for this Statement.....	7/31/2019	100,301.04
Difference.....		0.00

Cash Balance from General Ledger.....	7/31/2019	100,301.04
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		100,301.04

Date	Reference	Adjustment Description	Amount
✓ 7/01/2019		Interest Earned	162.50
✓ 7/02/2019	TXFR	Transfer From 0005 to 0001	419.60
Total Adjustments:			582.10

Habitat Community Development District Reconciliation - US Bank 0005 - Reserve

Closing Balance from Previous Statement.....	6/30/2019	257,331.88
0 Deposits and Other Additions Totaling.....		0.00
0 Checks and Other Withdrawals Totaling.....		0.00
1 Adjustments Totaling.....		-419.60
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	7/01/2019	419.60
Closing Balance for this Statement.....	7/31/2019	257,331.88
Difference.....		0.00
Cash Balance from General Ledger.....	7/31/2019	257,331.88
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		257,331.88

Date	Reference	Adjustment Description	Amount
✓ 7/01/2019		Interest Earned	419.60
✓ 7/02/2019	TXFR		-419.60
Total Adjustments:			0.00

The Difference Between the **Habitat**
(Bella Terra) Community Development District (CDD)
and the **Bella Terra Master HOA**,

by *Mark Novitski*, Chairman, Board of Supervisors, Habitat CDD

	Habitat CDD	Master HOA
Type of entity	Government	Corporation, not for profit , that operate residential communities in the State of Florida
Taxed on goods and services	Tax exempt	Taxable
Governing Statutes	FL Statute 190	Title XL, Chapter 720 (Condo's have separate chapter – 718)
Governing Statutes website	http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0190/Sections/0190.004.html	http://www.flsenate.gov/Laws/Statutes/2013/Chapter720
Governing Documents	No	Yes Declaration of covenants, articles of incorporation and bylaws of the homeowners' association
Elections Thru	Lee Co Board of Elections	Management Company
Number of Seats on the Board	5	6
Representing	5 at large	3 SFH, 1 Townhomes, 1 Villas, 1 Condo
When elections Terms	Every 2 years 4 years, staggered	Every year 2 years, staggered
Campaigning requirements	Conduct their campaigns in accordance with the provisions of FL Statutes, chapter 106	No
Fee to run	\$25, or 25 signatures and cost to verify	N/A
Maximum consecutive terms	N/A	2
Residency required	Yes	No, Owner
Citizen of the United States	Yes	No
Florida resident requirement	Yes	No
Bella Terra resident	Yes	No
File Financial Disclosure	Yes, annually by 1st of June	Not required
Financial Disclosure form	http://www.ethics.state.fl.us/Documents/Forms/Form%201_2015i.pdf	N/A
Compensated	Yes, \$200/meeting	No

Vote by proxy/ secret ballot at board meetings	No	No, exception - election of officers
Subject to FL Sunshine laws	Yes	The Sunshine Law, is not generally applicable to a private association unless the association has been delegated the authority to perform some governmental function. Thus, the Sunshine Law would not generally apply to meetings of a homeowners' association.
Fined, if violates FL Sunshine laws	Yes	N/A
Discuss issues outside of meetings	No	Yes, if not a quorum
Maintain official records	Yes	Yes
Meeting notice required	Yes, Local newspaper, CDD Website	Yes, Posted at Clubhouse
Fiscal Year	1 Oct thru 30 Sep	1 Jan thru 31 Dec
Funded	Lee County taxes - non-ad valorem assessments	Quarterly dues
Lien	Tax lien	The association has ability to lien each parcel to secure the payment of assessments and other amounts
Qualified public depository	Deposit its funds in any qualified public depository as defined in FL Statutes. 280.02	N/A
Ability to borrow funds	Yes	Yes
Annual independent audit required	Yes	Yes
Management CO	Premier District Management	Alliant
Publishes newsletter	No, submits articles to BT Newsletter	Yes
Website	http://habitatcdd.com/	http://www.alliantproperty.com/bellaterra/home.asp
E-mail distribution list	No	Yes

To clarify, the Habitat CDD does not work for the Master HOA, and the Master HOA does not work for the CDD – Both entities work together. They have different responsibilities, and Both are responsible to the owners/residents of Bella Terra to maintain and enhance our great community.

What is This and What Function Does It Have?

By Mark Novitski, Chair, Habitat CDD

As we wander around the community, we see items and objects that we have to wonder what they are?



The medallion on the left is attached to storm water sewers that feed into our Bella Terra lakes. Please do not throw anything into the drains. In the past we had a irresponsible dog owner who threw the blue "doggie do" bags into the storm sewers and they floated into our lakes. Imagine living by a lake and seeing "doggie do" float by.

The reflector on the right indicates there is a fire hydrant within 10 feet. Please, if you see this reflector missing, please contact the CDD.



The green plastic stake marks the CDD preserve boundary. The boundary could be between a private homeowner or any one of the HOA's. The Single-Family Homes HOA has no common property so the preserve boundary stakes mark the property line between the CDD preserve and the homeowner's property. There is no trespassing in the CDD preserve.

The reflector on the right identifies a crosswalk or a lane divider. Pedestrians, please use the marked crosswalks. Drivers, please stop for pedestrians in the crosswalks. Florida law requires all motorists to stop for pedestrians in the crosswalk.



The CDD striped the crosswalks in Bella Terra with liquid vinyl. When traveling the roads in Bella Terra you will feel the slight bump as your vehicle crosses the marked crosswalks. This was done deliberately to make drivers aware there is a crosswalk. Pedestrians, please cross our streets within the marked crosswalks. In accordance with Florida law, drivers are not required to stop for pedestrians when they are not in a crosswalk.

No, Big brother is not watching us. The device in the picture on the right is a Lee County Water and Sewer repeater to transmit monitoring information from the 7 sewer lift stations to their main office. There are multiple repeaters located throughout our community.

For more information check out the CDD at <http://www.habitatcdd.com/>.

HABITAT CDD REAL PROPERTY FACTS

1) ROADS

Miles	22
Crosswalks	16
Street signs	310 (As of 7/25/19)
Stop Signs	61
Yield Signs	6
Street Names	81
MPH Signs	51
Crosswalk Signs	34
Children at Play Signs	10
No Outlet Signs	17
All Way Signs	6
4 Way Signs	3
Keep Right Signs	12
Do Not Pass Signs	6
Turn Ahead Signs	5
Emergency Vehicle Signs	2
Divided Highway Signs	3
Roundabout Signs	11
Speed Humps	2

2) CURBS and GUTTERS

Miles	50
-------	----

3) LAKES

		Lake #	Acres	Lake #	Acres
# of Lakes	22	1	16.03	12	5.79
Miles of shoreline	10.5	2	4.09	14	8.28
Littoral plants	Thousands	3	12.5	15	4.17
Aerators - Compressors	30	4	6.35	16	4.13
Aerators - Diffusers	77	5	2.84	17	4.05
Interconnectors	1,3,2	6	1.89	22	1.16
	6,7	7	4.49	23	0.93
	27,12	8	2.45	24	8.7
	16,17	9	0.93	25	7.26
		10	1.08	26	1.98
		11	1.38	27	7.96
			Total Lake Acres:		108.44

4) RETENTION AREAS

	Acres
B-1 Behind Irsina/Torre Del Lago	0.73
D-3 E. side of BT Blvd	1.96
G-1 BT Blvd	0.71
EE-1 Palese/BT Blvd	0.55
EE-2 Cosenza/BT Blvd	1.19
A-1 Fano/Torre Del Lago	2.22

5) Preserves

Preserve ID	Acres	Preserve ID	Acres
Wet-1	1.48	Wetland-D	55.82
Wet-4	4.51	Boundary-I	3.05
Wet-A	12.48	Wetland-E	46.4
Wetland-AA	10.16	Wetland-EE	7.48
Wet-B	74.05	Wetland-F	5.86
Wet-BB	3.56	Tract P-10	3.95
Wetland-C	169	Tract P-11	5.11
		Total Preserve Acres: 402.91	

6) ROAD STORM SEWERS

	603
Miles of storm sewer pipes	8.3

7) 6 PUMP STATIONS

#1 SFWMD PS-6	Location: First Round -A-Bout (Lake 1) Twin 50 HP submersibles/(1) 25 HP submersible jockey pump V.F.D. submersible pump - 50 hp 3 Yaskawa variable frequency drive Sure-Flo self cleaning intake screens
#2 SFWMD PS-5	Location: Cleto & BT Blvd (Lake 6) Twin 60 HP submersibles/(1) single 25 HP jockey pump VFDs present & working Miller Leiman central filtration system
#3 SFWMD I-7	Location: On Lake 14 Twin 50 HP centrifugals/(1) single centrifugal jockey pump VFDs present & working
#4 SFWMD PS-3	Location: On Lake 17 (Cecina Way) Twin 25 HP submersible pumps VFDs present & working Central filtration system
#5 SFWMD PS-4	Location: On Lake 3 (off Torre Del Lago) Twin 25 HP submersible pumps VFDs present & working Netafim central filtration system
#6 SFWMD WT-1	Location: Rear of 21267 8T Blvd (Lake 24) Twin 25 HP submersible pumps VFDs

8) Mainline irrigation piping (4" or 6" pipes) - Miles	4" pipes: 18.5 miles/	6" pipes: 2.5 miles/	8" pipes: 1.5 miles
# Isolation valves	52		
# Blow-off valves	13		

9) 2 Wells			
Well #2 - refreshes lakes (Lake #)	1	2	3
Well #3 - refreshes lakes (Lake #)	6	7	

10) Clock Tower Island			
Clock	1		
Pumps	2		
		1) 30 Hp - VFD Installed 7.2019	
		2) 10 Hp - VFD Installed 7.2019	
		UV Light System - Installed 7.2019	
Fountain	1		
		2-Magnetic Starters	
		3 Hp Circulation Pump	
		2-Subpumps (1 installed and 1 to be installed as a back-up)	
Plantings			

11) Gate house

12) Bella Terra Entry lights

13) Entry Lights

14) Electricity

Street Lights (poles)	305
-----------------------	-----