

HABITAT COMMUNITY DEVELOPMENT DISTRICT



**FEBRUARY 18, 2020
BOARD OF SUPERVISORS MEETING
AGENDA PACKET**



HABITAT COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT

3820 Colonial Boulevard - Suite 101 • Fort Myers • FL 33966

Phone (239) 690-7100 • Fax (239) 214-6074

Board of Supervisors
Habitat Community Development District

February 11, 2020

Dear Supervisors,

The regular meeting of the Habitat CDD Board of Supervisors will be held on February 18, 2020 at 4 PM, at the Bella Terra Clubhouse on 20070 Bella Terra Blvd. in Estero, Florida. The Agenda is included in section three and some points of interest are as follows:

- As per usual, enclosed are the Regular Meeting Minutes for January 21, 2020, the Field Report for February, the reduced Agenda Packet financials for January, and a link to the Estero Development Reports
- Please note: the full financials will now be sent under separate cover
- There will be discussion on potential FY2021 Budget items
- The Field Manager will update on FPL Light Pole Numbering, Future Sidewalk Locations, and a proposal for Ixora plantings around street signposts
- The Engineer will update on the Swale behind 21027 Torre del Lago, Road and Gate Access to Barletta Lane Entry, and the SFWMD Water Structure Permit Application Certifications
- There will new discussion on Supervisor election terms and process, concrete stenciling, Passarella Phase 3 GIS, and potential left turn lanes into the Clubhouse
- There will be further discussion on a proposed Emergency Access road

Any supporting documents not enclosed will be distributed at the meeting. The **next meeting is scheduled for March 17 ,2020**. 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

February 18, 2020 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. Approval of Meeting Minutes
 - A. Regular Meeting Minutes from January 21, 2020
6. Staff Reports
 - A. Irrigation Contractor
 - B. Lake Management
 - i. Pond Watch Volunteer
 - C. District Manager
 - i. ADA Website Update
 - ii. FEMA update
 - iii. FY2021 Budget Discussion
 - iv. Other Follow-up Items
 - D. Field Manager
 - i. Field Report February 2020
 - ii. Concern/Complaint Log
 - iii. Project updates
 - a. FPL Light Pole Numbering
 - b. Bush on Irsina and Torre del Lago Replacement
 - c. CDD Assets Painting
 - d. ADA Sidewalk Ramps
 - e. Future Sidewalk Locations
 - E. Attorney
 - F. Engineer
 - i. Swale behind 21027 Torre del Lago Update
 - ii. SFWMD Water Structure Permit Application Certifications
 - iii. Road and Gate Access to Barletta Lane Entry for Condos (HOA)
7. Discussion/Action Items
 - A. Supervisor Terms of Office & Election Process
 - B. Emergency Access
 - C. CDD Mission Statement
 - D. CDD/HOA Masterplan Coordination and Communication Efforts
 - E. Shrub Install around all Remaining Street Signposts Proposal
 - F. Left Turn Lanes into Clubhouse
 - G. Passarella Phase 3
 - H. Concrete Stencil for Pet Waste Signs
8. Financials
 - A. Month ending January 31, 2020
9. Communications

- A. Estero Council of Community Leaders: NEW Greater Estero Community Report
 - i. <https://esterotoday.com/wp-content/uploads/2020/01/GECRJan2020.pdf>
- 10. Supervisors Requests
- 11. Audience Comments
- 12. Adjournment

Next Meeting: March 17, 2020 at 4:00 PM

**DRAFT MINUTES OF MEETING
HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Habitat CDD was held on January 21, 2020 at 4:00 p.m. in the Bella Terra Clubhouse at 20070 Bella Terra Boulevard in Estero, Florida.

Present and constituting a quorum were:

Mark Novitski	Chairman
Larry Roth	Vice Chairman
Linda Gibson	Assistant Secretary
Jenny Licht	Assistant Secretary
Joe Napolitano	Assistant Secretary

Also present were:

Cal Teague	District Manager
Charlie Krebs	District Engineer
Chris Pepin	Field Manager
Chris Dudak	Assistant to the District Manager
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and the District Manager called roll. All Supervisors were present. Also present for today's meeting were the District Engineer Charlie Krebs, Field Manager Chris Pepin and the Assistant to the District Manager Chris Dudak.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented and approved.

On MOTION by Supervisor Napolitano, seconded by Vice Chairman Roth, with all in favor, the Agenda was approved as presented.

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

Jim Meeks commented that the Master Board has discussed several ideas for implementing new procedures to handle truck traffic which has created backups in the visitor lanes.

FIFTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. Regular Meeting Minutes from December 17, 2019**

The Meeting Minutes were presented and approved as submitted.

On MOTION by Supervisor Licht, seconded by, Vice Chairman Roth, with all in favor, the Regular Meeting Minutes from December 17, 2019 were approved as presented.

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

A report of operations was submitted which stated all is running as expected without incident. One concern discussed was pump I-7 but the contractor couldn't identify the problem. The Chairman asked all to monitor so it can be reported quickly. The Chair also commented on the water usage being recorded as being lower quantities than reported last year.

B. Lake Management**i. Pond Watch Volunteer**

Two residents expressed interest but didn't follow up after discussing this program with the Field Manager.

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

The web layout was discussed, the Board expressed satisfaction with the layout and agreed to proposed changes in the agenda packets which include the following:

- The monthly field report will be text only, no pictures.
- The financials will consist only of the balance sheet, investment report, assessment collections summary and the check register.
- The meeting packets will not include any pdf support material, only a summary of important considerations needed for the Board to make a decision.
- Notification that the agenda packets are posted will be sent 7 days in advance and will not be sent under separate email cover.

- The Board will be getting new CDD email accounts for District business for compliance with public document request.
- The home page will feature the clock tower fountain.

ii. FEMA Update

The District Manager reported that the request for funding of Hurricane Irma damages has been approved by the FEMA representatives and has been forwarded to the State for funding.

iii. Budget Schedule

The FY 2021 Budget Schedule was distributed and the Board was asked to prepare requests and suggestions for items to be included in the new budget. Initially a priority to be considered is an exit road that can be used as an emergency and/or a second resident access road with a right only entrance and exit.

D. Field Manager

i. Field Report December 2019

The Field Report was presented with comments as follows:

- The Field Manager asked if more preserve markers should be ordered but was instructed to delay any new orders.
- The speed hump sign recently ordered was the wrong color and was sent back for correct sign.
- The Board had no problem with moving the speed limit sign on Velino coming off of Bella Terra Blvd.

ii. Project Updates

a. FPL Light Pole Numbering Update

FPL will be providing numbering decals and maps to locate each pole within the community. Discussion centered upon where the numbering decals will be placed, either on the front or back of the pole and at eye height or near the bottom of the pole. It was agreed to discuss in more detail at the next meeting and that it should be included on the GIS mapping system.

b. Water Control Structure EE1 Repairs Update

The Field Manager reported that this project is complete.

c. New Solar Lights

The Field Manager reported that 38 amber lights and 8 red lights were not functioning and the Field Manager said he had 11 in stock and will use them to replace the most critical lights that are out. The Board agreed not to replace them at this time and to leave the non-functioning lights in place until replacement is approved in the future.

iii. Concern/Complaint Log

There being none, the next Order of Business followed.

E. Attorney

There being none, the next Order of Business followed.

F. Engineer

i. Swale Behind 21027 Torre Del Lago Update

The District Engineer stated that they are waiting for a rain event for his staff to monitor and analyze how this swale performs.

ii. SFWMD Water Structure Permit Application Certification

The District Engineer stated that the certification has been completed yet there is one final task which is to certify all the lake banks as being compliant.

iii. Road and Gate Access to Barletta Lane Entry for Condos (HOA)

A rendering of an option to reduce the current double lane entry and exit at Barletta Lane to two 14' lanes was presented and discussed. This was an original request of the Master HOA Board to address safety concerns. The Engineer was requested to provide estimates for this improvement and that the Master Board be asked why this is needed. This is to be an agenda item at the next meeting.

iv. Bush on Irsina and Torre del Lago

The Board discussed an overgrown bush at the corner of Irsina and Torre del Lago which was obstructing visibility for pedestrians and automobiles approaching this intersection. After discussion on this issue it was suggested having it removed and replaced with a low growing vegetation.

On MOTION by Vice Chair Roth, seconded by, Supervisor Gibson, with Chairman Novitski in favor, the Board authorized removal of the bush and replacing it with a low growing alternative for \$450. Supervisors Licht and Napolitano voted in opposition to

the motion. The vote was approved on a 3 to 2 majority of the Board.

SEVENTH ORDER OF BUSINESS

Discussion/Action Items

A. CDD Assets Painting

The Board discussed painting CDD assets to make is easier to identify them. Items to be included are the concrete slabs covering underground utility boxes, aerator cabinets, electric boxes for CDD assets and other items to be identified. The color was to be determined by Supervisor Licht.

On MOTION by Supervisor Licht, seconded by, Supervisor Napolitano, with all in favor, the Board authorized staff to paint all CDD assets including the concrete pads in a color to be determined by Supervisor Licht.

B. ADA Sidewalk Ramps

The Board had requested the Field Manager consider screw down handi-cap ramps that can be screwed into the concrete. The cost is \$190 per ramp and comes in various colors. The Field Manager will present a color chart and identify the number needed at the next meeting.

C. 5G Small Cell Towers

There was no response from any cell company.

D. Children at Play Sign Location

The Field Manager reviewed all current Children at Play signs and reported that there are 9 signs and prepared a map identifying their locations. After the discussion the Board agreed to move the sign on Bella Terra Blvd. to Torre Del Lago.

E. Alternatives to Round-up

Two alternates to Round-up were presented and the Board agreed to switch to a product called WOW which is \$80 per gallon. The purchase of 4 gallons was agreed upon to use along roadways and request the landscapers for the District also use this product.

243
244 **F. Rubber Tree Rings**
245

246 The Board discussed the tree rings which serve as a weed block and want to
247 discuss this further at the next meeting. Also options for natural plantings instead
248 of the tree rings which brings concerns over how effectively they control weed
249 growth.
250

251 **G. Emergency Access**
252

253 The Engineer submitted a possible site plan for an emergency exit from Barletta
254 Lane onto Corkscrew Road.
255

256 **H. CDD Mission Statement**
257

258 Supervisor Gibson volunteered to take samples staff provided and present a
259 proposed statement for Board consideration.
260

261 **I. CDD/HOA Masterplan Coordination and Communication Efforts.**

262 Tabled until the next meeting.
263
264

265 **EIGHTH ORDER OF BUSINESS**

Financials

266
267 **A. Report for month ending December 31, 2019**
268

269 The financial statements were presented and accepted.
270

271 On MOTION by Vice Chair Roth, seconded by Supervisor
272 Napolitano, with all in favor, the financials were accepted as
273 presented.
274

275
276 **NINTH ORDER OF BUSINESS**

Communications

277
278 **A. Estero Council of Community Leaders: Estero Development Report**
279

280 **i. <https://esterotoday.com/research-and-reports/>**
281

282 Reviewed with no comments.
283

284 **TENTH ORDER OF BUSINESS**

Supervisor's Requests

285
286 Supervisor Licht commented about the appearance of the Guardhouse.
287

Vice Chairman Roth commented on a safety concern for pedestrians crossing over in front of the Guardhouse. In addition, he asked the Engineer to look at having a left turn lane into the Clubhouse.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Jim Meek commented on why the Chairman's article wasn't included in the newsletter, the emergency exit and the Barletta entrance.

Bob Vaa asked if the old minutes would remain on the website after redesign?

Rob Warner commented on 5G cell towers and concerns over radiation increases from the towers.

Kevin Kollmorgen asked why a cell tower was being brought up again?

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:31 p.m.

Next Meeting: February 18, 2020 at 4:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

1. Barletta Entrance Island Project: Currently working with D&G on this and should have numbers by the meeting.
2. Sign Post bushes: \$13,200. We actually have a estimate from Moore's Landscaping in the agenda packet this month for this project.

Christopher Pepin
Community Field Services Inc.

(239)284-6662
cpepin@communityfieldservices.com
www.communityfieldservices.com

From: Cal Teague <CTeague@cddmanagement.com>
Sent: Friday, February 7, 2020 4:23 PM
To: mnovitski habitatcdd.com <mnovitski@habitatcdd.com>
Cc: Christopher Pepin <cpepin@communityfieldservices.com>; Christopher Dudak <cdudak@cddmanagement.com>; Charlie Krebs <CharlieKrebs@hmeng.com>
Subject: RE: Budget items

Thanks Mark, team see task assignments below in red.

From: mnovitski habitatcdd.com <mnovitski@habitatcdd.com>
Sent: Friday, February 7, 2020 12:42 PM
To: Cal Teague <CTeague@cddmanagement.com>
Cc: Christopher Pepin <cpepin@communityfieldservices.com>; Christopher Dudak <cdudak@cddmanagement.com>; Charlie Krebs <CharlieKrebs@hmeng.com>
Subject: Budget items

Cal, 2 Items I'd like to accomplish yet this fiscal year:

1. Expand the islands around the entrance to the Condos (in accordance with Charlie's drawings) to narrow the entrance and exit lanes. **Chris and Charlie to get proposals for Board consideration.**
2. Continue the curve at the gate house exit **Charlie can we get a estimate and maybe a site plan?**

I would imagine both of these could be accomplished when we have a contractor in fixing identified curbs and gutters needing repair.

Next FY (2021) I propose these efforts be added to the budget:

1. Install bushes around all signs in the community (previously we accomplished this along BT Blvd). **Chris P has the cost of what we did, and the number of remaining signs to add bushes. Chris P can you provide for me?**
2. Pavers at the gate house - \$100k
3. Increase the Aerators maintenance and repair budget as they are all aging.

For FY 2022 we need to think about repaving and striping the older section of roadways.

Thanks,

Mark
 Mark Novitski
 Habitat CDD Board of Supervisors



HABITAT CDD

FIELD MANAGEMENT REPORT FOR FEBRUARY 2020

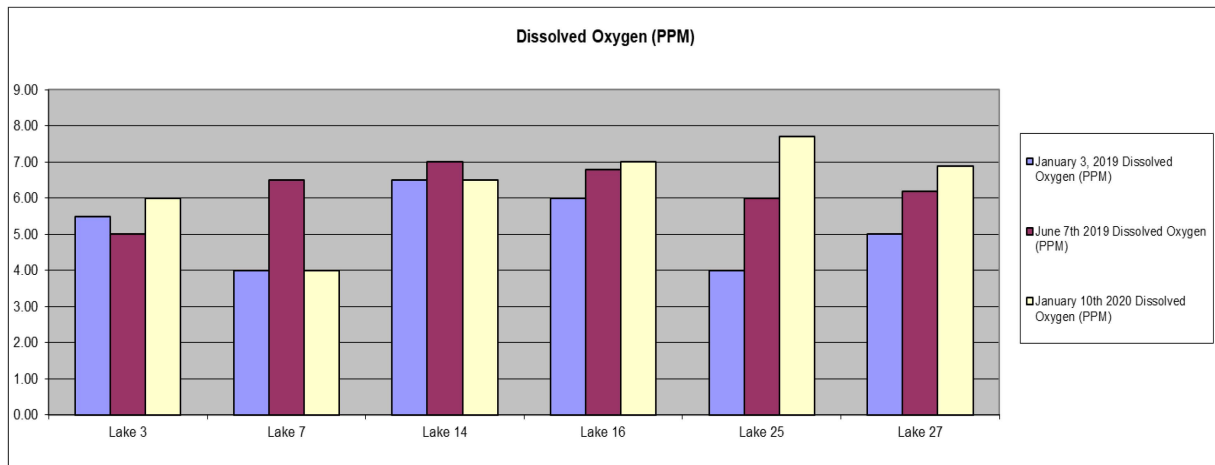
Habitat CDD

Community Field Services – Field Management Report

Site Inspection on 2/03/2020

1. Lake Management:

- a. Lake Maintenance:** Lake conditions remain overall in good shape this month. No major concerns observed with shoreline weeds, algae is very minimal, and the water levels are higher than normal for this time of year. Additional lake management details are below.
- b. Dissolved Oxygen (DO) Tests:** All lakes that were tested are doing well with their dissolved oxygen levels. As you can see the Dissolved Oxygen average was slightly higher this month than it was back in January 2019. Environmental factors such as temperature, wind, sun or clouds can cause these changes to occur. Any reading over 2.00 is considered to be healthy and stabilized. The next tests are scheduled for June 2020.



- c. Littoral Plants:** No concerns observed this month.
- d. Shoreline Weeds:** Weed issues this month included:
- i. Torpedo grass present in Lakes: 1-4, 6, 8, 10, 14, 17 & 22. Very Low to Low presence.
 - ii. Alligator Weed in Lakes: 6. Very low presence.
 - iii. Climbing Hemp Vine present in Lakes: 3, 9, 10, 14 & 26. Low presence.
- e. Algae:** Algae concerns observed this month included:
- i. Planktonic algae: No concerns present.
 - ii. Filamentous algae: Lakes 8. Very low density.
 - iii. Pollen: Observed on the north end of Lake 14.

f. Submerged Weeds:

- i. Baby Tears in Lakes: 4 & 8. Low presence / Treatments Observed.
- ii. Hydrilla in Lakes: 2. Medium presence / Treatments Observed.

Treated Baby Tears in Lake 8



Hydrilla in Lake 2



- g. **Fish:** No concerns observed this month.
- h. **Trash:** Minimal trash was observed this month. Hot spots included Lakes 2, 3, 4, 8, 9 & 14. Our next semi-annual clean-up along the lakes and preserve edges is scheduled for March 2020.
- i. **Lake Aeration:** The following issues / updates were noted during this inspection.
 - i. All systems were operating during this inspection.
 - ii. A floating air line was observed in Lake 4. We'll see if Solitude can sink the line or if it's no longer in use to remove it.
 - iii. We're continuing to label all the circuit panels for the aerator units.
- j. **Shoreline Landscaping:** The vegetation and trees along the back side of Lake 9 need to be pruned & cleaned up. We'll put in a work order to complete this task.



- k. **Lake Bank Erosion:** No new concerns observed this month.

2. Preserves:

- a. The preserve cutbacks were looked at again along Torre Del Lago and 99.9% of the cut vegetation has been removed by Estate. We are satisfied with this clean-up effort.
- b. We received a residential concern this month that kids left several soda bottles in the preserve at the end of Cosenza Court and they asked if the bottles could be picked up. We observed the bottles during this inspection however we couldn't reach them due to the preserve being filled with water from the recent rain event. We'll have water boots with us the next time we're onsite.

Soda Bottles in the Preserve at the end of Cosenza Court



- c. **Preserve Markers:** We currently have 10 preserve markers in stock.
- d. **Bat Boxes:** No concerns observed this month.

3. Roadways:

- a. **Asphalt:**
 - i. New tire marks were observed on Bella Terra Blvd just past the Ardore intersection. The marks are about 100 feet long.



- ii. Multiple new benchmarks were observed along the roadways this month. We're not sure why these have been put down but we're going to further investigate them. Pictures on the following page.



b. Potholes: No new concerns were observed this month.

c. Curbing / Storm Water Gutters / Speed Humps:

- i. Roadway weeds were treated this month with the new Eco-friendly / Naturally Organic weed killer. We'll be monitoring the effectiveness of the treatments throughout the month.
- ii. The missing speed hump sign will be replaced as soon as we receive the correct one. The sign company has already shipped us two wrong signs; the first one was the wrong color and the second one was the wrong size. A third sign is being shipped out to us later this week.



d. Street Signage:

- i. The blue roadway marker for the fire hydrant at the Ardore Lane south entrance is missing. We'll have a new one installed.
- ii. The blue roadway marker for the fire hydrant on Fano Court is damaged and needs to be replaced. We'll have a new one installed.
- iii. The blue roadway marker for the fire hydrant on Cardeto Court is missing. We'll have a new one installed.

- iv. **Fading Stop Signs:** Currently on: Larino Loop, Lesina Ct, Cleto Drive (South), Troia (North) & Barletta Lane (North). New signs have arrived and we're now just waiting for the correct Speed Hump sign to arrive before we start installing them.
 - e. **Roadway Landscaping:** No concerns observed this month. Moore's Landscaping has been asked to provide an estimate to plant 3 dwarf ixoras around each of the remaining 240 signposts. The proposal will be reviewed at the next Board meeting.
 - f. **Roadway Cul-De-Sacs:** No new concerns observed with the cul-de-sacs this month.
 - g. **Roadway Lighting:** No new concerns observed this month. During our testing in January we found 8 red markers and 38 amber markers not working.
 - h. **Solar Lights:** No new concerns observed this month.
 - i. **Street Lights:** No concerns observed this month. We are also still waiting for FPL to provide us with new labels for the light poles.
 - j. **Roadway Sweeping:** Roadway gutters are swept by a street sweeper in February, April, June, August, October & December.
4. **Sidewalks:** Premier Pressure Washing hasn't returned yet to clean that small area they missed at the entrance of Barletta Lane. We'll send them a reminder.
5. **Storm Drainage System:**
- a. **Catch Basins:**
 - i. We conducted the semi-annual trash removal from the roadway catch basins last month. We filled two 55-gallon trash bags full of plastic bottles, plastic bags and Styrofoam along with three trash can lids and one dead rabbit.
 - ii. We found a trash can lid in the catch basin behind the town home located at 20026 Larino Loop. We'll remove the lid from the basin.



b. Water Control Structures (WCS):

- i. **WCS EE1 Update:** Last month we found that water had already begun undermining a section of the structure which we then immediately informed Conidaris Builders of and they made the necessary repairs. This past weekend the community received a couple of inches of rain and the repairs held up. The area though, is lacking grass which will help stabilize the surrounding soil, so we'll put down some additional seed.
- ii. We are testing out the new organic weed killer on some of the weeds that grow on the storm water structures. We'll see how well it does by next month.



- c. **Culverts:** No concerns observed this month.
- d. **Drain Pipes:** No new concerns observed this month.
- e. **Drainage Swales / Dry Detention Ponds / Banks:** The next mowing will occur during the week of February 3rd, 2020.

6. Irrigation:

- a. **Pump Stations:** The following sign issues will be reported to Irrigation Specialists.
 - i. Pump Station 2 is missing its ID sign and emergency contact sign.
 - ii. Pump Station 3 is missing its ID sign.
 - iii. Pump Station I-7 is missing its ID sign.
 - iv. Pump Station 6: Someone dumped river rock inside the pump station.

Pump Station #2



Pump Station #6



- b. The privacy screen around Pump Station PS-1 is starting to fade and will be replaced when needed.
- c. Wells: No concerns observed with the wells this month.

7. Clock Tower / Fountain:

- a. Water Quality: No concerns observed; water is clear.
- b. The second and third tier pools still need to be vacuumed. We will remind Water Works Pools of this.
- c. Two of the submerged lights are currently not functioning and there are two others that are facing sideways and need to be repositioned. These issues have been reported to Water Works Pools several times now. We will contact an electrician / lighting expert to look at the issues.
- d. One of the tower outlet covers is open and needs to be closed. We'll have this task completed during our next quarterly maintenance event.



- 8. **Guardhouse:** No new concerns observed this month.

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 checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gallinules
<input checked="" type="checkbox"/> Anhinga	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Osprey	<input checked="" type="checkbox"/> Ibis
<input type="checkbox"/> Woodstork	<input type="checkbox"/> Otter	<input checked="" type="checkbox"/> 2 Alligators	<input type="checkbox"/> Snakes
<input checked="" type="checkbox"/> Turtles	<input checked="" type="checkbox"/> Other Species: <u>Ducks</u>		

- 10. **Non CDD Issues Observed:** While inspecting the roadways we came across a broken water line for the home at 20600 Ardore Lane. We informed the homeowner of the major leak.



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 2020.

11/6/2019	Rose Santafermia	Homeowner reported that the new aerator system for Lake 10 is making a humming noise again, same as last year.	Inspected the aerator cabinet and observed no unusual noises on 12/02/19.	None.
11/20/2019	Rose Santafermia	Homeowner is concerned that two dead trees in the preserve could damage their lanai. Asked to have the trees cut down. 13524 Troia	The trees were inspected on 11/26/19 and we found one of them a safety hazard to the lanai. We've asked Estate to cut it down.	None, issue resolved.
11/22/2019	Richard Marini	Reported new banana tree growth along the edge of the preserve.	Trees observed on 11/26/19 and will be removed by our maintenance technician.	Work order issued.
11/26/2019	Rose Santafermia	Homeowner reported that the light pole at 21641 BT Blvd. is leaning and asked if it can be straightened.	Request has been submitted to FPL.	Monitor
12/18/2019	Rose Santafermia	Homeowner reported that the aerator system at 21580 BT Blvd was no longer working.	CFS staff was onsite and checked the unit and found that the GFI breaker had tripped. Breaker was reset and the system came back online.	None
1/12/2020	Mark Novitski	Reported that the irrigation pump station at the 3rd round-a-bout sounded like a jet engine taking off then a banging noise.	Issue was sent to Irrigation Specialists which they turned off the pumps via the internet app.	Monitor
1/13/2020	Rose Santafermia	Homeowner at 21208 BT Blvd. reported a stain on the roadway in front of their home.	Inspected the area and found no major stains.	None
1/15/2020	Pat Schmees	Homeowner asked if the CDD trees next to her home can be trimmed back.	Inspected the area on 1/16/20 and observed several branches touching her roof. Added task to Work Order 1386.	Work order issued.
1/23/2020	Kevin Kollmorgen	Reported 4 2-liter soda bottles in the preserve. Asked if they can be removed.	Added to work order to be completed.	Work order issued.

12. Completed events in January / February:

- a. Report all lake problems to Solitude. Task completed on 1/03/20.
- b. Report all aerator problems to Solitude. None to report.
- c. Report all fountain issues to Water Works Pools. Task completed on 1/03/20.
- d. Report all landscaping issues to Estate. Task completed on 1/03/20.
- e. Order a new speed hump sign & 5 stop signs. Task completed.

13. Follow up & Upcoming events for February / March:

- a. Report all lake problems to Solitude. Task completed on 2/04/20.
- b. Report all aerator problems to Solitude. Task completed on 2/04/20.
- c. Report all fountain issues to Water Works Pools. Task completed on 2/04/20.
- d. Report all landscaping issues to Estate. None to report.

14. Maintenance Technician Task List:

Reported on 1/02/20:

- a. Touch up all roadway signs that have paint peeling off at the base. Work Order 1401.
- b. Remove the rust on the solar light pole at Bella Terra Blvd. & Ardore north intersection and repaint. Work Order 1401.

Reported on 2/03/20:

- a. Replace the missing fire hydrant reflectors on Fano Court, Cardeto Court and Ardore Lane south entrance. Added to Work Order 1387.
- b. Clean up the overgrown vegetation along the back side of Lake 9.
- c. Apply additional Bahia grass seed around WCS EE1.
- d. Remove the trash can lid from the catch basin behind the town home at 20026 Larina Loop Road.

15. CDD Project Updates - Fiscal Year 2020:

HABITAT PROJECTS: UPDATED 02/04/20	DATE Approved	APPROVED COST	VENDOR	PROJECT STATUS
2019 Concrete Pressure Cleaning	8/20/2019	\$20,000.00	Premier Pressure Cleaning	Completed
2019 Concrete Pressure Cleaning - Water Usage	8/20/2019	\$662.70	Premier Pressure Cleaning	Completed
Installation of 3 dwarf ixorias around 70 roadway signs along Bella Terra Blvd.	8/20/2019	\$3,325.00	Moore's Landscaping	Completed
Preserve Encroachment Cutbacks - Section 1	10/15/2019	\$9,307.14	Estate	Completed
Preserve Encroachment Cutbacks - Section 2	10/15/2019	\$9,154.14	Estate	Completed
Concrete gutter repair at 20499 TDL	10/15/2019	\$1,250.00	Tincher Concrete	Completed
Tow Away Sign Decorative Sign Post	10/29/2019	\$920.00	Lykins Signtek	Completed
WCS EE1 Repair	11/19/2019	\$16,950.00	Conidaris Builders	Completed
New Compressor Units for Lakes 5 & 15	11/19/2019	\$6,708.21	Solitude	Completed
Dead Pine Tree removal along preserve edges at 20786 & 20796 TDL & 13524 Troia	11/23/2019	\$650.00	Estate	Completed
Plant removal & replacement at corner of Irsina & TDL.	1/21/2020	\$456.09	Estate	Proposal Returned

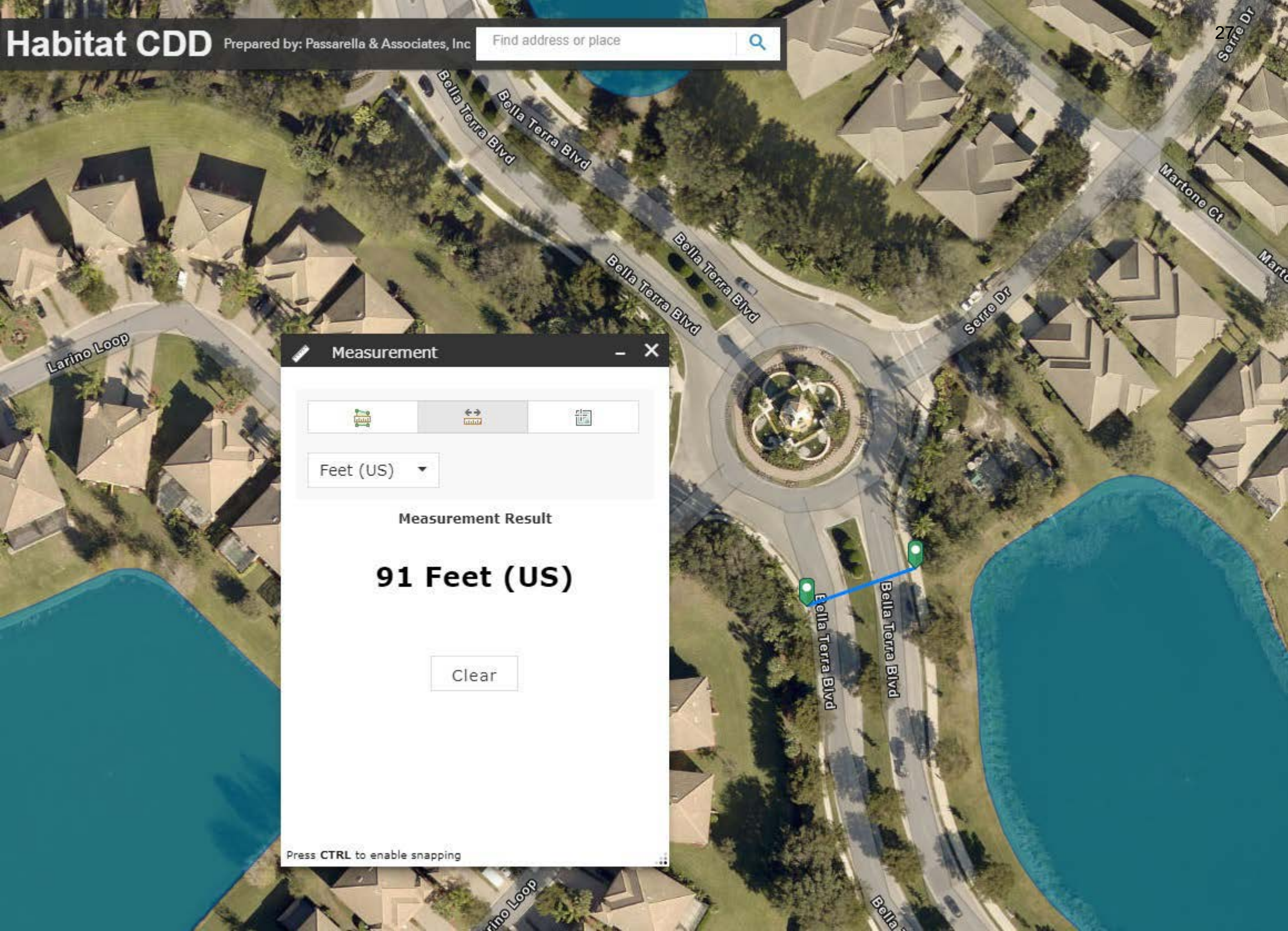
Habitat CDD
Concern / Complaint / FY 2019 Log
As of 2/04/20

Reported Date:	Notified By:	Address	Issue	Action	Follow Up Action
Fiscal Year 2020					
10/4/2019	Larry Roth	N/A	Reported the lights out behind the tower clocks	Contacted West Coast Electrical and they went through the system and got everything back online.	None.
10/15/2019	Admelinda		Had questions regarding CDD taxes.	Left resident a voicemail on 10/16/19.	None.
10/17/2019	John Glasser	13401 Irsina Dr	Asked if the CDD could trim the overgrown shrub at the corner of TDL & Irsina.	Requested Estate to prune the shrub on 10/17/19.	Estate informed us this is a homeowner responsibility. We informed the homeowner.
10/20/2019	Resident	N/A	Concerned of the leaning light pole 67025812.	Reported to FPL on 10/22/19.	Monitor
10/21/2019	Mark Novitski	N/A	Reported homeowner at 20879 TDL is putting in a swimming pool and the contractors have been pumping water into the storm drain in front of their home. Sediment might be entering into the drain.	The drain was probed and we couldn't see or feel any silt at the bottom of the basin.	Monitor the area during this construction.
10/22/2019	Kelsey Phillips	Clubhouse	Homeowner at 21028 BT Blvd. asked if encroaching vegetation from the preserve can be cut back. Also asked if dead trees can be cut down.	Inspected the area on 10/31/19 and observed no dead trees within the CDD property nor encroaching vegetation out of the preserve area.	None.
11/6/2019	Rose Santafemia	Clubhouse	Homeowner reported that the new aerator system for Lake 10 is making a humming noise again, same as last year.	Inspected the aerator cabinet and observed no unusual noises on 12/02/19.	None.
11/20/2019	Rose Santafemia	Clubhouse	Homeowner is concerned that two dead trees in the preserve could damage their lanai. Asked to have the trees cut down. 13524 Troia	The trees were inspected on 11/26/19 and we found one of them a safety hazard to the lanai. We've asked Estate to cut it down.	None, issue resolved.
11/22/2019	Richard Marini	20557 TDL	Reported new banana tree growth along the edge of the preserve.	Trees observed on 11/26/19 and will be removed by our maintenance technician.	Work order issued.
11/26/2019	Rose Santafemia	Clubhouse	Homeowner reported that the light pole at 21641 BT Blvd. is leaning and asked if it can be straightened.	Request has been submitted to FPL.	Monitor
12/18/2019	Rose Santafemia	Clubhouse	Homeowner reported that the aerator system at 21580 BT Blvd was no longer working.	CFS staff was onsite and checked the unit and found that the GFI breaker had tripped. Breaker was reset and the system came back online.	None
1/12/2020	Mark Novitski	N/A	Reported that the irrigation pump station at the 3rd round-a-bout sounded like a jet engine taking off then a banging noise.	Issue was sent to Irrigation Specialists which they turned off the pumps via the internet app.	Monitor
1/13/2020	Rose Santafemia	Clubhouse	Homeowner at 21208 BT Blvd. reported a stain on the roadway in front of their home.	Inspected the area and found no major stains.	None
1/15/2020	Pat Schmees	21101 Bella Terra Blvd.	Homeowner asked if the CDD trees next to her home can be trimmed back.	Inspected the area on 1/16/20 and observed several branches touching her roof. Added task to Work Order 1386.	Work order issued.
1/23/2020	Kevin Kollmorgen	21120 Cosenza Court	Reported 4 2 liter soda bottles in the preserve. Asked if they can be removed.	Added to work order to be completed.	Work order issued.

HABITAT CDD								
FY 2020 Completed Maintenance Tasks - Updated 2/04/20								
MAINTENANCE TASK:	DATE ASSIGNED	TOTAL COST	WORK ORDER #	ACTUAL HOURS	APPROVED BY	ACCT TO BE CHARGED	DATE COMPLETED	PROJECT STATUS
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 - Area too wet
Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder.	2/13/2019	\$298.00	1286	8	CFS	R&M - Clock Tower 546142.0000	10/9/2019	Completed
Paint all remaining faded street light poles a semi-gloss black along the Habitat CDD roadways.	2/23/2019	\$1,156.72	Multi	30	Board	Contracts-Other Services 534033.0000	12/11/2019	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 - Area too wet
Clean remaining utility boxes / structures with Wet & Forget.	6/29/2019		1334		Board	Contracts-Other Services 534033.0000		Pending
October 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.	9/1/2019	\$653.50	1356	19.5	Board	R&M-Roads 546139.0000	10/8/2019	Completed
Continue spraying utility boxes along roadways with Wet & Forget	10/1/2019		1366		Board	Contracts-Other Services 534033.0000		Pending
Replace the batteries from the original SL-45 solar street light.	10/7/2019	\$659.38	1369	8	CFS	Contracts-Other Services 534033.0000	12/20/2019	Completed
Repair the 32 damaged preserve markers and place them along the remaining area with wooden survey stakes along TDL	10/7/2019	\$203.50	1370	5.5	CFS	R&M - Preserves 546123.0000	11/8/2019	Completed
December 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 side roadways.	10/10/2019	\$421.00	1371	13	Board	R&M-Roads 546139.0000	12/10/2019	Completed
January - Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder. Replace burnt out clock light bulbs.	10/10/2019	\$294.80	1372	8	Board	R&M - Clock Tower 546142.0000	1/2/2020	Completed

Move the No Outlet Sign on Serre Drive closer to the clock tower and purchase / install the new solar markers on Barletta Crosswalk	10/16/2019	\$1,242.18	1374	6	Board	R&M - Signage 546085.0000	11/1/2019	Completed
Semi-Annual Vegetation Maintenance to WCS's	12/1/2019	\$2,150.00	1385	64	Board	R&M Drainage - 546019.0000	12/18/2019	Completed
February 2020 - 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 side roadways.	12/11/2019		1390		Board	R&M-Roads 546139.0000		Completed
Phase 1: Pressure wash all of the concrete utility boxes and concrete slabs along the roadways.	12/11/2019	\$877.24	1394	25	Board	Contracts-Other Services 534033.0000	1/16/2020	Completed
Semi-Annual Roadway Basin Trash Removal	12/19/2019	\$277.20	1396	8	Board	R&M Drainage - 546019.0000	1/20/2020	Completed
Cut back all vegetation encroaching into the mowing areas along the lake banks from the preserves.	1/3/2020		1398		CFS	R&M - Preserves 546123.0000		Pending
Install the remaining 11 new solar roadway markers at the crosswalks with old non-functioning ones.	1/3/2020		1399		CFS	R&M - Signage 546085.0000		Pending
April - Quarterly maintenance to the clock tower door. Replace 9v battery and sand down & repaint rusted door frame. Paint interior ladder. Replace burnt out clock light bulbs.	1/3/2020		1400		CFS	R&M - Clock Tower 546142.0000		Pending - April
Touch up all roadway sign posts that have paint peeling off. Remove the rust on the solar light pole at BT Blvd & Ardore N. & repaint.	1/3/2020		1401		CFS	R&M - Signage 546085.0000		Pending
Phase 2: Pressure wash all of the concrete utility boxes and concrete slabs along the roadways.	1/18/2020		1403		Board	Contracts-Other Services 534033.0000		Pending
February 2020 - 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 side roadways.	2/1/2020		1407			R&M-Roads 546139.0000		Pending - April

HABITAT CDD									
FY 2020 Project Tracking									
HABITAT PROJECTS: UPDATED 02/04/20	DATE Approved	APPROVED COST	Paid to Date	VENDOR	APPROVED BY	ACCT TO BE CHARGED	FINAL PAID DATE	INVOICES	PROJECT STATUS
2019 Concrete Pressure Cleaning	8/20/2019	\$20,000.00	\$20,000.00	Premier Pressure Cleaning	Board	R&M Roads - 546139.0000	11/1/2019	3157	Completed
2019 Concrete Pressure Cleaning - Water Usage	8/20/2019	\$662.70	\$662.70	Premier Pressure Cleaning	Board	R&M Roads - 546139.0000	2/3/2020	4109	Completed
Installation of 3 dwarf ixorias around 70 roadway signs along Bella Terra Bvd.	8/20/2019	\$3,325.00	\$3,325.00	Moore's Landscaping	Board	R&M Grounds 546074.0000	10/10/2019	19185	Completed
Preserve Encroachment Cutbacks - Section 1	10/15/2019	\$9,307.14	\$9,307.14	Estate	Board	R&M Preserves 546123.0000	12/9/2019	16338	Completed
Preserve Encroachment Cutbacks - Section 2	10/15/2019	\$9,154.14	\$9,154.14	Estate	Board	R&M Preserves 546123.0000	1/2/2020	16541	Completed
Concrete gutter repair at 20499 TDL	10/15/2019	\$1,250.00	\$1,250.00	Tincher Concrete	Board	R&M Drainage - 546019.0000	1/2/2020	23612	Completed
Tow Away Sign Decorative Sign Post	10/29/2019	\$920.00	\$920.00	Lykins Signtek	Mark	R&M Signage - 546085.0000	1/23/2020	3500	Completed
WCS EE1 Repair	11/19/2019	\$16,950.00	\$17,900.00	Conidaris Builders	Board	Capital Improvements 564024.0000	12/18/2019	1716	Completed
New Compressor Units for Lakes 5 & 15	11/19/2019	\$6,708.21	\$6,708.21	Solitude	Board	Capital Improvements 564024.0000	12/17/2019	PI-A00334223	Completed
Dead Pine Tree removal along preserve edges at 20786 & 20796 TDL & 13524 Troia	11/23/2019	\$650.00	\$650.00	Estate	CFS	R&M Preserves 546123.0000	12/11/2019	16404	Completed
Plant removal & replacement at corner of Irsina & TDL	1/21/2020	\$456.09		Estate	Board	R&M Grounds 546074.0000			Proposal Returned



Measurement

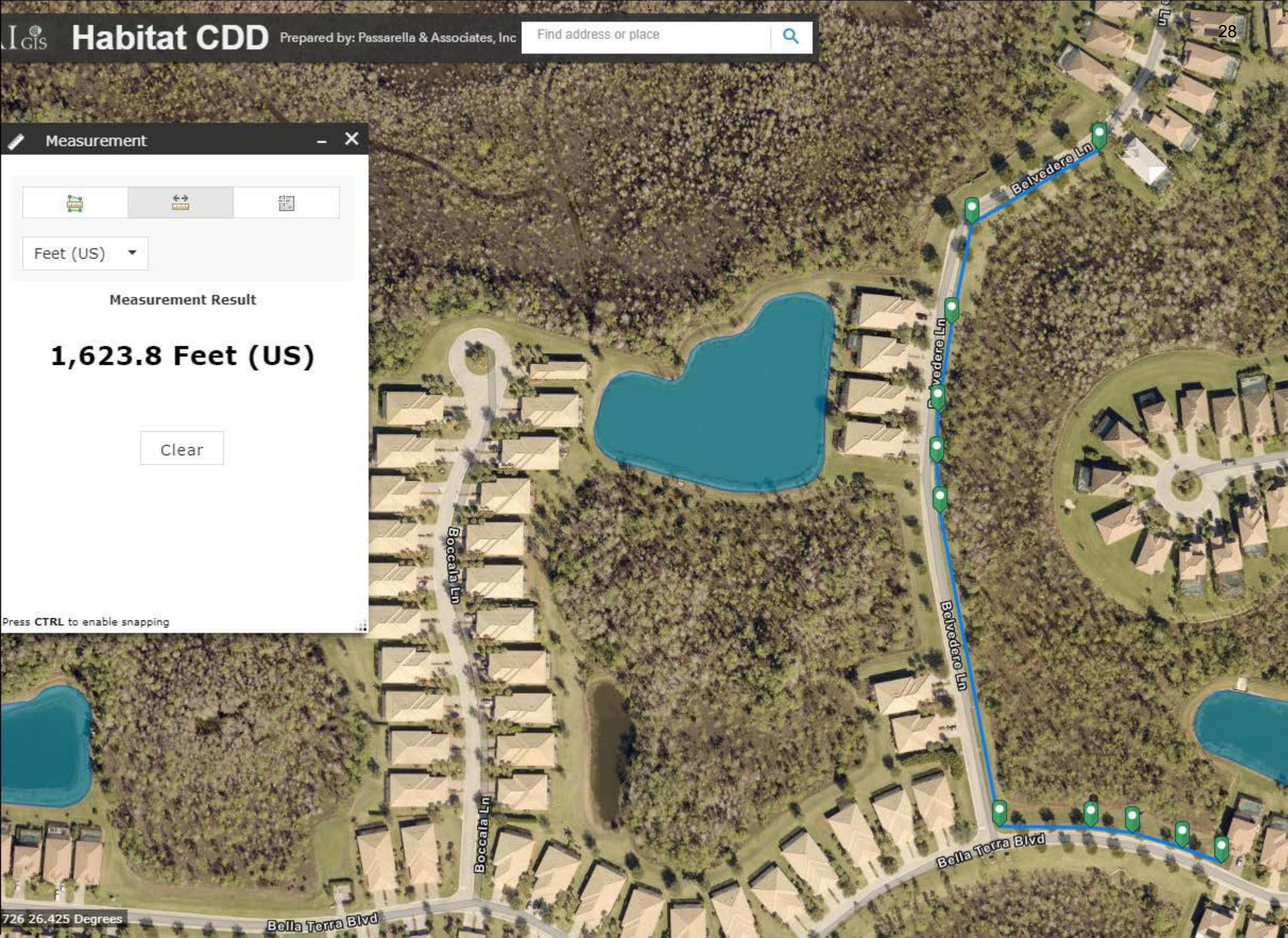
Feet (US) ▾

Measurement Result

91 Feet (US)

Clear

Press CTRL to enable snapping



Measurement

Feet (US)

Measurement Result

1,623.8 Feet (US)

Clear

Press CTRL to enable snapping



Measurement

Feet (US) ▾

Measurement Result

266.1 Feet (US)

Clear

Press CTRL to enable snapping





Measurement



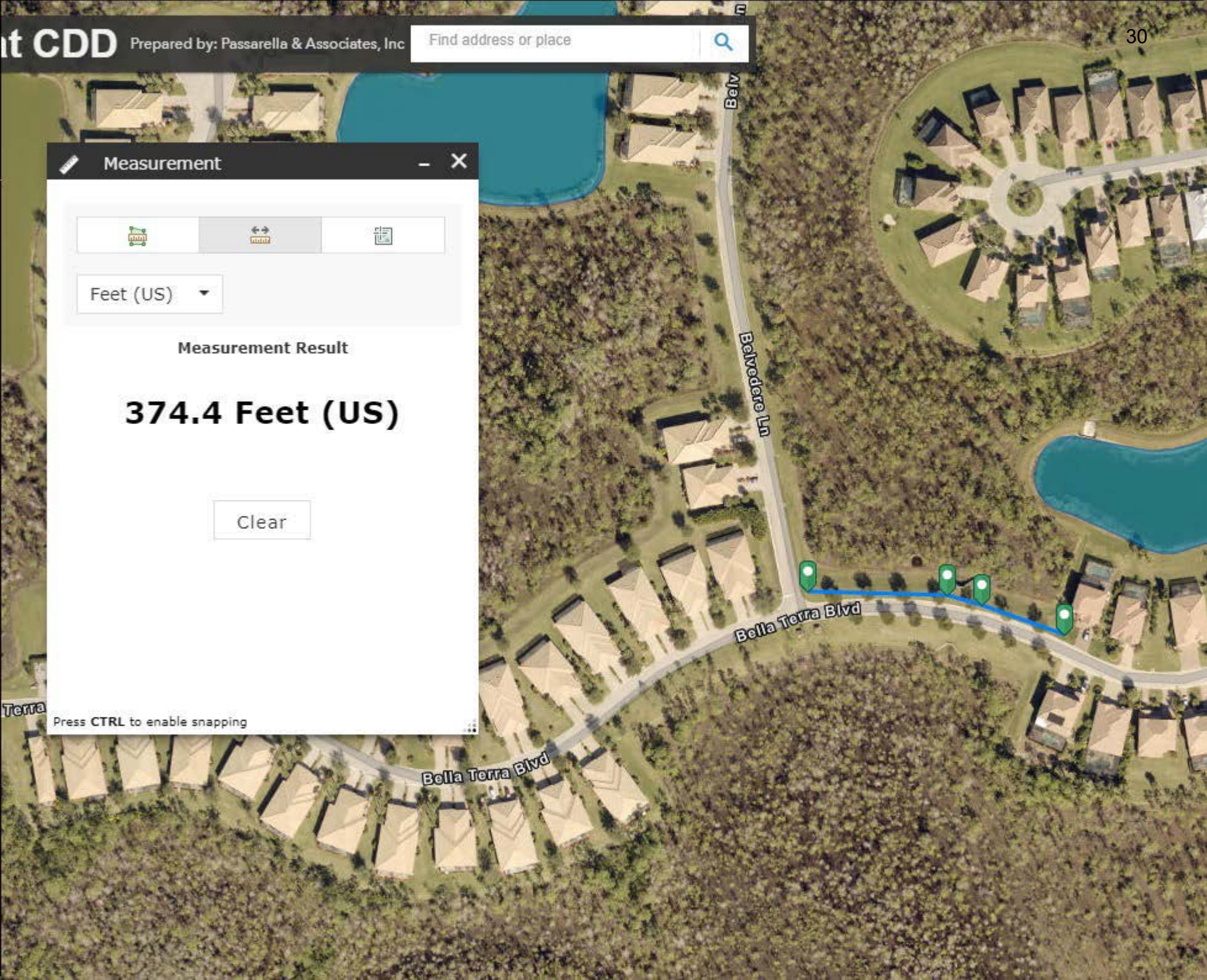
Feet (US)

Measurement Result

374.4 Feet (US)

Clear

Press CTRL to enable snapping





Measurement



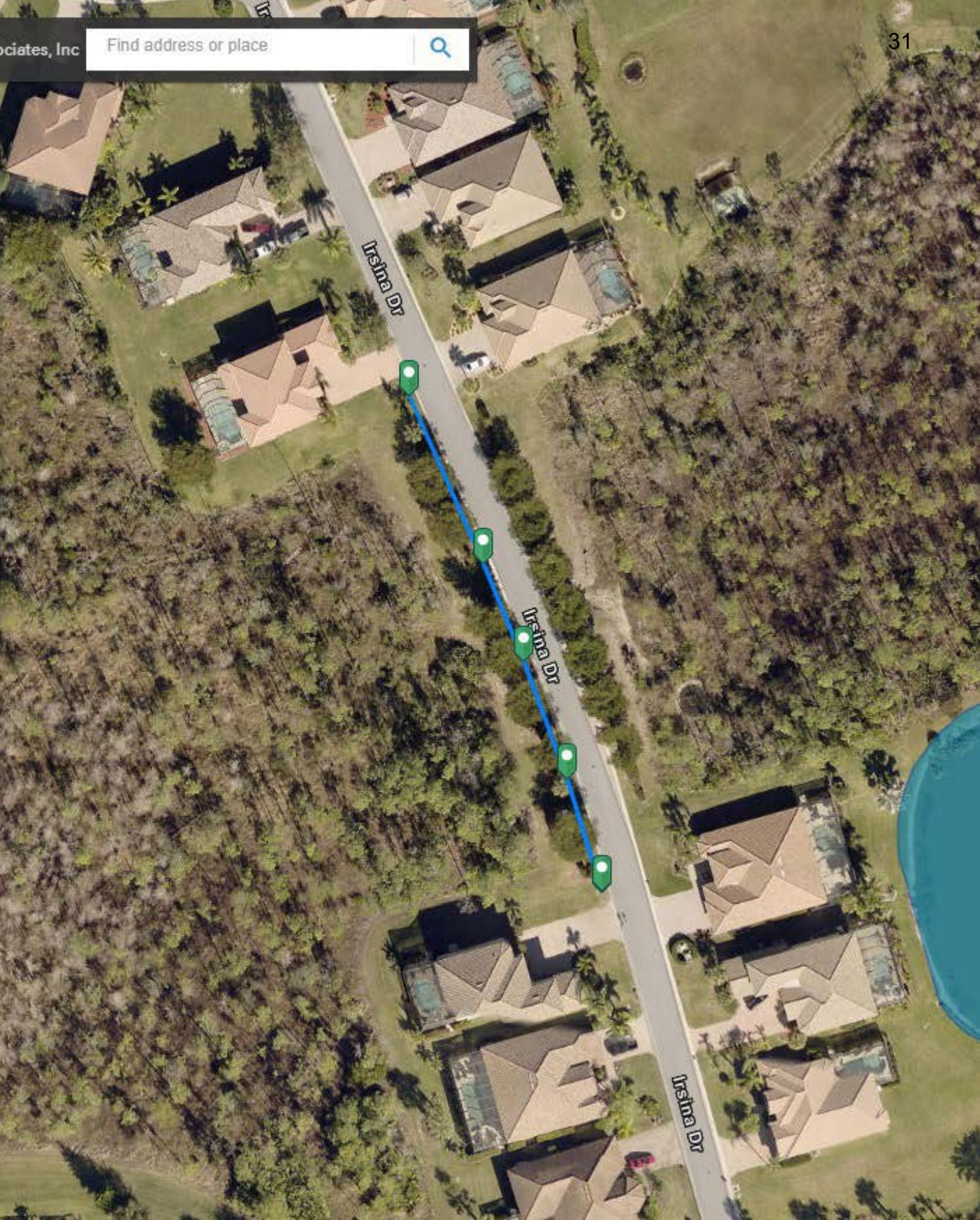
Feet (US)

Measurement Result

334 Feet (US)

Clear

Press CTRL to enable snapping



Joseph Napolitano, Assistant Secretary jnapolitano@habitatcdd.com
 21272 Velino Lane
 Estero, FL 33928
 Seat 5
 Term Expires: 11/2020

Linda Gibson, Assistant Secretary lgibson@habitatcdd.com
 13698 Martone Ct.
 Estero, FL 33928
 Seat 2
 Term Expires: 11/2020

Jenny Licht, Assistant Secretary jlicht@habitatcdd.com
 13309 Lazzaro CT
 Estero, FL 33928
 Seat 3
 Term Expires: 11/2022

Larry Roth, Vice Chair lroth@habitatcdd.com
 21200 Bella Terra Blvd.
 Estero, FL 33928
 Seat 4
 Term Expires: 11/2022

Mark Novitski, Chair mnovitski@habitatcdd.com
 21101 Palese Drive
 Estero, FL 33928
 Seat 1
 Term Expires: 11/2022

Commencing six (6) years after the initial appointment of Supervisors and once the District attains a minimum of two hundred and fifty (250) qualified electors; the positions of two (2) Supervisors whose terms are expiring are filled by qualified electors of the District, and are elected by the qualified electors of the District for four (4) year terms. A “qualified elector” in this instance is a registered voter who is a resident of the District and the State and a citizen of the United States. The remaining Supervisor whose term is expiring will be elected for a four (4) year term by the landowners within the District and is not required to be a qualified elector. **Thereafter, as terms expire, all Supervisors must be qualified electors and will be elected by qualified electors and serve four (4) year terms with staggered expiration dates.**

Candidates for the general election seats must be residents of the District and must have met the general criteria the Supervisor of Election requires to be a candidate on the ballot. **That criterion includes, but is not limited to, the filing of a financial disclosure form, declaring a campaign treasury, and paying filing fees.** For more

information regarding these requirements, please contact the Lee County Supervisor of Elections' Office. Landownership is not a requirement.

<https://lee.electionsfl.org/Election-Information/Offices-to-be-Elected>

INDEPENDENT SPECIAL DISTRICT OFFICES

All Independent Special District offices are non-partisan and only appear in the 11/03/20 General Election.

Unless otherwise indicated, candidates will qualify for office with the Lee County Supervisor of Elections. Candidates elected by qualified voters residing within the district.

HABITAT COMMUNITY DEVELOPMENT DISTRICT

Seats 2 and 5

4-year term, 2020-2024

<https://lee.electionsfl.org/Candidates/Candidate-Online-Packets>

<https://lee.electionsfl.org/Candidates/Candidate-Online-Packets/Special-District-Candidate-Packet>

SPECIAL DISTRICT CANDIDATES

Candidates may pre-qualify beginning 10:00 a.m., Monday, May 25, 2020

Official Candidate-Qualifying Period:
NOON, Monday, June 8, 2018 through NOON, Friday, June 12, 2020

Thoroughly review the information contained in this handout regarding the filing of candidate-qualifying forms and filing deadlines for Special District candidates. A candidate must review **ALL STEPS** to ensure that he or she files all required forms and timely completes the candidate-qualifying process! IF YOU ARE:

Pre-Qualifying Period means: The time-period, 14-days prior to the Official Candidate-Qualifying Period, during which a candidate can submit ALL required candidate-qualifying forms and pay the required candidate filing fee. Often referred to as "early qualifying".

Official Candidate-Qualifying Period means: The official time-period provided by Florida Law for candidates to submit ALL required candidate-qualifying forms and pay the required candidate filing fee.

Before May 11, 2020: Go to **STEPS 1 and 2**. **Step 1** is not required if the candidate does not use the candidate-petition method.

Between May 11 and May 25, 2020: Go to **Step 2**.

On or after May 25, 2020: Go to **Step 3**.

STEP 1:

Candidate Petition Process in Lieu of Paying Filing Fee Deadline to Submit Signatures is Noon, Monday, May 11, 2020

Candidate-petition signatures are not required, however, a Special District candidate who intends to utilize the candidate-petition method in lieu of paying the \$25 filing fee must:

1. ☐ **Submit initial forms in STEP 2 with candidate petition signatures;**
2. ☐ Utilize **Form DSDE 104 (Eff. 09/11)** Candidate Petition Form to obtain signatures (signatures may only be on this Form);
3. ☐ Must include the area, seat or district number on each Form DSDE 104 submitted for validation and certification.
4. ☐ Obtain the valid signatures of 25 registered electors in the geographical area represented by the office sought;
5. ☐ Submit candidate-petition signatures to the Lee County Supervisor of Elections for validation and certification;
6. ☐ Submit candidate-petition signatures **BEFORE NOON, May 11, 2020:**
7. ☐ Pay, to the Supervisor of Elections, the signature verification fee of 10 cents per signature submitted;
8. ☐ The signature verification fee may be paid from personal funds;
9. ☐ A candidate who obtains the required number of signatures will not be required to pay the \$25 filing fee;
10. **YOU ARE NOT FINISHED—you must file additional candidate-qualifying forms BETWEEN Monday, May 25, 2020 and Noon, Friday, June 12, 2020!**

**WHAT IF I MISS THE MAY 11, 2020 DEADLINE
 TO SUBMIT CANDIDATE PETITIONS?
 CAN I STILL FILE?
 YES! GO TO STEP 2**

STEP 2:

**Prior to Monday, May 25, 2020,
a candidate may only file the following forms:**

1. ☐ Candidate Campaign File Cover Sheet;
2. ☐ Affidavit of Intent for Special District Candidate;
3. ☐ Form DSDE 9 Appointment of Campaign Treasurer (**only required** for those candidates who intend to actively campaign—Form DSDE 9 can be filed later in the campaign, once a candidate decides that he or she will actively campaign) Any Special District candidate who intends to accept contributions or make expenditures in connection with his/her campaign (this includes personal funds with the exception of signature verification fees or the candidate filing fee) will be required to appoint a campaign treasurer, designate a campaign depository, and file periodic campaign treasurer's reports with the Lee County Supervisor of Elections pursuant to Florida Statutes 106.021 and 106.07;
4. ☐ Form DSDE 84 Statement of Candidate (only required for those candidates who file Form DSDE 9 and is filed 10 days after filing Form DSDE 9 Appointment of Campaign Treasurer); if Form DSDE 9 Appointment of Campaign Treasurer is not filed, Form DSDE 84 is not required;
5. **YOU ARE NOT FINISHED—you must file additional candidate-qualifying forms BETWEEN Monday, May 25, 2020 and Noon, Friday, June 12, 2020!**

STEP 3:

For Step 1 and Step 2 Candidates OR New Filers

Step 1 and Step 2 candidates may file the remainder of required candidate-qualifying forms on or after Monday, May 26, 2020.

NEW FILERS, on or after Monday, May 25, 2020 may file as indicated below:

1. ☐ Candidate Campaign File Cover Sheet;
2. ☐ Affidavit of Intent for Special District Candidate; ☐ Campaign Financial Reporting System Affidavit;
3. ☐ Form DSDE 9 Appointment of Campaign Treasurer (**only required** for those candidates who intend to actively campaign—Form DSDE 9 can be filed later in the campaign, once a candidate decides that he or she will actively campaign) Any Special District candidate who intends to accept contributions or make expenditures in connection with his/her campaign (this includes personal funds with the exception of signature verification fees or the candidate filing fee) will be required to appoint a campaign treasurer, designate a campaign depository, and file periodic campaign treasurer's reports with the Lee County Supervisor of Elections pursuant to Florida Statutes 106.021 and 106.07;
4. ☐ Form DSDE 84 Statement of Candidate (only required for those candidates who file Form DSDE 9 and is filed 10 days after filing Form DSDE 9 Appointment of Campaign Treasurer); if Form DSDE 9 Appointment of Campaign Treasurer is not filed, Form DSDE 84 is not required;
5. ☐ Form 1 Statement of Financial Interest for 2019 (must be properly completed, dated and signed);
6. ☐ Form DSDE 302NP Candidate Oath Non-Partisan Office (must be properly executed);
☐ Form DSDE 302NP (modified) Candidate Oath for Lee Memorial Health System Non-Partisan Office (must be properly executed);
7. ☐ Signed and dated Canvassing Board Meetings and Logic and Accuracy Testing Schedules for the Primary and General Elections;
8. ☐ Candidates who utilized the candidate-petition process and obtained the required number of candidate-petition signatures prior to May 11, 2020 will not be required to pay the \$25 filing fee in #9;
9. ☐ **OR** pay a \$25 filing fee (the filing fee for a Special District can be paid with personal funds such as personal check, money order, or cash);
10. ☐ If paying \$25 filing fee by check or money order, make payable to Lee County Elections Office;
11. ☐ **All forms and fees (if any) must be submitted prior to NOON, Friday, June 12, 2020!**

DEADLINE TO FILE IS NOON, FRIDAY, JUNE 12, 2020!

Personal Responsibility for Being Active in Bella Terra

By Mark Novitski, Chair, Habitat CDD

The Habitat (Bella Terra) CDD Board of Supervisors worked hard the last 5 years to make the community safer as the residents and guests walk, skateboard, bike, and jog on Bella Terra CDD roads, multi-use paths, and sidewalks.

We've added sidewalks in safety concerned area's where the developer should have installed them. Installed crosswalks (marked with signs and thick plastic so the vehicle feels the crosswalk line when driving over them) across the busy intersections of 4 laned Bella Terra Blvd. We lit the busy crosswalks, and installed reflective lights so motorists know a crosswalk exists.

The Master HOA has helped in a couple of ways. Establishing parking only on the odd side of the street, and ensuring the bushes are trimmed to see pedestrians in the crosswalks.

Would it be nice to have at least a sidewalk on one side of every street, yes, but at what cost? This is a requirement for new developments, but there is no requirement to retroactively install sidewalks.

Florida Statutes require drivers to stop for pedestrians, bicyclists, skateboarders and rollerbladers in the crosswalk.

Have we done enough to ensure safety? Who can say?

It's time to take personal responsibility:

1. Children 16 and under are required to wear a bike helmet. Adults can set the example and wear theirs also.
2. Bikes are required to have bells to notify individuals they are approaching. This works well if the walkers, joggers, skateboarders are not blaring their music so loud they cannot hear the bells.
3. Walkers, joggers, skateboarders, and rollerbladers need to ensure they can hear others and vehicles approaching.
4. When walking on the street, always walk against traffic. Be aware of vehicles approaching and move to single file to let the vehicles pass.
5. Always cross 4 lanes Bella Terra Blvd in a crosswalk. There is no requirement in Florida Statutes to stop for a pedestrian jay walking.
6. Don't cross Bella Terra Blvd anywhere near the guard house. It is not safe.
7. Have lights on when walking the streets at night. Keep your dog leashed to 6 feet to ensure safe vehicle passing.

8. Cyclists on roads ride with traffic and are subject to the same rules as vehicles – yield, stop, traffic signals, lane control.
9. Don't place trash cans or yard waste in the road gutters or roadway. Vehicles would have to swerve into the oncoming lane to avoid.
10. The streets are not sports fields. Although the speed limit is 20 mph where there are residences, vehicles do not always go the speed limit, and could have difficulty stopping in a short distance.
11. Stop parking vehicles so they protrude into the roadway. This makes walker/joggers and vehicles veer into the oncoming lane.
12. If there is a sidewalk, use it.
13. Don't walk 4 abreast on our roads.
14. Light your bicycles at night, but not to the extreme of a fireworks show.
15. Please, Please don't play chicken at the crosswalks. Wait for the crosswalk to be clear, proceed to the middle/median, look both ways, and cross the other lanes.
16. We're not in the UK, Australia, Japan, or Hong Kong. When using the multi-use path, walk and ride right.

Together we can enjoy our community and be safe.

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

Moore's Landscaping & Lawn Care

20062 Larino Loop

Estero, FL. 33928

239-405-9689 Billing Dept

Estimate

Date	Estimate #
1/27/20	1150

Name / Address
Habitat CDD C/O Premiere District Management 3820 Colonial Blvd Fort Myers, FL. 33966

			Project
Description	Qty	Rate	Total
240 poles, stop signs etc - install 3 3g dwarf ixoras, remove stones, install potting soil and remulch	240	55.00	13,200.00
Charge Account: Capital Outlay Current Balance: 81,026 Remaining Balance: 0.00 Date: 1/28/20			
		Subtotal	\$13,200.00
		Sales Tax (6.0%)	\$0.00
		Total	\$13,200.00

**SUPPLEMENTAL AGREEMENT TO
PROFESSIONAL SERVICES AGREEMENT**

THIS SUPPLEMENTAL AGREEMENT dated _____, 2019 amends the Professional Services Agreement dated January 8, 2019 (“Agreement”), between **Habitat Community Development District** (“CLIENT”) and **Passarella & Associates, Inc.** (“CONSULTANT”).

This Supplemental Agreement is for GIS Services for the Habitat Community Development District (“Project”) located in Lee County, Florida.

Services not set forth in this Supplemental Agreement, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Supplemental Agreement.

Now, therefore, the parties hereby amend the Agreement as follows:

1. Exhibit A – Scope of Services

Exhibit A of the Agreement shall be amended to include additional services (herein referred to as Attachment 2 to Exhibit A).

2. Exhibit B – Compensation

Exhibit B of the Agreement shall be amended to include the additional services provided in Attachment 2 to Exhibit A (herein referred to as Attachment 2 to Exhibit B).

Except as modified by this Supplemental Agreement, all other terms and conditions of the original Agreement dated January 8, 2019, as amended, shall remain unchanged and in full force and effect.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties warrant and represent that they are authorized to enter into this Supplemental Agreement. CLIENT hereby authorizes the performance of the services in Attachment 1 to Exhibit A and agrees to pay the charges resulting therefrom as identified in Attachment 1 to Exhibit B. As CLIENT or CLIENT's legal representative, I have read, understand, and agree to the business terms and conditions contained herein.

CLIENT:**Habitat Community Development District****CONSULTANT:****Passarella & Associates, Inc.**

Signature
By: _____
Name Typed or Printed
Title: _____

Signature
By: Kenneth C. Passarella
Name Typed or Printed
Title: President

Address for giving notices:

Habitat Community Development District
c/o Premier District Management
3820 Colonial Boulevard, Suite 101
Fort Myers, Florida 33966
Phone: (239) 690-7100
Fax: (239) 214-6074

Address for giving notices:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
Phone: (239) 274-0067
Fax: (239) 274-0069

Attest: _____
Signature

(IF CORPORATION, AFFIX CORPORATE SEAL)

OR

State of _____

County of _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____ who is personally known to me or who has produced _____
as identification.

Notary Public
Name typed, printed or stamped

(Seal)

**ATTACHMENT 2
TO
EXHIBIT A**

ATTACHMENT 2 TO EXHIBIT A

Attachment 2 to Exhibit A consisting of one (1) page referred to and controlled by the terms and conditions contained in this Supplemental Agreement and the Professional Services Agreement between CLIENT and CONSULTANT dated January 8, 2019.

Services not set forth in this Attachment 2 to Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Attachment 2 to Exhibit A.

Initial:

CLIENT _____

CONSULTANT _____

SCOPE OF SERVICES

<u>Task</u>	<u>Description</u>
3.0	GIS Services for Phase III
3.1	<p>Consultant will create a GIS web application for Habitat Community Development District Phase III. This GIS system is an online interface that allows users to visually see and locate community assets and access important documents. GIS interface will be accessed using a username and password. Data layers shall include but not be limited to:</p> <p>Lake Aerators</p> <ul style="list-style-type: none"> • ID number • Electrical box • Compressors <p>CDD Pump Stations</p> <ul style="list-style-type: none"> • ID • Motor ID • Horsepower • Installation date <p>Lee County Lift Stations</p> <ul style="list-style-type: none"> • Type • ID <p>Clock Tower</p> <ul style="list-style-type: none"> • ID • Pump station • Pit location <p>Electrical Boxes</p> <ul style="list-style-type: none"> • ID <p>Flagpole</p> <ul style="list-style-type: none"> • ID

**ATTACHMENT 2
TO
EXHIBIT B**

ATTACHMENT 2 TO EXHIBIT B

Attachment 2 to Exhibit B consisting of one (1) page referred to and controlled by the terms and conditions contained in the Supplemental Agreement to Professional Services Agreement between CLIENT and CONSULTANT dated January 8, 2019.

Initial:

CLIENT _____

CONSULTANT _____

COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Agreement Attachment 2 to Exhibit A entitled "Scope of Services," the CONSULTANT proposes the following amendment:

Task	Description	Fee Type	Amount
2.0	GIS Services-Phase III	T&M; NTE	\$8,000.00
Total:			\$8,000.00

Definitions:

Time and Materials (T&M); Not to Exceed (NTE): For the actual hours expended by the CONSULTANT's professional and technical personnel, multiplied by the applicable hourly rates for each classification or position on the CONSULTANT's hourly rate schedule in effect at the time the services are rendered. The current hourly rate schedule is included as Attachment 1 to Exhibit C of this Professional Services Agreement. CONSULTANT shall provide CLIENT with CONSULTANT's annual increases to the current standard billing rate 30 days prior to incurring costs under any rate increases.

PET WASTE

TRANSMITS DISEASE

**LEASH AND CLEAN UP
AFTER YOUR
PET**



**IT'S THE LAW!
\$25.00 TO \$200.00 FINE**

Balance Sheet **Habitat Community Development District** January 31, 2020

ASSETS			
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	94.65	0.00	94.65
TOTAL LIABILITIES	94.65	0.00	94.65
FUND BALANCES			
Nonspendable			
Prepaid Items	7,946.68	0.00	7,946.68
Deposits	525.00	0.00	525.00
Restricted			
Debt Service	0.00	780,013.93	780,013.93
Assigned			
Operating Reserves	183,575.00	0.00	183,575.00
Reserves - Lake Embankments	174,840.00	0.00	174,840.00
Unassigned			
Unassigned	1,259,860.51	0.00	1,259,860.51
TOTAL FUND BALANCES	1,626,841.84	780,013.93	2,406,855.77
TOTAL LIABILITIES AND FUND BALANCES	1,626,841.84	780,013.93	2,406,855.77
ASSETS			
Checking Account - Operating	103,934.10	0.00	103,934.10
Due To/From 001/202	(510,596.27)	0.00	(510,596.27)
Due To/From 001/202	0.00	510,596.27	510,596.27
Investments - Money Market Account	2,025,032.33	0.00	2,025,032.33
Investments-Repayment Account	0.00	11,613.70	11,613.70
Investments-Reserve Fund	0.00	257,241.88	257,241.88
Investments-Revenue Fund	0.00	562.08	562.08
Prepaid Items	7,946.68	0.00	7,946.68
Deposits	525.00	0.00	525.00
TOTAL ASSETS	1,626,841.84	780,013.93	2,406,855.77
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HABITAT

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COMMUNITY DEVELOPMENT DISTRICT

Non-Ad Valorem Special Assessments
(Lee County Tax Collector - Monthly Collection Distributions)
Fiscal Year Ending September 30, 2020

GROSS ASSESSMENTS LEVIED

\$ 1,207,175 \$ 542,594
68.99% 31.01%

					ALLOCATION (gross amt)	
Distribution	Gross Amount Received	Discount/ (Penalties)	Collection Cost	Net Amount Received	General Fund	Debt Fund
October	-	-	-	-	-	-
November	47,997.89	(2,037.56)	-	45,960.33	33,113.74	14,884.15
	305,975.62	(12,236.80)	(1,376.78)	292,362.04	211,092.58	94,883.04
December	1,124,063.94	(44,962.91)	(1,376.77)	1,077,724.26	775,491.71	348,572.23
	76,089.90	(2,825.76)	-	73,264.14	52,494.42	23,595.48
January	46,964.60	(1,401.75)	-	45,562.85	32,400.88	14,563.72
February	-	-	-	-	-	-
March	-	-	-	-	-	-
April	-	-	-	-	-	-
May	-	-	-	-	-	-
June	-	-	-	-	-	-
July	-	-	-	-	-	-
August	-	-	-	-	-	-
September	-	-	-	-	-	-
TOTAL	1,601,091.95	(63,464.78)	(2,753.55)	1,534,873.62	1,104,593.34	496,498.61
BALANCE REMAINING					\$ 102,582	\$ 46,095

TOTAL ASSESSMENTS

\$ 1,749,769

PERCENT COLLECTED

91.50%

**HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

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Cash and Investment Report
January 31, 2020

Account Name	Bank	Yield	Balance
GENERAL FUND			
Checking Account - Operating	Valley National Bank	0.00%	123,484
Money Market Account	Valley National Bank	1.59%	<u>2,025,032</u>
		Subtotal	2,148,516
DEBT SERVICE FUND			
Series 2015 - Prepayment Fund 0003	US Bank	1.21%	14,715
Series 2015 - Reserve Fund 0005	US Bank	1.21%	257,242
Series 2015 - Revenue Fund 0001	US Bank	1.21%	<u>562</u>
		Subtotal	272,519
		Total	<u>\$ 2,421,035</u>

Run: 2/10/2020 at 12:11 PM

Habitat Community Development District

Page: 1

Check Register from 1/01/2020 to 1/31/2020**Valley National 9735 OP**

<u>Check</u>	<u>Date</u>	<u>Vendor / Description</u>	<u>Check / Payment</u>
0001830	1/06/2020	[COLEMAN] Coleman, Yovanovich & Koester, P. A. (General Legal Services)	585.00
0001831	1/06/2020	[COMMUNITY FIELD] Community Field Services, Inc. (Work Order 1372 - Quaterly Maintenance Clock Tower Door Lock, Sand Down and Repaint Door Frame, Cut Back Vegetation, Replace Light Bulbs, Dusting)	294.80
0001832	1/06/2020	[ESTATE] Estate Landscaping & Lawn Management (Invoices 16541, 16655)	9,604.14
0001833	1/06/2020	[FEDEX] FedEx (Shipping)	13.98
0001834[VOID]	1/06/2020	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Monthly Irrigation Maintenance)	1,700.00
0001835	1/06/2020	[LEE COUNTY PROPERTY] Lee County Property Appraiser (2019 Non Volarem Roll)	1,899.00
0001836	1/06/2020	[TINCHER] Tincher Concrete Construction, Inc. (2' Valley Gutter)	1,250.00
0001837	1/06/2020	[WATER WORKS] Water Works Pools, Inc. (January Monthly Services)	787.50
0001838	1/06/2020	[IRRIGATION SPECIALISTS] Irrigation Specialists, Inc. (Monthly Irrigation Maintenance)	1,700.00
EFT	1/06/2020	[LEE COUNTY UTILITIES - WATER] Lee County Utilities (Water Service - 11/14/19 - 12/13/19)	133.89
EFT	1/09/2020	[FPL] FPL (Electric - 11/26/19 - 12/27/19)	6,820.08
EFT	1/14/2020	[FPL] FPL (Electric - 11/26/19 - 12/27/19)	179.99
EFT	1/14/2020	[FPL] FPL (Electric - 11/26/19 - 12/27/19)	5,518.12
EFT	1/14/2020	[FPL] FPL (Electric - 11/26/19 - 12/27/19)	1,210.30
EFT	1/14/2020	[FPL] FPL (Electric - 11/26/19 - 12/27/19)	539.99
0001839	1/15/2020	[PREMIER DISTRICT] Premier District Management (District Management & Field Services - JAN 2020)	12,522.59
0001840	1/15/2020	[CARDNO] Cardno (Monthly Water Use Permit Compliance)	425.00
0001841	1/15/2020	[CPH] CPH Engineers (Preservice line Staking #1 and #2, Topographic Survey)	10,661.00
0001842	1/15/2020	[SOLITUDE] Solitude Lake Management (Invoices PI-A00345416, PI-A00345417)	7,300.00
0001843	1/17/2020	[COLEMAN] Coleman, Yovanovich & Koester, P. A. (General Legal Services)	490.00
EFT	1/24/2020	[ADP] ADP (BOS Meeting Payroll Taxes - For Period Ending 01/31/20)	127.20
EFT	1/24/2020	[ADP] ADP	738.80
EFT	1/29/2020	[ADP] ADP (Payroll Processing Fees)	90.20
0001844	1/30/2020	[VILLAS II] Bella Terra Villas II HOA, Inc. (Invoices 011720 1STQ VILLAS 2, 123119 4THQ VILLAS 2)	650.00
0001845	1/30/2020	[COMMUNITY FIELD] Community Field Services, Inc. (Work Order 1394 - Pressure Wash All Concrete Utility Boxes, Work Order 1396 - Inspect All Roadway Catch Basins, Remove Debris)	1,154.44
0001846	1/30/2020	[ESTATE] Estate Landscaping & Lawn Management (February Monthly Maintenance)	450.00
0001847	1/30/2020	[FEDEX] FedEx (Shipping)	20.17
0001848	1/30/2020	[HOLE MONTES] Hole Montes (General Engineering)	2,285.00
0001849	1/30/2020	[SINGLE FAMILY HOA] Single Family Homeowners Association Of Bella Terra (Invoices 011720 1STQ SINGLE, 123119 4THQ SINGLE)	9,612.40
0001850	1/30/2020	[TOWNHOMES I] Townhomes I at Bella Terra, Inc. (Invoices 011720 1STQ TOWN, 123119 4THQ TOWN)	1,373.20
0001851	1/30/2020	[VILLAS I] Villas I at Bella Terra Association, Inc. (Invoices 011720 1STQ VILLAS, 123119 4THQ VILLAS)	1,834.80
0001852[VOID]	1/30/2020	[VILLAS III] Villas III at Bella Terra Association, Inc. (Invoices 011720 1STQ VILLA 3, 123119 4THQ VILLA 3)	650.00
0001853	1/31/2020	[VILLAS III] Villas III at Bella Terra Association, Inc. (Invoices 011720-1 1STQ VILLA, 123119 4THQ VILLA 3)	686.60
EFT	1/31/2020	[ADP] ADP (Payroll Processing Fees)	92.97

Total Checks:**83,401.16**