

**MINUTES OF THE REGULAR MEETING OF
THE HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Habitat Community Development District was held on November 20, 2018 at 4:00 p.m. in the Bella Terra Clubhouse, 20070 Bella Terra Boulevard, Estero, Florida.

Present and constituting a quorum were:

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

Also present were:

Cal Teague	PDM District Manager
Pete Doragh	PDM District Attorney
Jeff Satfield	PDM Engineer
Chris Pepin	PDM Field Manager
Tad Kring	Irrigation Specialists
Jim Dougherty	SOLitude Representative
Residents	

The following is a summary of the actions taken at the November 20, 2018 regular meeting of the Habitat Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Chair Novitski called the meeting to order and District Manager Teague called the roll.

All were present for today's meeting including newly elected Jenny Licht. Attorney Pete Doraugh, Engineer Jeff Satfield, Tad Kring of Irrigation Specialists, Jim Dougherty of SOLitude and Field Manager Chris Pepin were also present for today's meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS**Introduction and Oath of Office for
New Board Members**

- Prior to seating of the new Supervisors, Chair Novitski read a Proclamation in Recognition of former Supervisor Cheryl Hampton for her service to the community while serving on the CDD Board.
- The Oath of Office was given to newly elected Supervisor Jenny Licht as well as to Supervisors Novitski and Roth who were both re-elected.

FOURTH ORDER OF BUSINESS**Reorganization of the Board****A. Resolution 2019-01**

Resolution 2019-01 electing new officers for fiscal year 2019 was presented for adoption and ratification of the slate of officers as follows:

- | | |
|-----------------------|------------------|
| • Chair | Mark Novitski |
| • Vice Chair | Larry Roth |
| • Secretary | Calvin Teague |
| • Treasurer | Calvin Teague |
| • Assistant Treasurer | Calvin Teague |
| • Assistant Secretary | Linda Lea Gibson |
| • Assistant Secretary | Jenny Licht |
| • Assistant Secretary | Joe Napolitano |

On MOTION by Supervisor Napolitano seconded by Supervisor Gibson with all in favor, Resolution 2019-01 was adopted ratifying the elections as identified above.

FIFTH ORDER OF BUSINESS**Approval of the Agenda**

The Agenda was presented.

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

SIXTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next Order of Business followed.

SEVENTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from October 16, 2018

The Regular Meeting Minutes from the October 16, 2018 meeting were presented.

On MOTION by Supervisor Gibson seconded by Vice Chair Roth with all in favor, the Regular Meeting Minutes from October 16, 2018 were approved with one change on Line 226, Residents to Resident.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor

Mr. Kring updated the Board regarding irrigation activities stating that there were no new issues/concerns to report.

B. Lake Management Update

Mr. Jim Dougherty of SOLitude was present for today's meeting to address questions that the Board had. One of the topics discussed was Pleco removal/management with the Board requesting further information regarding options.

C. District Manager

i. Insurance/FEMA Claim Update

Per previous report, the case has been reopened, however, remains pending with nothing new to report.

ii. Water Control Structures 808-B1 Concerns

Engineer Satfield advised that CPH provided the additional modeling information that had been requested by the SFWMD and the permit was approved. He further reported that the majority of the improvements were associated with removal of sediment from the preserve area and modification of the rear concrete spreader swale. Field Manager Pepin is reviewing and obtaining bids for completion of the improvements.

iii. Website Updates

A summary of actions taken to date as well as future efforts toward ADA compliance was presented. The Board then decided they would like to obtain proposals from outside firms to set up the the website to be ADA compliant and initiate Phase II of the plan currently being worked on.

iv. Annual Audit Update

Letters have been sent to the Auditors, and we are now waiting on the list that identifies what they need to begin.

v. Follow-up

There being none, the next item followed.

D. Field Manager's Report

Field Manager Pepin reported Maintenance Task Updates as follows:

i. Project Updates

a. Maintenance Tasks Update

No major tasks were reported.

b. Storm Water Cleaning Update

MRI is onsite conducting the cleaning with no further updates at this time.

c. Clock Tower Stone Painting

- Proposal was received from Gomez Painting to paint the yellow-stained stone around the clock tower to match the recent paint scheme in the amount of \$1,250, which would include pressure washing of the areas to be painted. The Board, however, agreed to table this until next month's meeting with the work to begin in January.

On MOTION by Chair Novitski seconded by Supervisor Napolitano with all in favor, the Gomez Painting Proposal for \$1,250 and as stated above was tabled for next meeting.

- The Board reported a leak at the clock tower, which the Field Manager will check into.
- d. **Fish Stocking Update**
The Field Manager reported this is 100% complete and the crew finished releasing the fish earlier today.
- e. **Preserve Markers Project Update**
The markers were delivered and are being stored onsite in the storage shed. The Field Manager will meet with CPH to obtain a proposal for surveying the next phase of boundary identification and staking for clearing vegetation back to reestablish property lines.
- f. **Cul-de-sac Plant Replacement Update**
Field Manager Pepin reported that a final inspection drive-around was completed on November 15, 2018 with Charlie, a representative of Estate with the finding that all plants and sod appear to be alive and doing well except for one Royal Poinciana tree on Collina Court, which will be monitored going forward to see if it needs to be replaced.
- g. **2019 Clock Tower Maintenance Agreement**
The annual Maintenance Contract with PH Bell to conduct semi-annual maintenance to the clock tower was approved for an amount not to exceed \$750.

On MOTION by Vice Chair Roth seconded by Supervisor Gibson with all in favor, the annual maintenance contract proposal from PH Bell was approved for an amount not to exceed \$750.

h. Torre Del Lago Roadway Repair Update

The signed proposal from D&G Seal Coating for repair of all the small holes within the roadway as well as replacement of several sections of severe “alligatoring” has been received. The contractor advised that work will begin next week.

ii. Project Tracking Logs

Reviewed with no comments and/or questions.

iii. Site Inspection Report for August

Reviewed with no issues or comments.

iv. Work Order Requests/Proposals

a. Proposal for Concrete Gutter Repair at 21247 Bella Terra Blvd.

A new proposal was received from Tincher Concrete for \$2,650 to replace 30 linear feet of concrete gutter in front of this home. There is an incline which is keeping water in the gutter. The original proposal from Conidaris Builders for approximately 15 linear feet was \$3,000.

E. Legal

i. Townhomes

a. Drainage Maintenance Issue

Attorney Doragh reported that he has still not received any feedback from the Villas’ attorney. Chair Novitski said he would talk with the President of their Association.

b. Other Legal Issues/Questions

- Attorney Doragh reported that the Cul-de-sac Agreements were sent to the sub-associations.
- Attorney Doragh asked about the status of the deeded property from the Master Board to the CDD. This is for areas around the lakes that the CDD is taking care of.

F. Engineer**i. Street Lighting Reviews and Upgrades Planning**

Engineer Satfield reported that he received the general prices from FPL for street light additions and relocations. The Board of Supervisors asked CPH to provide a final Phase I plan and coordinate with FPL on the total costs as well as the anticipated annual power cost increases per light fixture. If the costs are less than \$3,000, then we have approval to proceed.

On MOTION by Vice Chair Roth seconded by Supervisor Napolitano with all in favor, the addition and relocation of street lighting was approved so long as the costs do not exceed \$3,000.

ii. Support for any HOA Real Property Committee activity in 12 acres up front

Once the details are known, Engineer Satfield will review the proposed use and needs regarding utilities.

iii. Other Updates

The Board of Supervisors asked questions regarding speed control. The Engineer will send information regarding “speed cushions” and speed tables” for pricing and review by the Board. There was also discussion regarding installation of Stop Signs at several of the roundabouts.

G. Landscape

There being none, the next Order of Business followed.

NINTH ORDER OF BUSINESS**Discussion / Action Items****A. G.I.S. Presentation.**

A presentation was made by Felipe Lemus, the GIS Manager for Passarella & Associates. The Board of Supervisors asked for a proposal for next meeting and that Mr. Lemus send a link to the Board, so they can see how it works in other communities.

TENTH ORDER OF BUSINESS**Financials****A. Approval of Financial Statements, Check Run, and Bank Statements for October 2018.**

- The financials for period ending October 31, 2018 were presented.

On MOTION by Supervisor Napolitano seconded by Vice Chair Roth with all in favor, the Financials for period ending October 31, 2018 were accepted as presented.

ELEVENTH ORDER OF BUSINESS

Communications

A. Estero Council of Community Leaders: Estero Development Report for September 2018

Link provided as <https://esterotoday.com/estero-development-reports/>

TWELFTH ORDER OF BUSINESS

Supervisor's Requests

- Vice Chair Roth commented that he does not like the Christmas decorations at the clock tower, especially the "nutcracker."
- Supervisor Gibson commented that the yellow walk portion of the ramps are fading and need to be upgraded.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Residents comments were as follows:

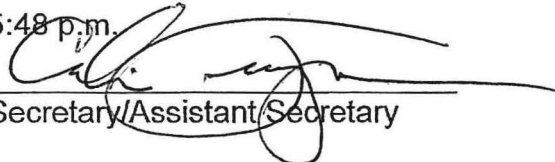
- Lisa Ninchritz commented that having the Sheriff's Department in the community patrolling would help control the speed issues. The Board of Supervisors responded that they do not write tickets, so they are not as effective as one would think.
- She commented on how nice the Christmas decorations at the clock tower look.
- Bob Vaa commented that he was not in favor of any new Stop Signs.
- Don Pointer said he felt that the 12 acres should be used to build a maintenance facility for the community.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business Chair Novitski adjourned the meeting at

5:48 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair