

**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 December 18, 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	Attorney
Chris Pepin	Field Manager
Jeff Satfield	Engineer
Tad Kring	Irrigation Specialists
Residents	

***The following is a summary of the actions taken at the December 18, 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 Supervisors were present. Attorney Doragh, Engineer Satfield, Field Manager Pepin and Mr. Kring of Irrigation Specialists 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**

**Approval of the Agenda**

The Agenda was presented.

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

**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. Regular Meeting Minutes from November 20, 2018**

The Regular Meeting Minutes from the November 20, 2018 meeting were presented with the following corrections:

- Line 105 change requested to requested
- Line 236 change seed to speed
- Line 274 change Ninthritz to Ninchriz

On MOTION by Supervisor Gibson seconded Supervisor Napolitano with all in favor, the Regular Meeting Minutes from November 20, 2018 were approved as amended.

**SIXTH ORDER OF BUSINESS**

**Public Records**

Chair Novitski took this opportunity to remind the Board of Supervisors that all emails as well as any written notes, texts, etc., are considered public documents and that they should be careful handling such matters.

**SEVENTH ORDER OF BUSINESS**

**Meeting in the Sunshine**

Again, Chair Novitski clarified as above.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Irrigation Contractor**

Mr. Kring reported minimal and that all pumps have been running well with no breakdowns in the last couple of months. He further reported one mainline break, which was repaired immediately. He did report some continued issue with snails here and there, which seem to be more toward the front of the community. Question was raised regarding the weekend and evening callouts that he has been receiving.

**B. Lake Management Update**

The District Manager reported that there will be a few things, which will be discussed later within the Agenda items.

**C. District Manager****i. Insurance/FEMA Claim Update**

- The FEMA claim remains pending.
- A claim for lightening damage was filed with the new insurance carrier and has been paid.

**ii. Water Control Structures 808-B1 Modifications**

The District Manager reported that the modification was approved and Engineer Satfield is working with Field Manager Pepin to prepare the specifications for implementation of the changes.

**iii. Website Updates**

The District Manager reported this is still underway and the Board approved a not to exceed amount of \$5,000 to have the website redone into an ADA compliant site, which will be monitored ongoing as well by this vendor.

On MOTION by Supervisor Napolitano seconded by Supervisor Gibson with all in favor, the process toward website compliance was approved in the amount of \$5,000 or as stated above.
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**iv. Annual Audit Update**

This is in the process and is due by January 31, 2019.

**v. Follow-Up**

There being none, the next item of business followed.

**D. Field Manager's Report****i. Project Updates****a. Maintenance Tasks Update**

The Field Manager updated the Board with specifics as follows:

- Staff straightened the leaning street signs.
- They counted the solar powered roadway markers finding that ten (10) amber (yellow) and four (4) red were not working. The vendor is replacing these at no cost.

**b. Storm Water Cleaning Update**

MRI has completed the cleaning. Many items were removed from the basins including large pieces of concrete, plywood, sandbags, etc.

**c. Clock Tower Staining Discussion**

Still awaiting word from Gomez Painting to let us know if they can put a sealcoat over the paint. Proposal was submitted for \$1,250 but the Board wanted the input of the Field Manager agreeing to wait until the New Year before deciding to proceed or not.

**d. Preserve Markers Project Update**

The Board authorized proceeding with this year's program and accepted CPH's survey proposal, which included installation of markers in the amount of \$10,320.

On MOTION by Supervisor Gibson seconded by Supervisor Licht with all in favor, the survey proposal was approved in the amount of \$10,320.
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**e. Torre Del Lago Roadway Repair Update**

All repairs have been completed by D&G.

**f. Gutter Repair at 21247 Bella Terra Blvd. Update**

The Field Manager will be meeting with the contractor to review the scope of work. During this time, he will also have the sidewalk ramp removed in front of the clubhouse replacing it with new curbing.

**ii. Project Tracking Logs**

Reviewed with no comments and/or questions.

**iii. Site Inspection Report for December**

Reviewed as well with no comments.

**iv. Work Order Requests/Proposals****a. Painting Speed Limits on Bella Terra Blvd.**

The Field Manager provided a proposal for the purchase of stencils as well as to paint the roadways. A proposal was also obtained from D&G to do the painting, however, the Board opted to table this and ask the Engineer to look at how this may relate to FDOT guidelines.

**b. Other Requests/Proposals**

The Field Manager spoke with FPL regarding painting of the light poles but was told that this was just a maintenance concern, which needed approval from the Village of Estero. He then spoke with the Village who saw no problem with us painting the poles black. This item was tabled, however, for further discussion. Also, a letter needs to be sent to the homeowners who have decorated their streetlight pole.

**E. Legal****i. Townhomes Drainage Maintenance Issue**

Attorney Doragh updated the Board and concluded that it is not a CDD issue and it appears no resolution will be acceptable to the Association.

**ii. Cul-de-sac Landscape Maintenance Upgrades and Maintenance**

None have been received. Comments from the Association Board at the meeting indicated that their comments have not yet been responded to.

On MOTION by Supervisor Napolitano seconded by Vice Chair Roth with all in favor, reimbursement to Supervisor Licht for the purchase of three (3) trees was approved in the amount of \$90.
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**F. Engineer****i. Street Lighting Reviews and Upgrades Planning**

No response from FPL to date. Staff will review agreement with FPL.

ii. **Support for any HOA Real Property Committee Activity in 12 Aces Upfront**

Engineer Satfield reported that he has not received feedback but will update the Board when he does. Ms. Marie Martel was asked to be certain the CDD is contacted by the HOA when plans are better identified.

iii. **Speed Cushions**

Extensive discussion ensued regarding the speed cushions/tables following which the Board approved two (2) speed cushions at an amount not to exceed \$3,000. Recommendation was made that notification be sent to community residents regarding this speed cushion.

On MOTION by Supervisor Gibson seconded by Supervisor Napolitano with Vice Chair Roth voting Nay, two (2) speed cushions were approved for an amount not to exceed \$3,000.

**G. Landscape**

There being no discussion, the next Order of Business followed.

**NINTH ORDER OF BUSINESS**

**Discussion / Action Items**

**A. GIS Proposal**

After review of proposal from Passarella and Associates for GIS Services to begin with Phase 1, Chair Novitski asked that the range and scope of the project be better defined. After discussion, the proposal was approved for a not to exceed amount of \$7,000.

On MOTION by Supervisor Gibson seconded by Supervisor Napolitano with all in favor, the proposal from Passarella and Associates for Phase 1 of GIS Services in an amount not to exceed \$7,000 was approved.

**B. Pleco Removal Proposal from SOLitude**

The Field Manager reported that they are still waiting to receive a proposal from SOLitude to remove the pleco from Lakes 8 and 9. The Board decided to just

have the Maintenance Tech go ahead with spearing of these Pleco as time permits.

**C. Cellular Service for Clock Tower Lights Update**

Discussion ensued regarding monitoring service for the lights around the clock tower, which will be discontinued by the end of the year. This matter was tabled to allow the Field Manager to obtain additional proposals.

**D. Request from Homeowner to put Christmas Decorations in the Cul-de-sac**

The request was denied. Any other similar actions, which need to be addressed will be addressed by staff immediately upon becoming made aware.

**EIGHTH ORDER OF BUSINESS**

**Financials**

**A. Approval of Financial Statements, Check Run, and Bank Statements for November 2018.**

The financials for period ending November 30, 2018 were presented. Chair Novitski requested that items such as the insurance check, legal fees, etc. Be broken out as separate items.

On MOTION by Vice Chair Roth seconded by Supervisor Licht with all in favor, the Financials for period ending November 30, 2018 were accepted as presented.
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**NINTH ORDER OF BUSINESS**

**Communications**

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

- i. <https://esterotoday.com/estero-development-reports/>  
Received with no issues.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

- Chair Novitski commented that it was perhaps time to look at contracts such as the contract for legal services and asked that two (2) proposals be obtained for legal services and asking for their presentation at next month's meeting. Attorney Doragh will not attend this upcoming meeting.



- It was also the consensus that there was no need for the attorney, irrigation services manager, engineer, etc., to attend every meeting, but that they be invited when needed. Otherwise, they can call in for the meetings.
- Chair Novitski also asked that a history of Supervisors from the time of the District's inception to current be created.
- Supervisor Gibson suggested that the County be approached to see if they will assist with planting or enhancing the road's appearance going back to the County wells.
- Supervisor Licht asked about several items, which the HOA ultimately ended up being responsible for.
- Supervisor Licht asked to go on record regarding the use of Round-Up and how this should NOT be used.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Audience Comments**

Residents comments were as follows:

- Reese Graber asked about painting of the FPL light poles, which Chair Novitski explained.
- Rob Warner commented regarding a light which is out at the 3rd roundabout.
- Ed Capezzuto asked about maintenance of the cul-de-sacs.

#### **TWELFTH ORDER OF BUSINESS**

#### **Adjournment**

There being no further Orders of Business Chair Novitski adjourned the meeting at 6:03 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair