

**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 January 15, 2019 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 (via telephone)
Jenny Licht	Assistant Secretary
Joe Napolitano	Assistant Secretary

Also present were:

Cal Teague	PDM District Manager
Chris Pepin	Field Manager
Jeff Satfield	Engineer
Tad Kring	Irrigation Specialists
Residents	

***The following is a summary of the actions taken at the January 15, 2019 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 except Supervisor Gibson who participated via telephone. Engineer Satfield, Field Manager Pepin and Tad Kring of Irrigation Specialists were also present for today's meeting.

On MOTION by Vice Chair Roth seconded by Supervisor Napolitano with all in favor, Supervisor Gibson's participation via telephone was approved.
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**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 with additions as follows:

- 6 F iii      Crosswalk Improvements at Bella Terra Blvd and Corkscrew Road intersection upgrades
- 7 H          Block Party

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

**FOURTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

Rob Warner commented that the streetlight at the third roundabout on the southeast corner was marked with yellow tape, but the light is still out.

**FIFTH ORDER OF BUSINESS**

**Approval of Meeting Minutes**

**A. Regular Meeting Minutes from December 18, 2018**

The Regular Meeting Minutes from the December 18, 2018 meeting were presented.

On MOTION by Supervisor Napolitano seconded by Supervisor Licht with all in favor, the Regular Meeting Minutes from December 18, 2018 were approved as presented.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Irrigation Contractor**

Mr. Kring reported that things are going well but that one pump lost its prime, which will be back up shortly. Chair Novitski inquired about increased cost of electricity on the pumps. Mr. Kring and Mr. Pepin will look into this.

**B. Lake Management Update**

The SOLitude presentation was tabled with the Board requesting that it be moved to the March or April meeting.

**C. District Manager**

**i. Insurance/FEMA Claim Update**

The District Manager updated the Board advising that this FEMA claim remains pending.

**ii. Website Updates**

The District Manager reported meeting with two (2) different firms with the plan to select a firm this week following which work will begin immediately.

**iii. Annual Audit Update**

All data was submitted to the auditors prior to the January 31, 2019 deadline, but District Manager advised they will probably not begin this until sometime in February.

**iv. G.I.S. Project**

The District Manager reported that the contract was signed and the project is underway. A draft is expected to be ready for presentation in four to six weeks; however, the goal is for presentation at the next meeting. The Engineer reported that further information will be submitted for the Boards' review this week. The G.I.S. irrigation service is being done by Mongoven and will be submitted by the end of next week.

**v. Follow-up**

The District Manager provided a historical summary of elected officials of the CDD Board of Supervisors in the past.

**D. Field Manager's Report**

The Field Manager updated the Board on projects/issues as follows:

**i. Project Updates**

**a. Maintenance Tasks Update**

- The semi-annual task of removing floating trash from the roadway catch basins is currently underway.

- Removal of the dead vegetation along the lake banks will be completed this week.
- All preserve signs along Messino Court have been updated to the green markers.

**b. Clock Tower Stone Painting/Staining**

- Another proposal was provided by Gomez Painting, which includes sealing of the new paint with the best sealant that Sherwin Williams has to offer. The Board approved this proposal for an amount not to exceed \$2,000 but requested that the Field Manager be certain this project does not begin until the water is clean and clear.
- Extra paint for future touchup will also be requested.

On MOTION by Supervisor Gibson seconded by Supervisor Napolitano with all in favor, the Proposal submitted by Gomez Painting was approved for an amount not to exceed \$2,000.
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**c. Preserve Markers Project Update**

CPH is scheduled to install the next phase of preserve markers on January 25, 2019.

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

- The Field Manager met with the contractor and this project is scheduled for completion January 16, 2019. Once this is complete, Estate will bring in some dirt for the curb cut replacement as well as new sod.

**ii. Project Tracking Logs**

Reviewed with no comments and/or questions.

**iii. Site Inspection Report for January**

Reviewed as well with no comments.

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

The Engineer was asked to look at how this issue may relate to FDOT guidelines.

**b. Other Requests/Proposals**

- The Field Manager reported receiving a few residential requests, one being to blackout a light that is too bright on Bella Terra Blvd. just south of the north entrance at Ardore that shines on the lake and into his back yard. He asked if the north and maybe the west sides of the street light could be blacked out. The Field Manager reported that if the north side is blacked out, it will affect Bella Terra Blvd. Therefore, the Board determined that it would be okay to blackout the lake side of the street light but not both. The Field Manager will take care of this.
- Concern was expressed as to whether the dirt/sediment from the work being done on WCS 808 needed to be permitted. The district will proceed testing with a decision being made once more information is known.

**E. Legal****i. Cul-de-sac Landscape Maintenance Upgrades and Maintenance**

Three of the Sub-Associations have responded two being signed by their respective Sub-Association President. An email was received from the Single-Family Association that theirs is approved as well but has not yet been received. The Board requested that pictures of the current cul-de-sac condition be included with the agreements.

On MOTION by Vice Chair Roth seconded by Supervisor Napolitano with all in favor, ratification of the Cul-de-sac Upgrade and Maintenance Agreements was approved.
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- ii. **Turnover Progress of Master HOA Identified Sites to CDD.**  
Completed and presented at meeting.

**F. Engineer**

- i. **Street Lighting Planning**

Tabled at this time.

- a. **Light Pollution – Down Light Lamps/Poles**

Staff continues to work on this issue.

- ii. **Speed Cushions Update**

Three options with costs were presented. Two Board members wanted to change the locations or delay the project for further study, however, after discussion, the Board agreed to proceed in the manner and location that had been approved at last month's meeting.

On MOTION by Vice Chair Roth seconded by Supervisor Licht to table with three voting Nay, proceeding in the manner and location agreed to at last meeting was approved.

- iii. **Bella Terra Blvd and Corkscrew Intersection Upgrades**

Reviewed with the Engineer being asked to monitor.

**G. Landscape**

- i. **Responsible Landscape/Lake Weed/Exotics maintenance – What Are We Using ?**

The Field Manager will get a list of chemicals being used by the contractors.

- ii. **Thirty-day Out for Contract When Cul-de-sac Landscape Maintenance Contracts signed.**

The Board asked the Field Manager to be sure that there is a 30-day out on all cul-de-sac maintenance contracts that are signed. The Board asked for a chemical list for this as well.

**NINTH ORDER OF BUSINESS**

**Discussion / Action Items**

- A. **Mongoven Mapping & GIS Services for 2019**

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. Clock Tower Fountain Maintenance Proposal from Water Works Pools, Inc.**

A proposal for maintenance of the clock tower with the scope of services remaining the same as with Collier Water was received. After discussion, the Board approved the contract for an amount not to exceed \$800 with the stipulation that the fountain be checked twice a week for water quality, which is to be done the same days that the HOA pool is checked, i.e., Monday and Friday.

On MOTION by Supervisor Gibson seconded by Supervisor Licht with all in favor, the proposal from Water Works Pools, Inc. for an amount not to exceed \$800 with stipulation of twice per week water quality checks as above was approved.

**C. Further Discussion on Speed Cushion Installation**

As discussed above.

**D. Water Control Structure 808-81 Modifications in the Cul-de-sac**

**i. Using the sediment dugout – Villas II**

CPH is still in the process of identifying scope of work and quantities to be bid following which staff will obtain proposals. However, Supervisor Napolitano wished to go on record voicing his objection to the sediment use.

**E. Interview Potential Legal Services**

The Board interviewed two attorneys to serve as District Attorney for the CDD and after careful deliberation, the Board decided to appoint Greg Urbancic of CYK to serve as the District's Attorney effective upon termination of the current contract with Attorney Pete

Doragh wishes to terminate earlier than February 15, 2019, CYK's contract will become effective immediately.

On MOTION by Supervisor Napolitano seconded by Supervisor Licht with all in favor, acceptance of Greg Urbancic of the CYK Law Firm as the District's Attorney was approved effective February 15, 2019 unless Attorney Doragh chooses to terminate earlier, following which CYK's contract will become effective immediately.

**F. Update Vendor Contracts – Schedule February/March Meetings**

The Board will review two contracts in February and two contracts in March. The contracts being reviewed will be Estate, Irrigation Specialists, and Engineer Satfield's contract.

**G. CDD Support for Master HOA Holiday Lighting**

Chair Novitski asked that the communities holiday lighting needs be presented before events. Supervisor Licht agreed to act as the liaison to identify needs and plans for the Holidays.

**EIGHTH ORDER OF BUSINESS**

**Financials**

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

The financials for period ending December 31, 2018 were presented.

On MOTION by Vice Chair Roth seconded by Supervisor Gibson with all in favor, the Financials for period ending December 31, 2018 were accepted.

**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 comments.



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

- Supervisor Licht asked about the possibilities of placing a hard surface driveway or pavers at the County Lift Station. She also asked if there was a possibility to have additional lighting placed at the path by the dumpster, which is very dark. Chair Novitski reported that this is an HOA responsibility.
- Supervisor Licht reported not liking the potted plants at the guardhouse. She also questioned if "Alligator" signs might be in order.
- Vice Chair Roth updated the Board on concerns expressed by the President's Council and their concern over the snail situation. Chair Novitski asked for data to document documenting data.
- Supervisor Napolitano asked that support be voiced to the Village of Estero for any efforts that can be made to get FPL to change the street light heads.

**ELEVENTH ORDER OF BUSINESS****Audience Comments**

Residents comments were as follows:

- Diane Meek asked about the role of the Village and if there is a possibility of having prescribed burns to limit the dead debris along the preserves. After discussion, Engineer Satfield will provide a summary of things that can be done to address this buildup of dead debris.
- Bob Vaa commented that the Board should proceed with caution in giving away the sediment that is to be used for the berm. He further commented about the speed cushions discussed earlier.
- Peter VanKampen commented regarding speeders in the community.
- Riley Abshire also commented regarding speeding within the community with the desire to work toward a solution. He volunteered to gather data toward this goal.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further Orders of Business, Chair Novitski adjourned the meeting at 6:24 p.m.

***Next Meeting: February 19, 2019 at 4:00 p.m.***

  
Secretary/Assistant Secretary

  
Chair/Vice Chair