

**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 February 19, 2019 at 4:00 p.m. in the Bella Terra Clubhouse, 20070 Bella Terra Boulevard, Estero, Florida.

Present and constituting a quorum were:

Larry Roth  
Linda Gibson  
Jenny Licht  
Joe Napolitano

Vice Chair  
Assistant Secretary  
Assistant Secretary (Left @ 5:50 p.m.)  
Assistant Secretary

Not present:

Mark Novitski

Chair

Also present were:

Cal Teague  
Greg Urbancic  
Chris Pepin  
Jeff Satfield  
Residents

District Manager  
Attorney  
Field Manager  
Engineer

***The following is a summary of the actions taken at the February 19, 2019 regular meeting of the Habitat Board of Supervisors meeting.***

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Vice Chair Roth called the meeting to order and District Manager Teague called the roll. All Supervisors were present except Chair Novitski. Engineer Satfield, Field Manager Pepin and Attorney Urbancic 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 Supervisor Napolitano seconded by Supervisor Gibson with all in favor, the Agenda was approved as presented.

#### **FOURTH ORDER OF BUSINESS**

#### **Audience Comments on Agenda Items**

- Jim Meek, Master Board Chair was present to discuss three items, which he and Chair Novitski discussed, i.e., development of an emergency exit, along the eastern border of the community, creating a third lane through the entrance gate, which the Engineer will sketch out options for as well as a question regarding the Lee County repeater at/near the Stop Sign.
- Rob Warner, Chair of the Master Board Planning Committee spoke in support of the two (2) additional 20 mph speed limit signs being sought along Barletta coming in on the South end going to the gate.

#### **FIFTH ORDER OF BUSINESS**

#### **Approval of Meeting Minutes**

##### **A. Regular Meeting Minutes from January 15, 2019**

The Regular Meeting Minutes from the January 15, 2019 meeting were presented with one change being made on line 248 from Vice Chair Roth to Supervisor Napolitano.

On MOTION by Supervisor Gibson seconded by Supervisor Napolitano with all in favor, the Regular Meeting Minutes from January 15, 2019 were approved as amended.

#### **SIXTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Irrigation Contractor**

Mr. Kring was not present for today's meeting, however, there were no concerns expressed.

##### **B. Lake Management Update**

The SOLitude presentation remains scheduled for the March meeting.

##### **C. District Manager**

##### **i. Insurance/FEMA Claim Update**

The District Manager reported that the claim remains pending.

**ii. Website Updates**

The District Manager reported that an agreement has been reached with an outside firm for development of a new, totally ADA compliant website at a cost of \$3,000 for the initial design and \$100/month for ongoing monitoring. He further reported that work will begin next month with routine updates to the Board throughout the project's completion.

**iii. Annual Audit Update**

This continues underway.

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

The District Manager reported that this project has kicked off and Passarella will have a draft for presentation at the next meeting.

**v. Follow-up**

There being none, the next item of business followed.

**D. Field Manager's Report**

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

**i. Project Updates**

**a. Maintenance Tasks Update**

Reviewed with no questions/comments.

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

The Field Manager reported that they are still attempting to get a better water quality at the clock tower. He further stated that while it is improving, it is taking longer than expected. Contractor, Water Works Pools reported that the water seems to have a very high phosphate content, which is why the water is still remaining green, but felt it will be clearing within a couple weeks.

**c. Speed Cushions Update**

The Field Manager reported that the speed cushions have been ordered through D & G and expects they will be installed upon their arrival.

**d. Street Light Pole Painting Update**

The Field Manager reported that they had completed a 1-day test run painting 11 poles along Lucera Court, Serre Dr. and Larino Loop. He estimated that there are approximately 75% or 229 poles within the community that need to be painted. The total cost for this project would be less than \$7,200, which would include materials and labor with the cost being less if there were less poles to paint. The Board approved this project. Therefore,

On MOTION by Supervisor Napolitano seconded by Supervisor Gibson with all in favor, street light pole painting was approved for an amount not to exceed \$7,200.

**ii. Project Tracking Logs**

The Board reviewed the Field Manager's report. They asked if anything can be done to clean up the various electrical, cable and other utility boxes in the community, possibly even to paint them, which the Field Manager will look into.

**iii. Site Inspection Report for January**

Reviewed with no questions/comments.

**iv. Work Order Requests/Proposals**

**a. Speed humps in Front of Entrance Gates Request**

The Master HOA and guards are asking for a speed bump right in front of the gate arms to try to prevent tailgating. Discussion ensued but no action was taken at this time. They were not, however, opposed to the idea but just felt that it needs further thought, especially with regard to emergency vehicles.

**b. Storm Drain Markers**

The Board approved the installation of storm drain markers but also wanted extra markers ordered for use as replacements where needed. Therefore, 280 markers will be ordered. The markers are to be red and say, "No Dumping / Drains Into the Lake" and have a fish displayed on them. Field management staff will install the markers at a cost of approximately \$2,000 which includes the markers, adhesive and labor.

On MOTION by Supervisor Napolitano seconded by Supervisor Gibson with all in favor, the purchase of 280 storm drain markers was approved for an amount not to exceed \$2,000.

**c. Preserve Encroachment Cutbacks Along New Preserve Marker Locations**

Proposal was received for the amount of \$12,419.28 to cut back all the encroaching vegetation from the preserves where CPH installed the new markers, which the Board approved. The District Manager asked that the Field Manager provide an updated map of what has been cutback and staked for presentation at the next meeting.

On MOTION by Supervisor Napolitano seconded by Supervisor Licht with all in favor, Proposal in the amount of \$12,419.28 for cutback of encroaching vegetation from the preserves was approved.

**d. Other Requests/Proposals**

The Field Manager had no further requests/proposals.

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

Four agreements have been signed and returned to the Associations. Estate will be given 30-day notice at the end of March when the

associations take responsibility for same. CDD payments will be made quarterly beginning in April.

**ii. Warranty Deeds**

The District Manager asked that Attorney Urbancic take a look at the Warranty Deeds. Attorney Urbancic reported that in his attempt to record the Warranty Deeds, he found that the defined areas were transferred via the property appraiser strap number, which technically is NOT a legal way to convey property. Therefore, it was his recommendation that the legal descriptions be defined after which they can properly be recorded.

**iii. Turnover Progress of Master HOA Identified Sites to CDD.**

As above, these are being revised so that they can be legally recorded.

**F. Engineer**

**i. Street Lighting Planning**

No update.

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

The Engineer commented on making the light fixtures, dark sky compliant stating he is still working on this.

**G. Landscape**

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

Contract will be terminated at the end of March.

**SEVENTH ORDER OF BUSINESS**

**Discussion / Action Items**

**A. Water Control Structure 808-81 Modifications**

Even though the area is still flooded, bids are being requested from contractors. Question was raised as to whether a vactor might be a viable solution. The Field Manager will contact Mitch Gilbert to discuss as he has a vactor.

**B. Vendor Contract Reviews**

**i. Irrigation Specialists**

Several changes were suggested to the contracts so that they include legal language regarding public records. This will then be incorporated and presented at the next meeting.

**ii. CPH**

Contract review tabled for next meeting.

**C. Herbicides Used at Bella Terra**

A list of herbicides being used at Bella Terra by SOLitude and Estate was distributed. The District Manager has a copy of the data sheet that is required of all contractors. Supervisor Licht passed out a list of pesticides, which have been banned in Europe.

**D. Request for Additional Speed Signs on Barletta Lane Request**

The HOA has asked for two additional speed signs to be installed along Barletta Lane. The Field Manager will look into this matter and report back to the Board at next meeting.

**EIGHTH ORDER OF BUSINESS**

**Financials**

**A. Approval of Financial Statements, Check Run, and Bank Statements for January 2019.**

The financials for period ending January 31, 2019 were presented.

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

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

- Supervisor Gibson asked about saplings to be placed along the service road. District Manager will check on this and report at next meeting.
- Supervisor Licht reported not liking the potted plants at the guardhouse. She also questioned if "Alligator" signs might be in order.

- Supervisor Licht asked about naming the lakes along with the numbers, which staff will look into and again, discuss at next meeting.
- Supervisor Napolitano questioned two invoices, which were submitted by Estate and what they are for. He further wished to go on record stating his opinion that CDD property should be maintained by the CDD itself. Finally, he asked about a controlled burn of the preserve area. Engineer Satfield advised that it would be an intense permitting process. He further advised that he had never seen one approved.
- Vice Chair Roth updated the Board on concerns expressed by the President's Council regarding the flagpole and requested that prices be obtained for a larger flagpole at the entrance. The District Manager advised that, we will look into moving the flagpole as well as the purchase of a new flagpole and present the findings at the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

Ed Capezuto was present for today's meeting with the following comments:

- Speed humps are not needed to prevent tailgating and also that it becomes a huge issue for emergency vehicles.
- He questioned what the cul-de-sacs would have to look like before replacement of dead plants would be considered in that some of the recently planted plants have already died.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further Orders of Business, Vice Chair Roth adjourned the meeting at 5:58 p.m.

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



Secretary/Assistant Secretary



Chair/Vice Chair