

MINUTES OF MEETING

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

HABITAT COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Habitat CDD was held on March 19, 2019 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
Larry Roth
Linda Gibson
Jenny Licht
Joe Napolitano

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Cal Teague
Chris Pepin
Tad Kring
Felipe Lemus
Residents

District Manager
Field Manager
Irrigation Specialists
Passarella

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. The Field Manager, Mr. Lemus from Passarella and Mr. Kring from 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 with the addition of 7.H. Clocktower Lights/Christmas Decorations.

On MOTION by Supervisor Licht, seconded by Supervisor Napolitano, with all in favor, the Agenda was approved as amended.
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FOURTH ORDER OF BUSINESS**Audience Comments on Agenda Items**

Rob Warner asked if the CDD has a contract with a company that could take care of the leaves currently building up in the storm drains. Mr. Warner expressed concern about flooding as we start to move into rainy season. It was discussed that there is street sweeping once a month, but Mr. Warner voiced concern about the catch basins as well. After some discussion, the Board let Mr. Warner know that they would look into this.

FIFTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. Regular Meeting Minutes from February 19, 2019**

The Meeting Minutes were presented with two changes being made on line 283 from Chair Novitski to Vice Chair Roth.

On MOTION by Vice Chairman Roth, seconded by Supervisor Napolitano, with all in favor, the Regular Meeting Minutes from February 19, 2019 were approved as amended.

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

- Tad Kring received a letter from the South Florida Water Management District (SFWMD) stating that the CDD is over the allotted gallon usage for irrigation. The CDD is allotted 370 million gallons per year and have gone over by 11 million gallons. Mr. Kring theorized that part of this overage could be from flushing the lines, which adds water to the lakes. It was decided that the District Engineer, District Manager and Mr. Kring will get together and strategize a solution to minimize usage so as not to incur a fine in the future. The CDD received a warning this time.
- A proposal to fix pump station 4 was presented by Mr. Kring. This proposal was for a new motor, two new suction lines, and all the fittings. The Board asked Mr. Kring to notify the homeowners near pump 4.

On MOTION by Supervisor Napolitano, seconded by Vice Chairman Roth, with all in favor, the proposal to fix pump 4 was approved for a not to exceed amount of \$14,000.

B. Lake Management Update

- Regional Manager Jim Dockery from Solitude was present and stated the lakes look great and are all at contractual maintenance expectations. There was no drop in water levels this year and that has been great for the lakes.
- The Board asked if Solitude monitors the silt within the lakes, as they are hoping to be proactive with monitoring the silt and other muck in the lakes. Mr. Dockery stated

the best way to monitor the muck is to get a muck analysis and unfortunately Solitude does not perform those. The Board asked Mr. Pepin to get proposals for muck analysis from other vendors.

- The Board inquired about the Gambusia or Mosquito Fish as they are known. The question for Mr. Dockery was how to tell if the fish are surviving. Mr. Dockery explained that these fish tend to heavily multiply so ideally, they should be thriving soon. The District Manager explained that currently we aren't sure if they are thriving, but on a positive note they aren't dying.

C. District Manager

i. Insurance/FEMA Claim Update

The District Manager reported that the FEMA denial appeal was approved and that the claim remains pending.

ii. Website Update

The District Manager reported the website should be ready in July. First the company is creating a tool for everything that will go on the website. Then they will start designing the other aspects.

Chairman Novitski asked if they will still have their same email addresses. The District Manager explained that they will still have their actual email addresses, but they are hoping to get a better email system for the Board overall.

iii. Annual Audit Update

The District Manager reported that this should be complete by May.

iv. G.I.S. Project Discussion

Felipe Lemus from Passarella was present to present to the Board. Phase one is complete and can be easily navigated by the Board members, who were very impressed with the website.

The Board inquired after a phase two proposal, but Mr. Lemus did not have one prepared. Mr. Lemus stated the second phase would include drainage, pipes, control structures, interconnects between lakes and lake information. The Board asked that Mr. Lemus come back next month and present a phase two proposal.

v. Lake Naming Discussion

The District Manager notified the Board that naming of the lakes can be done, so long as the Board also keeps the identifiers the lakes were permitted as. The Board decided to send out a quick survey of five to

ten questions to the Masters Association, for them to circulate to residents. The survey is intended to get community feedback on topics such as if the lakes should be named after birds, American Indian tribes, etc. Supervisor Licht is in charge of this project and she requested to be given two months to work on this.

vi. Sapling Planting Consideration

The District Manager stated the cost is \$200 for 1,000 saplings. Slash Pine is recommended for this area of Florida. However, the Board was concerned with the fact that Slash Pine trees aren't very full pine trees. The District Manager suggested planting them closer together as there will be plenty of saplings. The Board was informed that the Field Manager could plant 1,000 saplings for \$1,200, which includes the \$200 for the saplings. Supervisor Gibson is going to work on this project with the Field Manager.

On MOTION by Supervisor Gibson, seconded by Vice Chairman Roth, with four votes in favor and Chairman Novitski opposed, sapling planting was approved for a not to exceed amount of \$1,200.

The Board asked the Field Manager to look into costs for Cypress trees for lake banks. Mr. Pepin expressed concern that the residents would complain of these trees blocking their views depending on where they get planted. At the next meeting the Mr. Pepin will have proposals for Cypress trees as well as an idea of where to plant these trees, to present to the Board.

vii. Fiscal Year 2020 Budget Schedule

The District Manager reviewed the Budget Schedule with the Board and it was accepted without any changes.

viii. Fiscal Year 2020 Draft Budget

The District Manager distributed the Draft Budget and discussed it briefly. Next meeting, the Board will be working on the Draft Budget and any changes needed more in depth.

ix. Follow-up

There being none, the next item of business followed.

D. Field Manager's Report

i. Project Updates

a. Maintenance Tasks Update

The Board reviewed these and there were no comments or questions.

b. Concern/Complaint Log

The Board reviewed these and there were no comments or questions.

c. Clock Tower Update

- The Field Manager reported that painting is scheduled to be completed on April 15th-17th.
- The Field Manager reported that Water Works Pools is having issues getting the water quality back to normal operating quality. Water Works Pools recommends draining it, scrubbing it manually and removing all the dirt from it. They are also recommending new filters. A proposal was presented by the Field Manager. Price includes two new filter systems, changing out the filters, draining out the pools, an acid wash and inspection of the LED lights. A possible discrepancy was noticed on the proposal, assuming this discrepancy does not increase the price, then this proposal is approved. If it increases the price, then it will have to go back for Board approval at the next meeting.

On MOTION by Supervisor Gibson, seconded by Supervisor Licht, with all in favor, the Water Works Pools estimate was approved for a not to exceed amount of \$6,350.

- The Field Manager suggested to get the painting done while the fountain is being worked on. The Board agreed to getting all the work done at once before filling the fountain back up. The date for everything to get done is to be determined at this point. The Field Manager is to coordinate everything with Estate and Water Works Pools, as well and let Marie Martel at Aliant know the water will be off.

d. Speed Cushions Update

The Field Manager reported that the speed cushions are getting installed on April 9th, and they are going to be located at the old crosswalk on Bella Terra Blvd.

e. Street Light Pole Painting Update

The Field Manager reported that they are starting the next phase during the first week of April.

f. Storm Drain Markers Update

The Field Manager reported that the markers have been ordered and should be in within the next two to three weeks. Shortly after they arrive, they will be starting that project. The Board requested Mr. Pepin to drop one off with Marie Martel at Aliant, for when residents inquire about them.

g. Preserve Cutback Update

The Field Manager reported that Estate is working on it now and estimated Estate is about half way finished. Mr. Pepin informed the Board that he will be inspecting the work once it is completed.

ii. Project Tracking Logs

The Board reviewed these and there were no questions or comments.

iii. Site Inspection Report for March

The Board reviewed this and there were no comments or questions.

iv. Work Order Requests/Proposals

a. Speed humps in Front of Entrance Gates Request

The Board discussed briefly that this would entail adding a six-foot-wide hump only for the resident lane, to not effect emergency vehicles. That it would be located five to seven feet from the front gate arm. The Chairman asked to skip further discussion on this topic until later in the meeting, as such the next Order of Business followed.

b. Detailed Fountain Cleaning & Filter Replacement Proposal

Discussed under 6. D. i. c. Clock Tower Update.

c. Other Requests/Proposals

The Field Manager had no further requests/proposals.

E. Legal**i. Cul-de-sac Landscape Maintenance Contracts**

The Board was informed that Single Family will be signing tomorrow, and Estate was already given thirty days' notice of the cancellation of the cul-de-sacs contract. Villas II is working on a new version of the contract with the District Attorney. Staff is to confirm with Estate that they know the only contract cancelled was for the cul-de-sacs.

F. Engineer**i. Street Lighting Planning****a. Light Pollution – Down Light Lamps/Poles**

There was no update on this yet. The Board asked the Field Manager about cost for solar lights for the crosswalk, which are estimated at \$5700 per bulb. Mr. Pepin is to obtain more information regarding the solar lights for the Board.

G. Landscape**i. Letter of Termination of Contract**

Discussed under 6. E. i. Cul-de-sac Landscape Maintenance Contracts

SEVENTH ORDER OF BUSINESS**Discussion/Action Items****A. Water Control Structure 808-81 Modifications**

The Field Manager presented two proposals for repairing a section of the structure that is cracked and is falling off. One was for a great repair from Copeland Enterprises for \$18,775 and the other was for a less in-depth repair from Conidaris for \$4,995. It was discussed that these prices are higher because of where the repair is located. The Board decided to accept the proposal from Conidaris for a not to exceed amount of \$5,000.

On MOTION by Supervisor Napolitano, seconded by Supervisor Gibson, with all in favor, the Conidaris estimate was approved for a not to exceed amount of \$5,000.
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B. Water Control Structure 822 BND C Repairs

The Field Manager and CPH met with SFWMD and they do not want this area dug up to remove silt. SFWMD would allow a small amount of digging but would prefer the area be left alone. The Board decided to wait and go through another rainy season and see what happens and then decide.

C. Additional Speed Signs for Barletta Lane

The Field Manager notified the Board that this was a request from last meeting. After discussion, the Board agreed to have maintenance move one of the stop signs to the requested location. The Board requested Mr. Pepin to look into other vendors for future sign needs to reduce costs.

D. Main Entrance Flag Pole Height Discussion

After discussion, the Board decided to keep the flag pole as is.

E. Solar Light Option for Cobble Stone Crosswalk

Discussed under 6. F. i. a. Light Pollution - Down Light Lamps/Poles

F. BT Master HOA and Tangible Property Committee Project Cooperation

Chairman Novitski discussed topics from the Master HOA Building and Tangible Property Committee meeting. One item was the discussion of creating a third lane coming into the community. There was some Board unease regarding sidewalk connectivity for this project. Another item of discussion was emergency egress from the community as Corkscrew becomes a four-lane road. Chairman Novitski and the Field Manager talked with the contractors and asked them to create a curb cut for emergency egress. This is a project that won't be completed for quite some time, so they are going to keep in contact with the contractors regarding the curb cut.

G. Vendor Contract Reviews**i. Irrigation Specialists Contract Updates**

The Board stated how pleased they are with Mr. Kring's work and they agreed the contract is good as is.

ii. CPH

The Board is happy with the work CPH does but unhappy with the costs incurred from travel. The District Manager is to get bids from local firms, preferably not Banks Engineering. The Board would like a new estimate from CPH as well to see if the travel costs can be lowered or removed.

iii. PH Bell

The Board is pleased with this contract and decided to keep it going forward.

H. Clocktower Lights/Christmas Decorations

The Board discussed adding electrical outlets and spotlights to or by the clock tower for holiday decorations. The Field Manager and Supervisor Licht are to get together and get

estimates. The Board asked that this get done along with the other work on the clock tower.

On MOTION by Supervisor Licht, seconded by Supervisor Napolitano, with four votes in favor and Vice Chairman Roth opposed, electrical outlets and spot lights at the clock tower are approved for a not to exceed amount of \$2,500.

EIGHTH ORDER OF BUSINESS

Financials

A. Approval of Financial Statements, Check Runs, and Bank Statements for February 2019.

The financial statements were presented and accepted.

On MOTION by Vice Chairman Roth, seconded by Supervisor Gibson, with all in favor, the Financials for period ending February 28, 2019 were accepted.

NINTH ORDER OF BUSINESS

Communications

A. Estero Council of Community Leaders: Estero Development Report for February 2019

i. <https://esterotoday.com/estero-development-reports/>

Received with no comments.

TENTH ORDER OF BUSINESS

Supervisor's Requests

- Supervisor Licht requested the solar lights be similar to other street lights the community already has, so as not to have several different designs around the community. The Board asked the Field Manager to see if he can get the new lights to match the one on Cleto.
- Supervisor Licht also requested that something be done about the mold on the utility boxes along Bella Terra Boulevard. After discussion, the Board asked the Field Manager to complete this task.
- Supervisor Roth asked the Field Manager about the bat boxes. Mr. Pepin informed the Board that they aren't getting used yet. However, it takes a few years for bats to use the boxes. Since they have been up for about two years, the Board should give them more time. After discussion, the Board decided to keep the bat boxes and monitor them more often.

ELEVENTH ORDER OF BUSINESS

Audience Comments

- Jim Meeks asked that the Board have Lee County Utilities look at a manhole that is loose.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:55 p.m.

Next Meeting: April 16, 2019 at 4:00 p.m.


Secretary/Assistant Secretary
Chairman/Vice Chairman