

## **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 April 16, 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  
Felipe Lemus  
Residents

District Manager  
Field Manager  
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 and Mr. Lemus from Passarella were 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 approved as presented.

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

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

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

There being none, the next item of business followed.

## **FIFTH ORDER OF BUSINESS**

### **Approval of Meeting Minutes**

#### **A. Regular Meeting Minutes from March 19, 2019**

The Meeting Minutes were presented and accepted.

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

Supervisor Licht made mention that in the future she would like anything holiday related to be referred to by holiday, so as to not offend anyone and be all inclusive.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

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

Mr. Kring was not in attendance to give an oral report. However, his written irrigation report was reviewed and discussed briefly by the Board. The Board would like an update on the snail concern from Mr. Kring.

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

There being none, the next item of business followed.

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

##### **i. Website Update**

The District Manager reported the website is coming along well. The company is still working on the tool for the website. The Chairman asked if the Board Supervisors will be receiving an email notification when their emails are moved over to the new website. The District Manager stated that he will look into getting this done. The Board Supervisor's expressed their excitement to have their email from another website, as they have several issues with GoDaddy. The Chairman expressed his issue with GoDaddy being that he can receive emails but he can't send emails, so the only way to reach him is via phone.

##### **ii. Annual Audit Update**

The District Manager reported that this should be complete by May, or June at the latest.

##### **iii. G.I.S. Project**

The Chairman updated Phase 2 of the project with a few additions. Under lakes he added another parameter to say lake names. Another addition was

pole numbers for streetlights. Currently the poles aren't all numbered but in the future this is something the Board is considering having done. The Chairman also had Mr. Lemus add the parameter of solar lights. The Board approved Phase 2 with the additions the Chairman suggested for a not to exceed amount of \$7,000.

On MOTION by Supervisor Gibson, seconded by Supervisor Licht, with all in favor, Phase 2 of the G.I.S. project is approved for a not to exceed amount of \$7,000.

Supervisor Napolitano asked Mr. Lemus if he would be able to incorporate housing colors as well in the future and Mr. Lemus stated that yes he could if given the information necessary from the Board.

#### **iv. Fiscal Year 2020 Budget Development**

The Chairman stated that his changes are shown in red on the right side of the document. The District Manager stated that he added a summary of the reserves on the document as well. The Chairman and District Manager asked that any changes from the Board Supervisors be sent to the District Manager via email before the next meeting. The budget needs to be approved at the May meeting. Any assessment increases have to be made before the budget is approved in May.

#### **v. Engineering Proposals**

The District Manager notified the Board that he hasn't received any proposals. He felt that there was not enough time for the Engineering firms to put together proposals. Therefore, the Board decided to push the deadline to next month in order to give firms more time to send in proposals.

#### **vi. 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**

- **Spotlights and Outlets**

The Field Manager stated that he is waiting for pricing for the spotlights. He also stated that the contractor can't find power for the outlets outside the clock tower. The contractor wants payment for his time to find the outlets as it will take a lot of work on his behalf. The Chair told Mr. Pepin that he has money at his discretion for this project, so to go ahead and pay the contractor.

- **Painting**

The Field Manager reported that this is currently being done by Gomez Painting.

- **Fountain Cleaning and Maintenance**

The Field Manager reported that the pool company is currently out there draining the pools of the fountain and that they plan on cleaning it tomorrow or Thursday.

**d. Speed Cushions Update**

The Field Manager reported that the speed cushions are getting installed by the end of the week.

**e. Street Light Pole Painting Update**

The Field Manager reported that they are still working on this. They completed another two days' worth of work on this project and another 20 poles have been painted so far.

**f. Storm Drain Markers Update**

The Field Manager reported that they are going to be installing these this week.

**g. Preserve Cutback Update**

The Field Manager reported that this project is complete. He has inspected the work and the workmanship is good.

**h. Sign for Barletta Lane Update**

The Field Manager reported that the speed limit sign has been moved.

**i. Sapling Planting Update**

The Field Manager reported that they are waiting to plant the saplings in June, closer to the rainy season.

**j. Water Control Structure 822 BND C Repair Update**

The Field Manager reported that this repair has been completed by Conidaris and that they did a good job.

**ii. Project Tracking Logs**

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

**iii. Site Inspection Report for April**

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

**iv. Work Order Requests/Proposals**

**a. Other Requests/Proposals**

The Field Manager had no further requests/proposals.

**E. Legal**

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

The District Manager informed the Board that we received the last contract yesterday.

**F. Engineer**

There being nothing to discuss, the next order of business followed.

**G. Landscape**

There being nothing to discuss, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Discussion/Action Items**

**A. Lake Naming**

Supervisor Licht wrote an article on this this topic. The article was encouraging residents to submit up to three name ideas for the Board to vote on.

**B. Solar Light Option for Cobble Stone Crosswalk**

The Board discussed needing a streetlight at this location. Supervisor Gibson said that near the garbage cans in this area, is a very dark area to drive or walk by. The Chairman volunteered to send an email to the Tangible Property Committee in this regard and copy Mr. Teague and Mr. Pepin.

The Field Manager presented on the solar light option and the Board asked him to get estimates to present at the next meeting.

**C. New Aerator Hoses and Air Stations for Lake 14**

The Field Manager presented a proposal from Vertex for \$5,358.60 to swap out the old hoses for new hoses and this includes air stations as well. The Board voted to approve a not to exceed amount of \$5,500 for this project.

On MOTION by Supervisor Napolitano, seconded by Supervisor Gibson, with all in favor, the estimate from Vertex to replace the aerators and hoses for Lake 14 is approved for a not to exceed amount of \$5,500.

The Board asked the Field Manager to bring a list next month of lakes that still need to be switched out to new aerators.

**EIGHTH ORDER OF BUSINESS****Financials****A. Approval of Financial Statements, Check Runs, and Bank Statements for March 2019.**

The financial statements were presented and accepted. The Chairman asked why the postage and freight costs were so high for 2019. The District Manager agreed to look at the General Ledger and pull out the charges for that account and see why they were so high.

On MOTION by Supervisor Gibson, seconded by Vice Chairman Roth, with all in favor, the Financials for period ending March 31, 2019 were accepted.

Supervisor Licht commented about the chemical Chris bought for spraying weeds on the roadways. She expressed her concern for the Board to use more eco-friendly options as this chemical causes cancer.

**NINTH ORDER OF BUSINESS****Communications****A. Estero Council of Community Leaders: Estero Development Report for March 2019**

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

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

The Board had requested at the last meeting for the Field Manager to look into additional Cypress Trees along empty shorelines. The Field Manager put together a map showing common areas along Bella Terra Boulevard that would be good places to plant these trees. Mr. Pepin stated that he could purchase 7-gallon cypress trees for about \$25 per tree not including installation cost. These would be about 7 feet tall. The Board commented that they should wait until rainy season to plant them, so they have better survival rates. The Board asked Mr. Pepin to come back next month with an estimate from the company the trees would be purchased from with the inclusion of the installation price, so that the trees are under warranty by that company. The Board stated that the Field Manager can choose to get an estimate for the number of trees he thinks is best to plant, as they trust his judgement.

The Board also requested at the last meeting a lake sediment build up/muck sampling for the lakes. The District Manager notified the Board that he is still waiting on a proposal from SOLitude.

Supervisor Gibson commented on a neighbor complaining about weeds along the lakes. The District Manager let her know that these are not weeds, they are littorals (Spike Rush) and are part of the lakes eco-system. These plants are used to prevent erosion as well as clean the water.

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

Bob Vaa commented on Lake 17 by his house and the compressor being very noisy. The Field Manager stated that he could get a timer put on the compressor, so that it switches off in the evening.

**TWELFTH ORDER OF BUSINESS****Adjournment**

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:05 p.m.

**Next Meeting: May 21, 2019 at 4:00 p.m.**

  
Secretary/Assistant Secretary

  
Chairman/Vice Chairman