

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 June 18, 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
Residents

District Manager
Field Manager

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 was 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 approved as presented.

On MOTION by Supervisor Gibson, seconded by Vice Chairman Roth, with all in favor, the Agenda was approved as presented.
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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. May 21, 2019

The Meeting Minutes were presented and accepted as amended with changes as follows:

- Line 95 change "BFD" to "VFD".
- Line 144 take the word "every" out of the sentence. Also change the word "line" to "lines".

On MOTION by Supervisor Napolitano, seconded by Supervisor Gibson, with all in favor, the Regular Meeting Minutes from May 21, 2019 were approved as amended.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor

Mr. Kring was in not in attendance to give a verbal report.

B. Clock Tower Pump Replacement

The Field Manager explained to the Board that there are two proposals from Water Works. The first one is for the UV lights, to reduce the amount of chlorine going into the water for \$4,050. These would be installed underground so that they aren't visible on the surface.

On MOTION by Vice Chairman Roth, seconded by Supervisor Gibson, with all in favor, the estimate from Water Works for the installation of UV lights is accepted for \$4,050.

The individual from Water Works is to get with the Board and let them know the length of the warranty as well as the bulb life for the UV lights.

The second proposal from Water Works is to install the two VFD drives on the two pumps. There is a five-year warranty on the parts and labor for the two VFD drives. Both pumps are overpowered for the fountain. Water Works was present to explain this proposal in more detail and present documents on the cost savings with the VFD drives.

On MOTION by Vice Chairman Roth, seconded by Supervisor Gibson, with all in favor, the estimate from Water Works for the installation of two VFD drives is accepted for \$29,000.

i. Electronic Monitoring

No proposal for this item currently.

ii. Wind and Rain Detection

No proposal for this item currently.

C. Lake Management

i. Lake Sediment Testing

The Field Manager explained that the testing has been completed but he is still waiting for them to get the test results back.

ii. Annual Contract Renewal

The District Manager explained that there is a copy of the annual contract from Solitude in the Agenda Packet. There is a 13% increase included in the contract however, they have not had an increase since 2015.

On MOTION by Supervisor Gibson, seconded by Supervisor Licht, with all in favor, the annual contract renewal for Solitude is approved.
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D. District Manager

i. Website Update

The District Manager reported that the first website prototype is completed and he is meeting with the company tomorrow to look at it. They are still on track for having the websites completed for all of the communities by the end of July.

ii. G.I.S. Project

Mr. Lemus was present to update the Board that everything for phase two is complete. Mr. Lemus will be sending the Board a new link with a username and password.

For phase three the Board asked that Mr. Lemus add the utilities and swales. The Board also asked Mr. Lemus to come back for the August meeting.

iii. Ranking of Engineering Proposals

The Board asked for a third Engineering proposal for the August meeting.

iv. Follow-up

The District Manager reported that FEMA is currently reviewing the documents and asking for more documents to be submitted.

The District Manager discussed the savings associated with the newer LED lights. He stated that the bill has gone down since March and the power usage has gone down by fifty percent.

E. Field Manager's Report**i. Project Updates****a. Preserve Areas Yet to be Staked/Marked**

The Field Manager stated that he broke this up into two phases per the Board's request and CPH sent over two estimates, one for each phase. Phase one would cost about \$7,245 and phase two would cost \$11,230.50.

On MOTION by Supervisor Licht, seconded by Supervisor Napolitano, with all in favor, the Board approves \$7,245 for phase one and \$11,230.50 for phase two of the project.

b. Maintenance Tasks Update

There being none, the next Order of Business followed.

c. Concern/Complaint Log

Reviewed with no questions or comments.

d. Clock Tower Update

- **Spotlights and Outlets Update**

The spotlights have been installed. However, they can't get power outside of the clocktower so there won't be any additional outlets.

e. Speed Cushions Update/Discussion

The Board discussed this briefly and decided to leave this topic on the Agenda for further discussion in August, after they have collected more data.

f. Sapling Planting Update

The Field Manager reported that the trees should be there tomorrow, and they are going to plant them on Thursday.

g. Lighting Option(s)

- **Cobble Stone Crosswalk Update**

The Field Manager stated that they are waiting for the parts to come in to begin working on this project.

- **South End Ardore and Bella Terra Blvd.**

A proposal was presented for \$6,895 for this project.

On MOTION by Supervisor Gibson, seconded by Vice Chairman Roth, with all in favor except for Supervisor Licht, the Board approves an estimate for \$6,895 for a light fixture to be installed.
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h. Additional Cypress Trees Along Empty Shore Lines Update

The Field Manager reported that there are about 47 Cypress Trees to be planted total and the locations where they are being planted have been flagged. He is just waiting for the trees to come in and then they can begin planting them.

ii. Project Tracking Logs

Reviewed with no questions or comments.

iii. Site Inspection Report for June

The Board asked about the fading sidewalk mats. The Field Manager asked if the Board wanted him to paint them and the Board responded yes.

The Field Manager reported that three Pleco Fish were removed out of the lakes.

The District Manager asked about the Brazilian Peppertree's. The Board asked that a letter get sent to the HOA for them to remove these trees.

iv. Work Order Requests/Proposals

There being none, the next Order of Business followed.

a. Other Requests/Proposals

There being none, the next Order of Business followed.

F. Legal

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

G. Engineer

i. Proposals

Discussed under 6. E. i. a. Preserve Areas Yet to be Staked/Marked.

H. Landscape

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

SEVENTH ORDER OF BUSINESS

Discussion/Action Items

A. Lake Naming Report

Supervisor Licht is still in the process of collecting names. She is going to compile a list of the names she has received.

B. Swale Behind 21027 TDL

The Field Manager reported that he is waiting on the Engineer's survey before they can proceed with this project.

C. Discussion on a Portable Barricade for Old Crosswalk in Front of the Clubhouse

The Board discussed getting a barricade for the old crosswalk. The barricade is to force residents to use the new crosswalk and eliminate the safety concern of resident using the old crosswalk. However, the shipping cost for a barricade is rather high. Therefore, the Board wants to find a local business that can provide a barricade thus eliminating the shipping cost.

D. Discussion of Removing Turnaround in Front of Guardhouse

On Monday the Chairman, The District Manager and the Field Manager met with Jim Wilson, Mary Gibbs, David Williams and Walter McCarthy to discuss removing the turnaround. They were given a piece of paper that stated the turnaround cannot be removed as it is required for the community.

EIGHTH ORDER OF BUSINESS

Financials

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

The financial statements were presented and accepted.

On MOTION by Supervisor Napolitano, seconded by Supervisor Gibson, with all in favor, the Financials for period ending May 31, 2019 were accepted.

NINTH ORDER OF BUSINESS

Communications

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

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

Reviewed with no comments.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Chairman Novitski commented that the Landscaping Committee presentation should take place in August as he will be gone in July.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Reas Grabber asked if there is anything the CDD can do regarding the water flow for the new development. The Board responded that several emails have been sent out.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:20 p.m.

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


Secretary/Assistant Secretary


Chairman/Vice Chairman