

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 July 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:

Larry Roth
Linda Gibson
Jenny Licht
Joe Napolitano

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Not present was:

Mark Novitski

Chairman

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, except for Chairman Novitski. 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 Supervisor Licht, 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 Order of Business followed.

FIFTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. June 18, 2019

The Meeting Minutes were presented and accepted.

On MOTION by Supervisor Napolitano, seconded by Vice Chairman Roth, with all in favor, the Regular Meeting Minutes from June 18, 2019 were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor Update

Mr. Kring was in not in attendance to give a verbal report. However, a copy of his report was handed out for the Board to review.

B. Lake Management

Jim Dougherty from Solitude was at the meeting. Mr. Dougherty stated that the lakes are looking great except for Lake 1, which has a submersed invasive aquatic plant. However, it is being actively treated. A treatment was completed yesterday, and another will be completed on Friday.

i. Lake Sediment Testing

The Field Manager explained that the test results have not been received yet.

C. District Manager

i. Website Update

The District Manager reported that the website should be ready by next month for the Board to review.

ii. G.I.S. Project

The District Manager reported that Mr. Lemus finished the second phase of the project. The Board requested that Mr. Lemus attend a meeting soon and train the Board on navigating the website.

iii. Follow-up

There being none, the next Order of Business followed.

D. Field Manager's Report

i. Project Updates

a. Staking and Green Preserve Markers

The Field Manager stated that they are about 75% finished with this project.

b. Maintenance Tasks Update

The Field Manager stated that this week an additional 30 light poles were painted.

Verdin was on site looking at the clock tower because there is an issue with the East clock not operating. They believe the issue is a wire harness, so they will be returning on Friday to replace it. If this does not fix the issue then Verdin may have to replace the motor on the clock, which would require a lift and thus incur an additional expense.

It was commented that a light is out on the East side of the clock tower. The Field Manager stated that he noticed several lights out and was concerned, therefore an electrician is coming out to look this over and make sure a wire was not cut.

The Field Manager notified the Board that his staff found over 60 old light bulbs on top of the clock tower. Therefore, it seems the former clock tower maintenance contractor was leaving the burnt out light bulbs on top of the clock tower rather than disposing of them.

c. Concern/Complaint Log

The District Manager discussed Dan Icart's complaints regarding the compressor unit near his house being too loud. Mr. Icart recently called a Sheriff to come out with a noise meter and measure the decibels and it was at 66 decibels. 67 decibels is too loud and would be a violation.

The Field Manager has tried several things since the complaints began from Mr. Icart. This compressor is brand new and a rubber mat was even added inside to quiet it more. On top of that, it has been put on a timer so that it shut's off around 7 or 8 pm and turns back on at 8 am. The Chairman and Field Manager went out and measured the decibels and it was agreed that it is not loud

and that in fact the homeowners pool fountain is louder than the compressor unit.

d. Clock Tower Update

The UV lights have been installed.

- **Fountain Pumps Replacement**

The VFD's are scheduled to be installed in about two weeks.

e. Sapling Planting Update

The Field Manager reported that the saplings were installed on June 20th. He inspected them today and they look healthy and well.

f. Lighting Install Status

- **Cobble Stone Crosswalk Update**

It was reported that the materials for this project will arrive in about three weeks.

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

It was reported that the materials for this project have not arrived yet.

g. Additional Cypress Trees Along Empty Shore Lines Update.

The Field Manager reported that the Cypress Trees have been planted along the lakes. He informed the Board that they are alive and well and currently shedding their leaves. During his inspection he noticed that a few are bending over and therefore, he is going to put support stakes in to straighten them out.

ii. Project Tracking Logs

Reviewed with no questions or comments.

iii. Site Inspection Report for July

The Field Manager discussed the roadway depressions. He stated that the County looked at these and they are not sink holes. Therefore, D & G is going to be coming out to the community to patch them up and smooth them out.

The Board had a request to not aggressively spray the areas around the stop signs base where the rocks are located. It was explained that due to the spraying of these areas now what you see when looking at the stop signs is rocks, dead grass and then healthy grass.

At last month's meeting Supervisor Roth requested the Field Manager look into the cost for a traffic counter for the community. The Field Manager stated that a traffic counter would cost \$275, plus the cost of the hosing. He stated that he also called the County to see if the CDD could rent one and what the cost would be to rent one. However, he has not yet heard back from the County. An audience member stated that an old Master Board purchased a traffic counter and the CDD is welcome to borrow it if the Field Manager can get it in working condition again.

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.

E. Legal

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

F. Engineer

i. Proposals

The District Manager informed the Board that another engineering firm will be sending in a proposal for consideration at next month's meeting.

The Board agreed that it was not necessary to interview the engineering firms. They decided to grade the firms with the ranking sheets based off the information provided in the proposals. Given some information was missing, the District Manager offered to send out questionnaires to the engineering firms for the next meeting.

G. Landscape

The District Manager informed the Board that all of the checks have been sent out.

SEVENTH ORDER OF BUSINESS

Discussion/Action Items

A. Lake Naming Report

Supervisor Licht handed out a document with the name suggestions she received from residents. Some of the lakes did not receive suggested lake names. Therefore, the Board decided to use the leftover lake name suggestions for those lakes. The Board requested that Supervisor Licht sort through the lake names and coordinate them with their lake number and create a document with this information.

B. Swale Behind 21027 TDL/Engineering Drawings

The District Manager reported that they are about 50% finished with this project currently and should be finished this week.

C. Discussion on Removing Turnaround in Front of Guardhouse Update

The Field Manager explained that the design for the turnaround is a crescent moon shape and a contractor is coming to look at the area and see if it can be done.

D. Flag Raising and Lowering

Vice Chairman Roth noticed that the flag is not being raised and lowered at the proper times. The Field Manager said that he will talk to the HOA about this item.

EIGHTH ORDER OF BUSINESS

Financials

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

The financial statements were presented and accepted.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Financials for period ending June 30, 2019 were accepted.

B. Audit Presentation

The District Manager discussed the audit briefly.

On MOTION by Supervisor Gibson, seconded by Vice Chairman Roth, with all in favor, the audit is accepted, and the Chairman is authorized to sign it.

NINTH ORDER OF BUSINESS

Communications

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

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

Reviewed with no comments.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next Order of Business followed.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Ed Capezzuto from the Single Family Homeowners Association was present to notify the Board that the landscaping rate for the cul-de-sac's increased. This is a regular contractual increase beginning in January of 11.263% and thereafter by 3% annually. The Board approved the Attorney to draw up an amendment to the contract.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Board agreed to Estate's increase of \$2,050 for the Single Family Homeowner Association's cul-de-sac's.

A new homeowner attended the meeting and asked what a CDD is and for more information on CDD's. He asked about rainfall and flooding given that his home tends to collect a lot of water in the driveway. The District Manager explained that the roads and half of the driveway of each house are part of the drainage system so that the houses don't flood.

TWELFTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business and,

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Board adjourned the meeting at 5:56.

Next Meeting: August 20, 2019 at 4:00 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman