

## **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 August 20, 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 (telephone)

#### **Also present were:**

Cal Teague  
Chris Pepin  
Greg Urbancic  
Residents

District Manager  
Field Manager  
District Attorney

#### **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, with Supervisor Napolitano participating via telephone. The Field Manager and District Attorney were also present for today's meeting.

On MOTION by Vice Chairman Roth, seconded by Supervisor Gibson, with all in favor, Supervisor Napolitano is allowed to participate in the meeting via telephone.
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#### **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 with the addition of 10. D. Holiday Decorations.

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

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

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

Mike Rubin briefly commented on putting white lines on crosswalks, changing the rocks around the light poles to something different, having the CDD work with the Landscape Committee on any future landscaping projects and lastly the light pole between Cleto and Bella Terra Boulevard.

Jim Meeks wanted to notify the Board that their October HOA Board meeting is going to start at 5 pm. It will begin with HOA business and then the engineers working on the highway are going to be there to do a presentation.

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

#### **Budget Public Hearing**

The District Manager discussed the budget briefly and stated that the assessments are not increasing.

On MOTION by Supervisor Gibson, seconded by Supervisor Licht, with all in favor, the budget public hearing was opened at 4:08 p.m.

There being no audience comments on the budget, the hearing was closed.

On MOTION by Vice Chairman Roth, seconded by Supervisor Napolitano, with all in favor, the budget public hearing was closed at 4:09 p.m.

#### **A. Resolution 2019-03**

On MOTION by Supervisor Gibson, seconded by Vice Chairman Roth, with all in favor, Resolution 2019-03 is accepted.

#### **B. Resolution 2019-04**

On MOTION by Supervisor Gibson, seconded by Supervisor Napolitano, with all in favor, Resolution 2019-04 is accepted.

## **SIXTH ORDER OF BUSINESS**

## **Approval of Meeting Minutes**

### **A. Regular Meeting Minutes from July 16, 2019**

The Meeting Minutes were presented with changes as follows:

- On line 197, change "a Supervisor" to "Supervisor Roth".
- On line 299, change "A representative for" to "Ed Capezzito from".

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Regular Meeting Minutes from July 16, 2019 were approved as amended.

## **SEVENTH ORDER OF BUSINESS**

## **Staff Reports**

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

Mr. Kring was in not in attendance to give a verbal report. However, the District Manager stated that he spoke with Mr. Kring and he reported that everything is running well without any issues.

### **B. Lake Management**

#### **i. Lake Sediment Testing Update**

The lake sediment testing results came back, and the results show that the lake had high muck, Sulphur and calcium.

### **C. District Manager**

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

The District Manager reported that the prototype is complete. However, upon inspection of the website staff noticed a few issues and are currently working to get these resolved.

#### **ii. G.I.S. Project**

The District Manager reported that the first two phases of this project are complete.

#### **iii. Engineering Proposals**

Two companies submitted proposals for engineering services. One proposal was received from Hole Montes and the other was from the CDD's current engineering company CPH. After extensive discussion, the Board agreed they would prefer a local engineering firm.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Board ranked Hole Montes #1 and agreed to have the District Manager negotiate a contract.

#### **iv. Follow-up**

The District Manager stated that things are moving along well with FEMA and that he has a meeting with FEMA in early September.

### **D. Field Manager**

#### **i. Project Updates**

The Field Manager stated that half of the Cypress Trees didn't survive the planting. Therefore, Lake and Wetlands will be replacing them this week.

The storm drains have a substantial amount of debris on them. As such, the Field Manager stated that he and his staff will be cleaning them off later this week.

#### **ii. Guardhouse Curb Renovation**

##### **a. Proposals for Removing Turnaround in Front of Guardhouse Update**

A proposal was received from D&G Sealcoating and Striping to extend the curb for the turnaround out to make a crescent shaped turnaround for \$8,200.

On MOTION by Supervisor Gibson, seconded by Supervisor Licht, with all in favor, the proposal from D&G for \$8,200 was accepted.

#### **iii. Concern/Complaint Log**

Reviewed with no questions or comments.

#### **iv. Clock Tower Update**

##### **a. Fountain Pumps Replacement Update**

The Field Manager notified the Board that the VFD pumps have arrived and are scheduled to be replaced the week of August 28th.

**v. Lighting Installation Status**

**a. Cobble Stone Crosswalk Update**

The materials are in and now they are waiting for the permits to be ready.

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

The materials are in and now they are waiting for the permits to be ready.

**vi. Site Inspection Report for August**

The Field Manager reported that the roadway depressions on Torre Del Lago and Bosco Court are scheduled to be repaired on August 22nd.

**b. Other Requests/Proposal Update**

**(i) Concrete Pressure Washing Proposal**

On MOTION by Supervisor Gibson, seconded by Supervisor Napolitano, with all in favor, the Board accepted the three-year proposal from Premier Pressure Cleaning for \$20,000 a year.

**(ii) Concrete repair estimates**

The Field Manager put together a list of areas where the concrete needs to be repaired throughout the community. Two estimated were received for this project, one from Conidaris for \$12,725 and the other was from Tincher Concrete for \$16,040.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Board accepts the proposal from Conidaris for \$12,725.

**(iii) Aerator Repairs**

A proposal was received from Solitude for four new compressors and new cabinets with the sound cases. The Field Manager explained that four units are currently down as they are quite old.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Board accepts the proposal from Solitude for \$11,425.13.

**EIGHTH ORDER OF BUSINESS****Legal**

After extensive discussion on the cul-de-sac maintenance agreement increase, the Board agreed they need more information before moving forward with the amendment to the agreement.

**NINTH ORDER OF BUSINESS****Engineer****A. Swale Behind 21027 TDL/Engineering Drawings Updates**

The Field Manager stated that CPH's drawing for what the drainage swale should be is enclosed in the Agenda Packet. After reviewing the drawing, the Board asked that the Field Manager obtain proposals for this project.

**TENTH ORDER OF BUSINESS****Discussion/Action Items****A. Lake Naming Report**

Supervisor Licht announced that the lakes have all been named. The Board asked that the Field Manager send a copy of the lake names to Mr. Lemus to be included on the G.I.S. mapping program. The Board also asked that Supervisor Licht get the lake names published in the community newsletter.

**B. Flag Raising and Lowering Update**

The flag is being changed out currently and the Field Manager is going to be ordering more flags.

**C. Tree Ring Option for Around Street Sign Poles**

After extensive discussion the Board decided that it would be best to remove the rocks from around the signs in the community and replace them with dwarf bushes.

On MOTION by Supervisor Gibson, seconded by Supervisor Licht, with all in favor, the Board agreed to have the Landscaping Committee plant dwarf bushes around the signs on the boulevard for a not to exceed amount of \$4,000.

The Board also agreed to try tree mats around 10 signs throughout the community in place of the rocks. However, they asked that the Field Manager keep the rocks.

On MOTION by Supervisor Gibson, seconded by Supervisor Licht, with all in favor, the Board agreed to have the Field Manager order 10 mats of varying sizes and colors for a not to exceed amount of \$200.

**D. Holiday Decorations**

The Board discussed moving the holiday decorations into the clubhouse or in front of the clubhouse, so that they are more accessible to residents. The Board agreed to continue to decorate the clock tower this year. However, at the beginning of next year they will consider sending out a survey to residents and see if residents would prefer the decorations be placed somewhere else in the community.

The Board also decided to have Marie at Alliant send out an email blast to residents stating to not decorate street signs and light poles.

**ELEVENTH ORDER OF BUSINESS****Financials**

The financial statements were presented and accepted.

On MOTION by Supervisor Gibson, seconded by Supervisor Napolitano, with all in favor, the Financials were accepted as presented.

**TWELFTH ORDER OF BUSINESS****Communications****A. Estero Council of Community Leaders**

Reviewed with no comments.

**THIRTEENTH ORDER OF BUSINESS****Supervisor's  
Requests/Comments**

Vice Chairman Roth asked about the traffic counter and the Field Manager stated that he could not get the HOA's traffic counter to work as it is missing a wire.

Supervisor Novitski commented that he will be travelling in September and October and will be calling into the meetings during those months.

**FOURTEENTH ORDER OF BUSINESS****Audience Comments**

Scott Striker asked if the purpose of the lakes is to hold the storm runoff water. The Board explained that this is the sole purpose of the lakes.

Jim Meeks commented that he believes the Sulphur in the lake is coming from the pump. He also notified the Board that they will be replacing the gate operators in the community soon.

Rob Warner asked about the third roundabout at Irisina. He stated that there is a light pole tagged with yellow tape and another on the cul-de-sac at Irsina. He asked if there is going to be construction there. The Board asked that he show the Field Manager on a map where these light poles are located, so that the Field Manager can look into this further.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:51 p.m.

**Next Meeting: September 17, 2019 at 4:00 p.m.**

  
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**Secretary/Assistant Secretary**

  
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**Chairman/Vice Chairman**