

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 October 15, 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 with the addition of 9. C. Cul-de-sac's.

On MOTION by Vice Chairman Roth, 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

Brian Bender asked if cross walk flashing lights could be placed by the satellite pool on Bartletta.

FIFTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from August 20, 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 August 20, 2019 were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor Update

i. Mainline repairs on HOA property

The District Manager stated that the CDD needs an easement from the HOA in order to make these repairs. Therefore, the Board agreed to request an easement from the HOA.

B. Lake Management

i. Lake Sediment Testing/Pond Watch

The District Manager discussed the process for Pond Watch. He stated that a volunteer is needed to take samples of a few pre-designated lakes once a month and take the samples to the County to be analyzed. Chairman Novitski asked the District Manager to send him more information so that he can see if anyone in the community is interested in volunteering for Pond Watch.

C. District Manager

i. Website Update

The District Manager updated the Board on the website.

ii. Engineer contract

After brief discussion, the Board accepted the contract with Hole Montes for engineering services.

On MOTION by Supervisor Gibson, seconded by Supervisor Napolitano, with all in favor, the Board accepted the agreement with Hole Montes for engineering services starting November 1, 2019.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the Board voted to terminate the contract with CPH effective October 31st, 2019.

The Board requested that the District Manager keep a copy of the records being transferred from CPH to Hole Montes.

iii. Follow-up

The Chairman asked for an update on FEMA. The District Manager stated that everything with FEMA should be resolved by the end of the year.

D. Field Manager's Report

i. Project Updates

The Field Manager reported that he is still waiting for the contractor for the County to come and put down a fresh layer of asphalt at the location of the Country roadway repair.

The Field Manager update the Board that the concrete roadway repairs were completed by Conidaris last month. He stated that fourteen additional spots were completed for \$2,200.

ii. Concern/Complaint Log

Reviewed with no questions or comments.

iii. Clocktower

a. Fountain Pumps Replacement Update

The Field Manager stated that the VFD's are installed and running at 25%. Therefore, a decrease in the cost of the electric bill should be noticeable soon.

It was discussed that the fountain runs from 6am-10pm currently and the Board is happy with this time frame for the fountain. However, the Board asked that the fountain lights be adjusted to run from 5pm-7:30am for the next 90 days. In 90 days, the Board will review the change in the electric bill and determine whether they would like this change to be permanent.

The Field Manager stated that the entire clocktower lost power last week and he had West Coast Electrical fix it.

The Field Manager also stated that he had the digital timer replaced with a mechanical time as it was having issues powering the submerged lights.

iv. Lighting Installation Status

a. Cobble Stone Crosswalk Update

The Field Manager updated the Board that these lights have been installed. He also stated that he is going to request a proposal from Estate to install plants around the bottom of the light pole.

b. South End Ardore and Bella Terra Blvd. Update

The Field Manager updated the Board that this light has been installed.

v. Site Inspection Report for August & September

The Field Manager updated the Board that the batteries for the solar light are nearly three years old and are about to die. He reported that the cost for two new batteries is \$400. The Board agreed to have the batteries replaced with new ones.

vi. Roadway Depressions on TDL & Bosco Ct.

The roadway depressions have been filled in by D&G Sealcoating and Striping.

vii. Turnaround in Front of Guardhouse Update

This project has been completed by D&G Sealcoating and Striping.

viii. Other Requests/Proposals

a. Encroaching Preserve Cutback Proposal

Estate provided two proposals for this project. One proposal is for Phase 1 and the other is for Phase 2.

On	MOTION	by	Supervisor
Napolitano,	seconded	by	Vice
Chairman Roth,	with all in favor,	the	
Board accepted both proposals from			
Estate for \$9,307.14 and \$9,154.14.			

b. Homeowner Request for No Fishing Signs along Bocala/Lake 15

After brief discussion, the Board decided not to install "no fishing" signs as it would lead to needing to install signs all over the community. However, Chairman Novitski is going to write an article stating where fishing is and is not allowed in the community.

c. LED Flashing Light Crosswalk Signs

Two proposals were received for this project, one for a sign system and one for a push button system. The Board decided to table this and have the Field Manager look into other options such as having the cobble stones raised or installing rumble sticks 50 feet before the crosswalk.

d. Gutter Repair Request for in Front of 20499 Torre Del Lago

The homeowner asked if approximately 15 feet of gutter could be replaced in front of his property. The Field Manager stated that currently the gutter is functioning but could impose a safety hazard in the future. Two proposals were received, one from Tincher Concrete Construction for \$1,250 and one from Conidaris for \$1,800.

On MOTION by Supervisor Napolitano, seconded by Vice Chairman Roth, with all in favor, the Board accepted the proposal from Tincher Concrete Construction for \$1,250.
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e. Repair Estimate for Water Control Structure EE1

The Field Manager explained that Conidaris submitted an estimate to replace about 85% of the existing concrete. However, Tincher Concrete Construction felt that the structure needed to be redone completely and an Engineer needs to look at it. The Field Manager recommended the Engineer look at it as well. Therefore, the Board requested that the new Engineer look at it.

f. Sidewalk ADA Bumps

The Field Manager stated that he talked to a few contractors and ADA bumps are no longer compliant.

SEVENTH ORDER OF BUSINESS**Attorney's Report**

There being none, the next Order of Business followed.

EIGHTH ORDER OF BUSINESS**Engineer's Report****A. Swale Behind 21027 TDL/Engineering Drawings Updates**

CPH surveyed this swale and the survey matched the original plans for elevation. However, the swale is not working properly. Therefore, the Board asked for ideas to be presented at next month's meeting for this project.

The Board asked that the new Engineer attend next month's meeting.

B. SFWMD Water Structure Permit Application Certifications Request

The District Manager stated that this has not been submitted yet, as they were notified that there are some uncompleted certifications.

NINTH ORDER OF BUSINESS**Discussion/Action Items****A. Rubber Tree Rings Installation**

The Field Manager stated that these have been installed. However, another contractor removed all but 5 or 6 of the newly installed tree rings. The Field Manager asked if the Board would like more installed given that several were removed. However, the Board decided to wait and see how the grass grows around them to discuss this topic further.

B. Community Lighting

Supervisor Licht discussed the necessity of lighting at the bus stop for the children. The Board requested an estimate for a double light pole to be placed in this area and inside the shelter which was determined to be a HOA issue.

C. Cul-de-sac's

The District Manager notified the Board that the one-page amendment to the cul-de-sac maintenance agreements has been prepared by the District Attorney and will be presented at next month's meeting. The Chairman asked that these amendments be sent to the HOA's to get signed before coming to next month's meeting for him to sign.

After a brief discussion, the Board agreed to pay for half of the repairs of the cul-de-sac at the end of Torre Del Lago that was damaged by Deer.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Board approved a not to exceed amount of \$900 to pay for half of the repairs to the cul-de-sac at the end of Torre Del Lago.
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TENTH ORDER OF BUSINESS

Financials

The financial statements were presented and accepted.

On MOTION by Vice Chairman Roth,
seconded by Supervisor Napolitano,
with all in favor, the financials were
accepted as presented.

ELEVENTH ORDER OF BUSINESS

Communications

A. Estero Council of Community Leaders

Reviewed with no comments.

TWELFTH ORDER OF BUSINESS

**Supervisor's
Requests/Comments**

Chairman Novitski made a request that the Board consider painting the aerator boxes forest green.

Supervisor Gibson discussed a "no outlet" sign underneath the "stop" sign at Serre Dr. She stated that this sign needs to be moved as it is causing confusion amongst residents.

THIRTEENTH ORDER OF BUSINESS

Audience Comments

An audience member commented that if the Board raises the cobble stone at the crosswalk it could possibly be a liability if someone twists their ankle.

Teresa Massaro stated that she is the homeowner requesting the "no fishing" signs. She asked that a sign be placed behind her home as she has constant issues with individuals trespassing in her back yard to fish. However, the Board agreed not to install "no fishing" signs.

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Next Meeting: November 19, 2019 at 4:00 p.m.


Secretary/Assistant Secretary


Chairman/Vice Chairman