

## **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 November 19, 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  
Charlie Krebs  
Chris Dudak  
Residents

District Manager  
District Engineer  
Assistant to the District 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. Also present for today's meeting were the District Engineer Charlie Krebs and the Assistant to the District Manager Chris Dudak.

#### **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.
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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. Regular Meeting Minutes from October 15, 2019**

The Meeting Minutes were presented and the second sentence under section 9. B. was amended to say, "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."

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Regular Meeting Minutes from October 15, 2019 were approved as amended.

**SIXTH ORDER OF BUSINESS****Staff Reports****A. Irrigation Contractor**

The District Manager reported that everything was running fine and there had been no service calls in over four weeks.

**B. Lake Management****i. Pond Watch Volunteer Commitment Information**

Information on the Pond Watch program was distributed for Chairman Novitski to write the newsletter article asking for a volunteer.

**C. District Manager****i. ADA Website Update**

The District Manager updated the Board on the website.

**ii. FEMA Update**

The District Manager distributed a summary sheet of items included in the funding request and stated that a final determination on the claim is expected by March.

**D. Field Manager****i. Field Report November 2019**

The Field Report was presented with comments as follows:

- New solar markers have been installed at the cobble stone crosswalk and at the Barletta Lane crosswalk. The Field Manager is going to monitor

them for another month and if all the units are still working, he'll install the remaining eleven he has in inventory.

- A proposal from Solitude Lake Management was presented to replace the compressors on Lakes 5 and 15, which was approved.

On MOTION by Vice Chairman Roth, seconded by Supervisor Licht, with all in favor, the proposal from Solitude Lake Management is approved for \$6,708.21.

- The tow away sign at the front entrance is scheduled to have a new decorative sign post.
- The damaged bollard light at the clock tower is being replaced by the Field Manager.
- Supervisor Licht expressed concern over the use of the chemical Round Up for vegetation control. The Board asked if there was a good alternative to this chemical.
- The Board requested a copy of the map which reflects all aerators and fountains.

## **ii. Project Updates**

### **a. Community Lighting Update**

The last correspondence with The Village of Estero was on October twenty fourth when they asked who the contact person for this project would be. Chairman Novitski relayed the message from The Village of Estero that it will be FPL who is responsible for any issues regarding the changing out of the old heads.

### **b. Serre Drive No Outlet Sign**

It was reported that this sign has been moved.

### **c. Annual Concrete Pressure Cleaning Update**

It was reported that this project is complete.

### **d. Preserve Encroachment Cutbacks Update**

It was reported that this project started yesterday.

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

Reviewed with no questions or comments.

**E. Attorney****i. Cul-de-sac Agreement Amendment**

The amendments were approved and Chairman Novitski was authorized to sign them.

On MOTION by Vice Chairman Roth, seconded by Supervisor Gibson, with all in favor, the cul-de-sac agreements were approved.

**ii. Easement Request for HOA**

The easement agreement was reviewed and approved contingent upon the District Engineer completing the legal description of the easement.

On MOTION by Supervisor Napolitano, seconded by Vice Chairman Roth, with all in favor, the easement agreement was approved contingent upon the District Engineer completing the legal description of the easement.

**F. Engineer****i. Water Control Structure EE1**

The District Engineer had concerns if the repair proposal from Conidaris included fill dirt for the erosion around the structure. The Field Manager spoke to the contractor and was assured that this was included and therefore the Board approved the repairs as submitted.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Board approved the repairs for a not to exceed amount of \$16,950.

**ii. Swale Behind 21027 Torre Del Lago Update**

The District Engineer is waiting for a rain event to see where the problems reside in the swale.

**iii. SFWMD Water Structure Permit Application Certification**

The District Engineer got historical background from the former District Engineer (Banks Engineering). With this information he is completing a document that will be the exhibit submitted to SFWMD to identify what needs to be addressed for compliance.

**SEVENTH ORDER OF BUSINESS****Discussion/Action Items****A. Rubber Tree Ring Options**

After brief discussion, the Board agreed to table this agenda item until the next Board meeting.

**B. Road and Gate Access to Barletta Lane Entry for Condos (HOA)**

No proposal was presented. Therefore, the Board requested a letter to be sent reminding them that they will need to present their plans to the CDD for approval.

**C. Fountain Maintenance Price Increase**

Approved with the understanding that this is a firm price for the next 12 months.

On MOTION by Supervisor Gibson, seconded by Supervisor Napolitano, with all in favor, the Board approved the fountain maintenance price increase as a firm price for the next 12 months.
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**D. Cobblestone Crosswalk Option Proposals**

In order to slow traffic down and have vehicles stop for pedestrians, several options were presented for Board consideration. One option was for D&G to install rumble strips on both sides of the cobblestone crosswalk for \$3,890. D&G provided an aerial image showing the approximate layout of the strips. Another option was from Conidaris Builders to raise up the cobblestone pavers by an inch to create a bump for \$3,995. Another option is for an electronic warning light system; however, an estimate has not yet been provided for this option. After brief discussion, the Board decided to table this issue until after the HOA completes a major landscaping project.

**E. Bus Stop Light Proposal**

The Board discussed this safety issue and reviewed a proposal from West Coast Electrical to install two lights in front of the bus stop. It was decided that this was a HOA issue and it was requested that a letter be sent to the HOA explaining the Boards decision.

**F. CDD Assets Painting**

The Field Manager will have an update on this project for next month's meeting.

**G. ADA Sidewalk Ramps**

The Field Manager had reported at last month's meeting that the concrete bumps at crosswalks are no longer ADA compliant. Therefore, the only options nowadays are mats or bricks with bumps. There are currently six sidewalk ramps that don't have ADA mats. The Board asked the Field Manager to get prices to paint them and requested they be white to avoid fading.

**H. Weather Station**

Chairman Novitski asked if a weather station was necessary to verify weather conditions for resident complaints. Supervisor Napolitano suggested that the Board use the mobile phone app, Weather Stem, which includes rain event readings and the Board agreed this was a good idea.

**I. 5G Small Cell Tower**

This was discussed and the Board appeared to be interested at this time. Vice Chairman Roth and the Assistant to the District Manager will further research this agenda item and report back at the January meeting with more information.

**J. Board Follow Up**

Supervisor Licht felt that all the Board members need to take more time to research issues before making a decision that impacts the community, for example the speed hump project.

**EIGHTH ORDER OF BUSINESS****Financials****A. Report for month ending October 31, 2019**

The financial statements were presented and accepted.

On MOTION by Vice Chairman Roth, seconded by Supervisor Gibson, with all in favor, the financials were accepted as presented.
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**NINTH ORDER OF BUSINESS****Communications****A. Estero Council of Community Leaders: Estero Development Report**

**i. <https://esterotoday.com/research-and-reports/>**

Reviewed with no comments.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Supervisor Licht asked if the pavers could be removed or replaced in the area where the Landscape Committee is currently concentrating on.

Vice Chairman Roth asked if the District Engineer will be working on a five-year road improvement program. The District Engineer responded by saying that his staff will work on this plan.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

Comments were made on the following topics:

- Torre Del Lago, Irsina, Adore and Bella Terra Blvd. has Ficus bushes that are obstructing the visibility for vehicular traffic.
- The HOA also had hurricane expenses and as such they asked how they can get reimbursement next time there is a hurricane.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:29 p.m.

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

  
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**Secretary/Assistant Secretary**  
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**Chairman/Vice Chairman**