

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 December 17, 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 Pepin
Chris Dudak
Residents

District Manager
District Engineer
Field Manager
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, Field Manager Chris Pepin 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

Parliamentary Procedures

It was discussed that there were questions regarding how the Board meetings are run regarding parliamentary procedures. Therefore, a document on parliamentary procedure was placed in the Agenda packet.

FOURTH ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented, and the Chair requested the addition of 7. F. iv. Emergency Egress. Also, the District Manager requested the addition of 10. B. Email from Resident.

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

FIFTH ORDER OF BUSINESS**Audience Comments on
Agenda Items**

Mike Ruben commented on a long term landscaping project that he would like the Board to contribute to in the near future.

Bob Warner commented that a speed bump sign is missing. He also discussed the bush at Irisina and Torre Del Lago being a traffic hazard. The Board requested that the Field Manager look into options for this bush.

Brenda Njiwaji and Mary Schaffer live on Cardeto Court and asked that the Board reconsider allowing them to put up holiday lights in their cul-de-sac.

Jim Meek stated that the Master Board approved new gate operators and arms for the community. He also discussed adding an emergency ingress and egress.

SIXTH ORDER OF BUSINESS**Approval of Meeting Minutes****A. Regular Meeting Minutes from November 19, 2019**

The Meeting Minutes were presented, and changes were requested to lines 263 and 264 changing "Fire station's weather report" to "mobile phone app, Weather Stem,".

On MOTION by Vice Chairman Roth, seconded by Supervisor Gibson, with all in favor, the Regular Meeting Minutes from November 19, 2019 were approved as amended.

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

There being nothing to discuss, the next Order of Business followed.

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

It was reported that the newsletter article hasn't gone out yet.

C. District Manager

i. ADA Website Update

The District Manager updated the Board on the status of the website.

ii. FEMA Update

The District Manager stated that since the last meeting they have had four additional requests for information from FEMA, which have been fulfilled.

iii. Other Items

The District Manager discussed the charges to CPH and stated that CPH was refuting the charges. The District Manager stated that he told CPH that the damaged stakes could be deducted from their final bill.

D. Field Manager

i. Field Report December 2019

The Field Report was presented with comments as follows:

- The Field Manager reported that the new solar markers are working well. He stated that after monitoring them for another week or two, he will go ahead and install the other 11 solar markers. The Field Manager asked if the Board would like the solar markers throughout the community that aren't working to be replaced and the Board requested the topic be placed on January's Agenda for further discussion.

ii. Project Updates

a. Community Lighting Update

This Agenda item was not discussed.

b. Preserve Encroachment Cutbacks Update

The Field Manager reported that this project is complete.

c. Water Control Structure EE1 Repairs Update

The Field Manager reported that this project is going to be completed tomorrow.

iii. Concern/Complaint Log

Reviewed with no questions or comments.

E. Attorney

There being none, the next Order of Business followed.

F. Engineer

i. Swale Behind 21027 Torre Del Lago Update

The District Engineer stated that there is supposed to be a rain event tonight and tomorrow for his staff to monitor this swale to identify any obstacle for positive drainage.

ii. SFWMD Water Structure Permit Application Certification

The District Engineer stated that the final task is to certify all the lake banks are compliant.

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

The Board requested drawings for this project for the next Board meeting.

iv. Emergency Egress

An emergency entrance and exit to the community was discussed briefly. This will be discussed further at the next Board meeting.

EIGHTH ORDER OF BUSINESS

Discussion/Action Items

A. CDD Assets Painting

The Board discussed painting CDD assets to make it easier to identify them. The Chairman suggested forest green as the color. However, Supervisor Licht is going to meet with the Field Manager and come up with color choices for the Board to discuss.

B. ADA Sidewalk Ramps

The Board requested that the Field Manager look into screw down caps that screw into the concrete.

C. 5G Small Cell Towers

It was reported that the paperwork was submitted to AT&T and Verizon in November for 5G cell towers in the community. There has been no response back from either company. As such, the Board agreed to wait to discuss this further at the next Board meeting.

D. E-mail MS Office 365 vs. Google G-Suites Comparison

After brief discussion, the Board agreed that Office 365 would be the best option to transition their email to.

On MOTION by Vice Chairman Roth, seconded by Supervisor Napolitano, with all in favor, the Board voted to change their email to Office 365.

NINTH ORDER OF BUSINESS**Financials****A. Report for month ending November 30, 2019**

The financial statements were presented and accepted.

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

TENTH ORDER OF BUSINESS**Communications****A. Estero Council of Community Leaders: Estero Development Report****i. <https://esterotoday.com/research-and-reports/>**

Reviewed with no comments.

B. Email from Resident

An email was received from a resident requesting sidewalks throughout the community. The Board discussed installing sidewalk in areas where a safety concern is evident due to a lack of sidewalk. Therefore, the Field Manager and District Engineer are going work together to identify areas throughout the community where sidewalks are needed.

This email also requested more children at play signs. The Board asked that the Field Manager move the children at play signs within the community and place them where they are needed, as some are in areas where there aren't any children.

ELEVENTH ORDER OF BUSINESS**Supervisor's Requests**

Supervisor Gibson asked the Field Manager about cleaning utility boxes and cement slabs throughout the community. He responded that his staff will start cleaning them again in January.

Supervisor Napolitano asked about the stains on the cement on Bella Terra Boulevard. He also commented on delivery trucks pulling up to the guardhouse and backing up traffic while the guard checks their information.

Vice Chairman Roth commented on the next power washing for the community and asked if the company could address any stains they observe throughout the community while doing the regular power washing. The Field Manager stated he would look into having this added to the contract.

Chairman Novitski discussed needing a third lane coming into the community. Another option discussed was modifying the guardhouse to allow for trucks to fit through the left lane. The Board requested adding this to the Agenda for February for further discussion.

TWELFTH ORDER OF BUSINESS**Audience Comments**

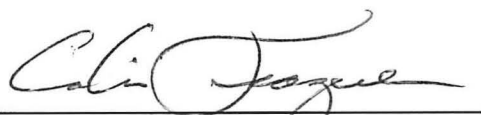
Jim Meek commented on the traffic concerns caused by trucks at the entrance to the community. He stated that the problem seems to be temporary due to a large amount of trucks entering the community.

Lisa Ninchritz commented that raising the arch at the guard house to allow for trucks to use the left lane seems like a good solution to the traffic concerns.

THIRTEENTH ORDER OF BUSINESS**Adjournment**

There being no further Orders of Business, Chairman Novitski adjourned the meeting at 5:31 p.m.

Next Meeting: January 21, 2020 at 4:00 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman