

**MINUTES OF MEETING
HABITAT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Habitat CDD was held on January 21, 2020 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	Chairman
Larry Roth	Vice Chairman
Linda Gibson	Assistant Secretary
Jenny Licht	Assistant Secretary
Joe Napolitano	Assistant Secretary

Also present were:

Cal Teague	District Manager
Charlie Krebs	District Engineer
Chris Pepin	Field Manager
Chris Dudak	Assistant to the District Manager
Residents	

The following is a summary of the actions taken at the Habitat Community Development District (CDD) Board of Supervisors meeting.

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

Approval of the Agenda

The Agenda was presented and approved.

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

FOURTH ORDER OF BUSINESS

**Audience Comments on
Agenda Items**

Jim Meeks commented that the Master Board has discussed several ideas for implementing new procedures to handle truck traffic which has created backups in the visitor lanes.

FIFTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from December 17, 2019

The Meeting Minutes were presented and approved as submitted.

On MOTION by Supervisor Licht, seconded by, Vice Chairman Roth, with all in favor, the Regular Meeting Minutes from December 17, 2019 were approved as presented.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Irrigation Contractor

A report of operations was submitted which stated all is running as expected without incident. One concern discussed was pump I-7 but the contractor couldn't identify the problem. The Chairman asked all to monitor so it can be reported quickly. The Chair also commented on the water usage being recorded as being lower quantities than reported last year.

B. Lake Management

i. Pond Watch Volunteer

Two residents expressed interest but didn't follow up after discussing this program with the Field Manager.

C. District Manager

i. ADA Website Update

The web layout was discussed, the Board expressed satisfaction with the layout and agreed to proposed changes in the agenda packets which include the following:

- The monthly field report will be text only, no pictures.
- The financials will consist only of the balance sheet, investment report, assessment collections summary and the check register.
- The meeting packets will not include any pdf support material, only a summary of important considerations needed for the Board to make a decision.
- Notification that the agenda packets are posted will be sent 7 days in advance and will not be sent under separate email cover.

- The Board will be getting new CDD email accounts for District business for compliance with public document request.
- The home page will feature the clock tower fountain.

ii. FEMA Update

The District Manager reported that the request for funding of Hurricane Irma damages has been approved by the FEMA representatives and has been forwarded to the State for funding.

iii. Budget Schedule

The FY 2021 Budget Schedule was distributed and the Board was asked to prepare requests and suggestions for items to be included in the new budget. Initially a priority to be considered is an exit road that can be used as an emergency and/or a second resident access road with a right only entrance and exit.

D. Field Manager

i. Field Report December 2019

The Field Report was presented with comments as follows:

- The Field Manager asked if more preserve markers should be ordered but was instructed to delay any new orders.
- The speed hump sign recently ordered was the wrong color and was sent back for correct sign.
- The Board had no problem with moving the speed limit sign on Velino coming off of Bella Terra Blvd.

ii. Project Updates

a. FPL Light Pole Numbering Update

FPL will be providing numbering decals and maps to locate each pole within the community. Discussion centered upon where the numbering decals will be placed, either on the front or back of the pole and at eye height or near the bottom of the pole. It was agreed to discuss in more detail at the next meeting and that it should be included on the GIS mapping system.

b. Water Control Structure EE1 Repairs Update

The Field Manager reported that this project is complete.

c. New Solar Lights

The Field Manager reported that 38 amber lights and 8 red lights were not functioning and the Field Manager said he had 11 in stock and will use them to replace the most critical lights that are out. The Board agreed not to replace them at this time and to leave the non-functioning lights in place until replacement is approved in the future.

iii. Concern/Complaint Log

There being none, the next Order of Business followed.

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 they are waiting for a rain event for his staff to monitor and analyze how this swale performs.

ii. SFWMD Water Structure Permit Application Certification

The District Engineer stated that the certification has been completed yet there is one final task which is to certify all the lake banks as being compliant.

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

A rendering of an option to reduce the current double lane entry and exit at Barletta Lane to two 14' lanes was presented and discussed. This was an original request of the Master HOA Board to address safety concerns. The Engineer was requested to provide estimates for this improvement and that the Master Board be asked why this is needed. This is to be an agenda item at the next meeting.

iv. Bush on Irsina and Torre del Lago

The Board discussed an overgrown bush at the corner of Irsina and Torre del Lago which was obstructing visibility for pedestrians and automobiles approaching this intersection. After discussion on this issue it was suggested having it removed and replaced with a low growing vegetation.

On MOTION by Vice Chair Roth, seconded by, Supervisor Gibson, with Chairman Novitski in favor, the Board authorized removal of the bush and replacing it with a low growing alternative for \$450. Supervisors Licht and Napolitano voted in opposition to

the motion. The vote was approved on a 3 to 2 majority of the Board.

SEVENTH ORDER OF BUSINESS

Discussion/Action Items

A. CDD Assets Painting

The Board discussed painting CDD assets to make is easier to identify them. Items to be included are the concrete slabs covering underground utility boxes, aerator cabinets, electric boxes for CDD assets and other items to be identified. The color was to be determined by Supervisor Licht.

On MOTION by Supervisor Licht, seconded by, Supervisor Napolitano, with all in favor, the Board authorized staff to paint all CDD assets including the concrete pads in a color to be determined by Supervisor Licht.

B. ADA Sidewalk Ramps

The Board had requested the Field Manager consider screw down handi-cap ramps that can be screwed into the concrete. The cost is \$190 per ramp and comes in various colors. The Field Manager will present a color chart and identify the number needed at the next meeting.

C. 5G Small Cell Towers

There was no response from any cell company.

D. Children at Play Sign Location

The Field Manager reviewed all current Children at Play signs and reported that there are 9 signs and prepared a map identifying their locations. After the discussion the Board agreed to move the sign on Bella Terra Blvd. to Torre Del Lago.

E. Alternatives to Round-up

Two alternates to Round-up were presented and the Board agreed to switch to a product called WOW which is \$80 per gallon. The purchase of 4 gallons was agreed upon to use along roadways and request the landscapers for the District also use this product.

F. Rubber Tree Rings

The Board discussed the tree rings which serve as a weed block and want to discuss this further at the next meeting. Also options for natural plantings instead of the tree rings which brings concerns over how effectively they control weed growth.

G. Emergency Access

The Engineer submitted a possible site plan for an emergency exit from Barletta Lane onto Corkscrew Road.

H. CDD Mission Statement

Supervisor Gibson volunteered to take samples staff provided and present a proposed statement for Board consideration.

I. CDD/HOA Masterplan Coordination and Communication Efforts.

Tabled until the next meeting.

EIGHTH ORDER OF BUSINESS

Financials

A. Report for month ending December 31, 2019

The financial statements were presented and accepted.

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

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 commented about the appearance of the Guardhouse.

Vice Chairman Roth commented on a safety concern for pedestrians crossing over in front of the Guardhouse. In addition, he asked the Engineer to look at having a left turn lane into the Clubhouse.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Jim Meek commented on why the Chairman's article wasn't included in the newsletter, the emergency exit and the Barletta entrance.

Bob Vaa asked if the old minutes would remain on the website after redesign?

Rob Warner commented on 5G cell towers and concerns over radiation increases from the towers.

Kevin Kollmorgen asked why a cell tower was being brought up again?

TWELFTH ORDER OF BUSINESS

Adjournment

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

Next Meeting: February 18, 2020 at 4:00 p.m.



Secretary/Assistant Secretary



Chairman/Vice Chairman