

**HABITAT  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Habitat CDD was held on February 18, 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	Chair
Larry Roth	Vice Chair
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
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, and Field Manager Chris Pepin.

**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 accepted.

On MOTION by Vice Chair Roth, seconded by Supervisor Gibson, with all in favor, the Agenda was approved.
--

**FOURTH ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

- Ed Capezzuto requested the removal of "islands" at the entrance to Barletta be discussed.
- Jim Meeks commented that the Master Board for the HOA has made changes to facilitate better traffic flow through the front gate.

**FIFTH ORDER OF BUSINESS**

**Approval of Meeting Minutes**

**A. Regular Meeting Minutes from January 21, 2020**

The Meeting Minutes were presented and accepted.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Regular Meeting Minutes from January 21, 2020 were approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Irrigation Contractor**

Tad Kring texted the District Manager that all pumps are running smoothly, there are minimal shells in the lines, and flushing is done on a regular basis.

**B. Lake Management**

**i. Pond Watch Volunteer**

The Pond Watch program was available to teach residents about lake quality. They assist residents who bring in samples, but samples cannot be mailed in. The program is being dropped.

**C. District Manager**

**i. ADA Website Update**

The initial website is being reviewed and adjusted. It should be ready for launch in two months.

**ii. FEMA Update**

The District Manager gave a FEMA update for hurricane related expenses. He reported that one project for the community was obligated while awaiting final determination on two other parts of the request. The total funding request was between \$45,497 and \$50,552.

**iii. FY2021 Budget Discussion**

The Chair submitted two projects for consideration. The other Supervisors will submit requests so they can be included in the budget.

**D. Field Manager**

**i. Field Report February 2020**

The Field Manager reports that he is having difficulty getting the vendor to replace two lights at the fountain.

## **ii. Project Updates**

### **a. FPL Light Pole Numbering**

FPL is completing production of the plastic strips for 305 poles. It was decided that the Field Manager will place them on the left side of each pole at eye level.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Board voted to place FPL pole numbers on the left side of each pole at eye level.

### **b. Bush on Irsina and Torre del Lago Replacement**

The bush on Irsina has been replaced and low growing vegetation has been planted by Estate Landscaping.

### **c. CDD Assets Painting**

A two-color system will identify that CDD assets are painted one color and other assets, such as concrete pads, be painted a different color. Supervisor Licht will select the colors.

### **d. ADA Sidewalk Ramps**

The Board, having reviewed a color chart for sidewalk mats, approved using the plastic mats as needed and recommended by the Field Manager. They include Brick Red, Colonial Red, Safety Red, Yellow, Dark Gray and Black. Brick Red was chosen for the mats.

On MOTION by Supervisor Licht, seconded by Chair Novitski, with all in favor, as the sidewalk mats fade, they will be replaced with Brick Red.

### **e. Future Sidewalk Locations**

The Field Manager identified several locations on aerial maps for potential sidewalks. The Field Manager stated that all suggested locations have animal crossings below them which causes the road to be on an incline making it more difficult to see pedestrians walking in the road. The Board can submit requests for sidewalks to the District Manager for the budget.

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

Reviewed with no questions or comments.

**E. Attorney**

Nothing to report.

**F. Engineer**

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

The Field Manager will check it out when there's a large enough rain event.

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

There has been no response yet from the SFWMD. They will be certified lake by lake.

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

The Engineer distributed a lane reduction option at the last meeting. The Board discussed it and approved a plan development not to exceed \$5,000.

On MOTION by Supervisor Napolitano, seconded by Supervisor Licht, with all in favor, the Board voted to authorize staff to prepare an emergency ingress/egress application with the Engineer for \$5,000 or less to be upgraded to a second entrance/exit and to be reevaluated in six to twelve months.

**SEVENTH ORDER OF BUSINESS**

**Discussion/Action Items**

**A. Supervisor Terms of Office & Election Process**

The packet was reviewed.

**B. Emergency Access**

The Board discussed a plan previously submitted by the Engineer and approved staff to proceed with the preparation of plans and permitting for an emergency-only road for ingress and egress. Upon completion, they will consider having this road usage expanded to include resident and emergency vehicle access with egress being limited to right turns only. This option will be considered six to twelve months after the emergency-only proposal is constructed.

**C. CDD Mission Statement**

Ideas were created by Supervisor Gibson that will be sent to the Board to discuss at next month's meeting.

**D. CDD/HOA Masterplan Coordination and Communication Efforts**

Five options were reviewed for truck, visitor and resident traffic flow in and out the front gate. Plans will be prepared by the Engineer for the guardhouse and added to the next agenda.

**E. Shrub Installation Around All Remaining Street Signposts Proposal**

Moore's Landscaping submitted an estimate for plants around the remaining 240 signposts will cost \$13,200, which will include three dwarf Ixoras and mulch each at the end of May to ensure adequate watering, with the removal of the existing river rock immediately.

On MOTION by Supervisor Licht, seconded by Supervisor Gibson, with all in favor, the Board voted to remove river rock from 240 signposts and add dwarf Ixora and mulch at the end of May for no more than \$13,200.

**F. Left Turn Lanes Into Clubhouse**

There was no interest in pursuing this.

**G. Passarella Phase 3**

The Board reviewed the new GIS system and the lights, new irrigation items and FPL light numbers for the new phase.

On MOTION by Vice Chair Roth, seconded by Supervisor Napolitano, with all in favor, not to exceed \$7,000 on Passarella Phase 3.

**H. Concrete Stencil for Pet Waste Signs**

Signs were discussed and will be addressed at next month's meeting.

**EIGHTH ORDER OF BUSINESS**

**Financials**

**A. Report for month ending January 31, 2020**

The financial statements were accepted as presented.

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

**NINTH ORDER OF BUSINESS**

**Communications**

**A. Estero Council of Community Leaders: NEW Greater Estero Community Report**

i. <https://esterotoday.com/wp-content/uploads/2020/01/GECRJan2020.pdf>

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

- Supervisor Gibson asked if the CDD website could be linked to the new HOA website.
- Supervisor Licht asked if there were any cell tower opportunities.
- Chair Novitski asked for landscape changes at the guardhouse.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

- Ed Capezzuto commented on the covered visitor lane.
- Jim Meek commented on the number of visitors and guard issues. New cameras and computers should help speed up process.
- A resident mentioned a sign on Bella Terra Boulevard that's too low.
- Another resident asked about an irrigation area.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

There being no further Orders of Business, Chair Novitski adjourned the meeting at 5:52 p.m.

**Next Meeting: March 17, 2020 at 4:00 p.m.**

  
\_\_\_\_\_  
Secretary/Assistant Secretary

 4/22/2020  
\_\_\_\_\_  
Chairman/Vice Chairman