

# Dear Bella Terra/ Habitat Community Development District Residents

## Happy Holidays from Habitat CDD Board of Supervisors!

The Habitat Community Development District, in case you are unfamiliar with a CDD, is the local special-purpose unit of government framework, authorized by FL§190, as an alternative to municipal incorporation, for managing and financing infrastructure, like the roads, that are required to support development of a community, like Bella Terra.

At the November CDD Board of Supervisors meeting it was approved that the roads in our community will be rehabilitated in the upcoming weeks. While a final schedule is being developed and will be shared as soon as possible, the CDD did want to share some important FAQs with you about this project.

### **Q: What does this road project consist of?**

A: The road project will be completed in three stages. The first one may begin as early as December when construction crews come in and patch any isolated areas identified for additional repairs. The second phase (which should happen in January, subject to weather and a final schedule) will be to mill and repave extremely distressed areas. Currently Larino Loop and Lesina Court are expected to receive this remediation. The third and last phase will be to apply the rejuvenation product to the remaining asphalt that will extend the life of the roads another 5 to 10 years before more costly repairs to the entire community may be necessary. This work will give Bella Terra a restored finish to the streets.

### **Q: How will I know when my house or street will be affected?**

A: The project supervisors, contractors, and District Engineers along with CDD District Management staff will be monitoring progress and will be communicating the work schedules and work in your area. Our goal is that no home will be inaccessible during this project. There will always be one lane open to traffic. There will be professional traffic control personnel on site to ensure all runs smoothly. Communications will be made through the Property Manager's Office, the CDD website, HOA assistance, and through digital message boards. Please bookmark <https://habitatcdd.com/roadway-repaving/> for quick reference.

### **Q: What is rejuvenation and is it going to take a long time before I can drive on it?**

A: iEmulsions is the rejuvenation material provider. They have a very informative website you can look at for more information: <https://iemulsions.com/> Brian Fennell, the CEO and Founder of the company will be one of the two location supervisors during this project. And great news, the rejuvenation product can be ready for traffic in 3 hours or less!

### **Q: Who is going to clean up the mess these contractors leave behind?**

A: They will! The CDD will not allow them to leave our community dirty and unfinished. The vendor will not be paid if they do not clean up after their work. They are also responsible for any additional repairs that may be needed due to the project. Please email [mrainwater@cddmanagement.com](mailto:mrainwater@cddmanagement.com) if you need to contact someone about possible issues.



**Q: How long will this take?**

A: The vendor has projected less than 30 days overall for the completion of this project. Not all of those days will be consecutive, additional works hours have not been planned at this time.

**Q: If I need to ask a question, who should I contact?**

A: The best method is to email the project coordinator, Mandie Rainwater at [mrainwater@cddmanagement.com](mailto:mrainwater@cddmanagement.com). Her phone number is 239-690-7100 extension 102. Please allow up to one business day for replies.

**Q: What do I do if I need to leave or have an emergency, and my street is actively under construction?**

A: There should be attendants onsite to assist in traffic needs. You can email Mandie Rainwater at [mrainwater@cddmanagement.com](mailto:mrainwater@cddmanagement.com) and provide your name, address, and phone number and she will reach out to on site supervisors to assist you. However, the vendor has assured us since they will only be closing one side of the street at a time, that people should be able to leave their driveway by using the other side of the street where necessary.

**Q: What other things might a resident need to know for this road project?**

A. Great question! When your street is scheduled for work, **please do not park on the street**. Please ensure any decorative items have been moved away from the curb. The CDD has been asked to ensure the irrigation in the community is off during this project to not interfere with the product cure time.

**Residents are invited to visit the CDD information page at <https://habitatcdd.com/roadway-repaving/> where updates will be posted. Bookmark it for easy access!**

Thank you!

The Habitat Community Development District Board of Supervisors,

Larry Roth, Chair  
Norman Reno, Vice Chair  
James Meek, Asst. Secretary  
Linda Gibson, Asst. Secretary  
Jenny Licht, Asst. Secretary