

MINUTES OF MEETING

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District was held on **Wednesday, February 19, 2014 at 3:39 p.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Keith Sherman	Board Supervisor, Chairman
Butch Johnston	Board Supervisor, Assistant Secretary
James Ratz	Board Supervisor, Assistant Secretary

Also present were:

John Kirkbride	Board Supervisor, Vice Chairman (via speaker phone)
Jonathan Pentecost	Board Supervisor, Assistant Secretary (via speaker phone)
Molly Syvret	District Manager, Rizzetta & Company, Inc.
Chuck Bowen	District Counsel, Hopping Green & Sams, P.A.
Carl Barraco	District Engineer, Barraco & Associates, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Syvret called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Syvret opened the floor for audience comments and questions. There were none.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
August 21, 2013**

Ms. Syvret presented the minutes of the Board of Supervisors' Meeting held on August 21, 2013. She asked if there were any revisions to the minutes. There were none.

<p>On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on August 21, 2013, for the Catalina at Winkler Preserve Community Development District.</p>

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for the
Months of August, September, October,
November, and December 2013 and
January 2014**

Ms. Syvret stated the next item on the agenda was consideration of the Operation and Maintenance Expenditures for August 2013 (\$5,585.26), September 2013 (\$9,954.95), October 2013 (\$15,003.68), November 2013 (\$4,486.55), December 2013 (\$6,935.94), and January 2014 (\$8,009.29). She asked if there were any questions related to the operations and maintenance expenditures as presented. Discussion ensued related to the Barraco and Associates invoices for October 2013 related to the drainage issue.

On a Motion by Mr. Sherman, seconded by Mr. Ratz, with all in favor, the Board approved the Operation and Maintenance Expenditures for the months of August, September, October, November, and December 2013 and January 2014, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Discussion Regarding Pool Cage/Deck
Variance Request Concerning Lot 68**

Mr. Barraco explained that Mr. Gavin, who is present representing the property seeking the variance, is a member of the same engineering firm as he, and advised that if the Board felt this presented a conflict, either one of them would be willing to step aside as it relates to this matter. No concerns of conflict were expressed. Ms. Syvret suggested that since it had been a while since this matter had initially come before the Board, that the property owner briefly review the specifics related to the request and what steps had been taken to date. Mr. Newel, a representative of the owner of lot 68 reviewed the lot location and proposed pool location, which is desired to be installed as a result of a medical condition which requires swimming for therapy. The dimensions of a standard size pool were discussed and it was explained that in order to put in a standard size pool, it would need to extend 4 feet into the 18' rear drainage easement. Mr. Gavin, of Barraco and Associates, representing the homeowner, provided a detail of the drainage plan for the lot and explained that it is not certain that the capacity of flow in the swale would not be affected by the improvement; but to take a conservative approach, the homeowner is willing to add additional pipe which would increase the capacity of the swale. Mr. Gavin advised that the request has been submitted to the County, which has approved a limited modification of development order subject to receipt of a vacation of easement from the CDD and approval of the modification from South Florida Water Management District. He further explained that the reason they haven't pursued a modification with SFWMD yet is because the permit is in the name of the CDD and they need the CDD's consent to do so. Discussion ensued. The District Engineer advised that based on the information that has been presented, he is of the opinion there is no effect on the effectiveness of the system.

Mr. Pentecost made a motion, which was seconded by Mr. Ratz, to approve the request for vacation of 4' of the 18' drainage easement. Discussion ensued.

On a revised Motion by Mr. Pentecost, seconded by Mr. Ratz, with three in favor and two opposed, the Board approved vacation of 4' of the 18' drainage easement and advised Staff to cooperate in the modification of the ERP, related to the lot 68 Pool Cage/Deck, for the Catalina at Winkler Preserve Community Development District.

Mr. Pentecost left the meeting in progress.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-01,
Resetting the Public Hearing Related to
the Rules of Procedure**

Ms. Syvret provided an overview of the Resolution, advising the public hearing was originally scheduled for November 20, 2013 but due to that meeting being cancelled, it was rescheduled to today's date, and that all required advertisements were run.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with three in favor and one opposed, the Board adopted Resolution 2014-01, Resetting the Public Hearing on the Rules of Procedure from November 20, 2013 to today's date, February 19, 2014, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Public Hearing Related to the Rules of
Procedure**

On a Motion by Mr. Sherman, seconded by Mr. Ratz, with all in favor, the Board opened the Public Hearing Related to the Rules of Procedure, for the Catalina at Winkler Preserve Community Development District.

Mr. Bowen provided an overview of the Rules of Procedure. He noted for the record that no members of the public are present, as they left prior to the hearing.

On a Motion by Mr. Johnston, seconded by Mr. Sherman, with all in favor, the Board closed the Public Hearing Related to the Rules of Procedure, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2014-02,
Adopting Rules of Procedure of the
District**

Mr. Bowen advised that adoption of the Resolution would effectively adopt the proposed Rules of Procedure of the District.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board adopted Resolution 2014-02, Adopting Rules of Procedure of the District, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

**Discussion Regarding Lake Bank
Repairs/Restoration**

Mr. Barraco provided an overview of two proposals he received from Copeland Southern Enterprises related to repair of the banks at lakes 1 and 3. He explained the proposals came in higher than initially anticipated due to the amount of fill that needs to be brought in and the work areas being tight. Mr. Barraco noted that the west and east lakes were in the worst condition and suggested coming up with a plan to phase the work if there are budgetary constraints in completing all of the work at once. Discussion ensued. The Board requested Mr. Barraco to obtain additional proposals and bring them back for review at a special meeting on March 19, 2014.

It was noted that with the water levels now down, it would be a good time to proceed with repair of the lines related to the aerator/fountain that had become exposed on the lake bank. Ms. Syvret advised she would contain the aerator/fountain maintenance company first to see if they could complete the repair, and if they could not, she would contact an electrician.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Bowen advised he had no report.

- B. District Engineer
Mr. Barraco advised he had no further report.

- C. District Manager
Ms. Syvret announced that a special meeting of the Board of Supervisors will be held on March 19, 2014 at 3:30 pm.

Ms. Syvret that she was working on resolving a few additional issues brought up the SFWMD in an effort to obtain release from the monitoring program. She also provided an update relating to recent issues relating to repair of the aerators. Discussion ensued. The Board requested Ms. Syvret to obtain proposals for aerator and fountain maintenance services.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Syvret opened the floor for Supervisor requests and comments. There were none.

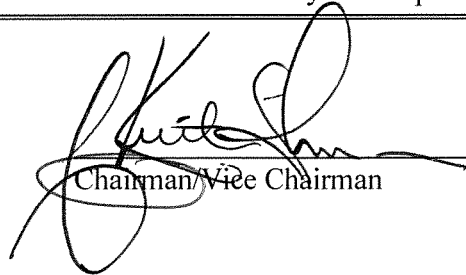
TWELFTH ORDER OF BUSINESS

Adjournment

Ms. Syvret stated there are no other agenda items to come before the Board. She asked for a motion to adjourn the meeting.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board adjourned the meeting at 5:15 p.m. for the Catalina at Winkler Preserve Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman