

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, August 20, 2014 at 4:03 p.m.** at Lakes Regional Library, Room A, 15290 Bass Road., Fort Myers, FL 33919.

Present and constituting a quorum:

Keith Sherman	Board Supervisor, Chairman
John Kirkbride	Board Supervisor, Vice Chairman (via speaker phone)
Butch Johnston	Board Supervisor, Assistant Secretary (via speaker phone)
James Ratz	Board Supervisor, Assistant Secretary
Dick Bonito	Board Supervisor

Also present were:

Molly Syvret	District Manager, Rizzetta & Company, Inc.
Chuck Bowen	District Counsel, Hopping Green & Sams, P.A.
Wes Kayne	District Engineer, Barraco & Associates, Inc.
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

Ms. Syvret stated for the record that prior to the onset of the meeting, Leigh Simmons of Lee County Division of Natural Resources provided a presentation regarding watershed protection.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Syvret opened the floor for public comment. There was none.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
May 21, 2014**

Ms. Syvret presented the minutes of the Board of Supervisors' Meeting held on May 21, 2014. She asked if there were any revisions to the minutes. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on May 21, 2014, for the Catalina at Winkler Preserve Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operations and
Maintenance Expenditures for the
Months of May, June, and July 2014**

Ms. Syvret presented the operations and maintenance expenditures for the period of May 1-31, 2014 which total \$25,224.96, the period of June 1-30, 2014 which total \$68,725.73, and the period of July 1-31, 2014 which total \$17,883.81. She asked if there were any questions. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board approved the Operations and Maintenance Expenditures for the Months of May, June, and July 2014, for the Catalina at Winkler Preserve Community Development District.

FIFTH ORDER OF BUSINESS

**Public Hearing Related to Adoption of the
Final Budget for Fiscal Year 2014/2015**

Mr. Bowen provided an overview of the process for the public hearings to be conducted related to the fiscal year 2014/2015 budget and assessments. He then asked for a motion to open the public hearing related to the budget.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board opened the Public Hearing related to the Fiscal Year 2014/2015 Final Budget, for the Catalina at Winkler Preserve Community Development District.

Questions and comments from the audience were entertained concerning the budget for fiscal year 2014/2015.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board closed the Public Hearing related to the Fiscal Year 2014/2015 Final Budget, for the Catalina at Winkler Preserve Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2014-06,
Annual Appropriations and Adopting the
Final Budget for Fiscal Year 2014/2015**

Ms. Syvret provided an overview of the Resolution, advising that adoption of the Resolution would effectively adopt the final budget for Fiscal Year 2014/2015.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board adopted Resolution 2014-06, Annual Appropriations and Adopting the Final Budget for Fiscal Year 2014/2015 as presented, for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing Related to Imposition of Assessments and Providing for Collection of the Same

Mr. Bowen asked for a motion to open the public hearing related to the assessments.

On a Motion by Mr. Sherman, seconded by Mr. Ratz, with all in favor, the Board opened the Public Hearing related to the Fiscal Year 2014/2015 Assessments, for the Catalina at Winkler Preserve Community Development District.

Questions and comments from the audience were entertained concerning the assessments for fiscal year 2014/2015.

On a Motion by Mr. Sherman, seconded by Mr. Kirkbride, with all in favor, the Board closed the Public Hearing related to the Fiscal Year 2014/2015 Assessments, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2014-07, Imposing Assessments and Providing for Collection of the Same

Ms. Syvret provided an overview of the Resolution, and asked if there were any questions. Mr. Bowen asked Ms. Syvret to confirm that the benefits received are greater than the assessment being imposed and that the assessment is fair and reasonable. Ms. Syvret confirmed, advised that the assessments are consistent with the District's assessment methodology, of which has been previously determined to be a fair and reasonable manner of allocating and imposing the assessments.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board adopted Resolution 2014-07, Imposing Assessments and Providing for the Collection of the Same, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

Presentation Concerning Request for Partial Easement Vacation at Lot 72

Ms. Fountain of J.R. Evans Engineering provided an overview of the request for partial easement vacation at lot 72, advising the property owner would like to extend their lanai to accommodate a pool deck. They are requesting a 5 foot partial vacation of the drainage easement at the rear of the property.

Mr. Kayne noted that in the letter provided by Ms. Fountain, it is implied that a rear yard drainage pipe that will connect to the existing inlet at the northeast property corner, but the plan does not show the pipe. He also noted the plans show a four foot easement vacation, but a five foot easement vacation is being requested. Discussion ensued. It was noted that this request varies from the previous requests considered by the Board, as an additional foot of the easement

is requested to be vacated. Mr. Ratz advised he is considered whether with that additional foot will impact the ability to maintain a proper berm. Discussion ensued. It was determined that the engineer should revisit the plans and come back with revised plans that address the Board's concerns.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board tabled this item until the next meeting, for the Catalina at Winkler Preserve Community Development District.

TENTH ORDER OF BUSINESS

**Discussion Concerning Proposals for
Lake Maintenance**

Ms. Syvret provided an overview of the responses she received related to the questions the Board had in regards to the proposals for lake maintenance. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Johnston, with all in favor, the Board accepted the proposal from Lake Masters, and directed Staff to terminate the existing contract with Allstate Resource Management, for Lake Maintenance Services, for the Catalina at Winkler Preserve Community Development District.

The Board requested that the new vendor notify the District when they are coming to treat the lakes and to provide detailed reports for each visit.

ELEVENTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
End September 30, 2013 as Prepared by
Grau & Associates**

Ms. Syvret provided an overview of the audit for Fiscal Year end September 30, 2013 as prepared by Grau & Associates. She asked if there were any questions. There were none.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board accepted the Audit for Fiscal Year End September 30, 2013 as Prepared by Grau & Associates, for the Catalina at Winkler Preserve Community Development District.

TWELFTH ORDER OF BUSINESS

**Appointment of an Audit Committee and
Setting the First Meeting of the
Committee**

Ms. Syvret advised the audit for the current year is the final audit included in the current contract for auditing services. She further advised the Board would need to select an audit committee and set the first meeting of the committee to ensure an auditor is in place for the next fiscal year audit.

On a Motion by Mr. Sherman, seconded by Mr. Johnston, with all in favor, the Board appointed the Entire Board of Supervisors to the Audit Committee and Set the First Meeting of the Audit Committee for 3:30 p.m. on November 19, 2014, to be held at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the Catalina at Winkler Preserve Community Development District.

THITEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-04,
Declaring Vacancies in Certain Seats on
the Board of Supervisors**

Mr. Bowen advised that the qualifying period for persons interested in seeking a seat on the Board has expired and no one qualified for the two seats up for election; Seat 3 currently held by James Ratz, and Seat 4 currently held by Richard Bonito. As a result he has a Resolution for consideration by the Board which declares those seats vacant as of November 18, 2014. He further advised the incumbent Board members shall remain in office until such time as the Board nominates qualified electors of the District to fill the seats. Discussion ensued.

On a Motion by Mr. Kirkbride, seconded by Mr. Sherman, with all in favor, the Board adopted Resolution 2014-04, Declaring Vacancies in Certain Seats on the Board of Supervisors, for the Catalina at Winkler Preserve Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2014-05,
Setting a Meeting Schedule for Fiscal
Year 2014/2015**

Ms. Syvret provided an overview of the Resolution, advising the schedule being presented is consistent with the current meeting schedule; with meetings being held quarterly on the third Wednesday of the month.

Discussion ensued. The Board advised they would like to set the May meeting for the 6th of the month and the August meeting for the 26th of the month.

On a Motion by Mr. Sherman, seconded by Mr. Bonito, with all in favor, the Board adopted Resolution 2014-05, Setting a Meeting Schedule for Fiscal Year 2014/2015, subject to the revisions made on the record, for the Catalina at Winkler Preserve Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

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

- B. District Engineer
Mr. Kayne advised the NPDES inspections and lake bank restoration project have both been completed.

C. District Manager

Ms. Syvret announced that the next meeting of the Board of Supervisors is scheduled for Wednesday, November 19, 2014 at 3:30pm.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments


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

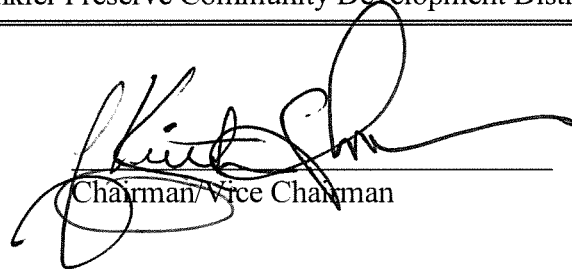
SEVENTEENTH ORDER OF BUSINESS

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. Johnston, seconded by Mr. Sherman, with all in favor, the Board adjourned the meeting at 5:44 p.m. for the Catalina at Winkler Preserve Community Development District.


Secretary/Assistant Secretary


Chairman/Vice Chairman