



Rizzetta & Company

Catalina at Winkler Preserve Community Development District

Board of Supervisors' Meeting February 12, 2026

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.catalinacdd.org

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

| | | |
|-----------------------------|--|--|
| Board of Supervisors | Keith Sherman Joseph Molon Troy De Mond Dick Bonito Douglas Thompson | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Belinda Blandon | Rizzetta & Company, Inc. |
| District Counsel | Lauren Gentry | Kilinski I VanWyk PLLC |
| District Engineer | Carl Barraco | Barraco and Associates, Inc. |

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.catalinacdd.org

February 04, 2026

**Board of Supervisors
Catalina at Winkler Preserve
Community Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Catalina at Winkler Preserve Community Development District will be held on **Thursday, February 12, 2026, at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meetings held on November 05, 2025..... Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of October, November, and December 2025 Tab 2
- 3. BUSINESS ITEMS**
 - A. Ratification of Superior Waterways Lake Plantings Proposal..... Tab 3
 - B. Consideration of Resolution 2026-02, Resetting Public Hearing on Amended Rules of Procedure Tab 4
 - C. Consideration of 2026 General Election, Resolution 2026-03 Tab 5
 - D. Review and Consideration of NPDES MS4 Cycle 4 Year 9 Proposal Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,
Belinda Blandon

Belinda Blandon
District Manager

Cc: Lauren Gentry, Kilinski I VanWyk PLLC

Tab 1

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, November 05, 2025 at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

| | |
|-----------------------|--|
| Keith Sherman | Board Supervisor, Chairman |
| Joe Molon | Board Supervisor, Vice Chairman |
| Troy De Mond | Board Supervisor, Assistant Secretary |
| Richard "Dick" Bonito | Board Supervisor, Assistant Secretary |
| Douglas Thompson | Board Supervisor, Assistant Secretary |

Also present were:

| | |
|------------------|---|
| Belinda Blandon | District Manager, Rizzetta & Company, Inc. |
| Lauren Gentry | District Counsel, Kilinski I VanWyk PLLC (via Teams) |
| Patrick Collins | District Counsel, Killinski I VanWyk PLLC |
| Wes Kayne | District Engineer, Barraco & Associates, Inc. |
| Jacob Taminosian | Passarella & Associates (Via Teams) |
| Audience | |

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Brian Williams commented on virtual attendance for the community and asked the Board to reconsider. He also asked for an update on procedures and requested a copy of the audit with respect to the Department of Environmental Protection. He also asked for an update on the drainage channels.

David Kouns requested the Board share the results of the monthly bill from RMA. He also requested the financial reports forwarded to the HOA for review as finalized.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meetings held
on August 06, 2025**

Ms. Blandon presented the minutes of the Board of Supervisors' Meeting held on

48 August 06, 2025. Ms. Bandon asked if there were any questions, comments, or changes
49 to the minutes as presented. There were none.
50

51 On a Motion by Mr. Sherman, seconded by Mr. Thompson, with all in favor, the Board
52 Approved the Minutes of the Board of Supervisors' Meetings held on August 06, 2025, for
53 the Catalina at Winkler Preserve Community Development District.

54
55 **FOURTH ORDER OF BUSINESS**

56 **Ratification of the Operations and**
57 **Maintenance Expenditures for July,**
58 **August and September 2025**

59 Ms. Bandon advised that the operations and maintenance expenditures for the
60 period of July 1-31, 2025, totaled \$10,837.08 the expenditures for the period of August 1-
61 31, 2025, totaled \$11,062.43, and the expenditures for the period for September 1-30, 2025,
62 totaled \$25,185.71. She asked if there were any questions. The Board inquired about higher
63 legal costs. Ms. Bandon informed the Board that it is a combination of things such as
64 responses to record requests received.
65

66 On a Motion by Mr. Bonito, seconded by Mr. Sherman, with all in favor, the Board Ratified
67 the Operations and Maintenance Expenditures for the month of July 2025, totaled
68 \$10,837.08, August 2025, totaled \$11,062.43, and September 2025, totaling \$25,185.71,
69 for the Catalina at Winkler Preserve Community Development District.

70
71 **FIFTH ORDER OF BUSINESS**

72 **Passarella & Associates – Discussion**
73 **Regarding Lee County Code Violation**

74 Ms. Bandon introduced Jacob Taminosian from Passarella & Associates. Jacob
75 Taminoisan discussed the Lee County Code Violations received. Mr. Taminosian discussed
76 the recommendations from the County versus the salinity levels of the lakes and the
77 species. He recommended speaking with the county to request an extension to put together
78 a plan of action. After discussion, the Board agreed on Passarella working with District
79 Management to contact the County to discuss the extension and action plan.
80

81 **SIXTH ORDER OF BUSINESS**

82 **Consideration of Resolution Regarding**
83 **Setting a Public Hearing on Amended**
84 **Rules of Procedure**

85 Patrick Collins gave an overview of the memorandum provided. Mr. Collins explained
86 the changes that affected the CDD such as rule-making policies and evaluation criteria for
87 competitive bid purchase for public works projects. Mr. Collins asked if there were any
88 questions. The Board asked Mr. Collins about previous proposals and if the change would
89 have any impact on the proposals. Mr. Collins informed the Board that previous proposals
90 were not affected.
91

92 On a Motion by Mr. Molon, seconded by Mr. Thompson, with all in favor, the Board
93 Approved Resolution 2026-01, Setting a Public Hearing date for February 4, 2026 at 2:30

p.m., for the Catalina at Winkler Preserve Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Insurance Renewal for
FY 2025-2026**

Ms. Bandon presented the insurance renewal to the Board. Ms. Bandon asked if there were any questions. The Board asked if coverage was identical to the previous coverage. Ms. Bandon informed that the coverage is the same.

On a Motion by Mr. Thompson, seconded by Mr. Sherman, with all in favor, the Board Ratified the Insurance Renewal for Fiscal Year 2025-2026, for the Catalina at Winkler Preserve Community Development District.

EIGHTH ORDER OF BUSINESS

**Discussion and Consideration of Earth
Balance for 2025 Maintenance**

Ms. Bandon presented the proposal from Earth Balance for 2025 Maintenance. Ms. Bandon informed the Board that an additional event was added so there is a price difference per event of \$3,245 but will cost the same as having 3 events. Ms. Bandon asked if there were any questions. The Board expressed support for the renewal due to good work for the community.

On a Motion by Mr. Molon, seconded by Mr. De Mond, with all in favor, the Board Approved the Earth Balance proposal for 2025 maintenance, subject to preparation of an agreement by District Counsel, for the Catalina at Winkler Preserve Community Development District.

NINTH ORDER OF BUSINESS

Superior Waterways – Lake Report

Ms. Bandon presented the lake report from Superior Waterways. She also distributed the salinity results to the Board. The Board had discussion regarding the salinity levels of the lakes. Ms. Bandon will circulate the report to the Board.

TENTH ORDER OF BUSINESS

**October 2025 3rd Quarter – Website
Audit**

Ms. Bandon gave an overview of the 3rd Quarter Website Audit. She informed the Board that it was a clean audit. The transition has been completed to the new website company.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Patrick Collins reminded the Board to complete the required ethics training prior to December 31st.

140 B. District Engineer

141 Wes Kanye discussed the results of a visit from the South Florida Water
142 Management District. He advised the Board that the District had no concerns with
143 the lakes. They did have concerns regarding the perimeter swale and berm. He
144 outlined some of the concerns and provided the Board with recommendations for
145 the next steps. After discussion, the Board agreed that the District Engineer should
146 move forward with a survey of the locations that includes obtaining the cross
147 sections at each location. They would then prepare a matrix of locations and
148 intermediate areas. Once completed this will be brought back to the Board for
149 review. Mr. Kanye agreed to advise the SFWMD of the plan of action.

150
151 C. District Manager

152 Ms. Blandon reminded the Board of the next meeting, held on Wednesday, February
153 4th, 2026 at 2:30 p.m. She stated that the District did not require a Budget
154 Amendment for Fiscal Year End.

155
156 **ORDER OF BUSINESS**

Supervisor Requests and Comments

157
158 There were no requests or comments at this time.

159
160 **ORDER OF BUSINESS**

Adjournment

161
162 Ms. Blandon stated there are no other agenda items to come before the Board and
163 asked for a motion to adjourn the meeting.

164
165 On a Motion by Mr. Sherman, seconded by Mr. Thompson, with all in favor, the Board
166 adjourned the meeting at 3:19 p.m., for the Catalina at Winkler Preserve Community
167 Development District.

168
169
170
171
172
173 _____
Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.catalinacdd.org

Operation and Maintenance Expenditures October 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,215.29**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|----------------------------------|---------------------|--------------------------|---|-----------------------|
| Florida Department of Commerce | 20251031-01 | 92963 ACH | Special District Fee for FY 25-26 | \$ 175.00 |
| Florida Power & Light Company | 20251015-01 | 11246-08348 09/25 ACH | 17213 Wrigley Circle #Aertor 09/25 | \$ 27.66 |
| Florida Power & Light Company | 20251015-02 | 09846-68343 09.25 ACH | 17043 Tremont Street # Aerator 09/25 | \$ 93.26 |
| Rizzetta & Company, Inc. | 100313 | INV0000103573 | District Management Fees 10/25 | \$ 4,622.84 |
| Rizzetta & Company, Inc. | 100314 | INV0000103689 | Assessment Roll FY25-26 10/25 | \$ 5,909.00 |
| Superior Waterway Services, Inc. | 100315 | 108872 | Quarterly Maintenance - Aeration Maintenance 10/25 | \$ 520.00 |
| Superior Waterway Services, Inc. | 100315 | 108999 | Monthly Lake Maintenance 10/25 | <u>\$ 867.53</u> |

Report Total

\$12,215.29

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Operation and Maintenance Expenditures November 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,810.14**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|--------------------------------|----------------------------|
| Barraco and Associates, Inc. | 100317 | 30312 | Engineering Services 11/25 | \$ 5,418.75 |
| Gannett Florida LocaliQ | 100318 | 0007405710 | Legal Advertising 10/25 | \$ 269.02 |
| Lee County Property Appraiser | 100319 | 013277 | 2025-26 Non-Ad Valorem Roll | \$ 282.00 |
| Rizzetta & Company, Inc. | 100316 | INV0000104485 | District Management Fees 11/25 | \$ 4,622.84 |
| Shenandoah Pipe Inspections & Restoration | 300000 | 106345 | Hydraulic Jet Vac Truck 08/25 | \$ 4,350.00 |
| Superior Waterway Services, Inc. | 100320 | 109577 | Monthly Lake Maintenance 11/25 | \$ <u>867.53</u> |
| Report Total | | | | \$ <u>15,810.14</u> |

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Operation and Maintenance Expenditures December 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2025 through December 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$14,547.72**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|-------------------------------|--------------|------------------|---------------------------------------|----------------|
| Barraco and Associates, Inc. | 100330 | 30507 | Engineering Services 12/25 | \$ 1,226.25 |
| Douglas B Thompson | 100321 | DT110525 | Board of Supervisors Meeting 11/05/25 | \$ 200.00 |
| Florida Power & Light Company | 20251211-01 | 09846-68343- 327 | 17043 Tremont Street # Aerator 11/25 | \$ 86.19 |
| Florida Power & Light Company | 20251211-01 | 11246-08348-327 | 17213 WRIGLEY CIR # AERATOR 11/25 | \$ 63.38 |
| Gannett Florida LocaliQ | 100331 | 0007457147 | Legal Advertising 11/25 | \$ 269.02 |
| Jay Keith Sherman | 100322 | KS110525 | Board of Supervisors Meeting 11/05/25 | \$ 200.00 |
| Joseph Molon | 100323 | JM110525 | Board of Supervisors Meeting 11/05/25 | \$ 200.00 |
| Kilinski Van Wyk, PLLC | 100332 | 13372 | Legal Services 09/25 | \$ 1,034.50 |
| Kilinski Van Wyk, PLLC | 100328 | 13519 | Legal Services 10/25 | \$ 950.50 |
| Kilinski Van Wyk, PLLC | 100332 | 13752 | Legal Services 11/25 | \$ 2,187.51 |
| Passarella & Associates, Inc. | 100333 | 2A | Legal Services 12/25 | \$ 2,240.00 |
| Richard Bonito | 100324 | RB110525 | Board of Supervisors Meeting 11/05/25 | \$ 200.00 |
| Rizzetta & Company, Inc. | 100326 | INV0000105300 | Accounting Services 12/25 | \$ 4,622.84 |

Catalina at Winkler Preserve Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| Vendor Name | Check Number | Invoice Number | Invoice Description | Invoice Amount |
|----------------------------------|--------------|----------------|---|----------------------------|
| Superior Waterway Services, Inc. | 100334 | 110357 | Monthly Lake Maintenance 12/25 | \$ 867.53 |
| Troy DeMond | 100325 | TD110525 | Board of Supervisors Meeting 11/05/2025 | \$ 200.00 |
| Report Total | | | | <u>\$ 14,547.72</u> |

Tab 3



6701 Garden Rd, Suite #1 • Riviera Beach FL 33404
(561)844-0248 Office • (561) 844-9629 Fax

QUOTATION / PROPOSAL

Date: 12/16/2025
Quoted By: Andy Nott
Terms: Net 30 Days
Estimated Delivery: 2 weeks
Job Name: Catalina at Winkler CDD
Quote good for 90 days from date of quotation

| Description | Scientific Name | Common Name | Specs | Quantity | Cost Per Plant | TOTAL |
|--------------------|-------------------------|-------------------|--------|----------|----------------|-------------|
| Littoral Plantings | Sagittaria lancifolia | Duck Potato | B.R. | 2013 | \$1.25 | \$ 2,516.25 |
| | Eleocharis interstincta | Jointed Spikerush | B.R. | 2,013 | \$1.25 | \$ 2,516.25 |
| | Taxodiun distichum | Bald Cypress | 2" Cal | 28 | \$300.00 | \$ 8,400.00 |
| | | | B.R. | | \$0.00 | \$ - |
| | | | B.R. | | \$0.00 | \$ - |

| | | |
|--------------|--|-------------|
| Total | | \$13,432.50 |
|--------------|--|-------------|

| | | |
|--|--|--|
| | Delivery charge will be added to final invoice | |
|--|--|--|

SUPERIOR WATERWAY SERVICES,
INC.


CUSTOMER

12/17/2025
DATE

Tab 4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT RE-SCHEDULING AND NOTICING THE PUBLIC HEARING ON PROPOSED AMENDED AND RESTATED RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Catalina at Winkler Preserve Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2026-01 on November 5, 2025, setting a public hearing for the adoption of the District’s proposed *Amended and Restated Rules of Procedure* on February 4, 2026, at 2:30 p.m. at the Offices of Rizzetta and Company, Inc., 9530 Marketplace Road, Suite 206, Ft. Myers, Florida 33912; and

WHEREAS, the Board now desires to ratify the District Manager’s and District staff’s actions in re-scheduling the date and time of the public hearing on the proposed *Amended and Restated Rules of Procedure* for May 6, 2026, at 2:30 p.m. at the Offices of Rizzetta and Company, Inc., 9530 Marketplace Road, Suite 206, Ft. Myers, Florida 33912, and causing notice thereof to be provided pursuant to Florida law; and

WHEREAS, the Board further desires to amend Resolution 2026-01 to reflect the same.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Resolution 2026-01 is hereby amended to reflect the re-scheduled date and time of the hearing on the proposed *Amended and Restated Rules of Procedure* for the following date, time, and location:

| | |
|-----------|---|
| DATE: | May 6, 2026 |
| HOUR: | 2:30 p.m. |
| LOCATION: | Offices of Rizzetta and Company, Inc. 9530 Marketplace Road, Suite 206 Ft. Myers, Florida 33912 |

SECTION 2. The actions of the District Manager and District staff in re-scheduling and re-noticing the hearing on the proposed *Amended and Restated Rules of Procedure* are hereby ratified and approved.

SECTION 3. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 4. Except as otherwise provided herein, all of the provisions of Resolution 2026-01 continue in full force and effect.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 12TH DAY OF FEBRUARY 2026.

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors



MEMORANDUM

To: Board of Supervisors; District Staff

From: Kilinski | Van Wyk PLLC

Date: September 1, 2025

Re: Updated Provisions of the District's Rules of Procedure

Please find attached to this memorandum an updated version of the previously adopted Rules of Procedure ("Rules"). Revisions were made to maintain consistency between the Rules and current Florida law, including statutory changes adopted in the 2025 Legislative Session, as well as to facilitate greater efficiency in the operation of the District. An explanation of each material change to the Rules is provided below. Minor formatting or proofreading changes are not summarized. Should you have any questions regarding the revisions to the Rules, please do not hesitate to contact your KVW attorney.

Business Hours

Language was added to Rules 1.0(3) and 3.11(1)(d) to clarify that the normal business hours of the District are 9:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays.

Public Meetings, Hearings, and Workshops

Language was added to Rule 1.3(1)(d) to provide an earlier deadline for individuals to request accommodations for meeting participation. An individual requiring special accommodations to participate in the meeting, hearing, or workshop must contact the office of the District Manager at least three (3) business days prior to the scheduled meeting, hearing, or workshop.

Language was added to Rule 1.3(3) to provide examples of what may constitute "good cause" to amend a meeting agenda.

Language was added to Rule 1.3(6) to require that the notice for an emergency meeting include the specific reasons for the emergency meeting.

Internal Controls to Prevent Fraud, Waste, and Abuse

A new Rule 1.4 was created to reflect a statutory requirement for local governments to adopt internal controls to, among other things, prevent and detect fraud, waste, and abuse.

Notice of Rule Development

Rule 2.0(2) was revised to reflect the recent legislative change requiring the Notice of Rule Development to be published at least seven (7) days prior to the notice of rulemaking and thirty-five (35) days prior to the public hearing on the proposed rule. Rule 2.0(2) was also revised to



require the Notice of Rule Development to include the following: (1) the grant of rulemaking authority for the proposed rule and the law being implemented; and (2) the proposed rule number.

Notices of Rulemaking

Rule 2.0(3) was also revised to reflect the recent legislative changes requiring the Notice of Rulemaking to include the following: (1) the proposed rule number; (2) the name, email address, and telephone number of the staff member who may be contacted regarding the intended action; and (3) the website where the statement of estimated regulatory costs may be viewed in its entirety, if applicable.

Rule 2.0(3) was further revised to require any material proposed to be incorporated by reference be available for inspection and copying by the public at the time of publication of the Notice of Rulemaking and to permit the Notice of Rulemaking to be delivered electronically to all persons named in the proposed rule or who have requested advance notice of rulemaking.

Petitions to Initiate Rulemaking

Rule 2.0(5) was revised to require the District's Board of Supervisors to initiate rulemaking proceedings within thirty (30) calendar days of receiving a petition to initiate rulemaking proceedings, in accordance with Florida Statutes.

Emergency Rule Adoption

Rule 2.0(8) was amended to permit the District's Board of Supervisors to adopt an emergency rule if it is necessitated by immediate danger to the public health, safety, or welfare, or if the Legislature authorizes the Board of Supervisors to adopt emergency rules. Notice of the emergency rules must include the Board of Supervisors' findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

Rule Variances

Rule 2.0(12)(a) was amended to include safety-related concerns as an example of a "substantial hardship" which could justify a rule variance.

Competitive Purchases

Rule 3.0(3) was revised to incorporate the recent legislative change that prohibits the District from penalizing a bidder for performing a larger volume of construction work for the District or rewarding a bidder for performing a smaller volume of construction work for the District on a public works project as defined in Section 255.0992, *Florida Statutes*. A public works project is defined as "an activity that is paid for with any local or state-appropriated funds and that consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof owned in whole or in part by any political subdivision." A public works project does not include the provision of goods, services, or work incidental to the public works project,



KILINSKI | VAN WYK

such as security services, janitorial services, landscape services, maintenance services, or any other services that do not require a construction contracting license or involve supplying or carrying construction materials for a public works project.

Auditor Selection Committee Notices

Rule 3.2(6) was revised to require seven (7) days' notice of Auditor Selection Committee meetings, in accordance with Florida Law regarding meeting notices.

Purchase of Insurance

Rule 3.3(2)(g) was amended to remove "geographic location" from the list of evaluation criteria for the purchase of insurance.

Construction Contract Bids

Rule 3.5(2)(e) was amended to clarify that mistakes in arithmetic extension of pricing may be corrected by the Board provided such corrections do not result in a material change to the bid amount or create an unfair advantage.

Emergency Construction Service Purchases

Rule 3.5(5) was amended to clarify the circumstances under which the District may undertake an emergency purchase of construction services.

Bid Protests

Rules 3.11(4) and (5) were amended to provide additional details regarding the required procedures for bid protests.

Facsimile Notices, Generally

Changes were made throughout the Rules to remove facsimile as a method of notice and to add electronic mail as an acceptable method of notice where permitted by law.

Tab 5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE LEE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Catalina at Winkler Preserve Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida;

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Lee County, Florida ("**Supervisor of Elections**"), to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

| <u>Seat Number</u> | <u>Supervisor</u> | <u>Term Expiration Date</u> |
|--------------------|-------------------|-----------------------------|
| 1 | Keith Sherman | November 2028 |
| 2 | Troy De Mond | November 2028 |
| 3 | Richard Bonito | November 2026 |
| 4 | Joseph Molon | November 2026 |
| 5 | Douglas Thompson | November 2028 |

2. GENERAL ELECTION SEATS. Seat 3 and Seat 4, with terms expiring in November 2026, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of February 2026

ATTEST:

**CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Sample Notice of Qualifying Period

EXHIBIT A
SAMPLE NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Catalina at Winkler Preserve Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 600 Homestead Road S., Lehigh Acres, Florida 33974. The Supervisor of elections may be contacted by phone at (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Catalina at Winkler Preserve Community Development District has two (2) seats up for election through the general election process, specifically Seats 3 and 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

Publish on or before 05/25/2026

Tab 6

February 3, 2026

Ms. Belinda Blandon
District Manager
Catalina at Winkler Preserve Community Development District (CDD)
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

**Re: Catalina at Winkler Preserve CDD
Contract Addendum No. 15
NPDES MS4 Permit No. FLS000035-004 – Year 9 Annual Report (Cycle 4)**

Dear Ms. Blandon:

The Catalina at Winkler Preserve CDD (referenced herein as the District) is an approved co-permittee on the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit issued to Lee County by the Florida Department of Environmental Protection (FDEP). The permit generally operates in five-year cycles, with the most recent cycle, Cycle 4, issued by FDEP under Permit No. FLS000035-004 on May 1, 2017. It is the right of the District, as an approved co-permittee, to discharge stormwater to waters of the State, in accordance with the approved Stormwater Management Programs; but likewise it is the responsibility of the District to adhere to the various requirements of the approved permit, as outlined therein.

Year 9 of the most recent NPDES MS4 permit cycle shall cover the period between May 1, 2025 and April 30, 2026. Barraco and Associates, Inc. (BAI) is pleased to offer the following engineering professional services to assist the District with the following Year 9 requirements of the NPDES MS4 permit:

- A. Meeting Representation: BAI shall represent the District at meetings related to the NPDES MS4 permit. These meetings shall include, but are not limited to monthly co-permittee meetings at Lee County to discuss compliance issues and permit requirements, as well as “as needed” local meetings with FDEP in order to obtain updates and/or clarifications related to permit requirements. **(Lump Sum)** \$1,500.00
- B. Inspection and Documentation of District Facilities: BAI shall perform documented inspections of the inventoried water management facilities maintained by the District in accordance with the permit requirements and as outlined by the Inspection Schedule for Structural Controls. Documentation for all inspections will be maintained on file by BAI in the event of an FDEP audit so as to demonstrate compliance with permit requirements. **(Lump Sum)** \$3,250.00
- C. Proactive Illicit Discharge Inspections: BAI shall perform documented proactive illicit discharge inspections within the District in accordance with the permit requirements and as outlined by the Illicit Discharge Program. Documentation for all inspections will be maintained on file by BAI in the event of an FDEP audit so as to demonstrate compliance with permit requirements. **(Lump Sum)** \$1,750.00

- D. Total Maximum Daily Load (TMDL) Prioritization Report and Monitoring Plan: Completed in Year 1
BAI shall compile a list of all known TMDLs as adopted by FDEP and/ or EPA of those water bodies into which the District discharges stormwater for the purpose of creating a Prioritization Report and Monitoring Plan for FDEP review and approval. This task shall include responding to any sufficiency comments issued by FDEP with respect to the Prioritization Report and Monitoring Plan. The TMDL Prioritization Report must be prepared and submitted to FDEP for approval no later than April 30, 2019. Once approved by FDEP, the TMDL Monitoring Plan must be prepared and submitted to FDEP in Years 2 and 3.
- E. Annual Report Preparation: BAI shall prepare and submit the Year 9 Annual Report to Lee County. Lee County shall compile the Annual Reports for the various approved co-permittees and shall forward all information to FDEP. This task shall include responding to any sufficiency comments issued by FDEP with respect to the completed Annual Report. The Year 9 Annual Report must be prepared and submitted to FDEP for approval no later than October 31, 2026. **(Lump Sum)** \$3,000.00
- F. *Please be advised the tasks outlined above do not represent a comprehensive summary of those responsibilities of the District which may be required for compliance with the approved NPDES MS4 permit. Any professional services which are not explicitly identified above are excluded from this agreement and may be provided by BAI at per diem rates or via separate agreement, including but not limited to the following:* As requested
- *Surveying services*
 - *Modifications to the inventory map as a result of “field truthing”*
 - *Coordination with homeowners associations within the District*
 - *Re-inspection of structural controls due to deficiencies noted during initial inspection*
 - *Reactive illicit discharge inspections*
 - *Water quality sampling*
 - *Public education or training*
 - *Construction site runoff inspections or monitoring*

Total Addendum No. 15: \$9,500.00

IN WITNESS WHEREOF the parties hereto have made and executed this Agreement as of the day and year first above written.

CLIENT:
CATALINA AT WINKLER PRESERVE CDD

CONSULTANT:
BARRACO AND ASSOCIATES, INC.

Belinda Blandon
Senior District Manager

Wesley Kayne, P.E.
Vice President of Engineering