



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
 - C. Consideration of 2026 General Election, Resolution 2026-03
 - D. Review and Consideration of NPDES MS4 Cycle 4 Year 9 Proposal..... Tab 5
- 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
Lauren Gentry

Patrick Collins
Wes Kayne
Jacob Taminosian
Audience

District Manager, Rizzetta & Company, Inc.
District Counsel, Kilinski I VanWyk PLLC
(via Teams)
District Counsel, Killinski I VanWyk PLLC
District Engineer, Barraco & Associates, Inc.
Passarella & Associates (Via Teams)

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. Blandon 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 **FOURTH ORDER OF BUSINESS** **Ratification of the Operations and**
55 **Maintenance Expenditures for July,**
56 **August and September 2025**

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

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

69 **FIFTH ORDER OF BUSINESS** **Passarella & Associates – Discussion**
70 **Regarding Lee County Code Violation**

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

78 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution Regarding**
79 **Setting a Public Hearing on Amended**
80 **Rules of Procedure**

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

88 On a Motion by Mr. Molon, seconded by Mr. Thompson, with all in favor, the Board
89 Approved Resolution 2026-01, Setting a Public Hearing date for February 4, 2026 at 2:30
90

CATALINA AT WINKLER PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
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Page 3

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

95

96 **SEVENTH ORDER OF BUSINESS**

97

98

99 **Ratification of Insurance Renewal for**

100 **FY 2025-2026**

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

104 **On a Motion by Mr. Thompson, seconded by Mr. Sherman, with all in favor, the Board**

105 **Ratified the Insurance Renewal for Fiscal Year 2025-2026, for the Catalina at Winkler**

106 **Preserve Community Development District.**

107 **EIGHTH ORDER OF BUSINESS**

108 **Discussion and Consideration of Earth**

109 **Balance for 2025 Maintenance**

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

115 **On a Motion by Mr. Molon, seconded by Mr. De Mond, with all in favor, the Board Approved**

116 **the Earth Balance proposal for 2025 maintenance, subject to preparation of an agreement**

117 **by District Counsel, for the Catalina at Winkler Preserve Community Development District.**

118 **NINTH ORDER OF BUSINESS**

119 **Superior Waterways – Lake Report**

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

123 **TENTH ORDER OF BUSINESS**

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

125 **Audit**

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

129 **ELEVENTH ORDER OF BUSINESS**

130 **Staff Reports**

131 A. District Counsel
132 Patrick Collins reminded the Board to complete the required ethics training prior to
133 December 31st.

134

135

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139

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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	\$ 867.53
Report Total				<u>\$12,215.29</u>

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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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
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	\$ 867.53
Report Total				\$ 15,810.14

CATALINA AT WINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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www.catalinacdd.org

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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
	Taxodium 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	
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SUPERIOR WATERWAY SERVICES,
INC.

 CUSTOMER

 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 KVV 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. <u>Meeting Representation</u> : 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. <u>Inspection and Documentation of District Facilities</u> : 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. <u>Proactive Illicit Discharge Inspections</u> : 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: 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. Completed in Year 1

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:*

- *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*

As requested

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

Belinda Blandon
Senior District Manager

CONSULTANT:
BARRACO AND ASSOCIATES, INC.

Wesley Kayne, P.E.
Vice President of Engineering