

**MINUTES OF MEETING
HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on December 5, 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

Also present:

Chuck Adams	District Manager
Kurt Heath	District Engineer
Herb Hurley	HPCA General Manager
Tim Gatz	HPCA Grounds Superintendent
Katherine Mazowski	Resident
John Mitchell	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

Resident Katherine Mazowski asked about the proposal for Environmental Solutions to remove nuisance vegetation. She asked when the pine trees on Duda Road, along the fence, will be removed and what will replace them.

HPCA General Manager Herb Hurley stated that is a Master Association matter, not a CDD matter.

Resident John Mitchell stated he spoke with Celeste regarding the grass behind his house and she told him it is a CDD matter. He stated the issue has existed for two months and, in his opinion, it is a terrible eyesore. He submitted pictures to Mr. Gatz. Mr. Gatz stated he developed a \$6,000 proposal to address areas 37A and 49B at one time and save some money. Mr. Mitchell stated that the sprinkler systems rotate into the bushes and opined that it might contribute to the problem. Mr. Gatz stated he is unsure about that but he will investigate and the heads will be fixed to alleviate any issues.

Discussion ensued regarding the areas in question and the sprinkler repair proposal.

On MOTION by Ms. Vaughan and seconded by Mr. Rhodes, with all in favor, the proposal for irrigation repairs in areas 37A and 49B, in the amount of \$6,000, was approved.

FOURTH ORDER OF BUSINESS

Discussion: Operations Activities

Ms. Lonergan discussed an overflow grate near Pond 15A, by Paleo Park.

Discussion ensued regarding a gap on top of the structure that presents a safety issue.

Mr. Heath will get an estimate to have the issue addressed.

A Board Member stated he and Jim discussed obtaining a quote for necessary work, including removal of Brazilian pepper tree plants and vegetation around #18. Mr. Gatz stated that work was completed.

Ms. Vaughan stated the sign near the Paleo Park entrance is being repaired.

Ms. Lonergan discussed mosquito removal and testing activities and voiced her opinion that the presentation was beneficial.

Ms. Vaughan stated the sign by the village entrance needs to be repaired and the bench and the sign at the park entrance pertaining to the artifacts can be painted. She asked for a staff member do a weekly walkthrough to address fallen branches, etc.

Discussion ensued regarding the delivery date for new equipment.

Mr. Hurley stated he should have a delivery estimate on Friday. Mr. Adams stated some items were added that were not in the original work order, which increased the cost.

FIFTH ORDER OF BUSINESS

**Consideration of Environmental Solutions
Florida, Inc. Proposal to Removal Nuisance
Vegetation**

Mr. Heath stated the work area is outside of the permitted wetland boundary; the area is dry now.

Asked if that is a CDD issue, Mr. Adams stated it would be considered in the buffer.

Discussion ensued regarding the proposal.

It was noted that permitting is not required.

On MOTION by Ms. Benedetti and seconded by Mr. Rhodes, with all in favor, the Environmental Solutions of Florida proposal for nuisance vegetation removal, in the amount of \$2,300, was approved.

SIXTH ORDER OF BUSINESS

**Discussion/Update: Operating Funds
Investment Options**

Mr. Adams presented investment options from BankUnited, FineMark Bank and Synovus Bank for the CDD's operating funds. The BankUnited Insured Cash Sweep (ICS) Money Market account is FDIC insured up to \$150 million versus a typical business Money Market account with FDIC coverage up to \$250,000. FineMark Bank offers an ICS Cash Sweep account with FDIC coverage up to \$250,000. He discussed the features and benefits of each option. Synovus and BankUnited have very similar terms when indexing interest rates against the Federal Funds rate, which would currently yield approximately 4.5% interest. His recommendation is BankUnited, as FineMark chose to invest in Qualified Public Depositories earning rates comparable to the Truist operating account. Each is a Qualified Public Depository.

Mr. Adams stated that the BankUnited proposal includes the right to move funds up to five times per month without any fees; given that Accounts Payables are processed once or twice per month, the movement of funds will not be a burden.

On MOTION by Ms. Benedetti and seconded by Mr. Rhodes, with all in favor, investing CDD funds in a Bank United ICS Money Market account, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2023

Mr. Adams stated all accruals were closed out. Files were transmitted to the auditor in November to ensure ample time to complete the audit prior to the June 30, 2024 deadline.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the Unaudited Financial Statements as of October 31, 2023, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of October 17, 2023 Regular Meeting Minutes

The following changes were made:

Lines 54 and 55: Change “Hurley” to “Heath”

Line 68: Change “Hole #15” to “Pond #15A Grate”

Line 83: Change “points” to “options”

Line 20: Change “Down to Earth Landscaping (DTE)” to “HPCA Grounds Superintendent.”

Line 139: Insert “of front property” after “perimeter”

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the October 17, 2023 Regular Meeting Minutes, as amended, were approved.

• **To Do Action Items List**

Items 13, 14, 15, 16, 17, 20 and 21 were completed.

Item 21: Change “Hole #15” to “Pond #15A”

Item 20: Change “Hurley” to “Heath”

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Straley Robin Vericker, P.A.

B. District Engineer: Stroud Engineering Consultants

There were no District Counsel or District Engineer reports.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: February 20, 2024 at 2:00 PM**

○ **QUORUM CHECK**

TENTH ORDER OF BUSINESS

Audience Comments: Non-Agenda Items [3 minutes per person]

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Vaughan stated she received a letter from the Tax Collector stating “As you are likely aware, every homeowner’s property tax bill includes CDD fees that are collected as part of the overall amount. At the end of the Fiscal Year, any fees that are left over are then returned to the respective communities they were collected from/on behalf of. For 2022/2023, Heritage Pines will be receiving back \$991.00.” Mr. Adams stated the fees the Tax Collector is referring to are what the County charges for the service of placing the assessments on the property tax bill, collecting the payments, distributing the collected funds to the CDD, etc. The Tax Collector issues refunds based on a percentage; at the end of the year, they reconciled their actual cost for this service against the amount that they charged determined the amount owed back to the CDD. The funds returned to the CDD will be received into Miscellaneous Income for the CDD.

Ms. Benedetti stated she spoke with Mr. Gatz about EDRA #10 and debris entering it. She stated people who live at the edge of EDRA #10, behind Woodfield Village, are going down the bank to remove debris, which she believes is unsafe. Mr. Gatz stated some of the debris comes through the drain. He has an individual who goes around the property every other day picking up debris; he will ensure that a visit is made to that area.

Discussion ensued regarding advising residents not to take such a risk.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Vaughan and seconded by Ms. Lonergan, with all in favor, the meeting adjourned at 2:36 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair