

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

The Board of Supervisors of the Heritage Pines Community Development District held a Public Hearing and Regular Meeting on July 16, 2024 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

Kathleen Lonergan
Arthur Rhodes
Carol Vaughan
Janice Benedetti
Michael Walsh

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Kurt Heath
Herb Hurley
Tim Gatz
Alan Jowers (via telephone)
Resident

District Manager
District Engineer
HPCA General Manager
HPCA Grounds Superintendent
Carr, Riggs & Ingram

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]**

A resident stated that she is attending the meeting to learn more about the CDD.

FOURTH ORDER OF BUSINESS

**Presentation of Audited Financial
Statements for Fiscal Year Ended
September 30, 2023, Prepared by Carr,
Riggs & Ingram, LLC**

Mr. Jowers noted the pertinent information in the Audited Financial Statements for the Fiscal Year Ended September 30, 2023. It was a clean audit; there were no findings, recommendations, deficiencies on internal control or instances of noncompliance.

A Board Member asked why the audit was presented later this year than last year, when it was presented in April. Mr. Jowers stated that his firm conducts several audits with Wrathall, Hunt and Associates and, other than when the information is provided, there is no specific reason why the timing was slightly different this year compared to last year. Mr. Adams stated that the Audit was filed timely with the State, prior to the June 30, 2024 deadline.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, Resolution 2024-05, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2023, was adopted.

SIXTH ORDER OF BUSINESS**Update: Operations Activities**

Ms. Lonergan stated that the drainage issue by the tennis courts was addressed last Saturday. Regarding the large drop-off between the tennis courts, Mr. Heath stated that he will inspect to determine if sod is needed. Ms. Lonergan stated that she and Mr. Heath toured the area and noted that this is not a CDD matter.

Mr. Adams stated that A to Z will remove a dead pine tree along the residential buffer of the CDD's front property line for \$400; Brian declined the project.

Regarding the status of proposals to install a curb by the front gate, Mr. Adams stated that Gary is handling this since it is a HPCA matter.

SEVENTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

- A. Proof/Affidavit of Publication**
- B. Consideration of Resolution 2024-06, Adopting a Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing an Effective Date**

Mr. Adams recalled the decision not to use unassigned fund balance to artificially keep assessments at a certain level. He reviewed the changes incorporated into the proposed Fiscal Year 2025 budget, as directed in prior meetings, which resulted in assessments increasing about \$25 per unit.

Ms. Lonergan opened the Public Hearing.

A resident recalled an earlier comment about something not being a CDD matter and asked what items are the CDD's responsibility. Mr. Adams stated that it primarily consists of Professional and Administrative overhead and the stormwater system, including ensuring that the system is maintained and working properly during rain events. He encouraged the resident and all residents to visit the HeritagePinesCDD.net website, as it contains information about the CDD budgets, audits, meeting minutes, etc.

Mr. Adams noted that the CDD assessments are on the property tax bill.

Ms. Lonergan and Mr. Adams gave an overview of the CDD and HOA responsibilities.

Ms. Lonergan closed the Public Hearing.

On MOTION by Mr. Walsh and seconded by Ms. Benedetti, with all in favor, Resolution 2024-06, Adopting a Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-07, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, Resolution 2024-07, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and

Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2024**

Mr. Adams will email the bank statement to Mr. Rhodes and ensure he is on the distribution list.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the Unaudited Financial Statements as of May 31, 2024, were accepted.

TENTH ORDER OF BUSINESS**Approval of June 18, 2024 Regular Meeting Minutes**

Ms. Lonergan submitted the following edits to Mr. Adams prior to the meeting:

Lines 23, 41 & 134: Change "Folder" to "Fulda"

Lines 24 and 43: Change "Burdgine" to "Burch"

Line 41: Insert "removing brush form inside the" after "about"

Line 42: Change "one side" to "outside" and change "addressed but the other sides" to "addressed by Heritage Pines but the other side"

Line 119: Change "Heath" to "Gatz"

Line 142: Insert "Heritage Pines and that" before "quotes"

On MOTION by Ms. Vaughan and seconded by Ms. Benedetti, with all in favor, the June 18, 2024 Regular Meeting Minutes, as amended, were approved.

- To Do Action Items List**

Items 9, 10, 11, 15, 17 and 19 were completed.

Item 19: Change "Mr. Heath" to "Mr. Gatz"; Mr. Gatz stated that a proposal was not required and that Staff completed the project.

Item 21: Change "California" to "Florida"

ELEVENTH ORDER OF BUSINESS**Staff Reports**

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

There was no report.

B. District Engineer: Stroud Engineering Consultants

Mr. Heath stated that two storm drains were repaired last weekend and certain retention areas were inspected.

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

- **1,969 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: September 17, 2024 at 2:00 PM**
 - **QUORUM CHECK**

TWELFTH ORDER OF BUSINESS**Audience Comments: Non-Agenda Items
[3 minutes per person]**

A resident asked what “Miami” curbs are. Mr. Adams stated that certain CDDs clean both the sidewalks and Miami curbs annually but Miami curbs do not stay clean very long due to debris and fertilizer flowing through them. Sidewalk cleaning is not just done for aesthetics but also for safety reasons.

THIRTEENTH ORDER OF BUSINESS**Supervisors’ Requests**

Ms. Vaughn asked when the invasive trees will be removed from NWRA 33, Mr. Heath stated that he will check and find out.

Mr. Heath asked when the HPCA conducts meetings, Ms. Vaughan stated typically on the second Wednesday of the month and it is on the response email.

Regarding the status of cleaning the front fountain, Mr. Gatz voiced his opinion that everything looks good; SOLitude is trying to prevent future algae issues from occurring. Mr. Adams stated that SOLitude must stay on top of the treatment plan; he expects this to occur more often when season starts because it is reclaimed water.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 2:32 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair