HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

September 17, 2024

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Heritage Pines Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Fax: (561) 571-0013●Toll-free: (877) 276-0889

September 10, 2024

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Heritage Pines Community Development District

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on September 17, 2024 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667. The agenda is as follows:

1. Call to Order/Roll Call
2. Pledge of Allegiance
3. Public Comments: Agenda Items *[3 minutes per person]*
4. Update: Operations Activities
5. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
6. Acceptance of Unaudited Financial Statements as of July 31, 2024
7. Approval of July 16, 2024 Public Hearing and Regular Meeting Minutes
   - To Do Action Items List
8. Staff Reports
   A. District Counsel: *Straley Robin Vericker, P.A.*
   B. District Engineer: *Stroud Engineering Consultants*
   C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - NEXT MEETING DATE: October 15, 2024 at 2:00 PM
        - QUORUM CHECK

SEAT 1	ARTHUR RHODES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	JANICE BENEDETTI	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MICHAEL WALSH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KATHLEEN F. LONERGAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CAROL E. VAUGHAN	☐ IN PERSON	☐ PHONE	☐ NO

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

10. Supervisors' Requests

11. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,

Chesley E. Adams, Jr.
District Manager

<u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u>
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

5

Memorandum

To: Board of Supervisors

From: District Management

Date: September 17, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	Date

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31,2024

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31,2024

	Major Funds	Total
	General	Governmental Funds
ASSETS		
Cash - SunTrust - 5304	$ 418,550	$ 418,550
SBA		
Operating A	852	852
Reserve A	2,078	2,078
Utility deposit	14,717	14,717
Total assets	$ 436,197	$ 436,197
LIABILITIES & FUND BALANCE		
Liabilities	$ -	$ -
Total liabilities	-	-
Fund balance		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	41,197	41,197
Total fund balance	436,197	436,197
Total liabilities and fund balance	$ 436,197	$ 436,197

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2024

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	$ -	$ 161,218	$ 96,902	$ -	$ 14,036	$ 8,115	$ 1,664	$ 431	$ 1,397	$ -	$ -	$ -	$ 283,762	$ 282,564	100%
Interest & miscellaneous	17	17	850	18	17	18	17	18	78	17	-	-	1,068	1,000	107%
Total revenues	17	161,235	97,752	18	14,053	8,133	1,681	449	1,475	17	-	-	284,830	283,564	100%
EXPENDITURES															
Professional & administrative fees															
Supervisors	-	-	2,153	-	-	1,076	-	1,076	1,156	1,076	-	-	6,538	7,000	93%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	-	27,042	32,450	83%
Legal	-	-	92	214	-	-	31	710	122	673	-	-	1,841	1,000	184%
Engineering	-	-	339	414	605	490	677	-	8,584	340	-	-	11,451	5,000	229%
Audit	-	-	-	-	-	-	3,500	-	2,750	1,500	-	-	7,750	7,500	103%
Assessment roll preparation	601	601	601	601	601	601	601	601	601	601	-	-	6,008	7,210	83%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	12	12	12	12	12	12	12	12	12	-	-	125	150	83%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	-	-	1,550	1,860	83%
Postage	-	132	124	18	-	134	-	135	-	140	-	-	682	1,000	68%
Printing & binding	86	86	86	86	86	86	86	86	86	86	-	-	858	1,030	83%
Legal advertising	156	-	-	-	-	-	-	-	125	-	-	-	280	350	80%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	8,839	-	-	-	-	-	-	-	-	-	-	-	8,839	8,800	100%
Contingencies	59	17	17	17	107	106	108	185	116	116	-	-	844	1,000	84%
Capital outlay	-	-	-	44,423	-	-	-	-	-	-	-	-	44,423	-	N/A
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total professional and administrative fees	12,997	3,707	6,283	48,644	4,270	6,069	7,874	5,664	16,411	7,403	-	-	119,321	79,777	150%
Operations and maintenance															
Electricity - street lighting	-	1,952	1,952	1,952	1,952	1,952	1,940	1,940	1,940	1,940	-	-	17,522	22,500	78%
Retention pond mowing/weed control	-	10,750	10,750	10,750	10,750	10,750	10,750	10,750	11,070	11,070	-	-	97,390	129,000	75%
Irrigation water	-	2,659	3,200	1,840	1,281	1,308	1,492	1,752	2,305	1,260	-	-	17,096	15,000	114%
Contingencies	-	-	-	-	-	307	-	1,484	1,050	1,897	-	-	4,737	1,000	474%
Aquatic weed control	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	-	-	15,860	20,000	79%
Dry retention pond refurbishment/planting	800	6,222	-	6,000	4,900	-	1,500	-	4,200	700	-	-	24,322	36,000	68%
Total operations and maintenance	2,386	23,169	17,488	22,128	20,469	15,903	17,268	17,512	22,151	18,453	-	-	176,927	223,500	79%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	150	-	-	-	-	150	150	100%
Tax collector	-	3,224	1,933	-	281	161	33	9	28	-	-	-	5,670	5,887	96%
Total other fees and charges	-	3,224	1,933	-	281	161	33	159	28	-	-	-	5,820	6,037	96%
Total expenditures	15,383	30,100	25,704	70,772	25,020	22,133	25,175	23,335	38,590	25,856	-	-	302,068	309,314	98%
Excess/(deficiency) of revenues over/(under) expenditures	(15,366)	131,135	72,048	(70,754)	(10,967)	(14,000)	(23,494)	(22,886)	(37,115)	(25,839)	-	-	(17,238)	(25,750)	
Fund balance - beginning	453,435	438,069	569,204	641,252	570,498	559,531	545,531	522,037	499,151	462,036	436,197	436,197	453,435	484,632	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	43,069	174,204	246,252	175,498	164,531	150,531	127,037	104,151	67,036	41,197	41,197	41,197	41,197	63,882	
Fund balance - ending	$ 438,069	$ 569,204	$ 641,252	$ 570,498	$ 559,531	$ 545,531	$ 522,037	$ 499,151	$ 462,036	$ 436,197	$ 436,197	$ 436,197	$ 436,197	$ 458,882	

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
JULY 2024

Heritage Pines CDD
General Ledger
As of July 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.002 · Suntrust Checking-5304 - NEW							444,403.80
General Journal	07/11/2024	3082		Accounts Payable 07/10/2024		24,665.42	419,738.38
General Journal	07/22/2024	3088		ACCOUNT ANALYSIS FEE		116.02	419,622.36
General Journal	07/26/2024	3084		BOARD MEETING - 07/16/24		923.50	418,698.86
General Journal	07/26/2024	3084		BOARD MEETING - 07/16/24		153.00	418,545.86
General Journal	07/31/2024	3092		INTEREST INCOME	3.81		418,549.67
Total 101.002 · Suntrust Checking-5304 - NEW					3.81	25,857.94	418,549.67
151.000 · Investments							2,916.44
151.001 · SBA-Operating A Account							848.44
General Journal	07/31/2024	3092		INTEREST INCOME	3.95		852.39
Total 151.001 · SBA-Operating A Account					3.95	0.00	852.39
151.101 · SBA - Reserve A Account							2,068.00
General Journal	07/31/2024	3092		INTEREST INCOME	9.64		2,077.64
Total 151.101 · SBA - Reserve A Account					9.64	0.00	2,077.64
Total 151.000 · Investments					13.59	0.00	2,930.03
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							0.00
General Journal	07/10/2024	3081		Accounts Payable 07/10/2024		24,665.42	-24,665.42
General Journal	07/11/2024	3082		Accounts Payable 07/10/2024	24,665.42		0.00
Total 202.000 · Accounts Payable - Year End					24,665.42	24,665.42	0.00
271.000 · Unreserved Fund Balance							43,724.92
Total 271.000 · Unreserved Fund Balance							43,724.92
271.100 · Reserved Fund Balance							-83,000.00
Total 271.100 · Reserved Fund Balance							-83,000.00
3900 · Retained Earnings							-414,160.01
Total 3900 · Retained Earnings							-414,160.01
361.000 · Interest Income							-157.68
361.100 · Interest Income - Surplus Acct							-157.68
General Journal	07/31/2024	3092		INTEREST INCOME		9.64	-167.32
General Journal	07/31/2024	3092		INTEREST INCOME		3.95	-171.27
General Journal	07/31/2024	3092		INTEREST INCOME		3.81	-175.08
Total 361.100 · Interest Income - Surplus Acct					0.00	17.40	-175.08
Total 361.000 · Interest Income					0.00	17.40	-175.08
363.100 · Assessment Levy							-283,762.40
Total 363.100 · Assessment Levy							-283,762.40
369.100 · Misc. Income							-892.91
511.000 · Legislative							5,461.50
511.110 · Supervisor's Fees							5,461.50
General Journal	07/26/2024	3084		BOARD MEETING - 07/16/24	153.00		5,614.50
Check	07/26/2024	DD	KATHLEEN LONERGAN	BOARD MEETING - 07/16/24	184.70		5,799.20
Check	07/26/2024	DD	MICHAEL V. WALSH	BOARD MEETING - 07/16/24	184.70		5,983.90

Heritage Pines CDD
General Ledger
As of July 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Check	07/26/2024	DD	ARTHUR RHODES	BOARD MEETING - 07/16/24	184.70		6,168.60
Check	07/26/2024	DD	CAROL VAUGHAN	BOARD MEETING - 07/16/24	184.70		6,353.30
Check	07/26/2024	DD	JANICE M. BENEDETTI	BOARD MEETING - 07/16/24	184.70		6,538.00
Total 511.110 · Supervisor's Fees					1,076.50	0.00	6,538.00
Total 511.000 · Legislative					1,076.50	0.00	6,538.00
512.000 · Executive							24,337.44
512.311 · Management Fees							24,337.44
Bill	07/10/2024	2023-3741	WRATHELL, HUNT & ASSOCIATES. LLC	07/24 MGMT FEE	2,704.16		27,041.60
Total 512.311 · Management Fees					2,704.16	0.00	27,041.60
Total 512.000 · Executive					2,704.16	0.00	27,041.60
513.000 · Financial & Administrative							17,477.22
513.310 · Assessment Roll Preparation							5,407.47
Bill	07/10/2024	2023-3741	WRATHELL, HUNT & ASSOCIATES. LLC	07/24 MGMT FEE	600.83		6,008.30
Total 513.310 · Assessment Roll Preparation					600.83	0.00	6,008.30
513.314 · Property Appraiser							150.00
Total 513.314 · Property Appraiser							150.00
513.315 · Tax Collector							5,669.75
Total 513.315 · Tax Collector							5,669.75
513.320 · Audit							6,250.00
Bill	07/10/2024	17985583	CARR, RIGGS & INGRAM, LLC	FY 2023 AUDIT - FINAL BILLING	1,500.00		7,750.00
Total 513.320 · Audit					1,500.00	0.00	7,750.00
Total 513.000 · Financial & Administrative					2,100.83	0.00	19,578.05
514.000 · Legal Counsel							1,167.00
514.310 · Legal Fees							1,167.00
Bill	07/10/2024	24769	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 05/31/2024	673.55		1,840.55
Total 514.310 · Legal Fees					673.55	0.00	1,840.55
Total 514.000 · Legal Counsel					673.55	0.00	1,840.55
519.000 · Other General Goverment							24,870.39
519.320 · Engineering							11,110.50
Bill	07/10/2024	HPC1202-21-07	STROUD ENGINEERING CONSULTANTS	05/24 & 06/24 ENG. FEES	340.20		11,450.70
Total 519.320 · Engineering					340.20	0.00	11,450.70
519.410 · Postage							542.42
Bill	07/10/2024	8-534-21160	FEDEX	8-534-21160	121.83		664.25
Bill	07/10/2024	8-540-71784	FEDEX	8-540-71784	8.52		672.77
Bill	07/10/2024	8-547-69136	FEDEX	8-547-69136	10.00		682.77
Total 519.410 · Postage					140.35	0.00	682.77
519.411 · Telephone							112.50
Bill	07/10/2024	2023-3741	WRATHELL, HUNT & ASSOCIATES. LLC	07/24 MGMT FEE	12.50		125.00

Heritage Pines CDD
General Ledger
As of July 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 519.411 · Telephone					12.50	0.00	125.00
519.413 · Website Maintenance							704.99
Total 519.413 · Website Maintenance							704.99
519.414 · ADA Website Compliance							210.00
Total 519.414 · ADA Website Compliance							210.00
519.440 · Rentals and Leases							1,395.00
Bill	07/10/2024	2023-3741	WRATHELL, HUNT & ASSOCIATES. LLC	07/24 MGMT FEE	155.00		1,550.00
Total 519.440 · Rentals and Leases					155.00	0.00	1,550.00
519.450 · Insurance							8,839.00
Total 519.450 · Insurance							8,839.00
519.470 · Printing and Binding							772.47
Bill	07/10/2024	2023-3741	WRATHELL, HUNT & ASSOCIATES. LLC	07/24 MGMT FEE	85.83		858.30
Total 519.470 · Printing and Binding					85.83	0.00	858.30
519.480 · Legal Advertising							280.50
Total 519.480 · Legal Advertising							280.50
519.490 · Contingencies							728.01
General Journal	07/22/2024	3088		ACCOUNT ANALYSIS FEE	116.02		844.03
Total 519.490 · Contingencies					116.02	0.00	844.03
519.540 · Annual District Filing Fee							175.00
Total 519.540 · Annual District Filing Fee							175.00
Total 519.000 · Other General Goverment					849.90	0.00	25,720.29
539.000 · Field Maintenance							202,897.49
539.311 · Aquatic Weed Control							14,274.00
Bill	07/10/2024	PSI-086941	SOLITUDE LAKE MANAGEMENT	07/24 AQUATIC WEED CONTROL	1,586.00		15,860.00
Total 539.311 · Aquatic Weed Control					1,586.00	0.00	15,860.00
539.340 · Retention Pond Mowing/Weed Cont							86,320.00
Bill	07/10/2024	063024EU	HERITAGE PINES COMMUNITY ASSOCIATION...	06/24 EQUIPMENT USE	11,070.00		97,390.00
Total 539.340 · Retention Pond Mowing/Weed Cont					11,070.00	0.00	97,390.00
539.341 · Dry Retention Pond Refurbish							23,622.45
Bill	07/10/2024	070524	A-Z TREE SERVICE LLC	REMOVE SMALL TREES	700.00		24,322.45
Total 539.341 · Dry Retention Pond Refurbish					700.00	0.00	24,322.45
539.430 · Street Lighting							15,581.42
Bill	07/10/2024	1306910 070824	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 07/08/2024	1,482.29		17,063.71
Bill	07/10/2024	2041547 070324	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 07/03/2024	458.00		17,521.71
Total 539.430 · Street Lighting					1,940.29	0.00	17,521.71
539.431 · Irrigation of Pond Banks							15,836.37
Bill	07/10/2024	062524	HERITAGE PINES COMMUNITY ASSOCIATION...	06/24 RECLAIMED WATER	1,259.98		17,096.35
Total 539.431 · Irrigation of Pond Banks					1,259.98	0.00	17,096.35

Heritage Pines CDD
General Ledger
As of July 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
539.490 · Contingencies							2,840.59
Bill	07/10/2024	070124-1	HERITAGE PINES COMMUNITY ASSOCIATION...	COST TO INSPECT & CLEAN THE INTAK...	1,605.00		4,445.59
Bill	07/10/2024	070124-2	HERITAGE PINES COMMUNITY ASSOCIATION...	PARTS & LABOR TO FIX TORO 4000 MO...	291.73		4,737.32
Total 539.490 · Contingencies					1,896.73	0.00	4,737.32
539.495 · Capital Outlay							44,422.66
Total 539.495 · Capital Outlay							44,422.66
Total 539.000 · Field Maintenance					18,453.00	0.00	221,350.49
TOTAL					**50,540.76**	**50,540.76**	**0.00**

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
JULY 2024

Heritage Pines CDD
CHECK REGISTER
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	**CBI**	**07/11/2024**	**WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE**	**101.002 · Suntrust Checking-5304 - NEW**		**-1,940.29**
Bill	1306910 070824	07/10/2024		539.430 · Street Lighting	-1,482.29	1,482.29
Bill	2041547 070324	07/10/2024		539.430 · Street Lighting	-458.00	458.00
TOTAL					-1,940.29	1,940.29
Check	**DD**	**07/26/2024**	**KATHLEEN LONERGAN**	**101.002 · Suntrust Checking-5304 - NEW**		**-184.70**
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	**DD**	**07/26/2024**	**MICHAEL V. WALSH**	**101.002 · Suntrust Checking-5304 - NEW**		**-184.70**
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	**DD**	**07/26/2024**	**ARTHUR RHODES**	**101.002 · Suntrust Checking-5304 - NEW**		**-184.70**
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	**DD**	**07/26/2024**	**CAROL VAUGHAN**	**101.002 · Suntrust Checking-5304 - NEW**		**-184.70**
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	**DD**	**07/26/2024**	**JANICE M. BENEDETTI**	**101.002 · Suntrust Checking-5304 - NEW**		**-184.70**
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	**10082**	**07/11/2024**	**A-Z TREE SERVICE LLC**	**101.002 · Suntrust Checking-5304 - NEW**		**-700.00**
Bill	070524	07/10/2024		539.341 · Dry Retention Pond Refurbish	-700.00	700.00
TOTAL					-700.00	700.00
Bill Pmt -Check	**10083**	**07/11/2024**	**CARR, RIGGS & INGRAM, LLC**	**101.002 · Suntrust Checking-5304 - NEW**		**-1,500.00**
Bill	17985583	07/10/2024		513.320 · Audit	-1,500.00	1,500.00
TOTAL					-1,500.00	1,500.00
Bill Pmt -Check	**10084**	**07/11/2024**	**FEDEX**	**101.002 · Suntrust Checking-5304 - NEW**		**-140.35**

Heritage Pines CDD
CHECK REGISTER
July 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	8-534-21160	07/10/2024		519.410 · Postage	-121.83	121.83
Bill	8-540-71784	07/10/2024		519.410 · Postage	-8.52	8.52
Bill	8-547-69136	07/10/2024		519.410 · Postage	-10.00	10.00
TOTAL					-140.35	140.35
Bill Pmt -Check	**10085**	**07/11/2024**	**HERITAGE PINES COMMUNITY ASSOCIATION,INC**	**101.002 · Suntrust Checking-5304 - NEW**		**-14,226.71**
Bill	062524	07/10/2024		539.431 · Irrigation of Pond Banks	-1,259.98	1,259.98
Bill	063024EU	07/10/2024		539.340 · Retention Pond Mowing/Weed Cont	-11,070.00	11,070.00
Bill	070124-1	07/10/2024		539.490 · Contingencies	-1,605.00	1,605.00
Bill	070124-2	07/10/2024		539.490 · Contingencies	-291.73	291.73
TOTAL					-14,226.71	14,226.71
Bill Pmt -Check	**10086**	**07/11/2024**	**SOLITUDE LAKE MANAGEMENT**	**101.002 · Suntrust Checking-5304 - NEW**		**-1,586.00**
Bill	PSI-086941	07/10/2024		539.311 · Aquatic Weed Control	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
Bill Pmt -Check	**10087**	**07/11/2024**	**STRALEY ROBIN VERICKER**	**101.002 · Suntrust Checking-5304 - NEW**		**-673.55**
Bill	24769	07/10/2024		514.310 · Legal Fees	-673.55	673.55
TOTAL					-673.55	673.55
Bill Pmt -Check	**10088**	**07/11/2024**	**STROUD ENGINEERING CONSULTANTS**	**101.002 · Suntrust Checking-5304 - NEW**		**-340.20**
Bill	HPC1202-21-07	07/10/2024		519.320 · Engineering	-340.20	340.20
TOTAL					-340.20	340.20
Bill Pmt -Check	**10089**	**07/11/2024**	**WRATHELL, HUNT & ASSOCIATES. LLC**	**101.002 · Suntrust Checking-5304 - NEW**		**-3,558.32**
Bill	2023-3741	07/10/2024		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
TOTAL					-3,558.32	3,558.32

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES

INVOICE

7/5/2024

352-345-3050

	Customer	Site Address	Notes
	Heritage Pines CDD 9220 Bonita Beach Rd Bonita Springs FL 34135	Paleo Park	**Contact Tim**

Qty	Description	Unit Price	Line Total
	Remove small trees and bushed blocking view from the benches at Paleo Park		
		Total	**$ 700.**

Make all checks payable to:
A-Z Tree Service LLC
9901 Ideal Ln
Hudson FL 34667
Thank you for your business!

Archana Gujja

From:	Chuck Adams
Sent:	Monday, July 8, 2024 9:12 AM
To:	HeritagePinesCDD
Subject:	Fwd: HPCDD / A-Z Invoice
Attachments:	A-Z.HPCDD.7.5.24.docx

Dry retention area refurbishment

Chesley 'Chuck' Adams Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

(239) 464-7114 (c)

From: Tim Gatz <tim.gatz@heritagepines.net>
Sent: Sunday, July 7, 2024 10:01:04 AM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: HPCDD / A-Z Invoice

Chuck –

Please see the attached invoice for tree trimming at Paleo Park.

Thanks.

Tim Gatz
Director of Grounds Maintenance
Heritage Pines Community Association
352-398-5876
tim.gatz@heritagepines.net

500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141
Federal ID 72-1396621

Heritage Pines CDD
Email Invoice to Nicole
HeritagePinesCDD@DistrictAP.com

Invoice No. *17985583 (include on check)*
Date *06/25/2024*
Client No. *20-03195.000*

Professional services rendered as follows:

Final billing on audit of financial statements
as of September 30, 2023.

	$	7,750.00
Progress Applied		(6,250.00)
Current Amount Due	$	1,500.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Invoice payable upon receipt. Please include invoice number with payment.
To pay by ACH or credit card, please visit https://cricpa.com/client-resources/ or scan QR code below.
Credit card payments are subject to a 3.5% surcharge.
Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under state law.

Invoice Number	Invoice Date	Account Number
8-534-21160	Jun 17, 2024	XXXX-X241-6

FedEx Tax ID: 71-0427007

Billing Address:
HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:
FRAUD--HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	$121.83
TOTAL THIS INVOICE	**USD**	**$121.83**

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

FedEx

Invoice Number	Invoice Date	Account Number
8-534-21160	Jun 17, 2024	XXXX-X241-6

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	8	9.0	67.69	54.14			121.83
Total FedEx Express	**8**	**9.0**	**$67.69**	**$54.14**			**$121.83**

TOTAL THIS INVOICE **USD** **$121.83**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849841833	Brendha Silva	Mr.Kurt D. Heath, P.E.	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	Stroud Engineering Consultants	
Package Type	FedEx Pak		ODESSA FL 33556 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 14, 2024 09:42	Transportation Charge		8.44
Svc Area	A2	Fuel Surcharge		1.00
Signed by	see above	Residential Delivery		5.80
FedEx Use	000000000/364522/02	**Total Charge**	**USD**	**$15.24**

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849841936	Brendha Silva	Janice Benedetti	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Package Type	FedEx Pak			
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 14, 2024 10:48	Transportation Charge		8.44
Svc Area	A3	Fuel Surcharge		1.00
Signed by	see above	Residential Delivery		5.80
FedEx Use	000000000/364522/02	**Total Charge**	**USD**	**$15.24**

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849842196	Brendha Silva	Arthur Rhodes	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	Heritage Pines CDD	
Package Type	FedEx Pak		HUDSON FL 34667 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 14, 2024 10:40	Transportation Charge		8.44
Svc Area	A3	Fuel Surcharge		1.00
Signed by	A.RTHUR	Residential Delivery		5.80
FedEx Use	000000000/364522/_	**Total Charge**	**USD**	**$15.24**

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849842450	Brendha Silva	MICHAEL WALSH	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Package Type	FedEx Pak			
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 14, 2024 10:41	Transportation Charge		8.44
Svc Area	A3	Fuel Surcharge		1.00
Signed by	see above	Residential Delivery		5.80
FedEx Use	000000000/364522/02	**Total Charge**	**USD**	**$15.24**

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849842586	Brendha Silva	Kathleen Lonergan	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Package Type	FedEx Pak			
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 14, 2024 10:50	Transportation Charge		8.44
Svc Area	A3	Fuel Surcharge		1.00
Signed by	see above	Residential Delivery		5.80
FedEx Use	000000000/364522/02	**Total Charge**	**USD**	**$15.24**

FedEx

Invoice Number	Invoice Date	Account Number
8-534-21160	Jun 17, 2024	XXXX-X241-6

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849842612	Brendha Silva	Kim Norton	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	Heritage Pines Country Club	
Package Type	FedEx Pak		HUDSON FL 34667 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 14, 2024 10:46			
Svc Area	A3	Transportation Charge		8.44
Signed by	M.ARLENE	Fuel Surcharge		0.59
FedEx Use	000000000/364522/_	**Total Charge**	**USD**	**$9.03**

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849842656	Brendha Silva	Carol E. Vaughan	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Package Type	FedEx Pak			
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jun 14, 2024 10:28	Transportation Charge		8.44
Svc Area	A3	Fuel Surcharge		1.00
Signed by	see above	Residential Delivery		5.80
FedEx Use	000000000/364522/02	**Total Charge**	**USD**	**$15.24**

Ship Date: Jun 13, 2024 **Cust. Ref.:** HERITAGE PINES CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776849941137	Brendha Silva	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	NORTH FORT MYERS FL 33917 US	
Package Type	FedEx Box			
Zone	02			
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		8.61
Delivered	Jun 14, 2024 11:03	Fuel Surcharge		1.40
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/364552/02	**Total Charge**	**USD**	**$21.36**

Third Party Subtotal	**USD**	**$121.83**
Total FedEx Express	**USD**	**$121.83**

Invoice Number	Invoice Date	Account Number
8-540-71784	Jun 24, 2024	XXXX-X241-6

FedEx Tax ID: 71-0427007

Billing Address:
HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:
FRAUD--HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	$8.52
TOTAL THIS INVOICE	**USD**	**$8.52**

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

FedEx

Invoice Number	Invoice Date	Account Number
8-540-71784	Jun 24, 2024	XXXX-X241-6

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	1.0	7.96	0.56			8.52
Total FedEx Express	**1**	**1.0**	**$7.96**	**$0.56**			**$8.52**

TOTAL THIS INVOICE **USD** **$8.52**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 20, 2024 **Cust. Ref.:** Heritage Pines Mtg File **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.50% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code

Automation	INET	**Sender**	**Recipient**
Tracking ID	776868768935	cleo adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	FedEx Pak	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 21, 2024 09:48		

Svc Area	A1	Transportation Charge		7.96
Signed by	M.TAPPA	Fuel Surcharge		0.56
FedEx Use	000000000/176109/_	**Total Charge**	**USD**	**$8.52**

Third Party Subtotal **USD** **$8.52**

Total FedEx Express **USD** **$8.52**

Invoice Number	Invoice Date	Account Number
8-547-69136	Jul 01, 2024	XXXX-X241-6

FedEx Tax ID: 71-0427007

Billing Address:
HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:
FRAUD--HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	$10.00
TOTAL THIS INVOICE	**USD**	**$10.00**

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Important Service Message:
To help protect against unauthorized access, we recommend using strong, unique passwords for your FedEx account.

Detailed descriptions of surcharges can be located at fedex.com

FedEx

Invoice Number	Invoice Date	Account Number
8-547-69136	Jul 01, 2024	XXXX-X241-6

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		9.35	0.65			10.00
Total FedEx Express	**1**		**$9.35**	**$0.65**			**$10.00**

TOTAL THIS INVOICE **USD** **$10.00**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 24, 2024 **Cust. Ref.:** FY2023 Heritage Pines Au **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.50% to this shipment.
Distance Based Pricing, Zone 4

Automation	INET	**Sender**	**Recipient**	
Tracking ID	776992498915	Rhalina Fleming	Auditor General	
Service Type	FedEx Standard Overnight	WHA	Local Government Audits/251	
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	TALLAHASSEE FL 32399 US	
Zone	04			
Packages	1			
Rated Weight	N/A			
Delivered	Jun 25, 2024 10:07			
Svc Area	A2	Transportation Charge		9.35
Signed by	C.HOLLOMAN	Fuel Surcharge		0.65
FedEx Use	000000000/65043/_	**Total Charge**	**USD**	**$10.00**

Third Party Subtotal **USD** **$10.00**

Total FedEx Express **USD** **$10.00**

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: **18801 GRAND CLUB DR**
Bill Number: 20613575
Billing Date: 6/25/2024
Billing Period: 5/6/2024 to 6/5/2024

Account #	Customer #
0010470	01016692

Please use the 15-digit number below when making a payment through your

001047001016692

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2023.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13349042	5/6/2024	341114	6/5/2024	352956	30	11842

Usage History

	Water
June 2024	11842
May 2024	21662
April 2024	16467
March 2024	14023
February 2024	12290
January 2024	12038
December 2023	17297
November 2023	30072
October 2023	24989
September 2023	19668
August 2023	19859
July 2023	21165

Transactions

Previous Bill		8,231.56
Payment 06/14/24		-8,231.56 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	11,842 Thousand Gals X $0.38	4,499.96
Total Current Transactions		4,499.96
TOTAL BALANCE DUE		**$4,499.96**

$4,499.96 X 28% = $1,259.98

Annual Water Quality Report: The 2023 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0010470
Customer #	01016692
Balance Forward	0.00
Current Transactions	4,499.96
Total Balance Due	**$4,499.96**
Due Date	**7/12/2024**

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 07/12/2024.

HERITAGE PINES COMMUNITY ASSOCIATION
11524 Scenic Hills BOULEVARD
HUDSON FL 346675601

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: July 1, 2024

To: Heritage Pines CDD

Attn: Chuck Adams

Below is the invoice for services performed per contract for June 2024 and the total amount payable to HPCA.

Service Agreement

Monthly Fee $11,070.00

Total

Thank you

Herb Hurley, GM

Heritage Pines Community Assoc.

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: July 1, 2024

To: Heritage Pines CDD

Attn: Chuck Adams

Below is the cost to inspect and clean the intake for the water feature on Hole #7 due to algae issues.

Invoice #IN004773	$1,605.00
Total	$1,605.00

Thank you

Herb Hurley, GM

Heritage Pines Community Assoc.

Invoice

Reference No.:	**IN004773**
Date:	26-Apr-2024
Due Date:	26-May-2024
Customer ID:	HERIPINESC
Sales Person:	0

ProPump and Controls, Inc.
610 Old Mount Eden Rd
Shelbyville, KY, 40065-8314
Phone: (502)633-0677 ext

BILL TO:

Heritages Pines Community Association
11524 Scenic Hills Blvd
Hudson FL 34667-5601
United States of America

SHIP TO:

Heritage Pines Country Club
11524 Scenic Hills Blvd
Hudson FL 34667-5601
United States of America

CUSTOMER REF. NUMBER	**TERMS**	**CONTACT**
	Net 30 Days	

SCOPE OF WORK:

4/26/24 Service call on the Irrigation Pump Station at Heritage Pines CC : Technician Randy and Henry arrived at site, they previously let Tim know they were on their way. The box screen is not straight out anymore and and is lifted. Cleaned some grass from sides and top . Informed Tim of what we did and found, will need to have a company excavate and push pipe back down. Labor includes some travel time.

ITEM	**PRICE**
LABOR: Technician Labor – Dive Inspection	1,500.00

REMIT TO: PROPUMP & CONTROLS, INC.,610 Old Mount Eden Road, Shelbyville, Ky 40065

Sales Total:	1,500.00
Tax Total:	105.00
Total (USD):	**1,605.00**

***Late Fees of 1.5% will be charged per month on all accounts that are past due

Please note that all invoices paid by Credit Card are subject to a 2.8% convenience fee without prior agreement.

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: July 1, 2024

To: Heritage Pines CDD

Attn: Chuck Adams

Below is the cost of the parts and the labor to fix the CDD Toro 4000 mower in June. I have also attached the invoices for the parts for your records.

Invoice #41210334	Misc Parts	$231.73
Labor to Install & Fix	2 Hours @ $30 per Hour	$60.00
Total		$291.73

Thank you

Herb Hurley, GM

Heritage Pines Community Assoc.

CDD Irrigation/Equipment Expense June 2024

Mowing Equipment	**Quantity**	**Price**		**Total**
Toro 4000				
Safety check	1			
Repair Work	1	$231.73		$231.73
Repair Work				
Z Mower				
Safety check	1			
Repair Work				
			Total	$231.73
Irrigation				
Rotors	6	$19		$114
Golf Drives	1	$160		$160.00
Fittings	3	$5		$15.00
Valve	0	$80		$0.00
			Total	$289.00

	Hrs.	May	June	Hrs. Run
4000 Mower		3402.7	3477	74.3
Z-Mower		2142.3	2148.5	6.2
Ventrac		138.3	174.5	36.2

WESCO TURF INC. + Hector Est. 1937

Wesco Turf, Inc.
2101 Cantu Court
Sarasota, FL 34232-6240
(941) 377-6777

Invoice# 41210334
Location# 02
Date 06/21/24
Page 1 OF 1

** Invoice **

204007
HERITAGE PINES COMMUNITY ASSOC.
ATTN:ACCOUNTS PAYABLE
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

Ship To:
HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

42*4

CustP/O:Scott
Ord-Date:06/20/24
Billed-Date:06/20/24

Reps :308 /
W/B:Web Interface User
Ship-Via:UPS GROUND

Terms:Net 30 Days
Order# :21461008

Shipment Tracking Reference : 1Z3436820367966081

Product	Description	Open	Ship'd	B/O	Price U/M	Extension
110-6129	IDLER ARM ASM **PP	1	1	0	91.510 EA	91.51
108-8076	V-BELT, DECK **PP	1	1	0	28.170 EA	28.17
32120-72	RING-SNAP **RLC **PP	6	0	6	0.580 EA	0.00
132-9421	PULLEY-IDLER, FLAT **PP	2	2	0	36.840 EA	73.68

Mdse Total	Handling	Misc Chg	Tax	Freight	Dep-amt	Dep-Appld	Invoice Total
193.36	2.50	0.00	13.53	22.34	0.00	0.00	231.73

INVOICE

Page: 1

Please Remit Payment to:
Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI086941
Invoice Date: 7/1/2024

Bill
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship Via
Ship Date 7/1/2024
Due Date 8/15/2024
Terms Net 45

Customer ID H2224
P.O. Number
P.O. Date 7/1/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2024 - 7/31/2024 Heritage Pines Cdd LAKE ALL		1	1	1,586.00	1,586.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,586.00

Subtotal:	**1,586.00**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**1,586.00**

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Heritage Pines Community Development District
c/o Wrathell Hunt & Associates
9220 Bonita Beach Rd., Suite 214
Bonita Springs, FL 34135

June 18, 2024
Client: 001044
Matter: 000001
Invoice #: 24769

RE: CDD - General Matters

For Professional Services Rendered Through May 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
5/20/2024	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2024-2025; PREPARE DRAFT MAILED NOTICE LETTER FOR INCREASE IN BUDGET AND PUBLICATION ADS FOR PUBLIC HEARING.	1.8	$315.00
5/29/2024	WAS	REVIEW MAILED NOTICE LETTER AND TWO NEWSPAPER ADVERTISEMENTS FOR BUDGET INCREASE.	1.0	$305.00
5/31/2024	LB	REVISE AND FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	$52.50
		Total Professional Services	3.1	$672.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/31/2024	Photocopies	$1.05
	Total Disbursements	$1.05

Total Services	$672.50	
Total Disbursements	$1.05	
Total Current Charges		$673.55
Previous Balance		$122.00
PAY THIS AMOUNT		**$795.55**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24615	May 17, 2024	$122.00	$0.00	$0.00	$0.00	$795.55
				Total Remaining Balance Due		**$795.55**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$673.55	$122.00	$0.00	$0.00

STROUD
Engineering Consultants

Transmittal Letter

10503 Cyndee Ln.
Odessa, Florida 33556
Office/Cell: (813) 706-1964
Kurt@StroudEngineering.com

July 2, 2024

To:
Heritage Pines CDD
Attn: Mr. Chuck Adams
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Attention: Mr. Chuck Adams

Re: Current Invoice (Heritage Pines CDD – Misc. Engineering Services FY 24)

Job Number: HPC 12-02-21

We are sending you

- ☒ Attached
- ☐ Under Separate Cover the following:
- ☐ Shop Drawings
- ☐ Copy of Letter
- ☐ Report
- ☐ Prints
- ☐ Change Order
- ☐ Reproducible
- ☐ Plans
- ☐ Samples
- ☐ Specification
- ☐ Other:

Copies	Date	Description
1	7-02-24	Consultant Invoice (Period of 5/1/24 to 6/30/24)

These are transmitted as checked below

- ☒ For Approval
- ☐ For Your Use
- ☐ As Requested
- ☐ For Review and Comment
- ☐ For Your Information
- ☐ For Your File

Comments:

Chuck,
Attached is the current invoice for requested services through June 30, 2024, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.

Copy to:

File

Kurt D. Heath, P.E.

Stroud Engineering Consultants

10503 Cyndee Ln.
Odessa, Florida 33556
813-760-1964

INVOICE #HPC1202-21-07
Date: July 2, 2024

INVOICE

TO:
Heritage Pines CDD
Attn: Chuck Adams
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

FOR:
Heritage Pines CDD
Work Task No. 21 - Misc. Engineering Services (FY 2024)
(Period of 5/1/24 through 6/30/24)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	$340.20	$340.20

Total Completed to Date	**$340.20**
Total Previously Invoiced	**$0.00**
Total Due This Invoice (Net 30)	**$340.20**

Kurt D. Heath, PE
Stroud Engineering Consultants, Inc.

INVOICE BREAKDOWN

(Period of 5/1/24 through 6/30/24)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Coordinated with Bryan F. to obtain quote for vegetation cleanup around perimeter of NWRA 33	6/12	1.0	$ 75.00	$ 75.00
Attended CDD Board Mtg. and performed site visit to evaluate concrete curb damage reported by residents	6/18	3.0	$ 75.00	$ 225.00
Coordinated with Charles L. to obtain quote for storm inlet repair on Scenic Hills Blvd.	6/19	1.0	$ 75.00	$ 75.00
Labor Total				**$ 300.00**
Expenses Description				
Mileage (@ 1 site visit)				60
Mileage Rate				$ 0.670
Expenses Total				**$ 40.20**
Total Billing Period Cost for Task 1				**$ 340.20**

Wrathell, Hunt & Associates, LLC
2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
7/1/2024	2023-3741

Bill To:
Heritage Pines CDD PO Box 810036 Boca Raton, FL 33481

Description	Amount
Management	2,704.16
Assessment Services	600.83
Telephone	12.50
Rentals & Leases	155.00
Printing & Binding	85.83

Building client relationships one step at a time ...

Total $3,558.32

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number	**1306910**	Cycle	04
Meter Number			
Customer Number	10183439		
Customer Name	HERITAGE PINES COM DEV		

Bill Date	07/08/2024
Amount Due	1,482.29
Current Charges Due	07/29/2024

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Period	Days	Average kWh Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		1,482.29
Payment	1,482.29CR	
Balance Forward		0.00
Light Energy Charge	146.42	
Light Support Charge	106.54	
Light Maintenance Charge	230.78	
Light Fixture Charge	275.62	
Light Fuel Adj 5,220 KWH @ 0.03800	198.36	
Poles(QTY 103)	513.00	
FL Gross Receipts Tax	11.57	
Total Current Charges		1,482.29
Total Due Please Pay		1,482.29

1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Lights/Poles	Type/Qty		Type/Qty		Type/Qty		Type/Qty		Type/Qty	
	105	78	205	17	305	6	455	3	960	9
	150	3	270	4	360	1	910	94		

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/08/2024

Use above space for address change ONLY.

District: BP04

1306910 **BP04**
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**07/29/2024**
TOTAL CHARGES DUE	**1,482.29**
Total Charges Due After Due Date	**1,504.52**

000130691000014822900015045202

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2041547**	Cycle 02
Meter Number	
Customer Number 10183439	
Customer Name HERITAGE PINES COM DEV	

Bill Date	**07/03/2024**
Amount Due	**458.00**
Current Charges Due	**07/25/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

From Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Period	Days	Average kWh Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than $5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance		458.00
Payment	458.00CR	
Balance Forward		0.00
Light Energy Charge	6.01	
Light Support Charge	10.65	
Light Maintenance Charge	140.59	
Light Fixture Charge	173.50	
Light Fuel Adj 547 KWH @ 0.03800	20.79	
Poles(QTY 29)	105.50	
FL Gross Receipts Tax	0.96	
Total Current Charges		458.00
Total Due Please Pay		458.00

1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 4	210 25	910 4	935 25

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/03/2024

Use above space for address change ONLY.

District: BP02

2041547 **BP02**
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	**07/25/2024**
TOTAL CHARGES DUE	**458.00**
Total Charges Due After Due Date	**464.87**

0002041547000045800000004648707

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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	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
Alan Jowers (via telephone)	Carr, Riggs & Ingram
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]**

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. Hurley 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.

Mr. 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

Asked when the invasive trees will be removed from NWRA 33, Mr. Hurley stated that he will check and find out.

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

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

TO DO
ACTION
ITEMS

HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	Mr. Adams: Send copies of engagement letters & other CDD communications to BOS. **12.01.20** Mr. Adams: Email bank statements for months between reg mtgs. **06.21.22/12.06.22** Mr. Adams: Email Reconciliation Reports to Board monthly.	ONGOING	
2	06.09.20	Mr. Gatz: Inspect/address plant beds & overgrowth at east & west EDRA areas, before mulching. **Revised 09.08.20** Ponds 15A & 15B: Inspect sparse plant bed. **Revised 12.01.20** Mr. Gatz: Install plants instead of sod near Pond 15A, add sod to ease erosion. **Revised 04.19.22** Mr. Gatz: Submit proposal to install sod at EDRA #21 & Pond 15A.	ONGOING	
3	07.14.20	SOLitude: Send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath: Survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	HP: Have pipes at Hole #17 at NWRA #38 & EDRA #47 cleaned out & inspect entire community. **07.20.21** Monitor areas, prep list to address in April or May dry seasons and obtain proposals.	ONGOING	
6	06.29.21	Staff: Spray Paleo Park twice a month & mulch as needed. **07.19.22** Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: ➢ Mulch installation. ➢ Raking leaves. ➢ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.) ➢ Removal of dead branches and debris ➢ Mowing of certain small areas ➢ Spraying weeds	ONGOING	
7	09.21.21	Mr. Gatz: Get sod proposal EDRA #58. **09.21.21** Added back follow-up: Replace sod by maintenance shed. **12.06.22** Mr. Gatz: Order extra sod to recently approved proposal.	ONGOING	
8	09.21.21	Mr. Heath: Inspect & monitor 18445 Fairway Green Dr for EDRA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
9	10.17.23	Mr. Adams: Going forward, copy Board on all issues addressed; remind Board not to copy other Board Members if they need to respond.	ONGOING	
10	12.05.23	Mr. Gatz: Have sign by village entrance repaired. Sign at Paleo Park entrance re: paint artifacts and the bench to be painted. Staff member walkthrough to address fallen branches, etc., weekly.	ONGOING	

HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
11	12.05.23	Mr. Gatz: Have debris at EDRA #10 behind Woodfield Village, picked up every other day.	ONGOING	
12	04.16.24	Mr. Heath: Address erosion at home on Eagle Bend. Area was inspected cause of erosion unclear. $12,000 bid received; given high cost, addressing the issue in-house is advised.	ONGOING	
13	06.18.24	Mr. Heath: Inspect area on Wayside Willow Court and broken inlet box top exiting Community Center west parking lot.	ONGOING	
14	06.18.24	HP Staff: Obtain quotes and have area(s) without "Miami" curbs addressed.	ONGOING	
15	07.16.24	Mr. Adams: Email bank statements to Mr. Rhodes and ensure he is on distribution list.	ONGOING	
16	07.16.24	Mr. Hurley: Check with Brian when the invasive trees will be removed from NWRA #33	ONGOING	

HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.06.22	Mr. Adams: Ask SOLitude how they access EWRA 33 and email information to the Board.	COMPLETED	06.20.23
2	04.18.23	District Counsel: Update Landscape Maintenance Agreement to include changes discussed. Email updated redline version to Mr. Hurley ASAP. Coordinate with HPCA Counsel to revise/update/finalize.	COMPLETED	06.20.23
3	04.18.23	Mr. Adams: Adjust proposed FY2024 budget line items and amounts, as necessary to move mulch to another category & keep assessments unchanged year-over-year.	COMPLETED	06.20.23
4	06.20.23	Per Ms. Lonergan: Staff to replace the grate at Hole #15. **09.19.23** Per Mr. Adams: the grate has been delivered and it has not yet been installed.	COMPLETED	10.17.23
5	09.19.23	Mr. Heath: Lupton's Construction Services, LLC, Proposal #2023-6 for curb inlet repair, in the amount of $800, was approved.	COMPLETED	10.17.23
6	09.19.23	Mr. Gatz: Send estimates & info regarding possible mowing equipment purchase to Mr. Adams.	COMPLETED	10.17.23
7	04.18.23	District Engineer: Review NWRA 38 area. Determine if dry and if anything can be removed.	COMPLETED	12.05.23
8	09.19.23	Mr. Heath: Inspect rear wall by tennis courts #1 & #2, where drain is causing erosion.	COMPLETED	12.05.23
9	09.19.23	Mr. Heath: Inspect two tall pine trees in WRA #33 as they are leaning near homes.	COMPLETED	12.05.23
10	09.19.23	Mr. Gatz: Ask A to Z to remove a fallen tree between #16 and #17.	COMPLETED	12.05.23
11	09.19.23	Mr. Gatz: A to Z proposal to reduce foliage back 10' and remove Brazilian pepper trees for approximately $5,000. Proposal submitted, not yet approved.	COMPLETED	12.05.23
12	10.17.23	Mr. Heath: inspect dead vegetation in drier portions NWRA 38 to see if any additional vegetation can be removed. Consult local biologist to ensure compliance with permit if necessary.	COMPLETED	12.05.23
13	10.17.23	Mr. Heath: Inspect rusting grate frame at Pond 15A, provide photos and recommendation.	COMPLETED	12.05.23
14	10.17.23	Mr. Gatz: New mowing equipment purchased; delivery anticipated in April 2024.	COMPLETED	02.20.24
15	12.05.23	Mr. Heath: Get estimate for gap on top of the structure overflow grate Pond 15A, by Paleo Park.	COMPLETED	02.20.24

HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
16	12.05.23	Mr. Adams: invest CDD funds utilizing the Bank United ICS Money Market investment option.	COMPLETED	02.20.24
17	02.20.24	Mr. Heath: Inspect NWRA #47 at #18 where that area is a reserve area with white stakes contains four dead trees, to see if the trees can be removed.	COMPLETED	04.16.24
18	02.20.24	Mr. Heath: Request a price to survey and re-stake the area of NWRA #33 where vegetation was reported to be overgrown.	COMPLETED	04.16.24
19	02.20.24	Mr. Adams: Request that Audit be presented for consideration at the April meeting.	COMPLETED	04.16.24
20	04.16.24	Staff: Coordinate Torrey Pines Court cul-de-sac repair for $450; it was completed amount immediately after the April 16, 2024.	COMPLETED	06.18.24
21	06.29.21	Mr. Gatz: Have pipe at Hole #18 behind the T-box unclogged, possibly charge for time to remove it all and get Mr. Heath involved, if needed.	COMPLETED	06.18.24
22	04.16.24	Mr. Hurley: Revise HPCA Landscape Maintenance Proposal and Agreement.	COMPLETED	06.18.24
23	09.21.21	Mr. Heath: Inspect filled 11701 & 11705 Scenic Hills Blvd area once water level drops.	Completed	07.16.24
24	06.21.22	Mr. Gatz: Inspect landscaping & erosion to determine best approach to “snake pit” lake & two islands. **07.19.22** Per Ms. Lonergan: Compile identified items on a monthly list. Per Mr. Walsh, whether plants in area will be removed or sod installed, will be determined when area is inspected. Per Ms. Vaughan, resident complaints received wanting the grass cut.	Completed	07.16.24
25	06.21.22	Ms. Lonergan/Mr. Walsh: Participate in pipe inspection w Gatz & Heath during dry season.	Completed	07.16.24
26	04.16.24	Mr. Adams: Request a proposal for stocking tilapia.	Completed	07.16.24
27	04.16.24	Staff members: Remind employees to pick up any trash they observe in pond areas.	Completed	07.16.24
28	06.18.24	Mr. Gatz: Obtain proposals to remove some brush and trees in front of benches at Paleo Pond.	Completed	07.16.24
29	06.18.24	Mr. Adams: Present Annual Audit at future meeting.	Completed	07.16.24

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 15, 2024	**Regular Meeting**	**2:00 PM**
December 10, 2024*	**Regular Meeting**	**2:00 PM**
February 18, 2025	**Regular Meeting**	**2:00 PM**
April 15, 2025	**Regular Meeting**	**2:00 PM**
June 17, 2025	**Regular Meeting**	**2:00 PM**
July 15, 2025	**Public Hearing & Regular Meeting**	**2:00 PM**
September 16, 2025	**Regular Meeting**	**2:00 PM**

Exception(s)

**December Meeting is one week earlier to accommodate Christmas holiday*