HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

October 15, 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

October 8, 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 October 15, 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. Discussion: Counsel's Response to Questions Surrounding Proposed Coffee with the Candidates Event
5. Update: Operations Activities
6. Consideration of Premier Lakes, Inc. Proposal for Pond Algae Treatment *(under separate cover)*
7. Acceptance of Unaudited Financial Statements as of August 31, 2024
8. Approval of September 17, 2024 Regular Meeting Minutes
   - To Do Action Items List
9. 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: December 10, 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

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

11. Supervisors' Requests

12. 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

UNAUDITED FINANCIAL STATEMENTS

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

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

	Major Funds	Total
	General	Governmental Funds
ASSETS		
Cash - SunTrust - 5304	$ 393,225	$ 393,225
SBA		
Operating A	856	856
Reserve A	2,087	2,087
Utility deposit	14,717	14,717
Total assets	$ 410,885	$ 410,885
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	15,885	15,885
Total fund balance	410,885	410,885
Total liabilities and fund balance	$ 410,885	$ 410,885

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 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	17	-	1,085	1,000	109%
Total revenues	17	161,235	97,752	18	14,053	8,133	1,681	449	1,475	17	17	-	284,847	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	2,704	-	29,746	32,450	92%
Legal	-	-	92	214	-	-	31	710	122	673	91	-	1,932	1,000	193%
Engineering	-	-	339	414	605	490	677	-	8,584	340	868	-	12,319	5,000	246%
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	601	-	6,609	7,210	92%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	12	12	12	12	12	12	12	12	12	12	-	137	150	91%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	155	-	1,705	1,860	92%
Postage	-	132	124	18	-	134	-	135	-	140	135	-	818	1,000	82%
Printing & binding	86	86	86	86	86	86	86	86	86	86	86	-	944	1,030	92%
Legal advertising	156	-	-	-	-	-	-	-	125	-	223	-	503	350	144%
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	117	-	960	1,000	96%
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	4,992	-	124,313	79,777	156%
Operations and maintenance															
Electricity - street lighting	-	1,952	1,952	1,952	1,952	1,952	1,940	1,940	1,940	1,940	1,945	-	19,467	22,500	87%
Retention pond mowing/weed control	-	10,750	10,750	10,750	10,750	10,750	10,750	10,750	11,070	11,070	11,070	-	108,460	129,000	84%
Irrigation water	-	2,659	3,200	1,840	1,281	1,308	1,492	1,752	2,305	1,260	3,403	-	20,499	15,000	137%
Contingencies	-	-	-	-	-	307	-	1,484	1,050	1,897	958	-	5,695	1,000	570%
Aquatic weed control	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	1,586	2,961	-	18,821	20,000	94%
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	20,337	-	197,264	223,500	88%
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	25,329	-	327,397	309,314	106%
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)	(25,312)	-	(42,550)	(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	410,885	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	15,885	15,885	15,885	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	$ 410,885	$ 410,885	$ 410,885	$ 458,882	

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
AUGUST 2024

Heritage Pines CDD
General Ledger
As of August 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.002 · Suntrust Checking-5304 - NEW							418,549.67
General Journal	08/12/2024	3086		Accounts Payable 08/12/2024		25,212.27	393,337.40
General Journal	08/21/2024	3100		ACCOUNT ANALYSIS FEE		116.37	393,221.03
General Journal	08/31/2024	3099		INTEREST INCOME	3.49		393,224.52
Total 101.002 · Suntrust Checking-5304 - NEW					3.49	25,328.64	393,224.52
151.000 · Investments							2,930.03
151.001 · SBA-Operating A Account							852.39
General Journal	08/31/2024	3099		INTEREST INCOME	3.96		856.35
Total 151.001 · SBA-Operating A Account					3.96	0.00	856.35
151.101 · SBA - Reserve A Account							2,077.64
General Journal	08/31/2024	3099		INTEREST INCOME	9.68		2,087.32
Total 151.101 · SBA - Reserve A Account					9.68	0.00	2,087.32
Total 151.000 · Investments					13.64	0.00	2,943.67
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	08/12/2024	3085		Accounts Payable 08/12/2024		25,212.27	-25,212.27
General Journal	08/12/2024	3086		Accounts Payable 08/12/2024	25,212.27		0.00
Total 202.000 · Accounts Payable - Year End					25,212.27	25,212.27	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							-175.08
361.100 · Interest Income - Surplus Acct							-175.08
General Journal	08/31/2024	3099		INTEREST INCOME		9.68	-184.76
General Journal	08/31/2024	3099		INTEREST INCOME		3.96	-188.72
General Journal	08/31/2024	3099		INTEREST INCOME		3.49	-192.21
Total 361.100 · Interest Income - Surplus Acct					0.00	17.13	-192.21
Total 361.000 · Interest Income					0.00	17.13	-192.21
363.100 · Assessment Levy							-283,762.40
Total 363.100 · Assessment Levy							-283,762.40
369.100 · Misc. Income							-892.91
511.000 · Legislative							6,538.00
511.110 · Supervisor's Fees							6,538.00
Total 511.110 · Supervisor's Fees							6,538.00
Total 511.000 · Legislative							6,538.00
512.000 · Executive							27,041.60

Heritage Pines CDD
General Ledger
As of August 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
512.311 · Management Fees							27,041.60
Bill	08/12/2024	2023-4082	WRATHELL, HUNT & ASSOCIATES. LLC	08/24 MGMT FEE	2,704.16		29,745.76
Total 512.311 · Management Fees					2,704.16	0.00	29,745.76
Total 512.000 · Executive					2,704.16	0.00	29,745.76
513.000 · Financial & Administrative							19,578.05
513.310 · Assessment Roll Preparation							6,008.30
Bill	08/12/2024	2023-4082	WRATHELL, HUNT & ASSOCIATES. LLC	08/24 MGMT FEE	600.83		6,609.13
Total 513.310 · Assessment Roll Preparation					600.83	0.00	6,609.13
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							7,750.00
Total 513.320 · Audit							7,750.00
Total 513.000 · Financial & Administrative					600.83	0.00	20,178.88
514.000 · Legal Counsel							1,840.55
514.310 · Legal Fees							1,840.55
Bill	08/12/2024	24990	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 06/30/2024	91.50		1,932.05
Total 514.310 · Legal Fees					91.50	0.00	1,932.05
Total 514.000 · Legal Counsel					91.50	0.00	1,932.05
519.000 · Other General Goverment							25,720.29
519.320 · Engineering							11,450.70
Bill	08/12/2024	HPC1202-21-08	STROUD ENGINEERING CONSULTANTS	07/24 ENG. FEES	867.90		12,318.60
Total 519.320 · Engineering					867.90	0.00	12,318.60
519.410 · Postage							682.77
Bill	08/12/2024	8-561-73989	FEDEX	8-561-73989	125.89		808.66
Bill	08/12/2024	8-567-47665	FEDEX	8-567-47665	9.13		817.79
Total 519.410 · Postage					135.02	0.00	817.79
519.411 · Telephone							125.00
Bill	08/12/2024	2023-4082	WRATHELL, HUNT & ASSOCIATES. LLC	08/24 MGMT FEE	12.50		137.50
Total 519.411 · Telephone					12.50	0.00	137.50
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							1,550.00
Bill	08/12/2024	2023-4082	WRATHELL, HUNT & ASSOCIATES. LLC	08/24 MGMT FEE	155.00		1,705.00
Total 519.440 · Rentals and Leases					155.00	0.00	1,705.00

Heritage Pines CDD
General Ledger
As of August 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
519.450 · Insurance							8,839.00
Total 519.450 · Insurance							8,839.00
519.470 · Printing and Binding							858.30
Bill	08/12/2024	2023-4082	WRATHELL, HUNT & ASSOCIATES. LLC	08/24 MGMT FEE	85.83		944.13
Total 519.470 · Printing and Binding					85.83	0.00	944.13
519.480 · Legal Advertising							280.50
Bill	08/12/2024	0000349202	TAMPA BAY TIMES	NOTICE OF PUBLIC HEARING - 06/26/202...	222.80		503.30
Total 519.480 · Legal Advertising					222.80	0.00	503.30
519.490 · Contingencies							844.03
General Journal	08/21/2024	3100		ACCOUNT ANALYSIS FEE	116.37		960.40
Total 519.490 · Contingencies					116.37	0.00	960.40
519.540 · Annual District Filing Fee							175.00
Total 519.540 · Annual District Filing Fee							175.00
Total 519.000 · Other General Goverment					1,595.42	0.00	27,315.71
539.000 · Field Maintenance							221,350.49
539.311 · Aquatic Weed Control							15,860.00
Bill	08/12/2024	PSI-100864	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,375.00		17,235.00
Bill	08/12/2024	PSI-095640	SOLITUDE LAKE MANAGEMENT	08/24 AQUATIC WEED CONTROL	1,586.00		18,821.00
Total 539.311 · Aquatic Weed Control					2,961.00	0.00	18,821.00
539.340 · Retention Pond Mowing/Weed Cont							97,390.00
Bill	08/12/2024	073124EU	HERITAGE PINES COMMUNITY ASSOCIATION...	07/24 EQUIPMENT USE	11,070.00		108,460.00
Total 539.340 · Retention Pond Mowing/Weed Cont					11,070.00	0.00	108,460.00
539.341 · Dry Retention Pond Refurbish							24,322.45
Total 539.341 · Dry Retention Pond Refurbish							24,322.45
539.430 · Street Lighting							17,521.71
Bill	08/12/2024	1306910 080724	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 08/07/2024	1,487.37		19,009.08
Bill	08/12/2024	2041547 080524	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 08/05/2024	458.00		19,467.08
Total 539.430 · Street Lighting					1,945.37	0.00	19,467.08
539.431 · Irrigation of Pond Banks							17,096.35
Bill	08/12/2024	072424	HERITAGE PINES COMMUNITY ASSOCIATION...	07/24 RECLAIMED WATER	2,052.78		19,149.13
Bill	08/12/2024	073124EU	HERITAGE PINES COMMUNITY ASSOCIATION...	07/24 EQUIPMENT USE	1,350.00		20,499.13
Total 539.431 · Irrigation of Pond Banks					3,402.78	0.00	20,499.13
539.490 · Contingencies							4,737.32
Bill	08/12/2024	080424	HERITAGE PINES COMMUNITY ASSOCIATION...	PARTS & LABOR TO FIX TORO 4000 MO...	957.58		5,694.90
Total 539.490 · Contingencies					957.58	0.00	5,694.90
539.495 · Capital Outlay							44,422.66
Total 539.495 · Capital Outlay							44,422.66
Total 539.000 · Field Maintenance					20,336.73	0.00	241,687.22

Heritage Pines CDD
General Ledger
As of August 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
TOTAL					50,558.04	50,558.04	0.00

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
AUGUST 2024

Heritage Pines CDD
CHECK REGISTER
September 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	**CBI**	**09/10/2024**	**WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE**	**101.002 · Suntrust Checking-5304 - NEW**		**-1,945.97**
Bill	1306910 090624	09/10/2024		539.430 · Street Lighting	-1,487.97	1,487.97
Bill	2041547 090424	09/10/2024		539.430 · Street Lighting	-458.00	458.00
TOTAL					-1,945.97	1,945.97
Check	**DD**	**09/27/2024**	**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**	**09/27/2024**	**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**	**09/27/2024**	**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
Check	**DD**	**09/27/2024**	**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**	**09/27/2024**	**ARTHUR RHODES**	**101.002 · Suntrust Checking-5304 - NEW**		**-184.70**
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	**10097**	**09/10/2024**	**ENVIRONMENTAL SOLUTIONS FLORIDA INC**	**101.002 · Suntrust Checking-5304 - NEW**		**-18,500.00**
Bill	1092	09/10/2024		539.341 · Dry Retention Pond Refurbish	-18,500.00	18,500.00
TOTAL					-18,500.00	18,500.00
Bill Pmt -Check	**10098**	**09/10/2024**	**HERITAGE PINES COMMUNITY ASSOCIATION,INC**	**101.002 · Suntrust Checking-5304 - NEW**		**-13,546.76**
Bill	082724	09/10/2024		539.431 · Irrigation of Pond Banks	-1,430.65	1,430.65
Bill	083124EU	09/10/2024		539.340 · Retention Pond Mowing/Weed Cont	-11,070.00	11,070.00
Bill	090324	09/10/2024		539.490 · Contingencies	-1,046.11	1,046.11
TOTAL					-13,546.76	13,546.76

Heritage Pines CDD
CHECK REGISTER
September 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	**10099**	**09/10/2024**	**SCHAER DEVELOPMENT, INC.**	**101.002 · Suntrust Checking-5304 - NEW**		**-3,000.00**
Bill	07152024A	09/10/2024		539.490 · Contingencies	-3,000.00	3,000.00
TOTAL					-3,000.00	3,000.00
Bill Pmt -Check	**10100**	**09/10/2024**	**SOLITUDE LAKE MANAGEMENT**	**101.002 · Suntrust Checking-5304 - NEW**		**-1,586.00**
Bill	PSI-103743	09/10/2024		539.311 · Aquatic Weed Control	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
Bill Pmt -Check	**10101**	**09/10/2024**	**STRALEY ROBIN VERICKER**	**101.002 · Suntrust Checking-5304 - NEW**		**-122.00**
Bill	25124	09/10/2024		514.310 · Legal Fees	-122.00	122.00
TOTAL					-122.00	122.00
Bill Pmt -Check	**10102**	**09/10/2024**	**STROUD ENGINEERING CONSULTANTS**	**101.002 · Suntrust Checking-5304 - NEW**		**-415.20**
Bill	HPC1202-21-09	09/10/2024		519.320 · Engineering	-415.20	415.20
TOTAL					-415.20	415.20
Bill Pmt -Check	**10103**	**09/10/2024**	**WRATHELL, HUNT & ASSOCIATES. LLC**	**101.002 · Suntrust Checking-5304 - NEW**		**-3,558.32**
Bill	2023-4374	09/10/2024		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

FedEx

Invoice Number	Invoice Date	Account Number
8-561-73989	Jul 15, 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	$125.89
TOTAL THIS INVOICE	**USD**	**$125.89**

519.410
001

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.

Invoice Number	Invoice Date	Account Number
8-561-73989	Jul 15, 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	15.0	71.49	54.40			125.89
Total FedEx Express	**8**	**15.0**	**$71.49**	**$54.40**			**$125.89**

TOTAL THIS INVOICE **USD** **$125.89**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	777339528130	Kelly Sadlier	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	WHA	NORTH FORT MYERS FL 33917 US	
Package Type	FedEx Box	BOCA RATON FL 33431 US		
Zone	02			
Packages	1			
Rated Weight	8.0 lbs, 3.6 kgs	Transportation Charge		12.41
Delivered	Jul 12, 2024 12:00	Fuel Surcharge		1.66
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/364552/02	**Total Charge**	**USD**	**$25.42**

Ship Date: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	777339534170	Kelly Sadlier	Janice Benedetti	
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US	
Package Type	FedEx Pak	BOCA RATON FL 33431 US		
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 12, 2024 11:46	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: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	777339534548	Kelly Sadlier	Mr.Kurt D. Heath, P.E.	
Service Type	FedEx Priority Overnight	WHA	Stroud Engineering Consultants	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	ODESSA FL 33556 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 12, 2024 09:58	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: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**	
Tracking ID	777339534570	Kelly Sadlier	MICHAEL WALSH	
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US	
Package Type	FedEx Pak	BOCA RATON FL 33431 US		
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 12, 2024 11:36	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: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	**Sender**	**Recipient**	
Tracking ID	777339535051	Kelly Sadlier	Kim Norton	
Service Type	FedEx Priority Overnight	WHA	Heritage Pines Country Club	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Jul 12, 2024 11:44			
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: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**		
Tracking ID	777339535533	Kelly Sadlier	Carol E. Vaughan		
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US		
Package Type	FedEx Pak	BOCA RATON FL 33431 US			
Zone	02				
Packages	1				
Rated Weight	1.0 lbs, 0.5 kgs				
Delivered	Jul 12, 2024 11:29	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: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**		
Tracking ID	777339535772	Kelly Sadlier	Arthur Rhodes		
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD		
Package Type	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US		
Zone	02				
Packages	1				
Rated Weight	1.0 lbs, 0.5 kgs				
Delivered	Jul 12, 2024 11:36	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: Jul 11, 2024 **Cust. Ref.:** HERITAGE PINES CDD 07.16 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	**Sender**	**Recipient**		
Tracking ID	777339535897	Kelly Sadlier	Kathleen Lonergan		
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US		
Package Type	FedEx Pak	BOCA RATON FL 33431 US			
Zone	02				
Packages	1				
Rated Weight	1.0 lbs, 0.5 kgs				
Delivered	Jul 12, 2024 11:47	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**

Third Party Subtotal	**USD**	**$125.89**
Total FedEx Express	**USD**	**$125.89**

Invoice Number	Invoice Date	Account Number
8-567-47665	Jul 22, 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	$9.13
TOTAL THIS INVOICE	**USD**	**$9.13**

519.410
001

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.

Invoice Number	Invoice Date	Account Number
8-567-47665	Jul 22, 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	4.0	8.53	0.60			9.13
Total FedEx Express	**1**	**4.0**	**$8.53**	**$0.60**			**$9.13**

TOTAL THIS INVOICE **USD** **$9.13**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 17, 2024 **Cust. Ref.:** HP Meeting File **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	**Sender**	**Recipient**	
Tracking ID	777415369369	cleo adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Zone	02			
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Jul 18, 2024 10:11			
Svc Area	A1	Transportation Charge		8.53
Signed by	D.DORTHY	Fuel Surcharge		0.60
FedEx Use	000000000/176133/_	**Total Charge**	**USD**	**$9.13**

Third Party Subtotal	**USD**	**$9.13**
Total FedEx Express	**USD**	**$9.13**

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

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: 20756401
Billing Date: 7/24/2024
Billing Period: 6/5/2024 to 7/5/2024

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 take effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13349042	6/5/2024	352956	7/5/2024	372249	30	19293

Usage History

	Water
July 2024	19293
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

Transactions

Previous Bill		4,499.96
Payment 07/12/24		-4,499.96 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	19,293 Thousand Gals X $0.38	7,331.34
Total Current Transactions		7,331.34
TOTAL BALANCE DUE		**$7,331.34**

$7331.34 x 28% = $2,052.78

539.431
001

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	7,331.34
Total Balance Due	**$7,331.34**
Due Date	**8/12/2024**

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

The Total Due will be electronically transferred on 08/12/2024.

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: Aug 1, 2024

To: Heritage Pines CDD

Attn: Chuck Adams

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

Service Agreement

Monthly Fee	$11,070.00
Mondragon Golf	$1,350.00
Total	$12,420.00

Thank you

Herb Hurley, GM

Heritage Pines Community Assoc.

727/861-7784 • Fax 727/619-6626

Mondragon Golf, Inc.
PO BOX 1276
Bartow, FL 33830
Phone #(863) 800-3255
Fax # (863) 800-3279

Invoice

Date	Invoice #
7/24/2024	4866

mondragongolf@earthlink.net
www.mondragongolf.com

Bill To:

Heritage Pines Country CLub
Attn: Tim Gatz
11524 Scenic Hills Blvd.
Hudson, Florida 34667

Project Name:

Irrigation Repair Services 2024

P.O. No.	Terms
	Net 15

Quantity	Description	Rate	Amount
10	2 - Man Golf Course/Irrigation Repair Crew Services/Hr.	135.00	1,350.00
	Request Type: Have a flume floating Response Date and Work Performed: fixed flume back to where it needed to be		

Balance Due	$1,350.00
Payments/Credits	$0.00
Invoice Total	$1,350.00

Thank You for Considering Us for Your Irrigation Repair Needs!

"We now accept Visa, Mastercard and American Express"

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

Date: August 4, 2024

539.490
001

To: Heritage Pines CDD

Attn: Chuck Adams

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

Invoice #41217975	Misc Parts	$507.89
Invoice #41212626	Misc Parts	$269.69
Labor to Install & Fix	6 Hours @ $30 per Hour	$180.00
Total		$957.58

Thank you

Herb Hurley, GM

Heritage Pines Community Assoc.

727/861-7784 • Fax 727/619-6626

WESCO TURF INC. + Hector Est. 1912

CDD

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

Invoice# 41217975
Location# 02
Date 07/29/24
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

48*4

CustP/O:scott
Ord-Date:07/26/24
Billed-Date:07/26/24

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

Terms:Net 30 Days
Order# :21468207

Product	Description	Open	Ship'd	B/O	Price U/M	Extension
Shipment Tracking Reference : 1Z3436820367830520						
108-8076	V-BELT, DECK **PP	2	2	0	28.170 EA	56.34
120-8959	HOSE-HYD **PP	1	1	0	205.960 EA	205.96
132-6116	HOSE-HYD **PP	1	1	0	192.730 EA	192.73

Mdse Total	Handling	Misc Chg	Tax	Freight	Dep-amt	Dep-Appld	Invoice Total
455.03	2.50	0.00	31.85	18.51	0.00	0.00	507.89

WESCO TURF, INC.

Packing List

Wesco Turf Sarasota Warehouse
Sarasota Warehouse
(941)377-6777
2101 Cantu Court
Sarasota, FL 34232-6242

Order# : 21468207-1
Location : 02
Date : 07/26/24
Ord-Date : 07/26/24
Page : 1 OF 1

Customer: 204007

HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601
727-869-7270

ShipTo: 204007-204726

HERITAGE PINES COMMUNITY ASSOC
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

PO Number	Terms	Shipped Via	Freight Terms	Sales Rep
scott Contact: Tim Gatz	Net 30 Days	UPS GROUND Phone: (727) 861-7784 WB: WEB	Freight with H.C.	308

Ordered	U/M	Qty-Shp	Qty-B/O	Item Number	Item Description	Price	Extension
2	EA	2	0	108-8076	V-BELT, DECK **PP	28.170	56.34
1	EA	1	0	120-8959	HOSE-HYD **PP	205.960	205.96
1	EA	1	0	132-6116	HOSE-HYD **PP	192.730	192.73
1	EA	1	0	HOLIDAY.INSERT3	RED IRON DOGS FLYER JULY-AUG 2024	0.000	0.00

Packing List Only. Invoice to follow.

WESCO TURF INC. + Hector

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

CDD

Invoice# 41212626
Location# 02
Date 07/03/24
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

75*39

CustP/O:Scott
Ord-Date:07/02/24
Billed-Date:07/02/24

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

Terms:Net 30 Days
Order# :21463150

Shipment Tracking Reference : 1Z3436820367422739

Product	Description	Open	Ship'd	B/O	Price U/M	Extension
104-8301	NUT-HF, NI **PP	24	24	0	0.980 EA	23.52
114-5867	ANCHOR-SPRING, TALL **RLC	1	1	0	14.940 EA	14.94
115-7426	BELT-V **RLC **PWP	1	1	0	149.490 EA	149.49
1-213069	WASHER **RLC	4	4	0	2.400 EA	9.60
98-5961	SCREW-HH **RLC	2	2	0	3.900 EA	7.80
109-6658	NUT-FLANGE, NI **RLC	6	6	0	1.020 EA	6.12
114-5848	SPACER-PLAIN **RLC	1	1	0	21.840 EA	21.84

*****
** HOLIDAY CLOSING: All Wesco+Hector locations will be closed 7/4 for the holiday ***
** Toro is closed both 7/4 and 7/5.

Mdse Total	Handling	Misc Chg	Tax	Freight	Dep-amt	Dep-Appld	Invoice Total
233.31	2.50	0.00	16.33	17.55	0.00	0.00	269.69

WESCO TURF, INC.

Packing List

Wesco Turf Sarasota Warehouse
Sarasota Warehouse
(941)377-6777
2101 Cantu Court
Sarasota, FL 34232-6242

Order# : 21463150-1
Location : 02
Date : 07/02/24
Ord-Date : 07/02/24
Page : 1 OF 1

Customer: 204007

HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601
727-869-7270

ShipTo: 204007-204726

HERITAGE PINES COMMUNITY ASSOC
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

PO Number	Terms	Shipped Via	Freight Terms	Sales Rep
Scott Contact: Tim Gatz	Net 30 Days	UPS GROUND Phone: (727) 861-7784 WB: WEB	Freight with H.C.	308

Ordered	U/M	Qty-Shp	Qty-B/O	Item Number	Item Description	Price	Extension
24	EA	24	0	104-8301	NUT-HF, NI **PP	0.980	23.52
1	EA	1	0	114-5867	ANCHOR-SPRING, TALL **RLC	14.940	14.94
1	EA	1	0	115-7426	BELT-V **RLC **PWP	149.490	149.49
4	EA	4	0	1-213069	WASHER **RLC	2.400	9.60
2	EA	2	0	98-5961	SCREW-HH **RLC	3.900	7.80
6	EA	6	0	109-6658	NUT-FLANGE, NI **RLC	1.020	6.12
1	EA	1	0	114-5848	SPACER-PLAIN **RLC	21.840	21.84
1	EA	1	0	PARTS.FLYER3	TORO FILTERS PROMO FLYER JULY 2024	0.000	0.00
1	EA	1	0	PARTS.FLYER9	BEDKNIVES PROMO FLYER JULY-AUG 2024	0.000	0.00

*****
** HOLIDAY CLOSING: All Wesco+ Hector locations will be closed 7/4 **
** for the holiday. Toro will be closed both 7/4 and 7/5. **
*****

Packing List Only. Invoice to follow.

CDD Irrigation/Equipment Expense July 2024

Mowing Equipment	**Quantity**	**Price**		**Total**
Toro 4000				
Safety check	1			
Repair Work	1	$507.89		$507.79
Repair Work				
Z Mower				
Safety check	1			
Repair Work	1	$269.69		$269.69
			Total	$777.48
Irrigation				
Rotors	4	$19		$76
Golf Drives	2	$160		$320.00
Fittings	1	$5		$5.00
Valve	0	$80		$0.00
			Total	$401.00

	Hrs.	June	July	Hrs. Run
4000 Mower		3477	3557	80
Z-Mower		2148.5	2153.9	5.4
Ventrac		174.5	234.8	60.3

SOLITUDE
LAKE MANAGEMENT

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: PSI095640
Invoice Date: 8/1/2024

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

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

539.311
001

Ship Via		Customer ID	H2224
Ship Date	8/1/2024	P.O. Number	
Due Date	9/15/2024	P.O. Date	8/1/2024
Terms	Net 45	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2024 - 8/31/2024 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**

SOLITUDE
LAKE MANAGEMENT

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:	PSI100864
Invoice Date:	8/8/2024

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

539.311
001

Ship Via	
Ship Date	8/8/2024
Due Date	9/22/2024
Terms	Net 45

Customer ID	H2224
P.O. Number	
P.O. Date	8/8/2024
Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Lake, Pond & Wetland Application One-Time Service One Time Treatment - Spatterdock Treatment - NWRA WEED		1	1	1,375.00	1,375.00

Amount Subject to Sales Tax	0.00
Amount Exempt from Sales Tax	1,375.00

Subtotal:	**1,375.00**
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
Total:	**1,375.00**

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

July 29, 2024
Client: 001044
Matter: 000001
Invoice #: 24990

Page: 1

514.310
001

RE: CDD - General Matters

For Professional Services Rendered Through June 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
6/17/2024	WAS	REVIEW AGENDA PACKAGE FOR BOARD OF SUPERVISORS MEETING.	0.3	$91.50
		Total Professional Services	0.3	$91.50

Total Services	$91.50	
Total Disbursements	$0.00	
Total Current Charges		$91.50
Previous Balance		$795.55
Less Payments		*($795.55)*
PAY THIS AMOUNT		**$91.50**

Please Include Invoice Number on all Correspondence

Transmittal Letter

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

August 5, 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	☐ Prints	☐ Plans	☐ Other:
☐ Copy of Letter	☐ Change Order	☐ Samples	
☐ Report	☐ Reproducible	☐ Specification	

Copies	Date	Description
1	8-05-24	Consultant Invoice (Period of 7/1/24 to 7/31/24)

These are transmitted as checked below

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

Comments:

Chuck,

Attached is the current invoice for requested services through July 31, 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 #HPC1202-21-08
Date: August 5, 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 7/1/24 through 7/31/24)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	$867.90	$867.90
Total Completed to Date			**$867.90**
Total Previously Invoiced			**$0.00**
Total Due This Invoice (Net 30)			**$867.90**

519.320
001

Digitally signed by Kurt D Heath
Date: 2024.08.05 11:28:07 -04'00'

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

INVOICE BREAKDOWN

(Period of 7/1/24 through 7/31/24)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Site visit to inspect drainage system for Country Club Village (#26)	7/10	3.0	$ 75.00	$ 225.00
Prepared ERP inspection letter for Village 26, sent to SWFWMD	7/11	3.0	$ 75.00	$ 225.00
Attended CDD Board Mtg. and performed site visit to evaluate concrete curb damage reported by residents	7/16	3.0	$ 75.00	$ 225.00
Coordinated with Bryan F. (Environmental Solutions) re: vegetation cleanup around perimeter of NWRA 33	7/29	1.5	$ 75.00	$ 112.50
Labor Total				**$ 787.50**
Expenses Description				
Mileage (@ 2 site visits)				120
Mileage Rate				$ 0.670
Expenses Total				**$ 80.40**
Total Billing Period Cost for Task 1				**$ 867.90**

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
06/26/24 - 07/03/24	HERITAGE PINES CDD	
Billing Date	**Sales Rep**	**Customer Account**
07/03/2024	Jessica Bowling	123496

Total Amount Due	Ad Number
$222.80	0000349202

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/26/24	07/03/24	0000349202	Times	Legals CLS	NOTICE OF PUBLIC HEARING	2	2x47 L	$220.80
06/26/24	07/03/24	0000349202	Tampabay.com	Legals CLS	NOTICE OF PUBLIC HEARING	2	2x47 L	$0.00
					AffidavitMaterial			$2.00

519.480
001

JUL 16 2024

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
06/26/24 - 07/03/24	HERITAGE PINES CDD	
Billing Date	**Sales Rep**	**Customer Account**
07/03/2024	Jessica Bowling	123496

Total Amount Due	Ad Number
$222.80	0000349202

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

HERITAGE PINES CDD
ATTN: C/O WRATHELL, HART, HUNT & A
2300 GLADES RD, STE 410W
BOCA RATON, FL 33431

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000349202-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco } ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: NOTICE OF PUBLIC HEARING** was published in said newspaper by print in the issues of: **6/26/24, 7/ 3/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .**07/03/2024**

Judy Allen

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "**Board**") of the Heritage Pines Community Development District (the "**District**") will hold a public hearing and a meeting on July 16, 2024, at 2:00 p.m. at the Heritage Pines Country Club Meeting Room located at 11524 Scenic Hills Blvd., Hudson, Florida 34667.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.heritagepinescdd.net, or may be obtained by contacting the District Manager's office via phone at 1 877 276-0889.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Chesley E. Adams, Jr.
District Manager
06/23, 07/03/24 0000349202b

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

Invoice

Date	Invoice #
8/1/2024	2023-4082

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

Description		Amount
Management	512.311	2,704.16
Assessment Services	513.310	600.83
Telephone	519.411	12.50
Rentals & Leases	519.440	155.00
Printing & Binding	519.470	85.83
	001	

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	08/07/2024
Amount Due	1,487.67
Current Charges Due	08/28/2024

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.

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.

539.430
001

Previous Balance		1,482.29
Payment	1,482.29CR	
Balance Forward		0.00
Light Energy Charge	143.98	
Light Support Charge	105.40	
Light Maintenance Charge	235.90	
Light Fixture Charge	281.80	
Light Fuel Adj 5,162 KWH @ 0.03800	196.16	
Poles(QTY 103)	513.00	
FL Gross Receipts Tax	11.43	
Total Current Charges		1,487.67
Total Due Please Pay		1,487.67

Lights/Poles	Type/Qty		Type/Qty		Type/Qty		Type/Qty		Type/Qty	
	105	78	205	19	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: 08/07/2024

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	**08/28/2024**
TOTAL CHARGES DUE	**1,487.67**
Total Charges Due After Due Date	**1,509.99**

000130691000014876700015099906

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	**08/05/2024**
Amount Due	**458.00**
Current Charges Due	**08/26/2024**

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.

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.

539.430
001

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

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: 08/05/2024

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	**08/26/2024**
TOTAL CHARGES DUE	**458.00**
Total Charges Due After Due Date	**464.87**

000204154700004580000004648707

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

MINUTES OF MEETING
HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Pines Community Development District held 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.

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
Joyce Welsh	Resident

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Lonergan, Rhodes, Benedetti and Walsh were present. Supervisor Vaughan was not present at roll call.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

All present recited the Pledge of Allegiance.

Mr. Adams presented a request to add a discussion regarding the upcoming "Coffee With Candidates" event to the agenda.

> **On MOTION by Mr. Walsh and seconded by Ms. Benedetti, with all in favor, adding an agenda item to discuss the upcoming "Coffee With Candidates" event, was approved.**

THIRD ORDER OF BUSINESS **Public Comments: Agenda Items [3 minutes per person]**

Resident Joyce Welsh asked for meetings to be recorded.

- **Discussion: Coffee With Candidates Event**

This item was an addition to the agenda.

Mr. Rhodes stated that, on August 6, 2024, Ms. Kim Norton put out a letter advising that she was instructed to schedule a coffee event on October 9, 2024 and, at that time, bios were requested from all candidates. On September 16, 2024, Ms. Lonergan was informed that the memo about the event would be distributed to all residents, and resumes and bios from Mr. Steel, Mr. Putman and Mr. Kleeman were attached.

Mr. Rhodes asked what authority the HPCA, a separate legal entity, has in scheduling a Heritage Pines CDD campaign event and voiced his opinion that the candidate bios raise serious problems in the relationship between the HPCA and the CDD. He asked who instructed Ms. Norton to schedule the CDD candidate event. Mr. Hurley stated the candidates asked for the event to be scheduled so they could become known as candidates for the CDD Board.

Mr. Rhodes asked if Ms. Norton was told, at any point, that the presence of multiple CDD Board Members at such an event could result in a violation of the Florida Sunshine Law, including Supervisor-Elect Putnam. Mr. Hurley stated that the CDD Board Members were advised that they could not attend because of the Sunshine Law.

Ms. Vaughan arrived at the meeting at 2:05 p.m.

Mr. Rhodes voiced his opinion that an event held for only two of the candidates represents a campaign event and not necessarily a public service event.

Discussion ensued regarding the nature of the event, monies spent on it, compliance with the Supervisor of Elections, etc.

Mr. Hurley stated that he will not discuss this matter further and voiced his opinion that it should be discussed between the attorneys. He felt that the matter should not have been added to the agenda at the last minute, without advance notice.

Mr. Rhodes indicated that the candidates stated their reasons for running were as follows:

- Mr. Steele: "Necessary changes from current direction, priorities and results."
- Mr. Putman: "Work together to enhance the community."
- Mr. Kleeman: "My observation is there is discord between the CDD and Heritage Pines."

Mr. Rhodes noted that, according to CDD meeting records, in Fiscal Year 2024, of six official CDD meetings, Mr. Kleeman attended one CDD meeting, while Mr. Steele and Mr. Putman have not attended any CDD meetings.

Mr. Rhodes asked if Ms. Kim Norton has been instructed to follow through with the October 9, 2024 event, even though it would violate the Florida Sunshine Law or, if conducted, do nothing but serve as a campaign/promotion event for two outside CDD candidates. He noted that Supervisor-Elect Putman could not participate in that, as he would act as a Board Member.

Mr. Rhodes asked Mr. Gatz if there has been discord, bad communication or a bad working relationship since the CDD signed a major contract of over $130,000 for CDD maintenance. Mr. Gatz declined to answer.

Mr. Rhodes asked Mr. Hurley if there are any other areas where he thinks there is discord or a bad working relationship. Mr. Hurley declined to answer or to discuss future candidates.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, directing the CDD District Manager to review the implication of the outside candidates as to the alleged hostile relationship and why, as per Mr. Steele, there are "HP Board Members and HP Officers" who might be undermining the contractual relationship, and directing District Counsel to provide a legal opinion, was approved.

Ms. Benedetti asked if anything can be done to allow CDD Board Members to attend the event to hear what the candidates have to say. Mr. Adams stated the Sunshine Law is a major issue for sitting Board Members and for the one candidate who ran unopposed and is a

Supervisor-Elect because it is as though he already sits on the CDD Board so he is subject to the Sunshine Law. The two candidates that are opposed can attend; only one Board Member could attend a meeting in a public forum where topics discussed could come before the Board for future business.

Mr. Adams stated that Board Members can perform one-on-one meetings with a group; two Board Members cannot attend such a meeting together because there is too much opportunity for them to share their opinions, views, visions, goals and objectives for the CDD, which could involve future business coming before the Board.

Mr. Adams will ask District Counsel to prepare a Memorandum offering their opinion on the matter. He reminded the Board Members not to reply to the email.

Mr. Rhodes asked for his presentation to be included in the Meeting Minutes.

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

Ms. Vaughan voiced her opinion that the front property at Paleo Park looks great. She would like to install another bench. Mr. Gatz will meet her in the area to determine placement.

Mr. Walsh stated he observed a residence on Pond 16 that installed a pool and a cage; from the tee box, it seems that construction is encroaching on the EDRA and significant damage was done to the bank in the EDRA.

Discussion ensued regarding the area in which construction is not complete.

It was noted that homeowners are responsible for damage. Staff will monitor the area and address any issues with the homeowner at the appropriate time, as work is ongoing.

Ms. Lonergan stated that she sent a photo of a white structure on Hole 11. Staff noted that a temporary dam was built to address an irrigation break.

FIFTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Memorandum explaining the requirement for the CDD to develop goals and objectives. He presented the Performance Measures/Standards & Annual

Reporting Form developed for the CDD, which explains how the CDD will meet the goals. The first report is due by December 1, 2025; the report will likely be presented for consideration with the annual budget adoption.

On MOTION by Mr. Walsh and seconded by Ms. Benedetti, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

SIXTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of July 31, 2024**

Mr. Adams stated that the financials reflect the unbudgeted purchase of the new mower.

Discussion ensued regarding the operating account with SunTrust.

Consideration of opening an investment account with BankUnited will be added to the next meeting agenda.

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

SEVENTH ORDER OF BUSINESS **Approval of July 16, 2024 Public Hearing and Regular Meeting Minutes**

Mr. Adams presented the July 16, 2024 Public Hearing and Regular Meeting Minutes. The following changes were made:

Lines 67 and 176: Change "Hurley" to "Heath"

Line 92: Change "Mr. Lonergan" to "Ms. Lonergan"

Line 176: Change "Asked" to "Ms. Vaughn asked"

Line 178: Change "Asked" to "Mr. Heath asked"

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the July 16, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

Item 10: Sign repair was completed; painting remains to be done. Twice-annual mulching of the entire park will begin in October 2024.

It was noted that curbs and numerous sidewalks by the front gate are being repaired; this is not an action item, but an HPCA responsibility.

Item 16: Change "Mr. Hurley" to "Mr. Heath". Mr. Heath stated the area was inspected; most of the scope of work was completed but some additional invasives will be removed. Mr. Adams will confirm when A to Z will remove two trees hanging over houses.

It was noted that a resident is planting trees in the retention area by the dog walk. A Staff member will speak with the resident.

EIGHTH 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 will follow up to determine on what date work at NWRA 33 will be completed.

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

- **NEXT MEETING DATE: October 15, 2024 at 2:00 PM**
  - **QUORUM CHECK**

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

No members of the public spoke.

TENTH ORDER OF BUSINESS **Supervisors' Requests**

Mr. Walsh stated that he spoke with Mr. Gatz regarding changing the timing and frequency of cutting grass in selected retention areas close to the golf course, where golfers have issues, such as on Hole #8, where grass can grow to knee height. It was noted that shifting resources from one area can impact another and agreed that such accommodations will be kept to a minimum; May through October are the most problematic months.

Mr. Walsh stated that he and Mr. Adams discussed algae on Ponds 7, 5 and 11. Mr. Adams will request a proposal from another contractor that has successfully treated problematic irrigation holding ponds in the area.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 2:37 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

___________________________ _______________________________

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 EDRAs, 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: Copy BOS on issues addressed; remind BOS not to copy other Board Members if they 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
		09.17.24: Sign repair completed; painting remains to be done. Twice-annual mulching of entire park will begin October 2024. Determine area of placement for additional bench.		
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. Heath: Check with Brian when the invasive trees will be removed from NWRA #33. **09.17.24:** The area was inspected; most of the scope of work was completed but some additional invasives will be removed. Mr. Adams will confirm when A to Z will remove two trees hanging over houses.	ONGOING	
17	09.17.24	Mr. Adams: Review the implication of the outside candidates as to the alleged hostile relationship, and why, as per Mr. Steele, there are “HP Board Members and HP Officers” who may be undermining our contractual relationship. District Counsel to provide a legal opinion.	ONGOING	
18	09.17.24	Mr. Adams: Present Bank United investment account options.	ONGOING	
19	09.17.24	Mr. Adams: Present proposal for algae treatment of irrigation holding Ponds 7, 5 and 11.	ONGOING	
20	09.17.24	Mr. Heath: Monitor & address issues with residence on Pond 16 that installed a pool and cage for possible encroachment on the EDRA and significant damage to the bank in the EDRA.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	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
2	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
3	09.19.23	Mr. Gatz: Send estimates & info regarding possible mowing equipment purchase to Mr. Adams.	COMPLETED	10.17.23
4	04.18.23	District Engineer: Review NWRA 38 area. Determine if dry and if anything can be removed.	COMPLETED	12.05.23
5	09.19.23	Mr. Heath: Inspect rear wall by tennis courts #1 & #2, where drain is causing erosion.	COMPLETED	12.05.23
6	09.19.23	Mr. Heath: Inspect two tall pine trees in WRA #33 as they are leaning near homes.	COMPLETED	12.05.23
7	09.19.23	Mr. Gatz: Ask A to Z to remove a fallen tree between #16 and #17.	COMPLETED	12.05.23
8	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
9	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
10	10.17.23	Mr. Heath: Inspect rusting grate frame at Pond 15A, provide photos and recommendation.	COMPLETED	12.05.23
11	10.17.23	Mr. Gatz: New mowing equipment purchased; delivery anticipated in April 2024.	COMPLETED	02.20.24
12	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
13	12.05.23	Mr. Adams: invest CDD funds utilizing the Bank United ICS Money Market investment option.	COMPLETED	02.20.24
14	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
15	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

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
16	02.20.24	Mr. Adams: Request that Audit be presented for consideration at the April meeting.	COMPLETED	04.16.24
17	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
18	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
19	04.16.24	Mr. Hurley: Revise HPCA Landscape Maintenance Proposal and Agreement.	COMPLETED	06.18.24
20	09.21.21	Mr. Heath: Inspect filled 11701 & 11705 Scenic Hills Blvd area once water level drops.	Completed	07.16.24
21	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
22	06.21.22	Ms. Lonergan/Mr. Walsh: Participate in pipe inspection w Gatz & Heath during dry season.	Completed	07.16.24
23	04.16.24	Mr. Adams: Request a proposal for stocking tilapia.	Completed	07.16.24
24	04.16.24	Staff members: Remind employees to pick up any trash they observe in pond areas.	Completed	07.16.24
25	06.18.24	Mr. Gatz: Obtain proposals to remove some brush and trees in front of benches at Paleo Pond.	Completed	07.16.24
26	06.18.24	Mr. Adams: Present Annual Audit at future meeting.	Completed	07.16.24
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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

**December meeting is one (1) week earlier to accommodate the Christmas Day holiday.*