

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

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

Present were:

Kathleen Lonergan
Arthur Rhodes
Carol Vaughan
Janice Benedetti
Michael Walsh

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Kurt Heath
Herb Hurley
Tim Gatz
Bruce Harris
Susan Napolitano
Joyce Welsh
Tim Sweeney

District Manager
District Engineer
HPCA General Manager
HPCA Grounds Superintendent
Resident
Resident
Resident
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

THIRD ORDER OF BUSINESS

**Public Comments: Agenda Items [3
minutes per person]**

Resident Bruce Harris asked who is in charge of the trees on the golf course. Mr. Hurley stated that he and Mr. Gatz are. He offered to speak to Mr. Harris after the meeting.

FOURTH ORDER OF BUSINESS**Discussion: Counsel's Response to Questions Surrounding Proposed Coffee With Candidates Event**

Mr. Adams asked if any further discussion of this is necessary, given District Counsel's response to the questions posed surrounding the proposed Coffee with Candidates event.

Mr. Rhodes stated that "our guy" would not attend because of the interpretation of the campaign and Sunshine Rules. Mr. Adams recalled District Counsel's response included a recommendation to hold their own separate events.

Ms. Lonergan read District Counsel's email response to Item #3 as follows:

"If any incumbent Supervisor is interested in participating they will need to ensure compliance with the election code and I think it would be a fair request for them to ask them to arrange separate events per seat to avoid any potential Sunshine Law violations."

Ms. Lonergan stated that another thing District Counsel said was that a lot of Art's questions were good questions for the Florida Election Commission. It was noted that the Florida Election Commission enforces complaints, it does not give advice or opinions.

Board Members voiced their individual points of view about conducting a Workshop, the HPCA Attorney's opinion that varied from the District Counsel's opinion and portions of the Florida Statute.

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

Ms. Lonergan asked if the additional bench was installed in Paleo Park. Mr. Gatz stated he will ask Gary.

A Board Member asked if mowing of different retention areas was adjusted. Mr. Gatz replied affirmatively; it will take time to evaluate if the changes are sufficient.

Ms. Lonergan asked about Mr. Walsh's comment at the last meeting regarding a resident's construction project encroaching on the EDRA and damaging the bank in the EDRA.

Mr. Gatz stated he confirmed that the homeowner obtained all the proper permits and approvals; they will have to wait until construction is completed to determine if any erosion issues arise.

SIXTH ORDER OF BUSINESS**Consideration of Premier Lakes, Inc.
Proposal for Pond Algae Treatment (under
separate cover)**

Mr. Adams distributed and presented the proposal he received via email last night. This is an overall cost saving of \$3,200 per year when compared to the SOLitude contract.

Resident Susan Napolitano asked what chemical SOLitude sprays into the lakes. Mr. Adams stated that a copper-based product is used to target algae. The odor is a product of the degasification of the algae, which lasts a couple of days.

Mr. Adams stated that, if this is approved, he will initiate the 30-day termination clause with SOLitude to end services on November 30, 2024 and Premier Lakes would commence service on December 1, 2024. He reviewed the scope of services.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the Premier Lakes, Inc. Proposal for Pond Algae Treatment, in the amount of \$19,200, was approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of August 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2024. The BankUnited Insured Cash Sweep (ICS) account to invest the General Fund surplus funds is being opened.

Mr. Walsh asked if it is possible to ask SOLitude to compensate the CDD due to its poor performance. Mr. Adams stated he will contact SOLitude, as he thinks it is reasonable to hold them 50% responsible.

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

EIGHTH ORDER OF BUSINESS**Approval of September 17, 2024 Regular Meeting Minutes**

Ms. Lonergan stated she submitted her “minor” edits to the September 17, 2024 Regular Meeting Minutes to Mr. Adams. Edits submitted were as follows:

Page 1, Attendee Section: Add “Residents present:” and the following names:

Susan Napolitano Robert Napolitano Bob Volbert

Bonnie Walsh Laurie Rhodes Mike Dillard

Stephen Putman Gary Larkey

Line 113: Change “at Paleo Park looks” to “and Paleo Park look”

Line 121: Change “Staff” to “Tim Gatz”

Line 200: Change “Walsh” to “Hurley”

On MOTION by Ms. Benedetti and seconded by Ms. Vaughan, with all in favor, the September 17, 2024 Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

Items 14 and 17 were completed.

Item 3: Ms. Lonergan asked for SOLitude to identify the ponds that were treated in their Report. Mr. Adams stated that the Premier Lakes Report will have more details.

Item 19: Removed from list, due to change in vendors.

NINTH 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 he will stay in contact with Brian regarding the retention area clean-up schedule.

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

- **NEXT MEETING DATE: December 10, 2024 at 2:00 PM**
 - **QUORUM CHECK**

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

Resident Joyce Welsh stated that the curbs in front of her residence are crumbling and asked about landscape storm debris removal from the streets. Ms. Lonergan asked her to give her address to Mr. Heath so he can inspect. It was noted that debris removal is underway.

Resident Tim Sweeney asked about using microphones during the meetings. Ms. Lonergan stated she submitted this request. Mr. Gatz asked Ms. Lonergan to copy him on her emails about this.

Ms. Napolitano questioned if awarding the contract to the lowest priced bidder is the best practice. Mr. Adams stated he has worked with Premier Lakes and deems their service level to be superior to SOLitude.

Ms. Benedetti stated a resident called her about mosquito control. She noted that the technician treated the area the next day and identified significant issues on that particular pond. After being told a resident and builder installed sprinklers in the lakes, she suggested informing the community of this so other residents can decide if they want to pay to have one installed.

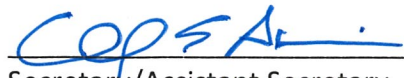
Discussion ensued regarding taking into consideration who would pay for future maintenance of the systems and the electricity costs and whether to initiate a policy or handle requests on a one-on-one basis.

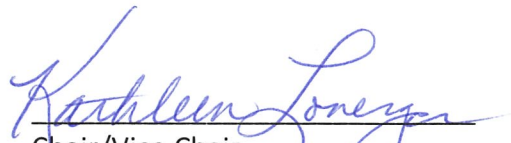
ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Lonergan asked Mr. Gatz to notify her when residents contact him about a downed CDD tree. Mr. Gatz stated that is the typical protocol; he just did not return to his office before someone notified her of the tree.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 2:41 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair