

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

December 10, 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

December 3, 2024

Board of Supervisors
Heritage Pines Community Development District

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

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on December 10, 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. Administration of Oath of Office to Newly Elected Supervisors [Arthur Rhodes - Seat 1, Stephen Putman – Seat 2, Michael Walsh - Seat 3] *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-01, Electing and Removing Officers of the District, and Providing for an Effective Date
6. Consideration of Resolution 2025-02, Adopting an Amended Budget for Fiscal Year 2023/2024, Providing for Appropriations; Addressing Conflicts and Severability; And Providing for an Effective Date
7. Update: Operations Activities

8. Acceptance of Unaudited Financial Statements as of October 31, 2024

9. Approval of October 15, 2024 Regular Meeting Minutes

- To Do Action Items List

10. 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: February 18, 2025 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ARTHUR RHODES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	STEPHEN PUTMAN	☐ 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

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

12. Supervisors' Requests

13. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Heritage Pines Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District’s Board of Supervisors of the District desires to elect and remove certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective December 10, 2024:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 10, 2024:

Janice Benedetti Assistant Secretary

SECTION 3. The following prior appointments By the Boar remain unaffected by this Resolution.

Craig Wrathell is Secretary

Chuck Adams is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 10th day of December, 2024.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
ADOPTING AN AMENDED BUDGET FOR FISCAL YEAR
2023/2024, PROVIDING FOR APPROPRIATIONS; ADDRESSING
CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, on July 18, 2023, the Board of Supervisors (“Board”) of the Heritage Pines Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 10th day of December, 2024.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	Actual	Adopted Budget	Budget to Actual Variance	Proposed Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy	\$ 283,763	\$ 282,564	\$ (1,199)	\$ 1,199	\$ 283,763
Interest & miscellaneous	1,101	1,000	(101)	101	1,101
Total revenues	<u>284,864</u>	<u>283,564</u>	<u>(1,300)</u>	<u>1,300</u>	<u>284,864</u>
EXPENDITURES					
Professional & administrative fees					
Supervisors	7,614	7,000	(614)	614	7,614
Management	32,450	32,450	-	-	32,450
Legal	2,572	1,000	(1,572)	1,572	2,572
Engineering	12,734	5,000	(7,734)	7,734	12,734
Audit	7,750	7,500	(250)	250	7,750
Assessment roll preparation	7,210	7,210	-	-	7,210
Trustee fees	-	4,337	4,337	(4,337)	-
Telephone	150	150	-	-	150
Rentals and leases	1,860	1,860	-	-	1,860
Postage	839	1,000	161	(161)	839
Printing & binding	1,030	1,030	-	-	1,030
Legal advertising	503	350	(153)	153	503
Annual district filing fee	175	175	-	-	175
Insurance	8,839	8,800	(39)	39	8,839
Contingencies	1,077	1,000	(77)	5,077	6,077
Capital outlay	44,423	-	(44,423)	44,423	44,423
ADA website compliance	210	210	-	-	210
Website	705	705	-	-	705
Total professional and administrative fees	<u>130,141</u>	<u>79,777</u>	<u>(50,364)</u>	<u>55,364</u>	<u>135,141</u>
Operations and maintenance					
Electricity - street lighting	23,359	22,500	(859)	859	23,359
Retention pond mowing/weed control	130,600	129,000	(1,600)	1,600	130,600
Irrigation water	23,998	15,000	(8,998)	8,998	23,998
Contingencies	9,741	1,000	(8,741)	23,741	24,741
Aquatic weed control	20,407	20,000	(407)	407	20,407
Dry retention pond refurbishment/planting	42,822	36,000	(6,822)	6,822	42,822
Total operations and maintenance	<u>250,927</u>	<u>223,500</u>	<u>(27,427)</u>	<u>42,427</u>	<u>265,927</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2024
EFFECTIVE NOVEMBER 30, 2024**

	Actual	Adopted Budget	Budget to Actual Variance	Proposed Increase/ (Decrease)	Amended Budget
EXPENDITURES (continued)					
Other fees and charges					
Property appraiser	150	150	-	-	150
Tax collector	4,372	5,887	1,515	(1,515)	4,372
Total other fees and charges	4,522	6,037	1,515	(1,515)	4,522
Total expenditures	385,590	309,314	(76,276)	96,276	405,590
 Excess/(deficiency) of revenues over/(under) expenditures	 (100,726)	 (25,750)	 74,976	 (94,976)	 (120,726)
Fund balance - beginning	453,435	484,632	484,632	(484,632)	453,435
Fund balance - ending					
Committed					
Disaster recovery	175,000	175,000	-	-	175,000
Future mower replacement	70,000	70,000	-	-	70,000
Working capital	150,000	150,000	-	(62,291)	87,709
Unassigned	(42,291)	63,882	559,608	(517,317)	-
Fund balance - ending	<u>\$ 352,709</u>	<u>\$ 458,882</u>	<u>\$ 559,608</u>	<u>\$ (559,608)</u>	<u>\$ 332,709</u>

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31,2024**

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

	<u>Major Funds</u>	<u>Total Governmental Funds</u>
	<u>General</u>	
ASSETS		
Cash - SunTrust - 5304	\$ 317,564	\$ 317,564
SBA		
Operating A	864	864
Reserve A	2,105	2,105
Utility deposit	14,717	14,717
Undeposited funds	1,298	1,298
Total assets	<u>\$ 336,548</u>	<u>\$ 336,548</u>
LIABILITIES & FUND BALANCE		
Liabilities		
Accounts payable	\$ 518	\$ 518
Total liabilities	<u>518</u>	<u>518</u>
Fund balance		
Committed		
Disaster recovery	100,000	100,000
Future mower replacement	100,000	100,000
Working capital	150,000	150,000
Unassigned	<u>(13,970)</u>	<u>(13,970)</u>
Total fund balance	<u>336,030</u>	<u>336,030</u>
 Total liabilities and fund balance	 <u>\$ 336,548</u>	 <u>\$ 336,548</u>

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

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,521	0%
Interest & miscellaneous	16	-	-	-	-	-	-	-	-	-	-	-	16	1,000	2%
Total revenues	16	-	-	-	-	-	-	-	-	-	-	-	16	317,521	0%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,077	-	-	-	-	-	-	-	-	-	-	-	1,077	7,000	15%
Management	2,704	-	-	-	-	-	-	-	-	-	-	-	2,704	32,450	8%
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Engineering	340	-	-	-	-	-	-	-	-	-	-	-	340	5,000	7%
Audit	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Assessment roll preparation	601	-	-	-	-	-	-	-	-	-	-	-	601	7,210	8%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	-	-	-	-	-	-	-	-	-	-	-	12	150	8%
Rentals and leases	155	-	-	-	-	-	-	-	-	-	-	-	155	1,860	8%
Postage	255	-	-	-	-	-	-	-	-	-	-	-	255	1,000	26%
Printing & binding	86	-	-	-	-	-	-	-	-	-	-	-	86	1,030	8%
Legal advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	9,378	-	-	-	-	-	-	-	-	-	-	-	9,378	9,300	101%
Contingencies	116	-	-	-	-	-	-	-	-	-	-	-	116	1,000	12%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	-	-	-	-	-	-	-	-	705	0%
Total professional and administrative fees	15,109	-	-	-	-	-	-	-	-	-	-	-	15,109	80,277	19%
Operations and maintenance															
Electricity - street lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	22,500	0%
Retention pond mowing/weed control	-	-	-	-	-	-	-	-	-	-	-	-	-	133,000	0%
Irrigation water	-	-	-	-	-	-	-	-	-	-	-	-	-	18,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	1,586	-	-	-	-	-	-	-	-	-	-	-	1,586	20,000	8%
Dry retention pond refurbishment/planting	-	-	-	-	-	-	-	-	-	-	-	-	-	36,000	0%
Total operations and maintenance	1,586	-	-	-	-	-	-	-	-	-	-	-	1,586	230,500	1%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
Tax collector	-	-	-	-	-	-	-	-	-	-	-	-	-	6,594	0%
Total other fees and charges	-	-	-	-	-	-	-	-	-	-	-	-	-	6,744	0%
Total expenditures	16,695	-	-	-	-	-	-	-	-	-	-	-	16,695	317,521	5%
Excess/(deficiency) of revenues over/(under) expenditures	(16,679)	-	-	-	-	-	-	-	-	-	-	-	(16,679)	-	
Fund balance - beginning	352,709	336,030	336,030	336,030	336,030	336,030	336,030	336,030	336,030	336,030	336,030	336,030	352,709	380,243	
Fund balance - ending															
Committed															
Disaster recovery	100,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	100,000	
Future mower replacement	100,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	100,000	
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	(13,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	(58,970)	30,243	
Fund balance - ending	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 336,030	\$ 380,243	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
OCTOBER 2024**

1:14 PM

12/03/24

Accrual Basis

Heritage Pines CDD
General Ledger
As of October 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.002 · Suntrust Checking-5304 - NEW							349,361.02
General Journal	10/21/2024	3114		Accounts Payable 10/18/2024		30,607.42	318,753.60
General Journal	10/21/2024	3122		Service Charge		115.88	318,637.72
General Journal	10/24/2024	3115		BOARD MEETING - 10/15/24		923.50	317,714.22
General Journal	10/24/2024	3115		BOARD MEETING - 10/15/24		153.00	317,561.22
General Journal	10/31/2024	3123		Interest Income 09/24	2.92		317,564.14
Total 101.002 · Suntrust Checking-5304 - NEW					2.92	31,799.80	317,564.14
151.000 · Investments							2,956.55
151.001 · SBA-Operating A Account							860.09
General Journal	10/31/2024	3124		Interest Income 09/24	3.67		863.76
Total 151.001 · SBA-Operating A Account					3.67	0.00	863.76
151.101 · SBA - Reserve A Account							2,096.46
General Journal	10/31/2024	3124		Interest Income 09/24	8.96		2,105.42
Total 151.101 · SBA - Reserve A Account					8.96	0.00	2,105.42
Total 151.000 · Investments					12.63	0.00	2,969.18
121.000 · Assessments Receivable							1,298.00
General Journal	10/29/2024	3117		FY 24 EXCESS FEES MIKE FASANO TAX ...		1,298.00	0.00
Total 121.000 · Assessments Receivable					0.00	1,298.00	0.00
1299 · Undeposited Funds							0.00
General Journal	10/29/2024	3117		FY 24 EXCESS FEES MIKE FASANO TAX ...	1,298.00		1,298.00
Total 1299 · Undeposited Funds					1,298.00	0.00	1,298.00
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							-15,623.52
General Journal	10/18/2024	3113		Accounts Payable 10/18/2024		15,502.40	-31,125.92
General Journal	10/21/2024	3114		Accounts Payable 10/18/2024	30,607.42		-518.50
Total 202.000 · Accounts Payable - Year End					30,607.42	15,502.40	-518.50
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							-313,433.77
Total 3900 · Retained Earnings							-313,433.77
361.000 · Interest Income							0.00
General Journal	10/31/2024	3123		Interest Income 09/24		2.92	-2.92
General Journal	10/31/2024	3124		Interest Income 09/24		3.67	-6.59
General Journal	10/31/2024	3124		Interest Income 09/24		8.96	-15.55
Total 361.000 · Interest Income					0.00	15.55	-15.55

1:14 PM

12/03/24

Accrual Basis

Heritage Pines CDD
General Ledger
As of October 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
511.000 · Legislative							0.00
511.110 · Supervisor's Fees							0.00
General Journal	10/24/2024	3115		BOARD MEETING - 10/15/24	153.00		153.00
Check	10/24/2024	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/15/24	184.70		337.70
Check	10/24/2024	DD	MICHAEL V. WALSH	BOARD MEETING - 10/15/24	184.70		522.40
Check	10/24/2024	DD	ARTHUR RHODES	BOARD MEETING - 10/15/24	184.70		707.10
Check	10/24/2024	DD	JANICE M. BENEDETTI	BOARD MEETING - 10/15/24	184.70		891.80
Check	10/24/2024	DD	CAROL VAUGHAN	BOARD MEETING - 10/15/24	184.70		1,076.50
Total 511.110 · Supervisor's Fees					1,076.50	0.00	1,076.50
Total 511.000 · Legislative					1,076.50	0.00	1,076.50
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/18/2024	2025-1068	WRATHELL, HUNT & ASSOCIATES. LLC	10/24 MGMT FEE	2,704.16		2,704.16
Total 512.311 · Management Fees					2,704.16	0.00	2,704.16
Total 512.000 · Executive					2,704.16	0.00	2,704.16
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/18/2024	2025-1068	WRATHELL, HUNT & ASSOCIATES. LLC	10/24 MGMT FEE	600.83		600.83
Total 513.310 · Assessment Roll Preparation					600.83	0.00	600.83
Total 513.000 · Financial & Administrative					600.83	0.00	600.83
519.000 · Other General Government							0.00
519.320 · Engineering							0.00
Bill	10/18/2024	HPC1202-21-10	STROUD ENGINEERING CONSULTANTS	09/24 ENG. FEES	340.20		340.20
Total 519.320 · Engineering					340.20	0.00	340.20
519.410 · Postage							0.00
Bill	10/18/2024	8-622-77857	FEDEX	8-622-77857	121.83		121.83
Bill	10/18/2024	8-630-35610	FEDEX	8-630-35610	9.13		130.96
Bill	10/18/2024	8-650-92324	FEDEX	8-650-92324	123.92		254.88
Total 519.410 · Postage					254.88	0.00	254.88
519.411 · Telephone							0.00
Bill	10/18/2024	2025-1068	WRATHELL, HUNT & ASSOCIATES. LLC	10/24 MGMT FEE	12.50		12.50
Total 519.411 · Telephone					12.50	0.00	12.50
519.414 · ADA Website Compliance							0.00
Bill	10/18/2024	11508	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Tec...	210.00		210.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00
519.440 · Rentals and Leases							0.00
Bill	10/18/2024	2025-1068	WRATHELL, HUNT & ASSOCIATES. LLC	10/24 MGMT FEE	155.00		155.00
Total 519.440 · Rentals and Leases					155.00	0.00	155.00

1:14 PM

12/03/24

Accrual Basis

Heritage Pines CDD
General Ledger
As of October 31, 2024

Type	Date	Num	Name	Memo	Debit	Credit	Balance
519.450 · Insurance							0.00
Bill	10/18/2024	25805	EGIS INSURANCE & RISK ADVISORS	INSURANCE PREMIUM - 10/01/24 -10/01/25	9,378.00		9,378.00
Total 519.450 · Insurance					9,378.00	0.00	9,378.00
519.470 · Printing and Binding							0.00
Bill	10/18/2024	2025-1068	WRATHELL, HUNT & ASSOCIATES. LLC	10/24 MGMT FEE	85.83		85.83
Total 519.470 · Printing and Binding					85.83	0.00	85.83
519.490 · Contingencies							0.00
General Journal	10/21/2024	3122		Service Charge	115.88		115.88
Total 519.490 · Contingencies					115.88	0.00	115.88
519.540 · Annual District Filing Fee							0.00
Bill	10/18/2024	90070	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2024/2025 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					10,727.29	0.00	10,727.29
539.000 · Field Maintenance							0.00
539.311 · Aquatic Weed Control							0.00
Bill	10/18/2024	PSI-111298	SOLITUDE LAKE MANAGEMENT	10/24 AQUATIC WEED CONTROL	1,586.00		1,586.00
Total 539.311 · Aquatic Weed Control					1,586.00	0.00	1,586.00
Total 539.000 · Field Maintenance					1,586.00	0.00	1,586.00
TOTAL					48,615.75	48,615.75	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
OCTOBER 2024**

**Heritage Pines CDD
CHECK REGISTER
October 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	10/21/2024	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-1,945.67
Bill	1306910 100724	09/30/2024		539.430 · Street Lighting	-1,487.67	1,487.67
Bill	2041547 100324	09/30/2024		539.430 · Street Lighting	-458.00	458.00
TOTAL					-1,945.67	1,945.67
Check	DD	10/24/2024	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	10/24/2024	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	10/24/2024	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	10/24/2024	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	10/24/2024	CAROL VAUGHAN	101.002 · Suntrust Checking-5304 - NEW		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	10104	10/21/2024	ADA SITE COMPLIANCE	101.002 · Suntrust Checking-5304 - NEW		-210.00
Bill	11508	10/18/2024		519.414 · ADA Website Compliance	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check	10105	10/21/2024	DEPARTMENT OF ECONOMIC OPPORTUNITY	101.002 · Suntrust Checking-5304 - NEW		-175.00
Bill	90070	10/18/2024		519.540 · Annual District Filing Fee	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	10106	10/21/2024	EGIS INSURANCE & RISK ADVISORS	101.002 · Suntrust Checking-5304 - NEW		-9,378.00

**Heritage Pines CDD
CHECK REGISTER
October 2024**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	25805	10/18/2024		519.450 · Insurance	-9,378.00	9,378.00
TOTAL					-9,378.00	9,378.00
Bill Pmt -Check	10107	10/21/2024	FEDEX	101.002 · Suntrust Checking-5304 - NEW		-254.88
Bill	8-622-77857	10/18/2024		519.410 · Postage	-121.83	121.83
Bill	8-630-35610	10/18/2024		519.410 · Postage	-9.13	9.13
Bill	8-650-92324	10/18/2024		519.410 · Postage	-123.92	123.92
TOTAL					-254.88	254.88
Bill Pmt -Check	10108	10/21/2024	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-13,137.99
Bill	093024EU	09/30/2024		539.340 · Retention Pond Mowing/Weed Cont	-11,070.00	11,070.00
Bill	092524	09/30/2024		539.431 · Irrigation of Pond Banks	-2,067.99	2,067.99
TOTAL					-13,137.99	13,137.99
Bill Pmt -Check	10109	10/21/2024	SOLITUDE LAKE MANAGEMENT	101.002 · Suntrust Checking-5304 - NEW		-1,586.00
Bill	PSI-111298	10/18/2024		539.311 · Aquatic Weed Control	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
Bill Pmt -Check	10110	10/21/2024	STROUD ENGINEERING CONSULTANTS	101.002 · Suntrust Checking-5304 - NEW		-340.20
Bill	HPC1202-21-10	10/18/2024		519.320 · Engineering	-340.20	340.20
TOTAL					-340.20	340.20
Bill Pmt -Check	10111	10/21/2024	WRATHELL, HUNT & ASSOCIATES. LLC	101.002 · Suntrust Checking-5304 - NEW		-3,579.68
Bill	2023-4684	09/30/2024		519.410 · Postage	-21.36	21.36
Bill	2025-1068	10/18/2024		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					-3,579.68	3,579.68

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
Heritage Pines CDD

519.414
001

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11508	10/09/2024	\$210.00	10/23/2024	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	1	210.00	210.00

BALANCE DUE

\$210.00

FloridaCommerce, Special District Accountability Program**Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 90070
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

000774

Heritage Pines Community Development District

Mr. Craig Wrathell

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431



OCT 15 2024

- 2. Telephone:** 561-571-0010 Ext:
3. Fax: 561-571-0013
4. Email: wrathellc@whhassociates.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.heritagepinescdd.net
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 10/07/2022
11. Creation Document on File: 12/18/1997
12. Date Established: 10/28/1997
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinances 97-15, 98-12, and 06-30
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.**STEP 5:** Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

MEMORANDUM

To: All Special District Registered Agents

From: Jack Gaskins Jr., Special District Accountability Program

Date: October 1, 2024

Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2024-25 Special District State Fee and Profile Update
Due by December 2, 2024

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2024-2025 Special District State Fee Invoice and Profile Update* (enclosure).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2024-25 state fee is now due. FloridaCommerce requests all special districts to visit www.FloridaJobs.org/SpecialDistrictFee and to pay the state fee by electronic check or by using a Visa or MasterCard. The state fee remains \$175, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be completed by December 2, 2024. Paying online is fast, free, and convenient.

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and to make informed policy decisions. To help ensure that each special district's profile is complete and accurate, each special district's registered agent must annually review the profile printed on the enclosure, mark any needed corrections or updates directly on it, sign and date it, and return it to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers the accountability and general operating requirements specified in the Act. Recent updates to the handbook include guidance about new laws effective July 1, 2024, including the requirement for all special districts to establish goals and objectives and performance measures and standards (see Chapter 10). FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following by December 2, 2024:

STEP 1: Review the special district's profile on the enclosure:

- ☐ Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- ☐ Complete any missing information.
- ☐ Email any noted missing documents, such as a boundary map and / or creation document to the email address provided below.
- ☐ Sign and date where indicated.
- ☐ Make a copy for your records.

STEP 2: Pay the \$175 state fee, or certify eligibility for the zero fee:

- **Pay online with a Visa or MasterCard, or by electronic check:**
 - ☐ Visit the state fee website listed below and follow the instructions.
 - ☐ Write "Paid Online" on the enclosure and email it to the email address provided below.
- **In the event of a hardship preventing a special district from paying the state fee online, visit the state fee website listed below and see, "Instructions for Paying by Check".**
- **If eligible for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code, complete Step 3.b. on the enclosure:**
 - ☐ Certify eligibility by initialing each statement.
 - ☐ Email the completed enclosure to the email address provided below.

State Fee Website: www.FloridaJobs.org/SpecialDistrictFee (pay online, download a duplicate enclosure and FloridaCommerce's W-9 Form)

Mailing Address: Florida Department of Commerce
Bureau of Budget Management
107 East Madison Street, MSC-120
Tallahassee, FL 32399-4124

Contact: Jack Gaskins
Telephone: 850-717-8430
Email: SpecialDistricts@Commerce.fl.gov

000774080202





INVOICE

Customer	Heritage Pines Community Development District
Acct #	381
Date	09/17/2024
Customer Service	Hunter Redinger
Page	1 of 1

Heritage Pines Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Payment Information	
Invoice Summary	\$ 9,378.00
Payment Amount	
Payment for:	Invoice#25805
100124086	

Thank You

Please detach and return with payment



Customer: Heritage Pines Community Development District

Invoice	Effective	Transaction	Description	Amount
25805	10/01/2024	Renew policy	Policy #100124086 10/01/2024-10/01/2025 Florida Insurance Alliance GL,POL,EPLI,HNO,IM - Renew policy Due Date: 9/30/2024 519.450 001	9,378.00

Total

\$ 9,378.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

09/17/2024



Invoice Number	Invoice Date	Account Number	Page
8-622-77857	Sep 17, 2024	XXXX-X241-6	1 of 4

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

519.410
001

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



Invoice Number	Invoice Date	Account Number	Page
8-622-77857	Sep 17, 2024	XXXX-X241-6	2 of 4

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: Sep 11, 2024	Cust. Ref.: Heritage Pines 09/17/24	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	778523287373	Sarah Gourdine	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	Sep 12, 2024 09:19	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

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!

**Invoice Number**

8-622-77857

Invoice Date

Sep 17, 2024

Account Number

XXXX-X241-6

Page

3 of 4

Ship Date: Sep 11, 2024**Cust. Ref.:** Heritage Pines 09/17/24**Ref.#2:****Payor:** Third Party**Ref.#3:**Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2

Automation INET
Tracking ID 778523287763
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Sep 12, 2024 11:34
Svc Area A3
Signed by A.Rlene
FedEx Use 000000000/364522/_

Sender
Sarah Gourdine
WHA
BOCA RATON FL 33431 US

Recipient
Kim Norton
Heritage Pines Country Club
HUDSON FL 34667 US

Transportation Charge 8.44
Fuel Surcharge 0.59
Total Charge USD \$9.03

Ship Date: Sep 11, 2024**Cust. Ref.:** Heritage Pines 09/17/24**Ref.#2:****Payor:** Third Party**Ref.#3:**Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 778523287774
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Sep 12, 2024 11:30
Svc Area A3
Signed by see above
FedEx Use 000000000/364522/02

Sender
Sarah Gourdine
WHA
BOCA RATON FL 33431 US

Recipient
MICHAEL WALSH
HUDSON FL 34667 US

Transportation Charge 8.44
Fuel Surcharge 1.00
Residential Delivery 5.80
Total Charge USD \$15.24

Ship Date: Sep 11, 2024**Cust. Ref.:** Heritage Pines 09/17/24**Ref.#2:****Payor:** Third Party**Ref.#3:**Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 778523288222
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Sep 12, 2024 11:26
Svc Area A3
Signed by see above
FedEx Use 000000000/364522/02

Sender
Sarah Gourdine
WHA
BOCA RATON FL 33431 US

Recipient
Kathleen Lonergan
HUDSON FL 34667 US

Transportation Charge 8.44
Fuel Surcharge 1.00
Residential Delivery 5.80
Total Charge USD \$15.24

Ship Date: Sep 11, 2024**Cust. Ref.:** Heritage Pines 09/17/24**Ref.#2:****Payor:** Third Party**Ref.#3:**Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 778523288656
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Sep 12, 2024 11:41
Svc Area A3
Signed by see above
FedEx Use 000000000/364522/02

Sender
Sarah Gourdine
WHA
BOCA RATON FL 33431 US

Recipient
Carol E. Vaughan
HUDSON FL 34667 US

Transportation Charge 8.44
Fuel Surcharge 1.00
Residential Delivery 5.80
Total Charge USD \$15.24



Invoice Number	Invoice Date	Account Number	Page
8-622-77857	Sep 17, 2024	XXXX-X241-6	4 of 4

Ship Date: Sep 11, 2024	Cust. Ref.: Heritage Pines 09/17/24	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	778523289365	Sarah Gourdine	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	Sep 12, 2024 11:30	Transportation Charge	8.44
Svc Area	A3	Fuel Surcharge	1.00
Signed by	R.Bodes	Residential Delivery	5.80
FedEx Use	000000000/364522/_	Total Charge	USD \$15.24

Ship Date: Sep 11, 2024	Cust. Ref.: Heritage Pines 09/17/24	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	778523290174	Sarah Gourdine	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	Sep 12, 2024 11:27	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: Sep 11, 2024	Cust. Ref.: Heritage Pines 09/17/24	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	778523395764	Sarah Gourdine	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	2.0 lbs, 0.9 kgs	Transportation Charge	8.61
Delivered	Sep 12, 2024 11:56	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	Page
8-630-35610	Sep 24, 2024	XXXX-X241-6	1 of 2

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	519.410001

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



Invoice Number	Invoice Date	Account Number	Page
8-630-35610	Sep 24, 2024	XXXX-X241-6	2 of 2

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: Sep 18, 2024	Cust. Ref.: Heritage Pines Meeting F	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33905 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	778637878856	Cleo Adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	WHA	Wrathell, Hunt & Associates
Package Type	Customer Packaging	NORTH FORT MYERS FL 33917 US	BOCA RATON FL 33431 US
Zone	02		
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Sep 19, 2024 09:55		
Svc Area	A1	Transportation Charge	8.53
Signed by	T.TY	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!



Invoice Number	Invoice Date	Account Number	Page
8-650-92324	Oct 15, 2024	XXXX-X241-6	1 of 4

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	\$123.92	519.410
TOTAL THIS INVOICE	USD	\$123.92	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:**

October is Cyber Security Awareness Month and FedEx wants to remind you to always be alert for emails asking for personal or account information -- we will never request sensitive information through email.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-650-92324	Oct 15, 2024	XXXX-X241-6	2 of 4

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	12.0	69.65	54.27			123.92
Total FedEx Express	8	12.0	\$69.65	\$54.27			\$123.92

TOTAL THIS INVOICE USD \$123.92

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 08, 2024	Cust. Ref.: HERITAGE PINES CDD 10.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	779099111465	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	Oct 12, 2024 15:47		
Svc Area	A3	Transportation Charge	8.44
Signed by	see above	Fuel Surcharge	0.59
FedEx Use	000000000/364522/02	Total Charge	USD \$9.03

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!

**Invoice Number**

8-650-92324

Invoice Date

Oct 15, 2024

Account Number

XXXX-X241-6

Page

3 of 4

Ship Date: Oct 08, 2024**Cust. Ref.:** HERITAGE PINES CDD 10.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 779099111476
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Oct 12, 2024 15:41
Svc Area A3
Signed by see above
FedEx Use 000000000/364522/02

Sender
Kelly Sadlier
WHA
BOCA RATON FL 33431 US

Recipient
Janice Benedetti
HUDSON FL 34667 US

Transportation Charge	8.44
Fuel Surcharge	1.00
Residential Delivery	5.80
Total Charge	USD \$15.24

Ship Date: Oct 08, 2024**Cust. Ref.:** HERITAGE PINES CDD 10.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 779099111763
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Oct 12, 2024 12:32
Svc Area A2
Signed by see above
FedEx Use 000000000/364522/02

Sender
Kelly Sadlier
WHA
BOCA RATON FL 33431 US

Recipient
Mr. Kurt D. Heath, P.E.
Stroud Engineering Consultants
ODESSA FL 33556 US

Transportation Charge	8.44
Fuel Surcharge	1.00
Residential Delivery	5.80
Total Charge	USD \$15.24

Ship Date: Oct 08, 2024**Cust. Ref.:** HERITAGE PINES CDD 10.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 779099112726
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Oct 12, 2024 16:24
Svc Area A3
Signed by see above
FedEx Use 000000000/364522/02

Sender
Kelly Sadlier
WHA
BOCA RATON FL 33431 US

Recipient
Carol E. Vaughan
HUDSON FL 34667 US

Transportation Charge	8.44
Fuel Surcharge	1.00
Residential Delivery	5.80
Total Charge	USD \$15.24

Ship Date: Oct 08, 2024**Cust. Ref.:** HERITAGE PINES CDD 10.15**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2

Automation INET
Tracking ID 779099113799
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1

Sender
Kelly Sadlier
WHA
BOCA RATON FL 33431 US

Recipient
Arthur Rhodes
Heritage Pines CDD
HUDSON FL 34667 US

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
8-650-92324	Oct 15, 2024	XXXX-X241-6	4 of 4

Tracking ID: 779099113799 continued

Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Oct 12, 2024 16:00	Transportation Charge	8.44
Svc Area	A3	Fuel Surcharge	1.00
Signed by	J.Udyede	Residential Delivery	5.80
FedEx Use	000000000/364522/_	Total Charge	USD \$15.24

Ship Date: Oct 08, 2024	Cust. Ref.: HERITAGE PINES CDD 10.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	779099114100	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	Oct 12, 2024 16:01	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: Oct 08, 2024	Cust. Ref.: HERITAGE PINES CDD 10.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	779099114604	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	Oct 12, 2024 15:39	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: Oct 08, 2024	Cust. Ref.: HERITAGE PINES CDD 10.15	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 13.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	779099178811	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	5.0 lbs, 2.3 kgs	Transportation Charge	10.57
Delivered	Oct 11, 2024 11:50	Fuel Surcharge	1.53
Svc Area	A3	Residential Delivery	5.80
Signed by	see above	DAS Residential	5.55
FedEx Use	000000000/364552/02	Total Charge	USD \$23.45

Third Party Subtotal	USD	\$123.92
Total FedEx Express	USD	\$123.92



INVOICE

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

539.311
001

Page: 1

Invoice Number: PSI111298
Invoice Date: 10/1/2024

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		Customer ID	H2224
Ship Date	10/1/2024	P.O. Number	
Due Date	11/15/2024	P.O. Date	10/1/2024
Terms	Net 45	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,586.00	1,586.00
October Billing					
10/1/2024 - 10/31/2024					
Heritage Pines Cdd LAKE ALL					

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



Transmittal Letter

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

October 9, 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	10-09-24	Consultant Invoice (Period of 9/1/24 to 9/30/24)

These are transmitted as checked below

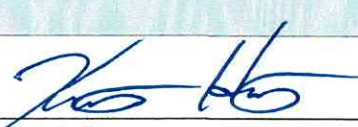
- | | |
|--|---|
| ☒ For Approval | ☐ For Review and Comment |
| ☐ For Your Use | ☐ For Your Information |
| ☐ As Requested | ☐ For Your File |

Comments:

Chuck,
Attached is the current invoice for requested services through September 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.

INVOICE #HPC1202-21-10

Date: October 9, 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 9/1/24 through 9/30/24)

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

519.320
001



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

INVOICE BREAKDOWN

(Period of 9/1/24 through 9/30/24)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Attended CDD Board Mtg. and performed site visit to evaluate structure at EWRA 51	9/17	4.0	\$ 75.00	\$ 300.00
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 #
10/1/2024	2025-1068

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

**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 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	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
Bruce Harris	Resident
Susan Napolitano	Resident
Joyce Welsh	Resident
Tim Sweeney	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

139 • **NEXT MEETING DATE: December 10, 2024 at 2:00 PM**

140 ○ **QUORUM CHECK**

141

142 **TENTH ORDER OF BUSINESS**

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

143

144

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

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

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

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

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

161

162 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Requests

163

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

167

168 **TWELFTH ORDER OF BUSINESS**

Adjournment

169

170

171

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

172
173
174
175
176 _____
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's, 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. 10.15.24 Mr. Heath: monitor cleanup schedule with Brian.	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	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
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. 09.17.24: Sign repair completed; painting remains. Twice-annual mulching of entire park will begin October 2024. Determine area of placement for additional bench. 10.13.24 Mr. Gatz: Ask Gary if bench was installed.	ONGOING	
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	07.16.24	Mr. Adams: Email bank statements to Mr. Rhodes and ensure he is on distribution list.	ONGOING	
15	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	
16	09.17.24	Mr. Adams: Present Bank United investment account options.	ONGOING	
17	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	
18	10.15.24	Mr. Adams: Send Termination Letter to SOLitude and prepare contract with Premier Lakes.	ONGOING	
19	10.15.24	Mr. Heath: Inspect curbing in front of Ms. Welsh's residence.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	04.18.23	District Engineer: Review NWRA 38 area. Determine if dry and if anything can be removed.	COMPLETED	12.05.23
2	09.19.23	Mr. Heath: Inspect rear wall by tennis courts #1 & #2, where drain is causing erosion.	COMPLETED	12.05.23
3	09.19.23	Mr. Heath: Inspect two tall pine trees in WRA #33 as they are leaning near homes.	COMPLETED	12.05.23
4	09.19.23	Mr. Gatz: Ask A to Z to remove a fallen tree between #16 and #17.	COMPLETED	12.05.23
5	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
6	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
7	10.17.23	Mr. Heath: Inspect rusting grate frame at Pond 15A, provide photos and recommendation.	COMPLETED	12.05.23
8	10.17.23	Mr. Gatz: New mowing equipment purchased; delivery anticipated in April 2024.	COMPLETED	02.20.24
9	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
10	12.05.23	Mr. Adams: invest CDD funds utilizing the Bank United ICS Money Market investment option.	COMPLETED	02.20.24
11	02.20.24	Mr. Heath: Inspect NWRA #47 at #18 reserve area to determine if four dead trees can be removed.	COMPLETED	04.16.24
12	02.20.24	Mr. Heath: Request price to survey & re-stake area of NWRA #33 with overgrown vegetation.	COMPLETED	04.16.24
13	02.20.24	Mr. Adams: Request that Audit be presented for consideration at the April meeting.	COMPLETED	04.16.24
14	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
15	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
16	04.16.24	Mr. Hurley: Revise HPCA Landscape Maintenance Proposal and Agreement.	COMPLETED	06.18.24
17	09.21.21	Mr. Heath: Inspect filled 11701 & 11705 Scenic Hills Blvd area once water level drops.	Completed	07.16.24
18	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 want the grass cut.	Completed	07.16.24

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
19	06.21.22	Ms. Lonergan/Mr. Walsh: Participate in pipe inspection w Gatz & Heath during dry season.	Completed	07.16.24
20	04.16.24	Mr. Adams: Request a proposal for stocking tilapia.	Completed	07.16.24
21	04.16.24	Staff members: Remind employees to pick up any trash they observe in pond areas.	Completed	07.16.24
22	06.18.24	Mr. Gatz: Obtain proposals to remove some brush and trees in front of benches at Paleo Pond.	Completed	07.16.24
23	06.18.24	Mr. Adams: Present Annual Audit at future meeting.	Completed	07.16.24
24	06.18.24	HP Staff: Obtain quotes and have area(s) without "Miami" curbs addressed.	Completed	10.15.24
25	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.	Completed	10.15.24

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Heritage Pines Country Club Meeting Room</i>		
<i>11524 Scenic Hills Boulevard, Hudson, Florida 34667</i>		
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.*