

**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 21, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

**Present:**

Kathleen Lonergan  
Arthur Rhodes  
Carol Vaughan  
Michael Walsh  
Stephen Putman

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Kurth Heath  
Tim Gatz  
Susan Bishop  
George Daniels

District Manager  
District Engineer  
HPCA Grounds Superintendent  
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 Susan Bishop submitted a petition with 250+ signatures and resident emails. The residents are against the CDD financing or loaning money for Fitness Center improvements.

Mr. Adams stated that he expects to only discuss the matter today and to receive the costs within the next few weeks. This matter will likely be discussed at the December meeting. The items Ms. Bishop provided will be circulated and considered public record documents.

Resident George Daniels asked when the curbs on Fairway Green Drive will be repaired and how long it will take once it is approved and the contract is executed. Mr. Heath stated projects typically start two weeks after the contract is executed.

Mr. Adams stated the contract will be executed by the end of the week.

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

Mr. Gatz stated he emailed Ms. Lonergan an update that the landscape enhancements by the tee box at Hole 16 were completed. Ms. Lonergan stated Mr. Rager thanked the Board and commented on how nice the area looks.

Mr. Gatz suggested Mr. Heath inspect the overgrown vegetation at EDRA #1 to determine if it needs to be trimmed, as they are covering up the irrigation heads. He proposed laying forestry mulch to avoid disposing of offsite.

**FIFTH ORDER OF BUSINESS****Continued Discussion: MCH Engineering  
Cost Estimate for Fitness Center**

Mr. Heath stated the architect design is nearing the final steps, which he expects to receive by the end of the month. The Committee made changes and suggestion of changes to the Request for Proposals (RFP) package along the way; the RFP will go out soon. It was prepared in a way to be able to review the potential items the CDD might be funding; final numbers will not be known until the bids are received. The bid responses will be forwarded to Mr. Adams and Mr. Heath to review prior to the regular meeting.

Discussion ensued regarding the steps between reviewing the bids and discussing financing strategy and scheduling a one-hour workshop on December 9, 2025, to commence before the Regular Meeting.

**SIXTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of August 31, 2025**

Mr. Rhodes asked for documents supporting the Irrigation Water charges for August and asked about the Dry retention pond reimbursement/planting budget.

**On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.**

**SEVENTH ORDER OF BUSINESS****Approval of September 16, 2025 Regular  
Meeting Minutes**

The following changes from Ms. Lonergan were made:

Line 49: Change "DRA" to "EDRA"

Line 86 and throughout: Change "Putnam" to "Putman"

Line 110: Delete "with Mr. Walsh"

Line 143: Change "Mr. Walsh" to "Herb Hurley and Mike Dillard" and insert ", and includes minor modification to existing retention area" after "project"

Line 146: Change "a workshop just" to "a one hour workshop"

**On MOTION by Ms. Vaughan and seconded by Mr. Putman, with all in favor, the September 16, 2025 Regular Meeting Minutes, as amended, were approved.**

- **To Do Action Items List**

Ms. Lonergan stated that the following items approved at the last meeting should be added to the List:

- Fairway Green Drive and Hidden Pines Way curb repair project.
- Curb repair at inlet on Grand Club.

Ms. Lonergan stated that the following item from today should be added to the List:

- Mr. Health and Mr. Gatz: After the meeting, check for pond erosion at EWRA #10 towards house at 10019 Eagle Bench Drive.

**EIGHTH ORDER OF BUSINESS****Staff Reports**

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

- B. District Engineer: Stroud Engineering Consultants
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no District Counsel, District Engineer or District Manager reports.

- NEXT MEETING DATE: December 9, 2025 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**

A Board Member requested information from Mr. Adams. Mr. Adams will forward it.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

<p><b>On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:20 p.m.</b></p>
---

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair