

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on December 9, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Michael Walsh	Assistant Secretary
Stephen Putman	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tim Gatz	HPCA Grounds Superintendent
Herb Hurley	HPCA General Manager
Susan Bishop	Resident
Nicholas Pedota	Resident
Members of the Public	

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

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]

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Update: Operations Activities

Ms. Lonergan stated that EDRA #1 and EWRA #10 inspections were done. EWRA #10 has been resolved. With regard to EDRA #1, bids for brush removal were supposed to be obtained.

Mr. Gatz stated that he obtained a \$7,500 bid for EDRA #1 to clean out the first 10' to 12' with a forestry mulcher; the irrigation heads would be cleared.

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the bid to forestry mulch to remove growth to clear irrigation heads at EDRA #1, in a not-to-exceed amount of \$7,500, was approved.

Regarding the process to dispose of the mower as surplus property, Mr. Adams stated it is generally via resolution and it must be advertised. Offers will be presented at the next meeting.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, deeming the mower as surplus property, and authorizing Staff to prepare the necessary resolution and for the Chair to execute the resolution and for Staff to advertise, was approved.

FIFTH ORDER OF BUSINESS

Update: HPCA Fitness Center Bids

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting For the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Ms. Lonergan presented Resolution 2026-01. Mr. Adams stated Seats 4 and 5, currently held by Kathleen F. Lonergan and Carol E. Vaughan, respectively, will be up for election at the November 2026 General Election.

On MOTION by Mr. Putman and seconded by Mr. Walsh, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Pasco County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting For the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration/Ratification:
Performance Measures/Standards &
Annual Reporting Form**

A. October 1, 2024 - September 30, 2025 [Posted]

Mr. Adams noted that the 2025 Goals and Objectives Reporting was completed.

On MOTION by Mr. Putman and seconded by Mr. Walsh, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Putman and seconded by Mr. Walsh, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02,
Relating to the Amendment of the General
Fund Portion of the Budget for the Fiscal
Year Beginning October 1, 2024 and Ending
September 30, 2025; and Providing for an
Effective Date**

Ms. Lonergan presented Resolution 2026-02. Mr. Adams stated this is necessary because of the unbudgeted expenditure for the purchase of the mower. This will help avoid a finding in the audit.

On MOTION by Mr. Putman and seconded by Ms. Vaughan, with all in favor, Resolution 2026-02, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2025

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2025.

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

TENTH ORDER OF BUSINESS

Approval of October 21, 2025 Regular Meeting Minutes

The following changes were made:

Line 50: Change “Fraser” to “Rager”

Line 52: Change “EWRA #10” to “EDRA #1”

Line 72: Change “A Board Member” to “Mr. Rhodes”

Line 95 through 96: Change “Fairway Green Drive curb repair project.” and “Hidden Pines Way curb repair project.” to one item named “Fairway Green Drive and Hidden Pines Way curb repair project.”

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the October 21, 2025 Regular Meeting Minutes, as amended, were approved.

• **To Do Action Items List**

Items 12, 15, 19 and 20 were completed.

Ms. Vaughan stated that a resident emailed regarding the border of Paleo Park. She visited the area and the issue appears to have been resolved.

ELEVENTH 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: February 17, 2026 at 2:00 PM**
 - **QUORUM CHECK**

Mr. Adams stated a Workshop will be scheduled for February 17, 2026 at 1:00 p.m.

TWELFTH ORDER OF BUSINESS

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

Resident Nicholas Pedota discussed the conditions near his home at 11523 Heritage Point Drive, including tall pine trees that appear to be dying, as fronds are on the ground, and something wild is growing on the CDD property. He had to replace his sod. He thinks the area is not being maintained. Mr. Gatz will check the area adjacent to Mr. Pedota’s home.

Resident Susan Bishop asked if the Board received the emails and petition regarding the Fitness Center. Lonergan replied affirmatively and stated the District Manager forwarded them to the Board. Ms. Bishop stated she hopes CDD homeowners will be able to vote as to whether they want a Fitness Center before the Board takes out a loan to fund the Fitness Center. Mr. Adams stated that there would be a public meeting wherein members of the public can voice their opinions; however, the vote is strictly by the CDD Board, who are the elected representatives of the CDD homeowners and residents.

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Ms. Lonergan stated that a \$1,432 refund was received from the Property Appraiser.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COS EAL
Secretary/Assistant Secretary

Kathleen Lorenz
Chair/Vice Chair