

HERITAGE PINES
COMMUNITY DEVELOPMENT
DISTRICT

February 17, 2026

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

<https://heritagepinescdd.net/>

February 10, 2026

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 February 17, 2026 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. Update: Operations Activities
5. Consideration of Actions Related to the Potential Funding Participation with the HPCA Fitness Building Project
6. Acceptance of Unaudited Financial Statements as of December 31, 2025
7. Approval of December 9, 2025 Regular Meeting Minutes
 - To Do Action Items List
8. Staff Reports
 - A. District Counsel: *Straley Robin Vericker, P.A.*
 - B. District Engineer: *Stroud Engineering Consultants*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form *(for informational purposes)*
 - NEXT MEETING DATE: April 21, 2026 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ARTHUR RHODES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 2	STEPHEN PUTMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 3	MICHAEL WALSH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	KATHLEEN F. LONERGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 5	CAROL E. VAUGHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

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

10. Supervisors' Requests

11. 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**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2025**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025**

	<u>Major Funds</u>		<u>Total Governmental Funds</u>
	<u>General</u>		
ASSETS			
Cash - SunTrust - 5304	\$ 358,645		\$ 358,645
Investments			
BankUnited*	99,976		99,976
SBA			
Operating A	904		904
Reserve A	2,202		2,202
Utility deposit	14,717		14,717
Undeposited funds	893		893
Total assets	<u>\$ 477,337</u>		<u>\$ 477,337</u>
LIABILITIES & FUND BALANCE			
Liabilities			
Accounts payable	\$ 88		\$ 88
Total liabilities	<u>88</u>		<u>88</u>
Fund balance			
Committed			
Disaster recovery	100,000		100,000
Future mower replacement	100,000		100,000
Working capital	75,000		75,000
Unassigned	202,249		202,249
Total liabilities and fund balance	<u>\$ 477,337</u>		<u>\$ 477,337</u>

*These accounts were not reconciled as statements were not available prior to the agenda package ship date.

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2025**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to	Budget	% of Budget	
													Date			
REVENUES																
Assessment levy	\$ -	\$ 129,823	\$ 146,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 276,348	\$ 312,630	88%	
Interest & miscellaneous	12	1	895	-	-	-	-	-	-	-	-	-	908	1,000	91%	
Total revenues	12	129,824	147,420	-	-	-	-	-	-	-	-	-	277,256	313,630	88%	
EXPENDITURES																
Professional & administrative fees																
Supervisors	1,077	79	1,156	-	-	-	-	-	-	-	-	-	2,312	7,000	33%	
Management	2,704	2,704	2,704	-	-	-	-	-	-	-	-	-	8,112	32,450	25%	
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%	
Engineering	-	455	-	-	-	-	-	-	-	-	-	-	455	5,000	9%	
Audit	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%	
Assessment roll preparation	601	601	601	-	-	-	-	-	-	-	-	-	1,803	7,210	25%	
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%	
Telephone	12	12	12	-	-	-	-	-	-	-	-	-	36	150	24%	
Rentals and leases	155	155	155	-	-	-	-	-	-	-	-	-	465	1,860	25%	
Postage	-	128	62	-	-	-	-	-	-	-	-	-	190	1,000	19%	
Printing & binding	86	86	86	-	-	-	-	-	-	-	-	-	258	1,030	25%	
Legal advertising	-	61	-	-	-	-	-	-	-	-	-	-	61	350	17%	
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%	
Insurance	8,746	-	-	-	-	-	-	-	-	-	-	-	8,746	9,700	90%	
Contingencies	405	-	-	-	-	-	-	-	-	-	-	-	405	1,300	31%	
ADA website compliance	-	-	-	-	-	-	-	-	-	-	-	-	-	210	0%	
Website	-	-	-	-	-	-	-	-	-	-	-	-	-	705	0%	
Total professional and administrative fees	13,961	4,281	4,776	-	-	-	-	-	-	-	-	-	23,018	80,977	28%	
Operations and maintenance																
Electricity - street lighting	-	2,063	2,063	-	-	-	-	-	-	-	-	-	4,126	20,000	21%	
Retention pond mowing/weed control	-	11,624	11,624	-	-	-	-	-	-	-	-	-	23,248	136,990	17%	
Irrigation water	-	3,151	2,558	-	-	-	-	-	-	-	-	-	5,709	18,000	32%	
Contingencies	-	129	128	-	-	-	-	-	-	-	-	-	257	1,000	26%	
Aquatic weed control	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	0%	
Dry retention pond refurbishment/planting	1,600	4,100	1,890	-	-	-	-	-	-	-	-	-	7,590	30,000	25%	
Property insurance	1,127	-	-	-	-	-	-	-	-	-	-	-	1,127	-	N/A	
Total operations and maintenance	2,727	21,067	18,263	-	-	-	-	-	-	-	-	-	42,057	225,990	19%	
EXPENDITURES (continued)																
Other fees and charges																
Property appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%	
Tax collector	-	2,596	2,930	-	-	-	-	-	-	-	-	-	5,526	6,513	85%	
Total other fees and charges	-	2,596	2,930	-	-	-	-	-	-	-	-	-	5,526	6,663	83%	
Total expenditures	16,688	27,944	25,969	-	-	-	-	-	-	-	-	-	70,601	313,630	23%	
Excess/(deficiency) of revenues over/(under) expenditures	(16,676)	101,880	121,451	-	-	-	-	-	-	-	-	-	-	206,655	-	
Fund balance - beginning	270,594	253,918	355,798	477,249	477,249	477,249	477,249	477,249	477,249	477,249	477,249	477,249	270,594	361,356		
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	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	75,000	
Unassigned	(96,082)	(39,202)	82,249	82,249	82,249	82,249	82,249	82,249	82,249	82,249	82,249	82,249	82,249	82,249	86,356	
Fund balance - ending	\$ 253,918	\$ 355,798	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 477,249	\$ 361,356		

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
DECEMBER 31, 2025**

10:09 AM

02/10/26

Accrual Basis

Heritage Pines CDD
General Ledger
As of December 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.002 · Suntrust Checking-5304 - NEW							137,998.71
General Journal	12/05/2025	3310		TAX COLLECTION	111,901.16		249,899.87
General Journal	12/11/2025	3311		TAX COLLECTION	22,227.54		272,127.41
General Journal	12/18/2025	3312		TAX COLLECTION	9,465.58		281,592.99
General Journal	12/19/2025	3215		BOARD MEETING - 12/09/25		923.50	280,669.49
General Journal	12/19/2025	3215		BOARD MEETING - 12/09/25		153.00	280,516.49
General Journal	12/22/2025	3296		WIRE TRANSFER	100,000.00		380,516.49
General Journal	12/22/2025	3297		Accounts Payable 12/22/2025		21,745.63	358,770.86
General Journal	12/22/2025	3314		12/25 - SERVICE CHARGE		128.12	358,642.74
General Journal	12/31/2025	3315		12/25 - INTEREST PAYMENT	2.55		358,645.29
Total 101.002 · Suntrust Checking-5304 - NEW					243,596.83	22,950.25	358,645.29
101.003 · BankUnited - 8358							203,676.98
General Journal	12/22/2025	3296		WIRE TRANSFER		100,000.00	103,676.98
Total 101.003 · BankUnited - 8358					0.00	100,000.00	103,676.98
101.004 · BankUnited - ICS							-3,700.98
Total 101.004 · BankUnited - ICS							-3,700.98
151.000 · Investments							3,106.00
151.001 · SBA-Operating A Account - 1760							903.51
Total 151.001 · SBA-Operating A Account - 1760							903.51
151.101 · SBA - Reserve A Account - 1761							2,202.49
Total 151.101 · SBA - Reserve A Account - 1761							2,202.49
Total 151.000 · Investments							3,106.00
1299 · Undeposited Funds							0.00
General Journal	12/30/2025	3302		CAPITAL CREDIT REFUND - WITHLACO...	892.88		892.88
Total 1299 · Undeposited Funds					892.88	0.00	892.88
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							0.00
General Journal	12/10/2025	3214		Accounts Payable 12/10/2025		21,745.63	-21,745.63
General Journal	12/22/2025	3297		Accounts Payable 12/22/2025	21,745.63		0.00
General Journal	12/22/2025	3298		Accounts Payable 12/22/2025		88.49	-88.49
Total 202.000 · Accounts Payable - Year End					21,745.63	21,834.12	-88.49
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							-231,319.29
Total 3900 · Retained Earnings							-231,319.29
361.000 · Interest Income							-12.39
General Journal	12/31/2025	3315		12/25 - INTEREST PAYMENT		2.55	-14.94
Total 361.000 · Interest Income					0.00	2.55	-14.94
363.100 · Assessment Levy							-129,823.42

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Accrual Basis

Heritage Pines CDD
General Ledger
As of December 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
General Journal	12/05/2025	3310		TAX COLLECTION		111,901.16	-241,724.58
General Journal	12/05/2025	3310		TAX COLLECTION		2,283.70	-244,008.28
General Journal	12/11/2025	3311		TAX COLLECTION		22,227.54	-266,235.82
General Journal	12/11/2025	3311		TAX COLLECTION		453.62	-266,689.44
General Journal	12/18/2025	3312		TAX COLLECTION		9,465.58	-276,155.02
General Journal	12/18/2025	3312		TAX COLLECTION		193.17	-276,348.19
Total 363.100 · Assessment Levy					0.00	146,524.77	-276,348.19
369.100 · Misc. Income							0.00
General Journal	12/30/2025	3302		CAPITAL CREDIT REFUND - WITHLACO...		892.88	-892.88
Total 369.100 · Misc. Income					0.00	892.88	-892.88
511.000 · Legislative							1,155.50
511.110 · Supervisor's Fees							1,155.50
Check	12/19/2025	DD	MICHAEL V. WALSH	BOARD MEETING - 12/09/25	184.70		1,340.20
Check	12/19/2025	DD	KATHLEEN LONERGAN	BOARD MEETING - 12/09/25	184.70		1,524.90
Check	12/19/2025	DD	ARTHUR RHODES	BOARD MEETING - 12/09/25	184.70		1,709.60
Check	12/19/2025	DD	CAROL VAUGHAN	BOARD MEETING - 12/09/25	184.70		1,894.30
Check	12/19/2025	DD	STEPHEN PUTMAN	BOARD MEETING - 12/09/25	184.70		2,079.00
General Journal	12/19/2025	3215		BOARD MEETING - 12/09/25	153.00		2,232.00
Bill	12/22/2025	12092025	ARTHUR	Reimburse Supervisor Traning	79.00		2,311.00
Total 511.110 · Supervisor's Fees					1,155.50	0.00	2,311.00
Total 511.000 · Legislative					1,155.50	0.00	2,311.00
512.000 · Executive							5,408.32
512.311 · Management Fees							5,408.32
Bill	12/10/2025	2026-0363	WRATHELL, HUNT & ASSOCIATES. LLC	12/25 Management Fee		2,704.16	8,112.48
Total 512.311 · Management Fees					2,704.16	0.00	8,112.48
Total 512.000 · Executive					2,704.16	0.00	8,112.48
513.000 · Financial & Administrative							3,798.13
513.310 · Assessment Roll Preparation							1,201.66
Bill	12/10/2025	2026-0363	WRATHELL, HUNT & ASSOCIATES. LLC	12/25 Management Fee		600.83	1,802.49
Total 513.310 · Assessment Roll Preparation					600.83	0.00	1,802.49
513.315 · Tax Collector							2,596.47
General Journal	12/05/2025	3310		TAX COLLECTION		2,283.70	4,880.17
General Journal	12/11/2025	3311		TAX COLLECTION		453.62	5,333.79
General Journal	12/18/2025	3312		TAX COLLECTION		193.17	5,526.96
Total 513.315 · Tax Collector					2,930.49	0.00	5,526.96
Total 513.000 · Financial & Administrative					3,531.32	0.00	7,329.45
519.000 · Other General Goverment							10,476.53
519.320 · Engineering							454.50
Total 519.320 · Engineering							454.50
519.410 · Postage							128.23
Bill	12/10/2025	9-095-89273	FEDEX	9-095-89273		52.14	180.37
Bill	12/22/2025	9-104-51575	FEDEX	9-104-51575		9.49	189.86

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02/10/26

Accrual Basis

Heritage Pines CDD
General Ledger
As of December 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 519.410 · Postage					61.63	0.00	189.86
519.411 · Telephone							25.00
Bill	12/10/2025	2026-0363	WRATHELL, HUNT & ASSOCIATES. LLC	12/25 Management Fee	12.50		37.50
Total 519.411 · Telephone					12.50	0.00	37.50
519.440 · Rentals and Leases							310.00
Bill	12/10/2025	2026-0363	WRATHELL, HUNT & ASSOCIATES. LLC	12/25 Management Fee	155.00		465.00
Total 519.440 · Rentals and Leases					155.00	0.00	465.00
519.450 · Insurance							8,746.00
Total 519.450 · Insurance							8,746.00
519.470 · Printing and Binding							171.66
Bill	12/10/2025	2026-0363	WRATHELL, HUNT & ASSOCIATES. LLC	12/25 Management Fee	85.83		257.49
Total 519.470 · Printing and Binding					85.83	0.00	257.49
519.480 · Legal Advertising							61.25
Total 519.480 · Legal Advertising							61.25
519.490 · Contingencies							404.89
519.540 · Annual District Filing Fee							175.00
Total 519.540 · Annual District Filing Fee							175.00
Total 519.000 · Other General Goverment					314.96	0.00	10,791.49
539.000 · Field Maintenance							23,794.19
539.340 · Retention Pond Mowing/Weed Cont							11,624.00
Bill	12/10/2025	12/1/2025	HERITAGE PINES COMMUNITY ASSOCIATION...	11/25 EQUIPMNET USE	11,624.00		23,248.00
Total 539.340 · Retention Pond Mowing/Weed Cont					11,624.00	0.00	23,248.00
539.341 · Dry Retention Pond Refurbish							5,700.00
Bill	12/10/2025	41311034	HERITAGE PINES COMMUNITY ASSOCIATION...	LABOR TO INSTALL AND FIX	226.58		5,926.58
Bill	12/10/2025	3187	PREMIER LAKES	ANNUAL LAKE MAINTENANCE	1,664.00		7,590.58
Total 539.341 · Dry Retention Pond Refurbish					1,890.58	0.00	7,590.58
539.430 · Street Lighting							2,062.91
Bill	12/10/2025	1306910 120520...	WITHLACOOCHEE RIVER ELECTRIC COOPER...	1306910 12/05/2025	1,585.76		3,648.67
Bill	12/10/2025	2041547 120320...	WITHLACOOCHEE RIVER ELECTRIC COOPER...	2041547 12/03/25	477.15		4,125.82
Total 539.430 · Street Lighting					2,062.91	0.00	4,125.82
539.431 · Irrigation of Pond Banks							3,151.48
Bill	12/10/2025	10470 11202025	HERITAGE PINES COMMUNITY ASSOCIATION...	10/25 RECLAIMED WATER	2,557.68		5,709.16
Total 539.431 · Irrigation of Pond Banks					2,557.68	0.00	5,709.16
539.490 · Contingencies							128.80
General Journal	12/22/2025	3314		12/25 - SERVICE CHARGE	128.12		256.92
Total 539.490 · Contingencies					128.12	0.00	256.92
539.970 · Property Insurance							1,127.00
Total 539.970 · Property Insurance							1,127.00

10:09 AM

02/10/26

Accrual Basis

Heritage Pines CDD
General Ledger
As of December 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
			Total 539.000 · Field Maintenance		18,263.29	0.00	42,057.48
TOTAL					292,204.57	292,204.57	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
DECEMBER 31, 2025**

10:05 AM

02/10/26

Heritage Pines CDD
Check Detail
December 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	12/22/2025	WITHLACOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-2,062.91
Bill	1306910 12052025	12/10/2025		539.430 · Street Lighting	-1,585.76	1,585.76
Bill	2041547 12032025	12/10/2025		539.430 · Street Lighting	-477.15	477.15
TOTAL					-2,062.91	2,062.91
Check	DD	12/19/2025	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	12/19/2025	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	12/19/2025	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	12/19/2025	CAROL VAUGHAN	101.002 · Suntrust Checking-5304 - NEW		-184.70
				511.110 · Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	12/19/2025	STEPHEN PUTMAN	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	10207	12/22/2025	FEDEX	101.002 · Suntrust Checking-5304 - NEW		-52.14
Bill	9-095-89273	12/10/2025		519.410 · Postage	-52.14	52.14
TOTAL					-52.14	52.14
Bill Pmt -Check	10208	12/22/2025	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-14,408.26
Bill	10470 11202025	12/10/2025		539.431 · Irrigation of Pond Banks	-2,557.68	2,557.68
Bill	12/1/2025	12/10/2025		539.340 · Retention Pond Mowing/Weed Cont	-11,624.00	11,624.00
Bill	41311034	12/10/2025		539.341 · Dry Retention Pond Refurbish	-226.58	226.58
TOTAL					-14,408.26	14,408.26

10:05 AM
02/10/26

Heritage Pines CDD
Check Detail
December 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10209	12/22/2025	PREMIER LAKES	101.002 · Suntrust Checking-5304 - NEW		-1,664.00
Bill	3187	12/10/2025		539.341 · Dry Retention Pond Refurbish	-1,664.00	1,664.00
TOTAL					-1,664.00	1,664.00
Bill Pmt -Check	10210	12/22/2025	WRATHELL, HUNT & ASSOCIATES. LLC	101.002 · Suntrust Checking-5304 - NEW		-3,558.32
Bill	2026-0363	12/10/2025		512.311 · Management Fees 513.310 · Assessment Roll Preparation 519.411 · Telephone 519.440 · Rentals and Leases 519.470 · Printing and Binding	-2,704.16 -600.83 -12.50 -155.00 -85.83	2,704.16 600.83 12.50 155.00 85.83
TOTAL					-3,558.32	3,558.32

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



Invoice Number	Invoice Date	Account Number
9-095-89273	Dec 09, 2025	XXXX-X241-6

Page
1 of 3

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**

Please email:

govt@fedex.com

Internet:

fedex.com/en-us/government-shipping.html

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$52.14
TOTAL THIS INVOICE	USD	\$52.14

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
9-095-89273	Dec 09, 2025	XXXX-X241-6

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	3	9.0	30.27	21.87			52.14
Total FedEx Express	3	9.0	\$30.27	\$21.87			\$52.14

TOTAL THIS INVOICE**USD****\$52.14**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 04, 2025**Cust. Ref.:** Heritage Pines 12/09/25**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.

Distance Based Pricing, Zone 2

FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

Package Delivered to Recipient Address - Release Authorized

The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	886744698479	Sarah Gourdine	Arthur Rhodes
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD
Package Type	Customer Packaging	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Zone	02		
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	10.09
Delivered	Dec 05, 2025 10:18	Fuel Surcharge	1.14
Svc Area	A3	Residential Delivery	6.15
Signed by	see above	Demand Surcharge	0.00
FedEx Use	00000000/377078/02	Total Charge	USD
			\$17.38

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
9-095-89273	Dec 09, 2025	XXXX-X241-6

Page

3 of 3

Ship Date: Dec 04, 2025**Cust. Ref.:** HPCDD 12.09.25 Agenda Pk**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.

Distance Based Pricing, Zone 2

FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

Package Delivered to Recipient Address - Release Authorized

The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	886744904922	Sarah Gourdine	Carol E. Vaughan
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US
Package Type	Customer Packaging	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	10.09
Delivered	Dec 05, 2025 10:33	Fuel Surcharge	1.14
Svc Area	A3	Residential Delivery	6.15
Signed by	see above	Demand Surcharge	0.00
FedEx Use	00000000/377078/02	Total Charge	USD \$17.38

Ship Date: Dec 04, 2025**Cust. Ref.:** Heritage Pine 12/09/25**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.

Distance Based Pricing, Zone 2

FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

Package Delivered to Recipient Address - Release Authorized

The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	886744938427	Sarah Gourdine	Kurt Heath, PE
Service Type	FedEx Priority Overnight	WHA	Stroud Engineering Consultants
Package Type	Customer Packaging	BOCA RATON FL 33431 US	ODESSA FL 33556 US
Zone	02		
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	10.09
Delivered	Dec 05, 2025 12:22	Fuel Surcharge	1.14
Svc Area	A2	Residential Delivery	6.15
Signed by	see above	Demand Surcharge	0.00
FedEx Use	00000000/377078/02	Total Charge	USD \$17.38

Third Party Subtotal **USD** **\$52.14****Total FedEx Express** **USD** **\$52.14**

HERITAGE PINES
Community Association

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

Date: Dec 1, 2025

To: Heritage Pines CDD

Attn: Chuck Adams

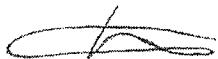
Below is the invoice for services performed per contract for November 2025 and the total amount payable to HPCA.

Service Agreement

Monthly Fee	\$11,624.00
-------------	-------------

Total	\$11,624.00
-------	-------------

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: 18801 GRAND CLUB DR

Bill Number: 23467941

Billing Date: 11/20/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

Account #	Customer #
[REDACTED]	01016692
Please use the 15-digit number below when making a payment through your bank	
[REDACTED]	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	14320476	10/6/2025	613091	11/5/2025	631733	30	18642

Usage History		Transactions	
Water		Previous Bill	11,255.30
November 2025	18642	Payment 11/10/25	-11,255.30 CR
October 2025	22970	Balance Forward	0.00
September 2025	15494	Current Transactions	
August 2025	17603	Reclaimed	
July 2025	17188	Reclaimed	18,642 Thousand Gals X \$0.49 9,134.58
June 2025	18732	Total Current Transactions	9,134.58
May 2025	14591	TOTAL BALANCE DUE	
April 2025	16862		\$9,134.58
March 2025	14249		
February 2025	8832		
January 2025	12840		
December 2024	16803		

9,134.58 x 28% = 2,557.68

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account #	[REDACTED]
Customer #	[REDACTED]
Balance Forward	0.00
Current Transactions	9,134.58
Total Balance Due	\$9,134.58
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

HERITAGE PINES COMMUNITY ASSOCIATION
11524 Scenic Hills BOULEVARD
HUDSON FL 346675601

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

Date: December 1, 2025

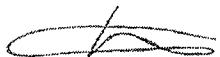
To: Heritage Pines CDD

Attn: Chuck Adams

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

Invoice #41311034	Fuel Level Sending Unit	\$196.58
Labor to Install & Fix	1 Hours @ \$30 per Hour	\$30.00
Total		\$226.58

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.

CDD Irrigation/Equipment Expense November 2025

Mowing Equipment	Quantity	Price	Total
Toro 4000			
Safety check	1		
Repair Work			
Z Mower			
Safety check	1		
Repair Work	1	\$196.58	\$196.58
Labor (Hrs)	1	\$30.00	\$30.00
Ventrac			
Safety check	1		
Repair Work			
John Deere 1600			
Safety check	1		
Repair Work			
		Total	\$226.58
Irrigation Repair			
Rotors	12	\$19	\$228.00
Golf Drives	1	\$240	\$240.00
Fittings	16	\$5	\$80.00
Valves	2	\$80	\$160.00
		Total	\$708.00
Mower Operation Hrs.	October	November	
4000 Mower	4073.2	4073.2	0
Z-Mower	2447.2	2447.2	0
Ventrac	880	904.2	24.2
John Deere 1600	103.7	144.8	41.1
Bush Hog			

WESCO TURF, INC.

Packing List

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

CDD

Order# : 21560468-1
 Location : 02
 Date : 11/03/25
 Ord-Date : 11/03/25
 Page : 1 OF 1

Customer: 204007

ShipTo: 204007-204726

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

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

PO Number	Terms	Shipped Via	Freight Terms	Sales Rep			
Scott	Net 30 Days	UPS GROUND	Freight with H.C.	308			
Contact: Tim Gatz		Phone: (727) 861-7784	WB: WEB				
Ordered	U/M	Qty-Shp	Qty-B/O	Item Number	Item Description	Price	Extension
1	EA	1	0	126-7728	KIT-FUEL LEVEL SENDING UNIT 12 12 GALLON	164.440	164.44

Packing List Only. Invoice to follow.

Important: Acceptance of goods constitutes customer agreement to comply with credit and sales terms and conditions of Wesco Turf, Inc. Shipping errors must be reported within 48 hours of receipt of shipment. Requests for return of merchandise must be made within 30 days of the invoice date. No returns will be accepted without a return goods authorization number. Call customer service to obtain an RGA number. A 15% restocking charge and/or a 10% factory return processing fee will apply according to parts policy. Returns must be in re-sellable condition. A finance charge of 1.5% per month will be added to all past due accounts. A \$30 handling fee will be charged on all returned checks. If an account is placed for collection, buyer agrees to pay all costs of collection, including reasonable attorney fees and costs, whether or not suit is brought.



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	12/01/2025
INVOICE#	3187
TERMS	NET 30
DUE DATE	12/31/2025

BILL TO

Heritage Pines CDD
11524 Scenic Hills Boulevard
Hudson Florida 34667

SERVICE LOCATION

Heritage Pines CDD
11524 Scenic Hills Boulevard
Hudson, Florida 34667

JOB#	DATE	PO/REF#	DESCRIPTION
1056294843			
Charges			
Annual Lake Maintenance			\$1,664.00 \$1,664.00

CUSTOMER MESSAGE

Invoice Total:	\$1,664.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,664.00

Thank you for your business!

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
12/1/2025	2026-0363

Bill To:

Heritage Pines CDD
PO Box 810036
Boca Raton, FL 33481

Description	Amount
Management	2,704.16
Assessment Services	600.83
Telephone	12.50
Rentals & Leases	155.00
Printing & Binding	85.83
<i>Building client relationships one step at a time ...</i>	
	Total
	\$3,558.32

WITHLACOOCHEE RIVER ELECTRIC

COOPERATIVE, INC.



Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number

Cycle 04

Meter Number

Customer Number 10183439

Customer Name HERITAGE PINES COM DEV

Bill Date

12/05/2025

Amount Due

1,585.76

Current Charges Due

12/29/2025

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance

1,585.76

Payment

1,585.76CR

Balance Forward

0.00

Light Energy Charge	141.54
Light Support Charge	124.03
Light Maintenance Charge	241.02
Light Fixture Charge	287.98
Light Fuel Adj 5,104 KWH @ 0.04200	214.38
Poles (QTY 103)	564.50
FL Gross Receipts Tax	12.31

Total Current Charges

1,585.76

Total Due

Please Pay

1,585.76

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
105	74	205	21	305	6	455
150	3	270	4	360	1	910
					3	960
					94	9

WITHLACOOCHEE RIVER ELECTRIC

COOPERATIVE, INC.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/05/2025

Use above space for address change ONLY.

District: BP04

1306910
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

BP04

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	12/29/2025
TOTAL CHARGES DUE	1,585.76
Total Charges Due After Due Date	1,609.55

000130691000015857600016095503

WITHLACOOCHEE RIVER ELECTRIC**COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative

P.O. Box 278 • Dade City, Florida 33526-0278

Account Number

Cycle 02

Bill Date

12/03/2025

Meter Number

Amount Due

477.15

Customer Number 10183439

Current Charges Due

12/23/2025

Customer Name HERITAGE PINES COM DEV

District Office Serving You
Bayonet PointService Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
------	----	------	---------	------	---------	------------	--------------	-----------	----------

Comparative Usage Information
Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance**477.15CR****477.15****Payment****0.00****Balance Forward**

Light Energy Charge	6.01
Light Support Charge	13.01
Light Maintenance Charge	140.59
Light Fixture Charge	173.50
Light Fuel Adj 547 KWH @ 0.04200	22.97
Poles (QTY 29)	120.00
FL Gross Receipts Tax	1.07

Total Current Charges**477.15****Total Due****Please Pay****477.15**

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
205	4	210	25	910	4
				935	25

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/03/2025

Use above space for address change ONLY.

District: BP02

2041547
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

BP02

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	12/23/2025
TOTAL CHARGES DUE	477.15
Total Charges Due After Due Date	484.31

000204154700004771500004843104

**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
Meeting on December 9, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting
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 meeting minutes. If the person did not identify themselves, their name was inaudible or their 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.

41 No members of the public spoke.

42

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

45 Ms. Lonergan stated that EDRA #1 and DWRA #10 inspections were done. D

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

47 Mr. Gatz stated that he obtained a \$7,500 bid for EDRA #1 to clean out the first 10' to 12'
48 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.

53 Regarding the process to dispose of the mower as surplus property, Mr. Adams stated it
54 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.

61 FIFTH ORDER OF BUSINESS Update: HPCA Fitness Center Bids

63 This item was deferred.

Update: HPCA Fitness Center Bids

63 This item was deferred.

64
65 **SIXTH ORDER OF BUSINESS** Consideration of Resolution 2026-01,
66 Implementing Section 190.006(3), Florida
67 Statutes, and Requesting that the Pasco
68 County Supervisor of Elections Conduct the
69 District's General Elections; Providing for
70 Compensation; Setting For the Terms of
71 Office; Authorizing Notice of the Qualifying
72 Period; and Providing for Severability and
73 an Effective Date

75 Ms. Lonergan presented Resolution 2026-01. Mr. Adams stated Seats 4 and 5, currently
76 held by Kathleen F. Lonergan and Carol E. Vaughan, respectively, will be up for election at the
77 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.

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

91 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.

95 B. October 1, 2025 - September 30, 2026

96 Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance
97 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.

103 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**

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

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

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

151 • **NEXT MEETING DATE: February 17, 2026 at 2:00 PM**152 ○ **QUORUM CHECK**

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

154

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

156

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

161
162 Resident Susan Bishop asked if the Board received the emails and petition regarding the
163 Fitness Center. Lonergan replied affirmatively and stated the District Manager forwarded them
164 to the Board. Ms. Bishop stated she hopes CDD homeowners will be able to vote as to whether
165 they want a Fitness Center before the Board takes out a loan to fund the Fitness Center. Mr.
166 Adams stated that there would be a public meeting wherein members of the public can voice
167 their opinions; however, the vote is strictly by the CDD Board, who are the elected
168 representatives of the CDD homeowners and residents.

169

170 **THIRTEENTH ORDER OF BUSINESS****Supervisors' Requests**

171

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

173

174 **FOURTEENTH ORDER OF BUSINESS****Adjournment**

175

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

178

179

180

181

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

182

183

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185 Secretary/Assistant Secretary

Chair/Vice Chair

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	Premier: Send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath: Survey area of erosion on 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: <ul style="list-style-type: none"> ➤ 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	10.17.23	Mr. Adams: Copy BOS on issues addressed; remind BOS not to copy other Board Members if they respond.	ONGOING	
9	12.05.23	Mr. Gatz: 09.17.24: Twice-annual mulching of entire park will begin October 2024.	ONGOING	
10	12.05.23	Mr. Gatz: Have debris at EDRA #10 behind Woodfield Village, picked up every other day.	ONGOING	
11	09.17.24	Mr. Heath: Monitor & address issues with residence on Hole 16 that installed a pool and cage for possible encroachment on the EDRA and significant damage to the bank in the EDRA.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
12	07.15.25	Mr. Adams: Secure/deliver grate for Hole 10 grate replacement.	ONGOING	
13	09.16.25	Mr. Adams: Provide update on whether Premier Lakes Annual Maintenance invoice was paid twice.	ONGOING	
14	10.21.25	Mr. Heath/Mr. Gatz: Inspect EWRA #10 to determine pond erosion and any overgrown vegetation needing trimming and consider laying forestry mulch.	ONGOING	
15	10.21.25	Mr. Adams: Circulate petition Ms. Bishop submitted at the mtg.	ONGOING	
16	10.21.25	Forward bid responses for Fitness Center to Mr. Adams and Mr. Health to review.	ONGOING	
17	12.09.25	Mr. Adams: Schedule Workshop for February 17, 2026 at 1:00 p.m.	ONGOING	
18	12.09.25	Mr. Adams & District Counsel: Authorizing Staff to prep necessary resolution to deep mower as surplus property and for Chair to execute the resolution and for Staff to advertise.	ONGOING	
19	12.09.25	Mr. Gatz: Check the area adjacent to Mr. Pedota's home at 11523 Heritage Point Drive.	ONGOING	
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HERITAGE PINES CDD
TO DO ACTION ITEMS LIST
(Oldest to Newest)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	09.17.24	Mr. Adams: Present Bank United investment account options.	COMPLETED	12.10.24
2	10.15.24	Mr. Adams: Send Termination Letter to SOLitude and prepare contract with Premier Lakes.	COMPLETED	12.10.24
3	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.	COMPLETED	02.18.25
4	06.18.24	Mr. Heath: Inspect area on Wayside Willow Court and broken inlet box top exiting Community Center west parking lot.	COMPLETED	02.18.25
5	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. 12.10.24: Proposal approved including additional scope of work.	COMPLETED	02.18.25
6	10.15.24	Mr. Heath: Inspect curbing in front of Ms. Welsh's residence. 12.10.24: Street address needed.	COMPLETED	02.18.25
7	07.16.24	Mr. Adams: Email bank statements to Mr. Rhodes and ensure he is on distribution list.	COMPLETED	04.15.25
8	12.10.24	Mr. Gatz: Inspect dwindling native grasses on Hole 2; advise is grasses will be replaced.	COMPLETED	06.17.25
9	04.15.25	Mr. Heath: Inspect NWRA 33 dead oak tree by 18906 Rolling Hills Lp & 11906 Heritage Pointe Dr.	COMPLETED	06.17.25
10	04.15.25	Mr. Adams: Remind Premiere Lake Mgmt that spatterdock reductions programmed into Lake Management Contract for 33 & 36 are scheduled for May. Note: Ponds on #7 need attention.	COMPLETED	06.17.25
11	04.15.25	Mr. Heath: Inspect NWRA 33 by Rolling Hills Loop, ESF is removing vegetation & coordinate repairs. Coordinate with Ms. Vaughan regarding NWRA 33 cleanup activities	COMPLETED	07.15.25
12	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. 09.16.25 Proposal presented under Item 9B .	COMPLETED	09.16.25
13	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. Determine area of placement for additional bench. 10.13.24 Mr. Gatz: Ask Gary if bench was installed.	COMPLETED	09.16.25
14	04.15.25	Mr. Heath: Inspect tree issue on south side of Rolling Hills Loop. Per Ms. Lonergan pictures would be helpful. 09.16.25 This is not a CDD matter.	COMPLETED	09.16.25
15	04.15.25	Mr. Adams: Email Board regarding interest earnings once statements are posted.	COMPLETED	12.09.25

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
16	10.21.25	Mr. Heath: Provide update on the previously approved curb repair projects on Fairway Green Dr and Hidden Pines Way and the curb inlet repair project on Grand Club.	COMPLETED	12.09.25
17	10.21.25	Mr. Adams: Email documents to Board Member who asked for documents supporting irrigation water and dry retention pond reimbursement/planting charges for August.	COMPLETED	12.09.25

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

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District Manager

chuck adams

Print Name

12.9.25

Date

Kathleen Lonergan

Chair/Vice Chair, Board of Supervisors

Kathleen Lonergan

Print Name

12/9/2025

Date

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025	Regular Meeting	2:00 PM
December 9, 2025 CANCELED	Workshop <i>Discussion: HPCA Fitness Center Bids</i>	1:00 PM
December 9, 2025*	Regular Meeting	2:00 PM
February 17, 2026	Workshop <i>HPCA Fitness Center Building Funding</i>	1:00 PM
February 17, 2026	Regular Meeting	2:00 PM
April 21, 2026	Regular Meeting	2:00 PM
June 16, 2026	Regular Meeting	2:00 PM
July 21, 2026	Public Hearing & Regular Meeting	2:00 PM
September 15, 2026	Regular Meeting	2:00 PM

Exception

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