

HERITAGE PINES
COMMUNITY DEVELOPMENT
DISTRICT

REGULAR MEETING
AGENDA

February 10, 2015

Heritage Pines Community Development District

6131 Lyons Road, Suite 100 • Coconut Creek, Florida 33073

Phone: (954) 426-2105 • Fax: (954) 426-2147 • Toll-free: (877) 276-0889

February 3, 2015

Board of Supervisors
Heritage Pines Community Development District

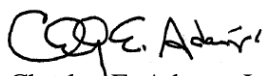
Dear Board Members:

A Regular Meeting of the Heritage Pines Community Development District's Board of Supervisors will be held on **Tuesday, February 10, 2015 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. Public Comments [**3 minutes per person**]
3. Continued Discussion: Maintenance of Dry Retention Areas Agreement with the HPCA
4. Update: Reclaimed Water Transition Activities
5. Approval of **December 9, 2014** Regular Meeting Minutes
6. Other Business
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - i. Approval of Unaudited Financial Statements as of December 31, 2014
 - ii. **NEXT MEETING: April 14, 2015 at 2:00 P.M.**
8. Supervisors' Requests
9. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

ATTENDEES:

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

From: [Gil Herr](#)
To: [Chuck Adams](#)
Subject: Re: Changes to Agreement
Date: Monday, January 05, 2015 11:54:43 AM

Chuck:

No problem, I will let Chuck Eade know that we will put it on the agenda for Feb. 10th.

Gil Herr

From: [Chuck Adams](#)
Sent: Monday, January 05, 2015 11:46 AM
To: [Gil Herr](#)
Subject: RE: Changes to Agreement

Gil

These are significant changes to the deal points presented and approved at the last meeting. The Board would need to discuss and consider in a Board meeting before approving.

Best Regards-

Chuck Adams

Director of Operations

Wrathell, Hunt and Associates, LLC

(239) 464-7114 (cell)

From: Gil Herr [mailto:gilherr@tampabay.rr.com]
Sent: Monday, December 22, 2014 3:27 PM
To: Chuck Adams
Subject: Changes to Agreement

Chuck:

I had a meeting with Chuck Eade and he informed me the HOA Board wanted some changes to the agreement you presented at our last meeting. They are as follows:

F) EQUIPMENT

The CDD will provide two mowers which are currently leased by the CDD. All other equipment will be provided by the Association including maintenance and fuel for all equipment.

H) TERM AND RIGHT TO TERMINATE

Change five years to two years. Remainder is unchanged.

Chuck said he believes at least one of the tractors on lease is not needed. They will evaluate during the first quarter and let us know. His current idea is to change the two mowers out for equipment such as a large vacuum and an aerator. If they do that they would assume those leases and cancel ours, or they would deduct the new leases from the monthly amount of the contract.

Could you send this info to the other members for their comment and agreement. I assume we can redo this now and get Eade's signature and formally approve this at the January meeting.

Thanks,

Gil Herr

Heritage Pines CDD

This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

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AGREEMENT BETWEEN
HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
AND
HERITAGE PINES COMMUNITY ASSOCIATION

THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT maintenance agreement is entered into this 1st day of January, 2015 by and between THE HERITAGE PINES COMMUNITY ASSOCIATION for the purpose of maintaining the drainage area defined as EDRA's and EWRA's.

Now, therefore, the District and the Community Association agree as follows:

1. The District and the Association agree that the Association will maintain the area defined as the CDD according to the Terms and Conditions of this Agreement.
2. The General Manager and the Maintenance Mgr. of the Association will meet with the CDD during the regularly scheduled meetings of the CDD to review the condition of the CDD drainage area and agree that the desired condition is achieved.
3. The CDD will pay the Association a monthly amount of \$ 7,250. At the April Meeting of the CDD, the Association will justify that the amount is not higher than the amount per acre spent on the Common Areas. If higher, the amount will be adjusted to equal the amount per acre of the Common Areas. Annual monthly increases will be negotiated at the time of the annual renewal.

4. TERMS AND CONDITIONS

A) MOWING

The EDRA's shall be mowed to a height equal to the rough of the Golf Course or the height of the common area. A height of 4" is required.

B) IRRIGATION

The EDRA's shall be irrigated to promote grass sufficient to prevent bank erosion. On EDRA's that are not currently irrigated, new irrigation piping will be installed and paid for by the CDD at an amount agreed to before the work is started.

C) WEED CONTROL

The Association will use appropriate chemicals to control weed growth at the top of EDRA's to prevent weed growth into homeowner's property and to prevent the growth of objectionable weeds such as dollar weed.

D) PLANT WEEDING AND MULCHING

The plants in EDRA's shall be weeded as necessary. Plants installed after the start of this contract will be weeded at an additional cost agreed to by the parties. Mulching will be done twice per year or not less than planted areas on the common areas.

E) NEW LANDSCAPING

Any new landscaping will be installed at a price agreed to between the parties.

F) EQUIPMENT

Association will provide all equipment necessary for the work and provide maintenance and fuel for such equipment. The Association will assume the lease of the two mowers presently paid by the CDD at a monthly rate of \$ 2,339.

G) INSURANCE

The Association will provide at its expense and at all times include the CDD as an additional named insured on comprehensive liability insurance policies to cover the responsibilities set forth in this agreement.

H) TERM AND RIGHT TO TERMINATE

The term of this agreement is for a period of five years commencing on January 1, 2015, and shall be automatically renewed for additional one year periods unless either party provides the other party at least 90 days written notice of its intention not to renew. However, the CDD has the right to terminate this Agreement at any time upon providing written 90 days notice to the Association. Such termination need not be with cause.

I) AMENDING AGREEMENT AND LITIGATION

This agreement may only be amended in writing executed by both parties. This agreement is made and shall be governed and construed by the laws of the State of Florida and any litigation arising out of this Agreement shall be in the court of appropriate jurisdiction in Pasco County, Florida.

1 **MINUTES OF MEETING**
2 **HERITAGE PINES**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Heritage Pines Community Development District's Board of
6 Supervisors was held on **Tuesday, December 9, 2014 at 2:00 p.m.**, in the **Heritage Pines**
7 **Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.**
8

9 **Present at the meeting were:**

10		
11	Gilbert Herr	Chair
12	Raymond Russell	Vice Chair
13	Herbert Elliott	Assistant Secretary
14	Robert Zimmerman	Assistant Secretary
15	Jack Nelson	Assistant Secretary
16		

17 **Also present were:**

18		
19	Chuck Adams	District Manager
20	Cleo Crismond	Assistant Regional Manager
21	Kurt Heath	District Engineer
22	John Burns	Golf Course Superintendent
23	Chuck Eade	Golf Course General Manager
24	Russ Bloom	Resident
25	Sarah Brundage	Resident
26	Mark Cutshore	Resident
27	Roy Dulski	Resident
28	Gene Estensin	Resident
29	Glen Folsom	Resident
30	Floyd Gidner	Resident
31	Bill Rumble	Resident
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34 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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36 Mr. Adams called the meeting to order at 2:00 p.m., and noted, for the record, that all
37 Supervisors were present, in person.
38

39 **SECOND ORDER OF BUSINESS**

Public Comments [3 minutes per person]

40
41 Mr. Floyd Gidner, a resident, indicated that the county agreed to cap the wells in
42 Waterfall Village, direct the water to one meter and charge the bulk rate for all 26 homes;
43 however, there is a rumor that the county now wants to install a shut-off valve and charge each

44 home \$7. Mr. Gidner voiced his understanding that the county would not cap the wells, so the
45 village can tap into the wells, in case the county does not have enough water but according to the
46 Southwest Florida Water Management District (SWFWMD), the wells in Waterfall Village must
47 be destroyed.

48 Mr. Gidner reported that the Army Corps of Engineers cancelled a Pasco County
49 Commissioner’s private “pet” project and, under the original decree, his area would be first to
50 receive reclaimed water. He expressed concern about installation of a line to the Cutler golf
51 course, during the delay, and the golf course receiving reclaimed water first. Mr. Gidner wanted
52 to ensure that his area is the first to receive reclaimed water because the agreement was “first in,
53 first out”.

54 Mr. Russell pointed out that he is currently working with the District Engineer to get
55 reclaimed water in Waterfall Village. He asked Mr. Gidner to wait until Mr. Heath arrived to
56 address his concerns.

57 Mr. Bill Rumble and Mr. Russ Bloom, residents of Country Green Village, advised that
58 they had the same issues.

59 Mr. Roy Dulski, a resident of Hill Top Village, had the same questions and clarified that
60 Mr. Gidner was referring to a backflow valve. Mr. Adams concurred and voiced his
61 understanding that the cost would be less than \$5 per home.

62 Mr. Russell reported that the Board is planning to hold a meeting with Pasco County
63 representatives on the second Tuesday of next month, from 10:00 a.m., to 12:00 p.m., to answer
64 these questions.

65 Mr. Gidner voiced frustration that SWFWMD says one thing and Pasco County says
66 something else. Mr. Adams agreed that rumors can cause agitation.

67 *****Mr. Heath arrived at the meeting, in person, at approximately 2:07 p.m.*****

68 Mr. Adams requested that all residents hold their questions until the Sixth Order of
69 Business, which is an update on reclaimed water transition activities.

70

71 **THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisors, Raymond Russell
[Seat 4] and Jack Nelson [Seat 5] (the
following to be provided in a separate
package**

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77 Mr. Adams indicated that Mr. Russell and Mr. Nelson were incumbents and ran
78 unopposed. He reported that both Supervisors previously completed an Oath of Office, provided
79 by the state, and returned them.

80 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
81 of Office to Mr. Russell and Mr. Nelson.

82 Mr. Adams indicated that, since Mr. Russell and Mr. Nelson were incumbents, he would
83 forego an explanation of the following documents:

84 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and**
85 **Employees**

86 **B. Membership, Obligations and Responsibilities**

87 **C. Financial Disclosure Forms**

88 **▪ Form 1: Statement of Financial Interests**

89 **▪ Form 1X: Amendment to Form 1, Statement of Financial Interests**

90 **▪ Form 1F: Final Statement of Financial Interests**

91 **D. Form 8B, Memorandum of Voting Conflict**

92 Mr. Adams reminded Mr. Russell and Mr. Nelson that they are subject to the Sunshine
93 Law.

94

95 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-1,
Electing the Officers of the District**

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97

98 Mr. Adams advised that, statutorily, following an appointment or election, the Board is
99 required to consider its slate of officers. He indicated that, currently, Mr. Herr serves as Chair,
100 Mr. Russell serves as Vice Chair and the remainder of the Board Members serve as Assistant
101 Secretaries; he serves as Secretary and Mr. Wrathell serves as Treasurer and Assistant Secretary.

102 Mr. Adams requested nominations.

103 Mr. Herr nominated Mr. Russell for Chair.

104 Mr. Zimmerman nominated Mr. Nelson for Chair.

105 No other nominations were made for Chair.

106 Mr. Zimmerman nominated Mr. Russell for Vice Chair.

107 Mr. Herr nominated Mr. Nelson for Vice Chair.

108 No other nominations were made for Vice Chair.

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On MOTION by Mr. Herr and seconded by Mr. Nelson, with Mr. Russell, Mr. Nelson and Mr. Herr in favor and Mr. Zimmerman and Mr. Elliott dissenting, the appointment of Mr. Russell as Chair, was approved. (Motion passed 3-2)

On MOTION by Mr. Herr and seconded by Mr. Elliott, with all in favor, the appointment of Mr. Nelson as Vice Chair, was approved.

Mr. Adams presented Resolution 2015-1 for the Board’s consideration. He advised that Mr. Russell will serve as Chair, Mr. Nelson as Vice Chair, he will serve as Secretary and Mr. Wrathell will serve as Treasurer and Assistant Secretary and the remainder of the Board Members will serve as Assistant Secretaries.

On MOTION by Mr. Herr and seconded by Mr. Russell, with all in favor, Resolution 2015-1, Electing the Officers of the District, as nominated, was adopted.

FIFTH ORDER OF BUSINESS **Continued Discussion: Maintenance of Dry Retention Areas**

Mr. Adams recalled discussion, at the last meeting, regarding the Heritage Pines Community Association’s (HPCA) action to terminate the contract with ValleyCrest Golf Course Maintenance, Inc. (ValleyCrest) and bringing the golf course and common grounds maintenance in-house. He noted that, as a result, it was impossible for the District to continue its contractual relationship with ValleyCrest because the supporting facilities and services being provided to the District, were included in the HPCA agreement. Mr. Adams reported that, at the last meeting, the District placed ValleyCrest on notice, through the 90-day notice provision, to terminate the contract as of December 31, 2014. The Board discussed the potential to enter into an agreement with the HPCA to provide dry retention area maintenance services.

Mr. Adams explained that the District can enter into a maintenance assignment agreement with the HPCA, with or without financial consideration. He believed that the Board desired to enter into an agreement with the HPCA, with financial consideration. Mr. Adams reported that Mr. Herr met with Mr. Chuck Eade, HPCA General Manager, and negotiated a contract.

148 Mr. Herr indicated it is a simple agreement, and the same people fund both HPCA and
149 the CDD. The agreement commences on January 1, 2015, upon termination of the agreement
150 with ValleyCrest.

151 Mr. Herr indicated that the District and the HPCA agree that the HPCA will maintain the
152 area defined as the CDD, according to the terms and conditions of the agreement. The General
153 Manager and Maintenance Manager, Mr. Burns, will meet with the CDD during regularly
154 scheduled CDD meetings, to review the condition of the CDD drainage areas and agree that the
155 desired condition is achieved. Mr. Herr stated that the CDD will pay the Association a monthly
156 amount of \$7,250 (this is the exact amount paid this year to ValleyCrest). At the April CDD
157 meeting, the HPCA will justify that the amount is not higher than the amount per acre spent on
158 common areas; if higher, the amount will be adjusted to equal the amount per acre of the
159 common areas. Mr. Herr indicated that annual monthly increases will be negotiated at the time
160 of annual renewal.

161 Mr. Herr stated that the environmental dry retention areas (EDRAs) will be mowed to a
162 height equal to the rough of the golf course or the height of the common area. The EDRAs will
163 be irrigated to promote grass sufficient to prevent bank erosion. On EDRAs that are not
164 currently irrigated, Mr. Herr advised that new irrigation piping will be installed and paid for by
165 the CDD, in an amount agreed to before the work has started. The Association will use
166 appropriate chemicals to control weed growth at the top of the EDRAs to prevent the growth of
167 objectionable weeds such as dollar weed onto homeowners' property.

168 Mr. Herr indicated that the plants in the EDRA will be weeded, as necessary. Plants
169 installed after the start of this contract will be weeded at an additional cost agreed to by the
170 parties. Mulching will be done twice per year or not less than planted areas in the common area
171 and any new landscaping will be installed at a price agreed to between the parties. Mr. Herr
172 advised that the association will provide all equipment necessary for the work and provide
173 maintenance and fuel for such equipment. The Association will assume the lease of the two
174 mowers, presently paid for by the CDD, at a monthly rate of \$2,339.

175 Mr. Herr stated that insurance will be provided with a limit of \$1 million for
176 comprehensive and general liability insurance, including products and complete operations. The
177 owner will be named as an additional insured. Insurance will be provided with a limit of
178 \$300,000 for automobile liability.

179 Mr. Herr explained that the term of this agreement and the right to terminate is for a
180 period of five years, commencing on January 1, 2015 and will be automatically renewed for
181 additional one-year periods, unless either party provides the other party at least 90 days written
182 notice of its intention not to renew; however, the CDD has the right to terminate the agreement at
183 any time upon providing written 90-days notice to the HPCA. Such termination need not be with
184 cause. Mr. Herr stated that the agreement may only be amended in writing and executed by both
185 parties. The agreement is made and shall be governed and construed by the laws of Florida and
186 any litigation arising out of this agreement, shall be in the court of appropriate jurisdiction in
187 Pasco County, Florida. In the event that any of the parties institute any action or proceeding
188 against any other party relating to this agreement, each party shall be responsible for his or her
189 own costs. This agreement constitutes the entire understanding and agreement of the parties.

190 Mr. Herr acknowledged that the agreement does not contain specifics; the heart of the
191 agreement is for the General Manager and Maintenance Manager to meet with the CDD, during
192 regularly scheduled meetings of the CDD, to review the maintenance of the property.

193 Mr. Adams discussed the financial considerations. He indicated that the monthly
194 maintenance fee of \$7,250 is the entire \$87,000 budget, which included the contract maintenance
195 with ValleyCrest and fuel reimbursement. Mr. Adams pointed out that the agreement reflects
196 that the HPCA will provide all equipment and be responsible for fuel and maintenance.

197 Mr. Adams stressed that an advantage to the agreement is the CDD will receive a lease
198 payment of \$2,339, per month, for the mower. He explained that, since the CDD leases the
199 equipment, the HPCA cannot assume the lease because the CDD is a governmental entity, with
200 tax exempt considerations. Mr. Adams suggested that the HPCA bill the District monthly, for
201 \$7,250 minus a \$2,339 credit for the lease. The net difference of approximately \$5,000 will be
202 paid to the HPCA every month. Mr. Adams indicated that the District will still make its monthly
203 lease payments on the mower but receive consideration on the maintenance side, which is a
204 positive for the District, considering the fuel reimbursements, as the District will be ahead by
205 \$5,000 or \$6,000, on an annual basis, under this agreement. Mr. Adams noted that the District
206 may be ahead by even more, once the Association reconciles the cost per acreage and presents
207 these costs to the Board in March or April.

208 Mr. Zimmerman asked about the annual renewal cost. Mr. Adams indicated that there is
209 no cost escalator in the agreement but if the HPCA must increase costs, Board approval is
210 required. He noted that the ValleyCrest contract contained an annual consumer price index

211 (CPI) increase of 1% to 3.25%. Mr. Herr pointed out that there is a provision in the agreement
212 for an annual increase to be negotiated at the time of the annual renewal. Mr. Adams explained
213 that, the way it is currently written, the District would not see an increase in the first five years
214 because this is a five-year contract with one-year automatic renewals.

215 Mr. Herr recalled discussion, at the last meeting, about raising the mowing height of the
216 EDRAs from the current 4", to retain moisture in the banks.

217 Mr. Russell pointed out that, if there is irrigation, the current height is sufficient; if not,
218 5" is adequate. He noted temporary irrigation along #20 where there are new plantings and a
219 proposal is before the Board to install irrigation around the top of the ridge, or 75 yards on a 180
220 cycle, for less than \$500. Mr. Russell estimated that the maintenance cost of the plantings would
221 exceed the mowing cost because of weeds. He indicated that the District will no longer receive
222 free mulch and the mulch near the maintenance shed, from USA Tree, is not the clean mulch
223 they are accustomed to. Mr. Russell believed that, with twice per week irrigating, the District
224 can maintain the plantings.

225 Mr. Adams asked Mr. Burns if there is an issue with adjusting mowing heights under best
226 horticulture practices. Mr. Burns replied no and agreed that it is a good idea. Mr. Adams asked
227 if Mr. Burns will make adjustments, as needed. Mr. Burns replied affirmatively.

228 Mr. Nelson pointed out that many banks do not have irrigation, which caused die out and
229 erosion; there was a misconception about whether SWFWMD or Pasco County would allow
230 irrigation. Mr. Russell received a letter stating that those areas could be irrigated but water is not
231 hitting those areas. Mr. Burns asked if the irrigation system was connected. Mr. Nelson replied
232 affirmatively. Mr. Russell spoke with staff and they definitely did not turn on the water;
233 additionally, other banks with irrigation are not being turned on. Mr. Burns will adjust the
234 watering schedule.

235 Mr. Nelson recalled that a letter was to be issued to Mr. Tommy Land, of ValleyCrest,
236 regarding #2 and #3. Mr. Adams questioned whether this was about the failed plants. Mr.
237 Nelson replied affirmatively. Mr. Adams suggested that the Board discuss this issue, once the
238 maintenance of the dry retention areas is resolved. Mr. Adams confirmed that payment has been
239 withheld since ValleyCrest was put on notice of termination, in case there were areas that
240 ValleyCrest was responsible for and the District had to utilize a portion of those funds to hire
241 another contractor to perform the work.

242 Mr. Nelson pointed out that ValleyCrest mulched and installed plantings on EDRA #20;
243 some plants have the root section and will grow but 12 to 15 plants are questionable. Mr. Adams
244 indicated that this area is visible from the main boulevard but there is a better view on the cul-de-
245 sac.

246 Mr. Adams requested consideration of the Maintenance Assignment Agreement with the
247 Association, in substantial form, and whether to utilize outstanding funds to make repairs or
248 direct Staff to pay ValleyCrest, in full.

249 Mr. Nelson confirmed that both the HOA and CDD would realize savings by bringing
250 maintenance in-house; the CDD will receive \$2,339 per month from the Association for the lease
251 of the mower. Mr. Adams acknowledged that the \$2,339 would help to offset the lease
252 obligation.

253 Mr. Nelson asked if the contract is for five years. Mr. Adams replied affirmatively and
254 noted that, after five years, there is an automatic renewal and any increases will be discussed
255 during the renewal period.

256 Ms. Sarah Brundage, a resident, asked whether the CDD has responsibility for the wet
257 retention areas. Mr. Adams replied affirmatively. Ms. Brundage asked why the wet retention
258 areas were not included in the contract. Mr. Adams replied that the District has a contract with
259 LakeMasters for lake maintenance. Ms. Brundage pointed out that the lake maintenance contract
260 is not for the surrounding areas. Mr. Adams indicated that the District does not have ongoing
261 maintenance responsibilities in the surrounding areas, except for cattail reduction, which took
262 place three years ago. Mr. Adams reported that a treatment for spatterdock reduction was
263 recently completed but not all spatterdock can be removed because this is a natural area; the
264 District Engineer suggested the cattail reduction, after speaking with an environmental group.

265 Ms. Brundage asked if the maintenance of Paleo Park is included in the contract. Mr.
266 Nelson indicated that park maintenance is the HOA's responsibility; he will obtain proposals to
267 complete a major cleaning, which will be paid from the Concerned Citizens Fund (CCF). Mr.
268 Nelson pointed out that Mr. Gary Wind thought that this was a great idea; however, Mr. Wind
269 has not received a response from the HOA.

270 Mr. Dulski reported that, prior to the plant installation, the weeds along #2 were sprayed
271 with Round-Up. Mr. Herr believed that the weeds were supposed to be sprayed in advance. Mr.
272 Russell indicated that the weeds were sprayed but not killed. Mr. Nelson pointed out that EDRA

273 #40 was one of the last areas where plants were installed and staff supervised installation; this
274 was eight months ago and the plants are doing great, which, in large part, was due to irrigation.

275 Mr. Rumble stated that, for the last ten years, residents of Country Green Village were
276 paying to irrigate the retention areas, on the left side of Breland Drive and the end of Hollander
277 Avenue with their pumps, and requested that the CDD and HOA consider installing their own
278 pipes or a water source to irrigate those areas. Mr. Rumble believed that agreements exist to
279 install plants in retention ponds to improve the appearance. Mr. Adams agreed that this can be
280 considered as part of the effluent project.

281 Mr. Herr commented that ValleyCrest did not complete EDRA #2 correctly. He
282 discussed this with Mr. Burns and Mr. Eade, who have a long-term project to beautify the area
283 with landscaping and add more color. Mr. Herr suggested allowing ValleyCrest to complete
284 their work and, next year, consider something to beautify that area, the way it was designed, as
285 the plantings are not acceptable. Mr. Nelson confirmed that this area was addressed and the
286 landscaping was replaced. Mr. Herr pointed out that the area is still unsatisfactory and believed
287 that part of the area must be replanted.

288 Mr. Rumble asked if there are plans to install plants on the left side of Breland Drive and
289 the end of Hollander Avenue, as money was set aside and promises were made. Mr. Herr
290 recalled a motion, at the last meeting, to set aside \$15,000 to mow the steep area; Mr. Burns has
291 some ideas of how to mow that area better, which may eliminate the need for plantings. Mr.
292 Herr believed that this is something the Board should consider; the money is budgeted and it is
293 just a matter of working with the HOA and Mr. Burns and his mowing crew.

294 Mr. Elliott pointed out that \$20,000 was budgeted for Fiscal Year 2015 for “Dry retention
295 pond refurbishment/planting” but only \$3,000 was spent, leaving \$17,000. Mr. Herr confirmed
296 that the District is receiving \$24,000 for the mowing lease. Mr. Elliott indicated that the
297 District’s responsibility is erosion and maintaining the slopes in EDRA areas; the District is not
298 in the landscaping business. Mr. Herr disagreed, as he believed landscaping is under the Board’s
299 control and it was in the District’s best interest to work with the HOA and develop a program for
300 the community. Mr. Nelson recalled that the Board settled this matter at the last meeting.

301 Mr. Gene Estensin, a resident of Golf View Estates, serves on the new Common Grounds
302 Advisory Committee (CGAC) and he looks forward to working with the Board. Mr. Estensin
303 pointed out that the CGAC’s goal is the same as the Board’s, which is to beautify the

304 community. He suggested hiring a design company. Mr. Adams acknowledged that the
305 District's budget is very tight.

306

307 **On MOTION by Mr. Nelson and seconded by Mr.**
308 **Zimmerman, with all in favor, the Maintenance Assignment**
309 **Agreement with the Heritage Pines Community Association for**
310 **the maintenance of dry retention areas, in substantial form,**
311 **was approved.**

312

313

314 Mr. Adams asked whether to continue withholding funds due to ValleyCrest, to pay for
315 remediation of failed plantings, within dry retention areas, or other issues that ValleyCrest may
316 be responsible for.

317

318 **On MOTION by Mr. Russell and seconded by Mr. Elliott, with**
319 **Mr. Herr, Mr. Zimmerman, Mr. Elliott and Mr. Russell in**
320 **favor and Mr. Nelson dissenting, authorization for Staff to pay**
321 **all outstanding money owed to ValleyCrest, was approved.**
322 **(Motion passed 4-1)**

323

324

325 Mr. Russell reported speaking to Mr. Land this morning; ValleyCrest is planning to
326 install mulch but many employees are on vacation. Mr. Herr pointed out that the mulch is from
327 USA Tree and asked Mr. Nelson about his issue with the motion.

328 Mr. Nelson felt that the area looks terrible. Mr. Herr reported that ValleyCrest is working
329 on improving the area and mulched yesterday. Mr. Nelson pointed out that the area still does not
330 look good and expressed concern that the District is paying \$20,000 for unsightly areas; he is
331 trying to hire someone to make the area look beautiful. Mr. Herr opined that it looks better but
332 not beautiful; many plants are inadequate, as the Board did not have control over what they
333 wanted. Mr. Herr discussed beautification with Mr. Eade, even if it costs money, as they will
334 never be satisfied with ValleyCrest.

335 Mr. Russell pointed out ValleyCrest's mistakes, such as purchasing one-gallon plants
336 instead of three-gallon plants, working on one project at a time instead of two and lack of
337 supervision.

338 Mr. Elliott reported that, on EDRA 40, the plants are spread out. Mr. Russell pointed out
339 that there was supervision. Mr. Herr indicated that the plants were fairly mature and questioned

340 what the HOA is planning. Mr. Nelson reported that the HOA has not had their first meeting but
341 is working with Mr. Burns. Mr. Herr expressed concern about situations that are “overkill”.

342 Ms. Brundage reported that the General Manager spoke to the long-range planning
343 committee about hiring a landscape architect to review the entire property, including all common
344 areas, and provide ideas. Mr. Adams advised that some engineering firms have landscape
345 architects and Mr. Heath can make recommendations. Mr. Nelson indicated that the golf course
346 has a long-term plan, recognizing that a large percentage of homes back up to CDD property; the
347 goal is to have a long-term plan and fund with reserves.

348 Mr. Herr reported that he was showing a house at the end of Tiverton Court and the
349 clients recommended placing bushes around the drainage ditch, at the end of Hollander Avenue
350 and Baronwood Court, to make it look aesthetically pleasing. Mr. Elliott agreed but wondered
351 what SWFWMD would say about the plants. Mr. Herr commented that EDRA 40 looks nice.
352 Mr. Russell recommended upgrading the basin. Mr. Elliott agreed that anything on the slopes,
353 washing into the basin from heavy rainfall, should be addressed.

354

355 **SIXTH ORDER OF BUSINESS**

**Update: Reclaimed Water Transition
Activities**

356

357

358 Mr. Heath reported that the reclaimed water plans are currently with the Pasco County
359 Purchasing Department, who is preparing to go out for bids; it is unknown how long this process
360 will take.

361 In response to Mr. Elliott’s inquiry, Mr. Heath reported that the county had the plans for
362 two to three weeks. Mr. Elliott recalled that the county estimated a month-and-one-half to go out
363 for bids.

364 Mr. Russell asked if the county worked on the pipe under the road; they were supposed to
365 come on December 1. Mr. Heath received an email this morning from the county’s construction
366 crew, who was going to handle the piping work in Whispering Pines. Mr. Heath did not agree
367 with their timeline and sent a response to the county Project Manager with alternative dates and
368 has not received a response; he is concerned about the other villages. Mr. Russell asked about
369 Gentle Breeze, which is slated for December 15. Mr. Heath advised that the timeline is the same
370 as Whispering Pines because there is only one crew.

371 Mr. Herr reported speaking to a county employee, Mr. Zone, who offered to have his
372 irrigation staff provide assistance. Mr. Russell confirmed that he also spoke to Mr. Zone.

373 Mr. Heath reported that several villages are currently connected with reclaimed water
374 and, other than Village 13, outside contractors performed the work. The county offered to assist
375 any village with well issues, which is why Village 13 was completed by the county. Mr. Russell
376 reported that Ms. Pamela Wright requested that any villages needing piping work, be brought to
377 her attention and she will handle it. Mr. Heath pointed out that Ms. Wright does not handle
378 construction issues.

379 Mr. Heath indicated that the county has an “as needed” pipeline contract with a
380 contractor and suggested that the District utilize this contract to complete this project sooner.

381 Regarding the two reclaimed water wells in Waterfall Village, Mr. Heath has a sketch
382 and the pipe connecting to the two wells will feed four villages and entails a 6” line down the
383 road, which is costly; therefore, it is not feasible for the county to complete the work. He noted
384 that it is possible to connect the piping across the road so one well can serve the entire village.
385 Mr. Russell suspected a leak and that it will cost \$25,000 to repair. Mr. Heath agreed that
386 Whispering Pines is a concern and will take months to complete.

387 Mr. Gidner believed that a County Commissioner has influence over certain projects and
388 certain builders because, as soon as the commissioner heard that SWFWMD cancelled his
389 project, the District’s project was delayed. Mr. Gidner indicated that he spoke with someone at
390 the county who confirmed that there is going to be a limited amount of water and, if Waterford
391 Village is signed up first, they are supposedly the first to receive water. Mr. Gidner surmised
392 that the project is being delayed so the County Commissioner can ensure that his line will go in
393 across the street, towards the golf course, and those homes will receive water first.

394 Mr. Gidner reiterated to Mr. Heath that, when he first spoke to the county, he was told
395 that there would be no problem running a line under the road and hooking up one meter to 26
396 homes; however, he is now hearing that the county wants to charge \$7 per home to install a
397 backflow valve, which was originally supposed to be installed by the pump well cap. Mr. Gidner
398 expressed concern about residents getting the “runaround” because of individuals behind the
399 scenes following their own agenda.

400 Mr. Adams recalled discussion about the quantity of the county’s effluent water and
401 whether they are connecting the golf course first or the villages. Mr. Heath confirmed that the
402 county had issues, in the past, with their water availability but is currently dumping water on a
403 daily basis because they have more water than they are using. The District has a service
404 agreement with the county to provide water and, at some point, the county will acknowledge that

405 they do not have the quantity of water available; however, Mr. Heath did not anticipate this
406 happening for a long time.

407 Mr. Heath reported that the new reservoir is supposed to be operating by April; it will
408 hold 500 million gallons of water and assist with the daily flow variations. He acknowledged
409 that the county made improvements to their system; it should not be an issue. Mr. Heath
410 understood the concerns of residents, due to his interaction with the county, in the past, and
411 receiving negative connotations and agreed to share anything detrimental with the Board.

412 Regarding the wells, Mr. Heath reported that four villages were connected to reclaimed
413 water; SWFWMD does not require the wells to be plugged. His understanding was that some
414 villages want to keep their wells, in case the county fails to meet their obligations. Mr. Heath did
415 not foresee a reason to plug the wells, unless SWFWMD requires it.

416 Regarding backflow issues, Mr. Heath clarified that the installation of the backflow valve
417 is not \$7 per house, per month; it is \$4.98. He explained that the state requires a cross
418 connection control program for any water system the county is undertaking and any village
419 having reclaimed water irrigation on their property must have a small check valve, which costs
420 \$7 per month, per house. Mr. Heath pointed out that, according to state regulations, the valve is
421 required even if a village has well water.

422 Mr. Burns pointed out that state law is very clear; many neighborhoods have two separate
423 systems and no common piping; there is nothing in the Statute requiring backflow valves. Mr.
424 Heath explained that the county created a program in 1990 based on state regulations, which
425 included the following requirement for backflow valves.

426 *“Backflow prevention assembly will not normally be required on potable single-
427 family residential service connections, unless a hazardous situation exists or
428 reclaimed water irrigation services are provided”.*

429 Mr. Adams advised that he has worked in Southwest Florida for 25 years and effluent
430 water has been widely available for 15 years. The cross connection control program was enacted
431 immediately upon there being dual distribution of potable and well water/effluent. He indicated
432 that there is a requirement to have the backflow prevention on the potable source, due to the
433 potential of having a cross connection between the potable source and the well/effluent water,
434 which is delivered at a higher pressure through the potable system. With the backflow preventer
435 at the meter point, if there is contamination, it will only be within the District boundaries and not
436 the overall drinking water supply. Mr. Adams pointed out that this is the standard for a

437 Department of Environmental Protection (DEP) or SWFWMD policy, which relies on the
438 American Water Works Association. He believed that the District must deal with this and the
439 cost is \$60 per year, which covers the initial capital costs and annual testing.

440 Mr. Burns pointed out that Mr. Eade had an issue in one village, which had a community
441 well; each house had an irrigation well and backflow prevention was required.

442 Mr. Dulski asked if the agreement with the county was available and what it contains
443 regarding backflow prevention. He read a provision in the Statute, which stated “If you use
444 potable water for irrigation, you must have a backflow valve.” Mr. Dulski believed that there is
445 a broad interpretation by the county to charge the District \$80,000 per year and suggested that a
446 representative of the county attend a CDD meeting to explain this provision to the Board and
447 residents. Mr. Adams indicated that a county representative will attend on January 13, 2015.

448 Mr. Dulski reported that Hill Top Village had reclaimed water ten years ago and now has
449 wells. He asked why the backflow valves were not installed when the meters were initially
450 installed, if it was required for cross connection systems.

451 Mr. Nelson asked whether there are backflow valves in villages that were transitioned to
452 reclaimed water. Mr. Heath recalled that this issue started when Tall Pines Village went through
453 the permitting process and it was discovered that Tall Pines was already connected but did not
454 have a backflow valve. Mr. Adams pointed out that it was three years ago. Mr. Nelson
455 questioned whether the county installed the backflow valves. Mr. Heath confirmed that the
456 county installed the backflow valves when they started enforcing the statute; the concern was
457 that someone could dig up a yard to connect a pipe. Mr. Adams indicated that effluent piping is
458 bright pink, so that type of mistake does not occur.

459 Mr. Dulski pointed out that money is still being spent for wells; residents just made a
460 third payment to the CDD, through their tax bills. Mr. Adams explained that the money is placed
461 into the designated fund balance. Mr. Dulski noted that \$330 was spent to replace another motor
462 and Tall Pines recently spent money for its wells. He wants answers from the county. Mr.
463 Adams suggested that Mr. Dulski attend the January 13, 2015 meeting with Pasco County.

464 Mr. Mark Cutshore, a resident, believed that backflow preventers were installed in case
465 of a cross connection between the wells, the underground sprinkler system and potable water
466 system.

467 Mr. Russell reported that he and Mr. Eade arranged a meeting on January 13, 2015, from
468 10:00 a.m. to 12:00 p.m., with Pasco County officials, including a construction foreman. The

469 purpose of the meeting is to dispel rumors. Mr. Russell acknowledged that he was responsible
470 for making incorrect statements, which started some rumors. Mr. Eade encouraged residents to
471 attend the meeting to ask questions about backflow preventers and anticipated that the county
472 would provide answers. He will give a slide presentation on what is planned for the project.

473 Mr. Glen Folsom, a resident, asked if the third delay was caused by the county
474 Purchasing Department not submitting the bids. Mr. Heath replied that it takes considerable time
475 to receive comments. Mr. Heath has been working with the county for 15 years, on numerous
476 projects, and there is a noticeable difference between now and ten years ago. He indicated that,
477 several weeks ago, the county mentioned at a meeting that it could take three to six months for
478 the Purchasing Department to go out for bids.

479 Mr. Heath recalled that the project commenced after the study was completed last year
480 but, because SWFWMD is responsible for half of the money, they refused to provide the
481 agreement and the county was not willing to lose the work without knowing whether or not they
482 would receive half of the money. Mr. Russell pointed out that the project was to commence last
483 June. Mr. Heath indicated that the county decided to proceed with the project, without the
484 SWFWMD agreement, so residents would not have to expend further funds on wells. Two
485 villages are due to be connected as soon as the county coordinates the work with their
486 construction crew.

487 Mr. Folsom asked if their village will move to the top of the list if there was an
488 emergency. Mr. Heath replied that a couple of villages are waiting and he hoped to receive
489 answers from the county at the January 13 meeting. Mr. Folsom pointed out that residents have
490 been waiting for reclaimed water for two years.

491 Mr. Russell understood and reported that the county reassured him that resident questions
492 will be answered at the January 13 meeting, no matter how long the meeting must last. Mr.
493 Folsom asked if residents can submit questions prior to the meeting. Mr. Russell confirmed that
494 he already provided resident questions to the county.

495 Mr. Folsom asked what happens after the January meeting. Mr. Russell indicated that the
496 District Engineer will meet with Pasco County and try to reach a solution. Mr. Russell noted
497 that, until today, there were no issues with any village well going down and he is sharing
498 everything he knows with residents.

499 Mr. Herr reported that the Purchasing Department is led by Mr. Bruce Kennedy; if no one
500 receives answers from Mr. Kennedy, the job is not getting done. If Mr. Kennedy decides to
501 cancel this project, or delay it, it will be delayed.

502 Mr. Folsom asked if Mr. Kennedy will attend the January 13, 2015 meeting. Mr. Russell
503 replied no.

504 Mr. Herr recalled that, in 2007, the villages were connected to reclaimed water but did
505 not have the correct permit. The county forced the golf course to shut down the reclaimed water
506 system, as lines connected to the villages did not have sufficient pressurization. He pointed out
507 that, when the system was shut down for maintenance, residents complained. Mr. Kennedy
508 suggested drilling wells but residents did not want wells because there was an aquifer. Mr. Herr
509 indicated that he was on the Board and recalled that Mr. Kennedy refused to change his mind
510 about the wells and the District spent \$400,000 to drill wells. Mr. Herr suspected that, if the
511 county performed its job properly, the villages would have reclaimed water and the \$400,000
512 could have been used to install the system but Mr. Kennedy said “no”. He believed that Mr.
513 Kennedy was mad at the contractor for using water from the golf course to irrigate the villages
514 and was going to “teach the contractor a lesson”; this may have contributed to the sinkhole
515 problem.

516 Mr. Heath requested that questions be submitted to him in writing, for submittal to the
517 county, prior to the January 13, 2015 meeting.

518

519 **SEVENTH ORDER OF BUSINESS**

Approval of October 14, 2014 Regular Meeting Minutes

520

521

522 Mr. Adams presented the October 14, 2014 Regular Meeting Minutes and asked for any
523 additions, deletions or corrections.

524

On MOTION by Mr. Herr and seconded by Mr. Elliott, with all in favor, the October 14, 2014 Regular Meeting Minutes, as presented, were approved.

525

526

527

528

529

530 **EIGHTH ORDER OF BUSINESS**

Other Business

531

532 There being no other business, the next item followed.

533

534 **NINTH ORDER OF BUSINESS** **Staff Reports**

535

536 **A. Attorney**

537 There being no report, the next item followed.

538 **B. Engineer**

539 There being no report, the next item followed.

540 **C. Manager**

541 **i. Approval of Unaudited Financial Statements as of October 31, 2014**

542 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2014 and
543 indicated that it was the first month of the new fiscal year and there was limited activity;
544 however, there were accruals from the prior fiscal year.

545 **ii. NEXT MEETING: February 10, 2015 at 2:00 P.M.**

546 Mr. Adams advised that the next meeting will be held on February 10, 2015 at 2:00 p.m.,
547 at this location.

548

549 **TENTH ORDER OF BUSINESS** **Supervisors' Requests**

550

551 There being no Supervisors' requests, the next item followed.

552

553 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

554

555 There being nothing further to discuss, the meeting adjourned.

556

557 **On MOTION by Mr. Russell and seconded by Mr. Nelson,**
558 **with all in favor, the meeting adjourned at 3:22 p.m.**

559

560

561

562 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

563

564

565

566

567

568

569

570 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2014**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2014**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash - SunTrust	\$ 578,870	\$ -	\$ 578,870
Investments			
Federated	33,283	-	33,283
SBA			
Operating A	646	-	646
Reserve A	1,574	-	1,574
US Bank			
Revenue	-	31,848	31,848
Reserve	-	20,914	20,914
Due from other funds			
General fund	-	172,125	172,125
Total assets	\$ 614,373	\$ 224,887	\$ 839,260
LIABILITIES & FUND BALANCE			
Liabilities			
Accounts payable	\$ 1,319	\$ -	\$ 1,319
Due to other funds			
Debt service fund	172,125	-	172,125
Total liabilities	173,444	-	173,444
Fund balance			
Reserved for debt service	-	224,887	224,887
Designated for stormwater improvements	83,000	-	83,000
Unassigned	357,929	-	357,929
Total fund balance	440,929	224,887	665,816
Total liabilities and fund balance	\$ 614,373	\$ 224,887	\$ 839,260

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2014**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 232,334	\$ 349,227	\$ 430,595	81%
Interest & miscellaneous	23	36	1,000	4%
Total revenues	<u>232,357</u>	<u>349,263</u>	<u>431,595</u>	81%
EXPENDITURES				
Professional & administrative fees				
Supervisors	431	892	3,014	30%
Management	2,704	8,112	32,450	25%
Audit	-	-	10,411	0%
Arbitrage rebate calculation	-	-	1,200	0%
Dissemination agent fees	83	250	1,000	25%
Trustee fees	-	-	3,000	0%
Assessment roll preparation	601	1,802	7,210	25%
Legal	-	-	1,000	0%
Engineering	300	300	5,000	6%
Telephone	13	38	150	25%
Postage	22	117	700	17%
Rentals and leases	155	465	1,860	25%
Rentals and leases - mowers	2,079	5,588	14,040	N/A
Insurance	-	6,568	6,876	96%
Printing & binding	86	257	1,030	25%
Legal advertising	-	106	500	21%
Contingencies	46	637	1,000	64%
Website	-	-	500	0%
Principal (FY 2012 land purchase)	-	-	75,000	0%
Interest (FY 2012 land purchase)	2,002	3,019	9,658	31%
Principal & interest (effluent project)	-	-	72,000	0%
Annual district filing fee	-	175	175	100%
Total Professional & Administrative Fees	<u>8,522</u>	<u>28,326</u>	<u>247,774</u>	11%
Operations and maintenance				
Electricity - street lighting	1,040	2,487	15,000	17%
Retention pond mowing/weed control	7,620	21,022	87,000	24%
Irrigation	-	-	1,000	0%
Contingencies	995	995	2,500	40%
Aquatic weed control	1,525	3,050	17,400	18%
Dry retention pond refurbishment/planting	-	-	20,000	0%
Water quality testing	150	300	1,800	17%
Capital outlay (effluent project)	-	-	316,000	0%
Total operations and maintenance	<u>11,330</u>	<u>27,854</u>	<u>460,700</u>	6%

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2014**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
EXPENDITURES (continued)				
Other fees and charges				
Property appraiser	-	-	150	0%
Tax collector	<u>4,645</u>	<u>6,986</u>	<u>8,971</u>	78%
Total other fees and charges	<u>4,645</u>	<u>6,986</u>	<u>9,121</u>	77%
Total expenditures	<u>24,497</u>	<u>63,166</u>	<u>717,595</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	207,860	286,097	(286,000)	
 OTHER FINANCING SOURCES/(USES)				
Loan proceeds	<u>-</u>	<u>-</u>	<u>316,000</u>	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>316,000</u>	N/A
Net increase/(decrease) of fund balance	<u>207,860</u>	<u>286,097</u>	<u>30,000</u>	
Fund balance - beginning	<u>233,069</u>	<u>154,832</u>	<u>137,542</u>	
Fund balance - ending	<u>\$ 440,929</u>	<u>\$ 440,929</u>	<u>\$ 167,542</u>	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2008
FOR THE PERIOD ENDED DECEMBER 31, 2014**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 116,254	\$ 174,744	\$ 215,477	81%
Interest	-	1	-	N/A
Total revenue	<u>116,254</u>	<u>174,745</u>	<u>215,477</u>	81%
EXPENDITURES				
Debt service				
Principal	-	-	160,000	0%
Interest	-	25,704	50,988	50%
Total debt service	<u>-</u>	<u>25,704</u>	<u>210,988</u>	12%
Other fees and charges				
Tax collector fee	2,324	3,494	4,489	78%
Total other fees and charges	<u>2,324</u>	<u>3,494</u>	<u>4,489</u>	78%
Total expenditures	<u>2,324</u>	<u>29,198</u>	<u>215,477</u>	14%
Net increase/(decrease) of fund balance	113,930	145,547	-	
Fund balance - beginning	110,957	79,340	77,737	
Fund balance - ending	<u>\$ 224,887</u>	<u>\$ 224,887</u>	<u>\$ 77,737</u>	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BANK STATEMENT
DECEMBER 2014**

SUNTRUST BANK
 PO BOX 305183
 NASHVILLE TN 37230-5183

Page 1 of 3
 36/E00/0175/0 /34
 0615006011053
 12/31/2014
 0000



Account Statement

HERITAGE PINE COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS RD STE 100
 COCONUT CREEK FL 33073-4739

Questions? Please call
 1-800-786-8787

JAN 08 2015

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Account Summary	Account Type	Account Number	Statement Period
	PREMIUM CHECKING + INTEREST	0615006011053	12/01/2014 - 12/31/2014

Description	Amount	Description	Amount
Beginning Balance	\$90,968.50	Average Balance	\$386,958.27
Deposits/Credits	\$513,515.24	Average Collected Balance	\$386,958.27
Checks	\$24,746.91	Number of Days in Statement Period	31
Withdrawals/Debits	\$291.15	Annual Percentage Yield Earned	.07%
Ending Balance	\$579,445.68	Interest Paid Year to Date	\$121.60

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description	
	12/09	171,876.13		DEPOSIT	12/30	78,464.13		DEPOSIT	
	12/12	263,151.97		DEPOSIT					
	12/31	23.01		INTEREST PAID THIS STATEMENT THRU 12/31					
Deposits/Credits: 4				Total Items Deposited: 4					

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	139	184.70	12/22	1974	106.34	12/09	*1978	14,018.46	12/29
	*1972	1,675.00	12/09	1975	3,641.66	12/12	1979	2,079.29	12/30
	1973	984.37	12/08	1976	1,017.18	12/29	1980	1,039.91	12/29
Checks: 9				*Break in check sequence					

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	12/11	61.20		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 0700000000 07QHR 121250A01
	12/11	184.70		ELECTRONIC/ACH DEBIT ADP TX/FINCL SVC 0600400000 060049941360QHR
	12/18	45.25		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 3				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	12/01	90,968.50	90,968.50	12/18	519,298.08	519,298.08
	12/08	89,984.13	89,984.13	12/22	519,113.38	519,113.38
	12/09	260,078.92	260,078.92	12/29	503,037.83	503,037.83
	12/11	259,833.02	259,833.02	12/30	579,422.67	579,422.67
	12/12	519,343.33	519,343.33	12/31	579,445.68	579,445.68



Account
 Statement

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD SUITE 100
 COCONUT CREEK FL 33073

Payroll check number: 900000139
 Pay date: 12/22/2014

Pay to the order of: RAYMOND RUSSELL
 The amount: ONE HUNDRED EIGHTY FOUR AND 70/100 DOLLARS \$184.70

SUNTRUST
 AUTHORIZED SIGNATURE

⑆00000139⑆ ⑆06310215240615006011053⑆

Ck # 139 12/22 \$184.70

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF PATRIOT BANK \$1,017.16

One Thousand Seventeen and 10/100 DOLLARS

PATRIOT BANK
 1815 LITTLE ROAD
 TRINITY, FL 34855

MEMO 7001139

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001976⑆ ⑆06310215240615006011053⑆

Ck # 176 12/29 \$1,017.18

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF LAKE MASTERS AQUATIC WEED CONTROL INC. \$1,675.00

One Thousand Six Hundred Seventy-Five and 00/100 DOLLARS

LAKE MASTERS AQUATIC WEED CONTROL INC.
 P.O. BOX 2300
 PALM CITY, FL 34961

MEMO 1174 AQUATIC WEED CONTROL

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001972⑆ ⑆06310215240615006011053⑆

Ck # 1972 12/09 \$1,675.00

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF VALLEY CREST GOLF COURSE MAINTENANCE \$14,018.48

Fourteen Thousand Eighteen and 48/100 DOLLARS

VALLEY CREST GOLF COURSE MAINTENANCE
 PO BOX 57516
 LOS ANGELES, CA 90074-7516

MEMO

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001978⑆ ⑆06310215240615006011053⑆

Ck # 1978 12/29 \$14,018.48

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF PATRIOT BANK \$984.37

Nine Hundred Eighty-Four and 37/100 DOLLARS

PATRIOT BANK
 1815 LITTLE ROAD
 TRINITY, FL 34855

MEMO 7001139

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001973⑆ ⑆06310215240615006011053⑆

Ck # 1973 12/08 \$984.37

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF WELLS FARGO FINANCIAL LEASING, INC. \$2,079.29

Two Thousand Seventy-Nine and 29/100 DOLLARS

WELLS FARGO FINANCIAL LEASING, INC.
 PO BOX 6434
 CAROL STREAM, IL 60187

MEMO LEASE PAYMENT - 12/20/14-01/29/15

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001979⑆ ⑆06310215240615006011053⑆

Ck # 1979 12/30 \$2,079.29

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF TAMPA BAY TIMES \$106.34

One Hundred Six and 34/100 DOLLARS

TAMPA BAY TIMES
 P.O. BOX 176
 ST. PETERSBURG, FL 33731-0176

MEMO NOTICE OF 2015 MEETINGS

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001974⑆ ⑆06310215240615006011053⑆

Ck # 1974 12/09 \$106.34

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF WITHLACOCHEE RIVER ELECTRIC COOPERATIVE \$1,039.91

One Thousand Thirty-Nine and 91/100 DOLLARS

WITHLACOCHEE RIVER ELECTRIC COOPERATIVE
 12015 HAYS RD.
 SHADY HILLS, FL 34610

MEMO 1460-721-250-380-170514

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001980⑆ ⑆06310215240615006011053⑆

Ck # 1980 12/29 \$1,039.91

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
 6131 LYONS ROAD, SUITE 100
 COCONUT CREEK, FL 33073

PAY TO THE ORDER OF WRATHELL, HUNT & ASSOCIATES, LLC \$3,641.66

Three Thousand Six Hundred Forty-One and 66/100 DOLLARS

WRATHELL, HUNT & ASSOCIATES, LLC
 6131 LYONS ROAD
 SUITE 100
 COCONUT CREEK, FL 33073

MEMO 12/14 MGMT FEE

SUNTRUST
 AUTHORIZED SIGNATURE

⑆001975⑆ ⑆06310215240615006011053⑆

Ck # 1975 12/12 \$3,641.66

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
DECEMBER 2014**

**Heritage Pines CDD
CHECK REGISTER
December 2014**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	DD	12/12/2014	JACK M NELSON	101.000 - Suntrust Bank - Checking		-184.70
				511.110 - Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Check	139	12/12/2014	RAYMOND E RUSSELL	101.000 - Suntrust Bank - Checking		-184.70
				511.110 - Supervisor's Fees	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	1972	12/02/2014	LAKE MASTERS AQUATIC WEED CONTROL,INC.	101.000 - Suntrust Bank - Checking		-1,675.00
Bill	14-08506	12/01/2014		539.311 - Aquatic Weed Control	-1,525.00	1,525.00
				539.461 - Water Quality Testing	-150.00	150.00
TOTAL					-1,675.00	1,675.00
Bill Pmt -Check	1973	12/02/2014	PATRIOT BANK	101.000 - Suntrust Bank - Checking		-984.37
Bill	120114	12/01/2014		519.492 - Contingencies - Interest	-984.37	984.37
TOTAL					-984.37	984.37
Bill Pmt -Check	1974	12/02/2014	TAMPA BAY TIMES	101.000 - Suntrust Bank - Checking		-106.34
Bill	18374	11/26/2014		519.480 - Legal Advertising	-106.34	106.34
TOTAL					-106.34	106.34
Bill Pmt -Check	1975	12/02/2014	WRATHELL, HUNT & ASSOCIATES. LLC	101.000 - Suntrust Bank - Checking		-3,641.66
Bill	2006-8037	12/01/2014		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
				513.312 - Dissemination Agent	-83.34	83.34
TOTAL					-3,641.66	3,641.66
Bill Pmt -Check	1976	12/22/2014	PATRIOT BANK	101.000 - Suntrust Bank - Checking		-1,017.18
Bill	121914	12/19/2014		519.492 - Contingencies - Interest	-1,017.18	1,017.18
TOTAL					-1,017.18	1,017.18
Bill Pmt -Check	1977	12/22/2014	STROUD ENGINEERING CONSULTANTS	101.000 - Suntrust Bank - Checking		-300.00
Bill	HPC1202-06-02	12/19/2014		519.320 - Engineering	-300.00	300.00
TOTAL					-300.00	300.00

**Heritage Pines CDD
CHECK REGISTER
December 2014**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	1978	12/22/2014	VALLEY CREST GOLF COURSE MAINTENANCE	101.000 - Suntrust Bank - Checking		-14,018.46
Bill	4637477	11/14/2014		539.340 · Retention Pond Mowing/Weed Cont	-6,701.09	6,701.09
Bill	4659105	12/19/2014		539.340 · Retention Pond Mowing/Weed Cont	-6,701.09	6,701.09
Bill	4637416	12/19/2014		539.340 · Retention Pond Mowing/Weed Cont	-616.28	616.28
TOTAL					-14,018.46	14,018.46
Bill Pmt -Check	1979	12/22/2014	WELLS FARGO FINANCIAL LEASING, INC.	101.000 - Suntrust Bank - Checking		-2,079.29
Bill	5001735420	12/19/2014		519.442 · Lease - Principal	-979.29	979.29
				519.443 · Lease - Interest	-190.23	190.23
				519.444 · Lease - Tax	-909.77	909.77
TOTAL					-2,079.29	2,079.29
Bill Pmt -Check	1980	12/22/2014	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.000 - Suntrust Bank - Checking		-1,039.91
Bill	1490721298380 ...	12/19/2014		539.430 · Street Lighting	-1,039.91	1,446.96
TOTAL					-1,039.91	1,446.96