

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

A Regular Meeting of the Heritage Pines Community Development District's Board of Supervisors was held on **Tuesday, February 9, 2016 at 2:00 p.m.**, in the **Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.**

Present at the meeting were:

Raymond Russell
Jack Nelson
Herbert Elliott
Gilbert Herr
Robert Zimmerman

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Cleo Crismond
Kurt Heath
John Burns
Chris Ansley
Stan Eli
Randy Doolittle
Fred Moody

District Manager
Assistant Regional Manager
District Engineer
Golf Course Superintendent
Golf Course Assistant Superintendent
Tall Pines Golf Course Advisory Committee
HOA President
Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m., and noted, for the record, that all Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Mr. Stan Eli, of the Tall Pines Golf Course Advisory Committee, stated that the Committee was very concerned about three areas on the golf course. An ad hoc committee of the Golf Course Advisory Committee was assembled to develop solutions and identify things that it would like to see on the golf course, such as modifications, etc. The most important area was Hole 11, which has been an issue for the past several years because of rainy season storms. Hole 11 has two fairways, an upper and a lower. CDD area 51 has a wet and a dry area. Mr. Eli

spoke to the Southwest Florida Water Management District (SWFWMD), specifically, Ms. Carolyn Pena, Applied Staff Engineer of the Environmental Resource Permit Bureau. Regarding the lower fairway, on Hole 11, which floods, is unplayable, cannot be maintained and spills over onto the golf course, Mr. Eli was advised by Mr. Heath that an Engineer's Report must be obtained to determine the issue and how to correct it, if possible. This would be a modification permit; the District had 42 modification permits from the beginning of the CDD. Once the District obtains the Engineering Report, it can seek a modification permit from the SWFWMD to make the necessary corrections. Repair options discussed included adding fill to the lower fairway part of the golf course, so that water does not spill into that area, during storms, and perhaps slope it toward the CDD area.

Mr. Russell asked Mr. Eli to provide the District Engineer with the SWFWMD map.

Mr. Burns stated Mr. Heath discussed having a SWFWMD representative inspect the area to determine whether it is feasible to do anything, as it is in an EDRA, in CDD territory. It will take time to determine what the CDD can do and what permits must be pulled, including possibly raising the height of the right half of the split fairway, on the right side of the cart path so it is not washed out and under water for half of the season. Mr. Russell asked if the Board could say this is not a CDD concern and give the golf course permission, through the District Engineer, to proceed. Mr. Burns indicated that the golf course must go through SWFWMD because the issue on the EDRA is that the SWFWMD would not want to impact the holding capacity of that area. If the right side of the fairway was built up, it would be necessary to remove material out of the existing EDRA to make up for it. In response to a question, Mr. Burns believed that there was water in EDRA 54, behind the dike, last summer but it dried up.

Mr. Russell heard that the idea was to dig where the lower area is, on the right side, fill it in and make a small lake. Mr. Burns agreed that may be one of the considerations.

Mr. Fred Moody, a resident, heard the same thing as Mr. Burns; the reason for the EDRA restriction is that it is to hold water and, if fill is added, capacity would be lost. In order to add fill, another area must be dug out. If it could be done on the right hand side of the EDRA, where it overflows to the homes, building a lake would enhance the appearance of the golf course. The key is whether the SWFWMD would approve it. Speaking as a homeowner, Mr. Moody believed that most Residents would like a small lake.

Mr. Russell asked what the golf course would expect from the District, if permission was granted. Discussion ensued regarding expectations and responsibility. Mr. Russell

acknowledged that an Engineer's Report would be necessary and asked if financial support from the District was being sought or if the golf course would finance the work. Mr. Eli indicated that it must be decided whether the CDD or HPCA would be responsible.

Mr. Adams advised that the system is in compliance as currently constructed and operated and is not creating any negative impacts; therefore, it would be an improvement to the system. He felt that, the best the CDD could do is indicate that it will cooperate with whoever wants to pursue the project but the CDD would have no financial responsibility.

Mr. Moody believed that, if this work was approved, there would be no need to obtain estimates prior to obtaining an Engineer's Report. Mr. Eli concurred that the Engineer's Report was necessary and wondered if the District Engineer could prepare the report, at CDD cost. Mr. Adams replied no; the District's system is operating as it was designed and constructed; therefore, there is no need for the District to spend taxpayer's funds to pursue this. The HPCA or the neighborhood could pay for an Engineer's Report if either wants to pursue the project.

Mr. Heath voiced his opinion that this is a permissible event. Cost wise, the best case would be a net balance, taking the dirt out of that EDRA and moving it to the other area to fill it in, and widen the area out. This is a dry retention area so dirt from the bottom could be scraped out and moved without changing the volume of that EDRA. Typically, in this type of situation, SWFWMD wants assurances signed and sealed by an engineer. This should not a big deal; a permit may not even be necessary. SWFWMD might accept something in writing, such as a plan, signed and sealed by a Professional Engineer. It may be a minor modification. There would probably be a cost for the earth moving. The District could obtain estimates but someone must pay for those activities.

In response to a question regarding if it would be best to scoop dirt, Mr. Heath replied that either would be possible; deep from the north side, where a wet retention area, is deeper than the one on the right side and designed to be wet, all year. Some people might want that behind their house but there is no need for very much dirt so a small wet pond would be created for a net balance. It would probably be more ideal to scrape a larger area and take the dirt so nobody would have a year-round wet area behind their house; the appearance would be the same but deeper.

Mr. Herr noted that anytime there is a major rainfall, that entire area is 6" to 8" underwater, which made it unplayable, and questioned if it would be more sensible to install a large pond behind the houses or near the green and, possibly, another pond at the bottom, south

end. Building another lake and excavating would contain the water and keep it from the lower fairway, which would make it a much more playable hole. From the CDD's perspective, it would be better to construct a wet area, rather than a dry area, as it would be much easier to maintain. Mr. Heath stated that a wet retention area could be created but it could require more intensive permitting because it would involve modifying the type of retention area, rather than a net balance of transferring fill. Mr. Herr felt that it would be worth the money, if it made the area more playable. Mr. Herr suggested that Mr. Heath include two options, in the Engineers Report. Mr. Heath believed that there were more options; it was a matter of preference. It was agreed that everyone must work quickly.

Mr. Russell asked what Mr. Burns wanted the Board to do. Mr. Burns wanted Mr. Heath to provide a plan to present to the SWFWMD. Mr. Adams summarized that the CDD would not stand in the way and would cooperate, as much as necessary; the project must be presented to the HPCA Board to determine if the HPCA would be willing to pay for it. Mr. Heath will compile information and an approximate cost for the next meeting.

Mr. Adams commented that the CDD did not need to see the information; therefore, it was not necessary to wait for the next meeting.

A resident asked if a slot could be added in the dike between 54 and 52, if 52 is lower, to increase storage. Mr. Heath stated that, on the plan, 54 was a future retention area; he did not know what it was actually permitted for.

THIRD ORDER OF BUSINESS**Update: Reclaimed Water Construction Activities**

Mr. Russell discussed which neighborhoods were being worked on and voiced his opinion that the project would likely be completed by late March. Mr. Heath indicated that the primary contract ended in January, but with an additional 54 days, in the contract for additional time, if necessary. Mr. Heath submitted a request to the County for the 54 days, if necessary to complete the residential connections. The contractor might need to work through March to complete punch list items, such as clean-up, sod, painting, etc. In response to a question, Mr. Heath confirmed that a punch list will be completed in March; no additional extensions will be allowed and the contractor cannot be paid until the work is completed. Mr. Adams explained the billing process and confirmed that the District probably would not pay until May or June.

FOURTH ORDER OF BUSINESS

Approval of December 8, 2015 Regular Meeting Minutes

Mr. Adams presented the December 8, 2015 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Elliott and seconded by Mr. Russell, with all in favor, the December 8, 2015 Regular Meeting Minutes, as presented, was approved.

FIFTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

SIXTH ORDER OF BUSINESS

Board Member Reports

A. Ponds and Lakes: *Supervisor Robert Zimmerman*

There being no report, the next item followed.

B. Finance Matters and Negotiations: *Supervisor Gilbert Herr*

There being no report, the next item followed.

C. Reclaimed Water Project: *Supervisor Raymond Russell*

There being no report, the next item followed.

D. Golf Course and Surrounding Areas: *Supervisor Jack Nelson*

Mr. Nelson reported that the grass was not cut since it was not growing. Because of this, staff had extra time to work on other tasks.

▪ **Drains: *Supervisor Herbert Elliott***

*****This item was an addition to the agenda.*****

It was noted that a proposal was provided to Mr. Elliot, today but due to receiving it late, he was unable to make a determination. Mr. Elliot asked if a second bid was obtained. Mr. Russell did not have a copy of the second bid. Mr. Heath estimated four laborers for one week, at \$2,450 and machine rental of \$1,500, for a total estimated cost of \$4,000 for labor and equipment. Mr. Ansley stated that the bid was for nine critical areas, but noted 28 areas must be dug out; four were minor, needing 2” to 6” removed, to properly open the drain, seven were medium, needing debris removed and a little more dirt and, 17 were major, requiring major clearing. Three to five days would be required to complete this project. Discussion ensued

regarding the proposals. Mr. Russell believed that funds were available to complete some of the work during Fiscal Year 2016. Mr. Elliott felt that some drains do not require clearing.

On MOTION by Mr. Herr and seconded by Mr. Russell, with all in favor, authorizing a not-to-exceed amount of \$4,200 for various drain cleanouts, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no report, the next item followed.

B. Engineer

There being no report, the next item followed.

C. Manager

i. Approval of Unaudited Financial Statements as of December 31, 2015

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2015. A large share of assessment levy revenues were collected in December. Expenses were well below budget; the \$316,000 expense due to Pasco County for the reclaimed water project will be paid in early summer.

ii. NEXT MEETING: April 12, 2016 at 2:00 P.M.

The next meeting will be held on April 12, 2016 at 2:00 p.m., at this location.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

There being no supervisors' requests, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Herr and seconded by Mr. Nelson, with all in favor, the meeting adjourned at 2:35 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair