

**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, October 10, 2017 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	Chair
Jack Nelson	Vice Chair
Neil Goulette	Assistant Secretary
J. Bart Cutshall	Assistant Secretary
Michael Walsh	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Kurt Heath	District Engineer
John Burns	Golf Center Superintendent
Chris Ansley	Assistant GC Superintendent
Bill Crusselle	General Manager, Heritage Pines
Ludwig Walner	Resident
Mary Lou Moore	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:00 p.m. All Supervisors were present, in person.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

Mr. Ludwig Walner, a resident, stated that his concern was the Preserve, the retention pond, the lake, etc., and the lack of maintenance. He had been on several committees going back to when the District met with Southwest Florida Water Management District (SWFWMD) and got the vegetation around the perimeter of the lake removed. He was on the committee when the District surveyed the lake and he attended the Council Meeting where SWFWMD made a

presentation. According to a SWFWMD representative, a certain body of water could be scraped and up to 50% of the water lilies could be removed; SWFWMD would not check to see how many water lilies were in the water. Over the years, a resident on Scenic Hills has sent two letters to the District requesting that the vegetation be addressed but those requests were being ignored; he sent a letter once. He was once advised by Mr. Cutshall that “it is not my responsibility, it belongs to you guys”. Mr. Cutshall stated that comment was correct. Mr. Walner wanted the area cleaned. There is “rocket grass” or “torpedo grass” that the District will never clean up, which was slowly moving further out into the water and cannot be killed. The shoreline is slowly creeping in and there is less and less water. There used to be fish in that lake but now there is very little wildlife therein. Mr. Walner invited everyone to view the area from his house to see a different view. His concern was that the lake was the gem of Heritage Pines but now, when buyers visit they see a swamp instead of a lake.

Mr. Russell mentioned to Mr. Adams about Mr. Cutshall’s recent responsibilities and suggested that they help Mr. Walner so that he is informed.

A Board Member thought the District killed 30% of the water lilies a year ago and questioned if there was a restriction or if the District could kill more. Mr. Walner replied that was the information he received from SWFWMD, at the Council Village meeting; a maximum of 50% could be removed but SWFWMD would not come back and check. Mr. Adams thought the District previously targeted 30% but the amount could certainly be bumped up; this was an ongoing program once or twice each year. The water lilies will come back, cattails do not belong in the lake and torpedo grass could be treated. Mr. Adams would have the work performed.

Mr. Russell asked Mr. Burns about the treatment for torpedo grass. Mr. Burns stated that Rodeo was used, which is an aquatic version of Roundup; it was quite effective. Mr. Russell thought the area was unattractive and the lake could be a gem if undesired vegetation was removed; the lake should have a nicer appearance and be presentable, especially for those who live in the community. Mr. Adams would contact LakeMasters Aquatic Weed Control, Inc. (LakeMasters) to inspect the lake, schedule it and be more aggressive with treatments.

A Board Member asked if the District must obtain written approval from SWFWMD. Mr. Adams replied no; SWFWMD allows one to maintain open water bodies to a certain percentage. The District had been working with 30%; however, the percentage could be

increased to 40%. The goal was to find a balance for the area. Everyone needs to be educated to understand that it is not intended to look like a swimming pool nor any of the open ponds on the golf course.

Discussion ensued regarding Florida and stocking fish, permits, grass carp, fish barriers, tilapia and the value of them in that they eat algae, LakeMasters looking into the issue, the different view of the growth from the observation deck, the appearance of a preserve, treating this time of year giving it a good result, the lack of birds, predatory birds and maintaining the fish population as a food source for the predatory birds.

Ms. Mary Lou Moore, a resident, stated that she lives on the other side of the lake, where torpedo grass has taken over 30'. People at the State and County stated to her:

- Torpedo grass is highly evasive and not native in Florida.
- It is totally removable, since all State Laws and Regulations only apply to native plants.
- The person with the State said, "Make no mistake; the torpedo grass will completely take over the whole lake." There is a belief that it is a cycle and the water does this and that and he said it is actually true but in order for the natural habitat to confront that torpedo grass level, it would take a very long time.
- The person with the State said it is coming from the golf course and put there constantly by the lawnmowers and can be removed.
- If it can be mowed, it is no longer in the lake and has completely been taken over by dirt.

Ms. Moore stated that 6' mowers are coming to the lake and mowing the torpedo grass. Her neighbor lost more 30' and the torpedo grass is ugly and highly invasive.

Mr. Adams stated that the torpedo grass would be sprayed. It was probably 30' wide because there is a flat slope next to the pond and, when it goes dry, it stretches further out into the pond and, over time, the width gets wider. Rodeo would be sprayed on the torpedo grass to brown it out, which would happen within seven to ten days. Depending on the amount of torpedo grass how unsightly it is, weed whacking could be done to knock it down, if it is dry enough to work in that area.

THIRD ORDER OF BUSINESS

**Discussion: Erosion Issue at 18109
Tiverton Court**

This item was tabled.

On MOTION by Mr. Russell and seconded by Mr. Walsh, with all in favor, discussion regarding the erosion issue at 18109 Tiverton Court, was tabled.

FOURTH ORDER OF BUSINESS**Consideration of Proposal from Schaer Development of Central Florida, Inc., for EDRA 25**

Mr. Russell wanted the Board to discuss what they should or should not do regarding the proposal from Schaer Development of Central Florida, Inc. (Schaer). The priority was a part where water was coming off the #9 Fairway. Mr. Heath should explain why one proposal was \$7,000 and the other was \$18,000.

Mr. Heath stated that, a couple of months ago, Schaer came out to quote five different things so the District had an idea of the costs involved. One of those items was for EDRA #25 for regrading work and reworking the soil to bring it up some from the existing soil, from the base up, and extending the slope out a bit on the southern end. The other quote was instead of just bringing dirt out of the EDRA, building a gravity wall along the edge of that parcel and extending the area out from the house to the wall. Another quote was for Paleo Park regrading and trying to avoid or minimize potential overland flow to the wetland. The other proposal was for repairing the riprap or the drainage outfall at EDRA #40. The final quote was for some soil removal and regrading near the Village 31 entrance. Subsequent to those prices, he evaluated Paleo Park, as there was a request to install a trench drain versus doing the regrading work along EDRA #9, which was what Mr. Russell was referring to. The price was 2.5 times higher than the amount just for doing the regrading work. Basically, Schaer did the pricing based off a certain trench drain version, to the Department of Transportation (DOT) specifications, which is something Schaer did on several jobs so they had pricing already built in. It was basically putting in a small preformed channel with a removal grade on the top. He discussed the construction process, the process requiring a lot more sod repair and the new pricing reflecting a lot more sod work.

Mr. Russell stated that he was talking about was a French drain wherein pipes would be installed, with the holes in them like the sewer pipe, with a stump and no concrete. Mr. Heath responded that was a French drain but this was a trench; if a French drain was installed, there

was a DOT specification for that, as well. He could obtain a quote for the French drain option but suspected that the cost would be higher than the quotes the District already had.

A Board Member asked Mr. Burns if he researched that option. Mr. Burns replied that he looked into perhaps installing a drain lateral and parallel to Paleo and putting drainage rock and pipe in and daylighting it with the EDRA. He had not calculated the cost.

Mr. Heath stated that the French drain was more of a slower percolation type of apparatus; it was not for when it was raining and trying to get a flow down into something.

Mr. Russell inquired if the amount of water coming out required concrete. Mr. Heath discussed how a French drain functions. Mr. Russell asked Mr. Heath, as the District Engineer, for his recommendation. Mr. Heath replied that he would do simple work and rework the swale and sod, which would be the cheapest option, with no drain, piping, rock, etc., just a little deeper swale.

A Board Member stated that it did not appear that the water went in such a force that it erodes the slope that much; therefore, perhaps what Mr. Heath was saying was that this is a Band-Aid on top of this problem. Mr. Heath replied that he was thinking that a minor swale, to take it down 4" to 6" and move that dirt over towards the fence, was basically a barrier and would prevent water from entering in. He was not sure how much water was physically going past the fence now. Past the fence there was quite a slope and, in his opinion, there would still be erosion by the fence during intense rainfalls. Water would flow down that slope and there was not a lot of grass. He had been reworking that soil to ensure that there was no water coming from the fairway.

Mr. Cutshall stated that Mr. Goulette spoke to him about the #40 EDRA drainage on the outfall repair. Mr. Heath thought that anything they did, such as rocks and bags of concrete, would work. It was pretty much what was there already; just bags of concrete. As the water enters, it works around and starts washing the soil out from underneath and caves in. It needs to be repaired and concrete bags, in a way was like riprap. A Board Member inquired if that was one of the estimates for \$9,500 and Mr. Heath replied affirmatively.

Discussion ensued regarding the repairs, concrete bags, quotes for repair, exploring other alternatives, working up the engineering costs for pricing, visuals obtained from Mr. Heath, concrete sumps, pricing and disclaimers, permits and surveying, landscaping, spending CDD

money, no Engineering certifications or permits needed, EDRA #25 and \$1,400 for each mobilization built into the pricing and the drainage outfall repair at Paleo Park.

Repairs would be completed; Mr. Adams would prepare a contract and send it to Schaer. Mr. Heath would have Schaer send Mr. Adams an updated quote. Mr. Adams replied that would probably be cleaner rather than striking out the proposal.

On MOTION by Mr. Russell and seconded by Mr. Walsh, with all in favor, the Schaer Development of Central Florida, Inc., proposal for the Paleo Park repair, in the amount of \$7,126.82, and the Village #31 outfall repair, in the amount of \$9,575.17 less \$1,400 for the one mobilization, were approved.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2017

Mr. Adams presented the Unaudited Financial Statements as of August 31, 2017. Assessment revenue collections were at 100% and expenditures were at 84%. The District would be well within budget as Fiscal Year 2018 wrapped up.

Mr. Goulette inquired why invoicing was not occurring every month. Mr. Adams replied that it should be; however, if there is continued work by the District Engineer or anyone else, and the invoice is not received, it will result in some invoicing covering several months. Monthly invoicing was preferred.

Discussion ensued regarding the general ledger, check registers, the lack of invoices for two months, not having a meeting in two months, specific entries and providing the backup, issues with Heritage Pines invoicing and the Agreement with them, enforcing the Agreement with Heritage Pines regarding maintenance, monitoring equipment and total hours for the month.

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. July 11, 2017 Regular Meeting

Mr. Russell presented the July 11, 2017 Regular Meeting Minutes and asked for any additions, corrections or deletions.

On MOTION by Mr. Cutshall and seconded by Mr. Russell, with all in favor, the July 11, 2017 Regular Meeting Minutes, as presented, were approved.

B. September 12, 2017 Public Hearings and Regular Meeting

Mr. Russell presented the September 12, 2017 Public Hearings and Regular Meeting Minutes and asked for any additions, corrections or deletions.

On MOTION by Mr. Cutshall and seconded by Mr. Walsh, with all in favor, the September 12, 2017 Public Hearings and Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS

Assignment of Duties: Board Member Reports

A. Ponds and Lakes: *Supervisor Goulette (West), Supervisor Walsh (East)*

Mr. Goulette stated that at the Grand Club and Scenic Hills, there is still a grate, to the left, that has not been replaced, along with some others. It was noted that 11 of 24 were replaced and another swing should be taken in a couple of months.

Discussion ensued regarding the tools and Schaer having the proper equipment.

Mr. Walsh discussed the open issues. The override in the drain is working properly. Something similar needed to be done on #16, at the T-Box along the prime path, near EDRA #30, which has erosion that would only get worse.

Discussion ensued regarding the dirt and drainage.

B. Finance Matters and Negotiations: *Supervisor Russell*

There being nothing to report, the next item followed.

C. Reclaimed Water Project: *Supervisor Raymond Russell*

Mr. Russell had nothing to report.

In response to a Board Member's inquiry, Mr. Cutshall stated that the water was out for two days and an email was sent. There was a communication issue with the control for the homeowners' water that Spectrum had to repair. It happened on a Saturday and there was no water on Sunday, a little water on Monday, and no water on Tuesday and it was repaired by

Wednesday. The golf course continues to receive its water through there and is operating normally.

Mr. Russell asked Mr. Heath if he was getting anywhere with the price cuts for Pasco County. Mr. Heath replied that he spoke with the County Commissioners because, in the meeting two weeks ago, they wrote this up as, "bulk customers without storage and pumping". That would be the Villages and water coming directly in from the reservoir and being pushed to the City. Then, they had "bulk customer with storage and pumping"; "bulk customer" being the golf course, "storage," being the pond, and "pumping," being the clubhouse. Due to the response after the last announcement regarding the increase, they hired a company to do a study. The study found that the bulk users are golf course communities that have golf courses and the amount of water "they" use. The Commission came up with a whole new structure of 32, 33, 34, 35 cents per 1,000 gallons and 17, 18, 19 and 20 cents per 1,000 gallons. When they put it up to vote last week, they voted on the wrong one and signed it. When he brought it up in the meeting today, the Commission had not heard of this and sent him to talk to someone else, which turned out to be very good for the CDD since he is the Administrator of Infrastructure, which oversees reclaimed water. The person's comment was that there would now be an amendment to rectify the vote, which was done in error. It would be 32 cents per 1,000 gallons for golf courses. The Villages, with 23 communities County-wide, would be at 63 cents per 1,000 gallons. Individuals would be charged less, since they are not under the bulk rate even though the Villages have a single head that pumps the water in them and monitors where the water goes through it and it goes through one meter. They are being charged a bulk rate of 63 cents per 1,000 gallons versus the individual homeowners that are set on water being used. Individual residents are currently billed at the flat rate of \$14.72 per month. Each homeowner gets that on their bill whereas the Villages that are maintained receive one bill for the entire Village, at 63 cents per 1,000 gallons, which is distributed to the homes within that Village. Under this new rate structure, there is a volumetric rate, which is supposedly going to start when the billing system is set up for houses and non-maintained Villages, which have meters but the meters are not read and billed from. They will be getting billed with the volumetric amount when that happens, which will be 40 cents per 1,000 gallons. There is variability, which really opens them to scrutiny.

Discussion ensued regarding not receiving notice on any of the billing, the commencement of signing bills since July, the still unknown rate, the flat billing rate of \$14.72,

the watering schedule, the Villages not being billed for almost two years, Pine Crest village using 1.5 million gallons per month equating to \$20 per month per house for twice per week watering 20-minute watering, schedule, non-maintained houses having a flat rate, meters being installed at every house, the Villages having one meter and being considered a bulk user, new billing to begin on October 1 and Mr. Russell receiving three or four different answers from the County.

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

Mr. Russell stated that there would be a change to this since Mr. Nelson has never been to the golf course.

E. Lighting, Mosquito Control, Front Property: *Bart Cutshall*

Mr. Cutshall stated that there was nothing new for mosquito control and everything remained as it should be. Regarding lighting, he was in communications with the Engineer for Withlacoochee River Electric Cooperative, Inc., (Withlacoochee) and they are dealing with hurricane damage but, as soon as the Engineer can, he will let him know. The Engineer will keep the District at the top of the list so the Webster Road work could commence

Mr. Russell inquired about the pricing for lighting, who pays for the locator, who pays for the underground electrical lines and where Withlacoochee is located. Mr. Cutshall replied that Withlacoochee pays for it. He discussed the transformers and he has matched numbers to all the transformers. It appeared that the CDD's, on Brooklawn, would be the furthest run because they have transformers at the end of the street where two are by the villas, to which the lines could be run.

Mr. Russell stated that what he was asking not about transformers but who does the lines in the ground. Mr. Cutshall replied that was all included in the price, except for the resodding, which they talked about doing at no charge. It would be cheaper, rather than removing the sod, since St. Augustine does not remove well. Discussion ensued regarding calculating the cost for the sod, who would resod the area, burying the cable at no charge, approving \$70,000, the costs for each area and the total price of \$15,000 for the entire two projects.

Mr. Russell wanted them to work at it to include all the other items and the 1,000 linear feet for sod. He wanted to look at one price. \$17,000 was originally approved.

It was noted that, through the hurricane, the property did quite well and discussion ensued regarding an issue at the EDRA bordering #11.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Bush Ross, P.A.*

There being no report, the next item followed.

B. District Engineer: *Stroud Engineering Consultants*

There being no report, the next item followed.

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

i. NEXT MEETING: December 12, 2017 at 2:00 P.M.

The next meeting will be held on December 5, 2017 at 2:00 p.m., at this location, rather than on December 12, 2017, as originally scheduled; the new date would be advertised, accordingly.

NINTH ORDER OF BUSINESS

Supervisors' Requests

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

TENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Nelson and seconded by Mr. Goulette,
with all in favor, the meeting adjourned at 3:15 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

C. E. Ali
Secretary/Assistant Secretary

Raymond E. Russell
Chair/Vice Chair