

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on June 29, 2021 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present were:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Michael Walsh	Assistant Secretary
Janice Benedetti	Assistant Secretary
Carol Vaughan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Terri Delaney	HOA Manager
Charlie Funda	Resident
Stephen Evans	Resident
Unidentified Attendees	
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Pine Crest Village Request to Plant Small Buffer on CDD Property

A resident asked for the three opinions being considered related to a decision about the plantings. Ms. Lonergan stated the CDD was waiting for the Pine Crest Village (PCV) Representative to present their plans.

HOA Manager Terri Delaney discussed her conversations with Ms. Vaughan and another party regarding the request to install 20' of hibiscus or bougainvillea straight along CDD property but was given the alternative to plant diagonally to ensure access to the property without hindrances.

Ms. Lonergan stated that Ms. Vaughan is the only contact person to discuss plans for this area and the plans must then be presented to the Board. Ms. Delaney presented plans to install plantings 20' x 20' diagonally, across from Pine Crest Village to the old well, which would block the well, retention ditch and the gate to County Line Road.

Ms. Lonergan asked and Ms. Delaney confirmed that Heritage Pines removed the fence that blocked the view.

Resident Charlie Funda stated that he observed a lot of foot and golf cart traffic since the fence was removed. He asked for the CDD to inspect the entire area, as he believed it all needed rejuvenation, not just one small area. He asked what the District intended to do with the area as he heard it would be open to the public. He recalled that, when the CDD purchased the property for runoff, it intended to keep it in its natural state.

The following responses were given to various questions from unidentified residents:

- Fence: Heritage Pines decided to remove the deteriorating fence. A homeowner noted it was encroaching on their property and Heritage Pines did not want to incur any further maintenance costs.
- Trails: The District has no intention of installing paths; any path or item built using tax exempt financing would be open for public use or the District could develop a fee comparable to what the residents pay for using the CDD facilities, which deters public use as the fee charged is typically above the actual cost. Residents are permitted to use paths on CDD common property.
- Golf Carts: Several Board Members were observed touring the area on golf carts with CDD flags.

Heated discussion ensued regarding conversations about affected residents' individual cost to maintain the Heritage Pines fence and determining if a shared easement between the CDD and property owners exists.

➤ Plans for the Property: Regarding whether there were plans for the property or if it would be kept in its natural state, some Board Members stated there were no plans; however, sick pine trees would have to be removed. There is no guarantee that new Board Members would not reconsider this position.

➤ PCV Plans: A resident proposed meeting on site to discuss plans. To remove the PCV's old well located on CDD property would require approval from the Southwest Florida Water Management District (SWFWMD). or the homeowner can decide to plant hibiscus or bougainvillea on the homeowner's property, if they do not receive approval from the District.

Resident Stephen Evans felt that the forest is an asset to the community, if it is maintained properly, and the fence provided privacy. He identified the location of his home, discussed his reason for purchasing that home and asked that the CDD install plantings along an extended area beyond his property to help maintain his privacy and the privacy of other affected residents. He stated that, if the CDD does not make a decision, he would proceed with installing plants to block his view of County Line Road.

Ms. Delaney stated that Staff knocked on the doors of all affected residents to discuss the matter and were told by residents that they did not mind having the fence removed, if it was replaced with vegetation. Some residents stated they were not asked about the fence.

Discussion ensued regarding discussion of the fence not being on the HOA agenda, installing vegetation diagonally to comply with resident requests to block the view of County Line Road, this matter being omitted from weekly newsletters, lack of homeowner attendance at HOA meetings, privacy concerns of affected homeowners, the fence matter being a Heritage Pines issue rather than a CDD issue, maintaining the current area, etc.

District Staff would research and determine if there is an easement between the homeowners' property and the CDD and Mr. Heath would contact SWFWMD to obtain approval to remove the well.

FOURTH ORDER OF BUSINESS

Consideration of Revised Audit Engagement with Carr, Riggs & Ingram, LLC

Mr. Adams presented the Carr, Riggs & Ingram, LLC (CRI) revised engagement letter, which reflected a fee reduction, as the CDD paid off bonds in 2020 so that would no longer be part of the audit. Mr. Rhodes asked if other bids were obtained. The consensus was to proceed with the revised fee, instead of going out to bid.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the Revised Audit Services Engagement Letter with Carr, Riggs & Ingram, LLC, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

Ms. Lonergan presented Resolution 2021-04.

On MOTION by Ms. Vaughan and seconded by Mr. Rhodes, with all in favor, Resolution 2021-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2021. As a few Down To Earth (DTE) invoices were missing, Mr. Gatz stated he would forward the email he sent to the DTE corporate office to Mr. Adams. Discussion ensued regarding SOLitude’s invoice for treating submersed vegetation in ponds and the request to include missing March and April SunTrust statements in the next agenda package. The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of April 20, 2021 Regular Meeting Minutes

Ms. Lonergan presented the April 20, 2021 Regular Meeting Minutes. The following changes were made:

Line 147: Change "Bramble" to "Brambleleaf Way"

Line 153: Change "Indian" to "Hidden"

Line 231: Change "Woodlawn" to "Woodfield and Waterfall"

Regarding installation of additional lighting in Villages 1, 2 and 3, Mr. Adams stated the contracts were executed; the contractor was scheduling the project.

On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the April 20, 2021 Regular Meeting Minutes, as amended, were approved.

• **To Do Action Items List**

Item 6: Change "Bramble" to "Brambleleaf Way". Add action for Mr. Adams to monitor project and provide Board updates.

Added Item: Mr. Adams to monitor lighting installation in Villages 1, 2 and 3 projects and provide Board updates.

Item 5 was completed: Mr. Gatz presented a \$1,312.50 proposal to install sod at EDRA #18.

EIGHTH ORDER OF BUSINESS

Assignment of Duties/Board Member Reports

A. Golf Course Surrounding Areas: *Supervisor Walsh (East); Supervisor Lonergan (West)*

Mr. Walsh reported the following:

- EDRA #58 area was inspected and needed sod replacement along the bank. A proposal would be obtained to install sod that was removed as part of the drainage when the new building behind maintenance was built; Heritage Pines would incur the expense.

➤ The overgrown sump towards Hole #17 and the pipe at the end of the bridge need to be cleaned out, including in EDRA #36. Several overgrown sump and pipes in the area that need to be weed wacked were observed. The entire community needs to be inspected.

➤ EDRA #47, at the Hole #11 area, was overgrown. The area would be trimmed once the trimmer attachment is received.

Ms. Lonergan reported the following:

➤ To Do Action Items List Item 8: Staff would inspect the work at Hole #8 to confirm that the erosion issue was corrected. Sod on EDRA #6 would be installed and the irrigation system in the area would be checked.

B. Finance Matters and Negotiations: *Supervisor Rhodes*

Mr. Rhodes reminded the Supervisors to file their Statement of Financial Interests to prevent being fined. He was amazed the number of registered voters in the District.

C. Mosquito Control, Front Property and Paleo Park: *Supervisor Vaughan*

The paths and fence line at Paleo Park needed to be sprayed and dead branches removed. It was noted that spraying would increase to twice a month, due to the rainy season.

Ms. Vaughn asked for dead vegetation along the front property area to be cleaned up.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Straley Robin Vericker, 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. 2,046 Registered Voters in District as of April 15, 2021

There were 2,046 registered voters residing within the District as of April 15, 2021.

II. NEXT MEETING DATE: July 20, 2021 at 2:00 P.M.

○ **QUORUM CHECK**

The next meeting would be held on July 20, 2021.

TENTH ORDER OF BUSINESS

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

A resident asked if the budget included funds to maintain the front property. Board Members and Staff clarified there is no specific budget for that area, as the only work being done was mowing along the fence. If special work, such as removing dead or diseased trees is needed, a special line item could be added. A specific line item would not be added since the intent was to keep the area natural. The resident asked about the final plans for the buffer. Multiple speakers responded that the CDD had not made a decision to plant or give away CDD property; the decision is with Heritage Pines to plant and be responsible for maintenance of the area but not on CDD property. Discussion ensued regarding removal of old well.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Walsh thought that Mr. Heath would need to be involved in getting the pipe at Hole #18, behind the tee box, unclogged. Mr. Gatz stated they would clean it up to a certain point but must charge for the time to remove it all.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Benedetti and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 3:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair