

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on February 11, 2020 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:

Kathleen Lonergan	Chair
Neil Goulette	Vice Chair
Michael Walsh	Assistant Secretary
Arthur Rhodes	Assistant Secretary
Carol Vaughan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Tim Gatz	Golf Superintendent
Herb Hurley	General Manager
Cathleen Westphal	Resident
Al Velasquez	Resident
Debbie Collingsly	Resident
Joyce Welsh	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: Agenda Items [3 minutes per person]

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2019

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2019. The following coding error in the General Ledger would be corrected:

Page 2: Move "\$8,413" from "Dry retention pond refurbishment/planting" line item to "Retention pond mowing/weed control" line item

Mr. Adams stated the December invoice was processed in mid-January and the January invoice was processed last week. He responded to questions regarding the streetlighting invoice, December invoices processed in January and changing the CDD meeting dates.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the Unaudited Financial Statements as of December 31, 2019, as amended, were accepted.

FOURTH ORDER OF BUSINESS

Approval of December 3, 2019 Regular Meeting Minutes

Ms. Lonergan presented the December 3, 2019 Regular Meeting Minutes. The following changes were made:

- Lines 42 and 117: Change "Goulette" to "Walsh"
- Lines 43: Change "He" to "Mr. Rhodes"
- Line 119: Insert "rocks" after "riprap"

On MOTION by Mr. Rhodes and seconded by Mr. Goulette, with all in favor, the December 3, 2019 Regular Meeting Minutes, as amended, were approved.

- **To Do List of Action Items**

Item 1: Change "Lonergan" to "Vaughan" and "Walsh" to "Gatz"

Items 2 and 4: Completed

Item 3: Ongoing

New Item: "Revisit potential meeting times when approving the Fiscal Year 2021 Annual Schedule."

Items from Last Meeting: All completed.

Mr. Heath would prepare a scope of work, which would be reviewed by Mr. Goulette and Mr. Adams. If approved, the activity would take place between meetings and a report would be presented at the next meeting.

A "Completed" section would be added to the To Do List, including the date the item was moved to "Completed". "Completed" items would remain on the List for one year after the date it was moved to "Completed".

FIFTH ORDER OF BUSINESS

Assignment of Duties/Board Member Reports

A. Golf Course Surrounding Areas: *Supervisor Goulette (West), Supervisor Walsh (East)*

Mr. Goulette reported the following:

- Forms were not yet pulled for Hole #2, where a drain was repaired a few months ago.

Mr. Gatz would look into it.

- Hole #5 should be inspected to determine if drains can be installed.

Mr. Gatz stated nothing was done because the water was so high. Another box may be added to Hole #9. Regarding Pond #36 maintenance, Mr. Gatz stated there was still a lot of dirt in the drain, which would continue being an issue.

Mr. Walsh reported the following:

- The water was finally receding; several areas should be inspected before the rainy season commences.

Regarding EDRA #33, Mr. Gatz stated the grass was low enough to be mowed. As long as water levels remained unchanged, the area would be maintained; it was on Gary's to do list. Asked if EDRA#33 should be included on the To Do list, Mr. Gatz stated it was the Board's decision; however, one person pressure washes everything and he would get to it. Regarding whether the wall on Scenic View would be cleaned, Mr. Gatz stated there was no access.

- The plant beds and sod at Pond #40 looked good.

Mr. Walsh asked about any recommendations for reducing the size of the sand bottoms.

Discussion ensued regarding weeds, EDRA #30, plant bed maintenance, areas that need mulch and whether mulching was in the landscape maintenance contract. Ms. Lonergan stated, if mulch was in the contract, Mr. Gatz should obtain pricing and present it the next meeting.

Ms. Cathleen Westphal, a resident, felt that something should be done about Hole #14, or EDRA#39, because the grass was overgrown and the vegetation was taking over her lawn. Mr. Gatz stated the area is not mowed frequently, as it is difficult to access but, as the water recedes, there would be more maintenance opportunities. Mr. Gatz would inspect the area.

B. Finance Matters and Negotiations: *Supervisor Rhodes*

Mr. Rhodes stated the audit was underway and would be presented at the next meeting.

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

Ms. Vaughan stated that additional mulch was applied in Paleo Park and she recently conferred with Mr. Gatz about diverting a resident’s home drainage from Paleo Park to another drainage area. To solve the issue, Mr. Gatz proposed running a 4” drain line from the homeowner’s gutters, digging a trench and running it into Pond #15A. Discussion ensued regarding using public funds on private property and other options to remedy the drainage issue. Mr. Gatz would explore erecting a structure on CDD property to take the drain line to #15A and present his findings at the next meeting.

SIXTH 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*

• **Update: Drainage Review**

Mr. Adams stated there was no report other than the activity update distributed earlier.

Mr. Goulette noted that the District Engineer had not attended the last three meetings and suggested, if he is no longer available, hiring another District Engineer who could attend meetings. Mr. Adams would relay the information to the District Engineer.

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

Mr. Adams stated that audit would be presented at the next meeting.

• **NEXT MEETING DATE: April 14, 2020 at 2:00 P.M.**

○ **QUORUM CHECK**

SEVENTH ORDER OF BUSINESS

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

Mr. Al Velasquez, a resident, stated, a few years ago, new lighting was installed in his village and asked for the procedure to request more lighting. Mr. Goulette gave a brief history of streetlight installation in the different villages, commented that some residents refused new lighting because they did not like bright lights shining into their homes through the windows. Currently, there were no plans to install new lighting in the villages. Discussion ensued regarding lighting costs, leasing the light poles, a transformer and borings. Mr. Goulette would visit Mr. Velasquez’s village to determine if additional streetlights are needed.

Ms. Debbie Collingsly, a resident, asked about the reclaimed water reimbursement. Mr. Adams stated the checks for Regal Pines were processed; she should receive a check shortly.

Ms. Westphal stated, when she moved in a year ago, the grass at Hole #14 was flat but, at some point, it was over-seeded, which caused an overgrowth of clover that was taking over her lawn. She felt that every effort should be made to get the area back to how it was when she moved in. Mr. Goulette stated, if a mower gets stuck while mowing, it would bring additional cost to the CDD; a number of retention areas are not mowed because the water table is still high. Mr. Gatz would monitor the area and, if it was dry, he would have it mowed as much as possible without getting the mowers stuck.

Ms. Joyce Welsh, a resident, stated all of the lights that were installed have a lamp of a certain size and are all perfect, except for one at the very end of Scenic Hills Boulevard, where there is a tall pole with a tiny lantern. The consensus was to have the light pole inspected, contact the power company and ask for it to be changed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Goulette commented that he looked forward to discussions about what to do about the District Engineer and asked if there were any Sunshine Law restrictions on Supervisors speaking with other management companies or other CDDs. Mr. Adams replied that there were no restrictions, as long as it involves only one Supervisor.

Ms. Lonergan asked if there were any issues with Supervisors serving on both the CDD Board and on the HOA Board of Directors. Mr. Adams stated, although there are no legal restrictions, he would not recommend a Supervisor holding seats on both because there is a strong tendency to discuss CDD business in an HOA or neighborhood setting, which could create be a Sunshine Law violation.

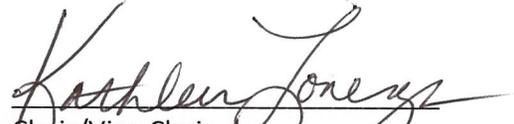
NINTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:45 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair