

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

The Board of Supervisors of the Heritage Pines Community Development District held a Virtual Public Meeting on June 9, 2020 at 2:00 p.m. at <https://us02web.zoom.us/j/84267771435> and 1-929-205-6099, meeting ID 842 6777 1435.

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
Kurt Heath	District Engineer
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth Landscaping (DTE)
Deb Tribbey	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:05 p.m. Supervisors Lonergan, Goulette, Walsh and Vaughan were present. Supervisor Rhodes was not present at roll call

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2020-06, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2020-06. He reviewed the proposed Fiscal Year 2021 budget, which showed the General Fund assessment levels would remain essentially the same as in prior years. Since the final Debt Service Fund payment was made, the remaining fund balance would be requested from the Trustee to be transferred to the CDD and they would deposit into the General Fund as miscellaneous income.

Mr. Rhodes joined the meeting at 2:16 p.m.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, Resolution 2020-06, Approving a Proposed Budget for Fiscal Year 2020/2021 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 8, 2020 at 2:00 p.m., to be held virtually or telephonically if the Governor’s Executive Order is extended, or in person at the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: Repair of Drop Manhole in Club Parking Lot

Mr. Heath presented the following proposals from Schaer Development of Central Florida, Inc. to repair the drop storm manhole in The Club parking lot:

- Option 1 - \$1,598.84: Simple patch project; not a long term solution.
- Option 2 - \$7,661.25: Intensive project with permanent results.

On MOTION by Mr. Goulette and seconded by Ms. Lonergan, with all in favor, the Schaer Development of Central Florida, Inc., Option 2 proposal to repair the drop manhole in The Club parking lot, in EDRA #37A, in a not-to-exceed amount of \$7,661.25, was approved.

FIFTH ORDER OF BUSINESS

Update: Drainage Remediation Project

The Board agreed with the recommendations presented, including proceeding with re-sodding the eroded slope area at Paleo Park and the resident’s offer to use their irrigation system to water the area, and Down To Earth will maintain on a regular basis and repair any washouts and no resident responsibility, which was expected to resolve the current issue.

SIXTH ORDER OF BUSINESS

Discussion: Golf Course Chipping Contest in EDRA 37A

Mr. Hurley addressed a resident's email and concerns regarding the recent golf course chipping contest held at the driving range, at EDRA 37A, as follows:

- The Golf Course held the event; the CDD is not involved in these types of events.
- The Golf Course hoped to schedule this event six times a year.
- There is sufficient distance between the players and homes to avoid potential damages to property by players in the parking lot aiming golf balls towards the resident's home.

Mr. Hurley stated that, during the three-hour event, he received just one complaint. Discussion ensued regarding players practicing in the parking lot and near the residence, holding the Golf Club responsible for damages, etc.

SEVENTH ORDER OF BUSINESS

Discussion: SOLitude Lake Maintenance Performance

Mr. Rhodes asked to address the performance of SOLitude Lake Management (SOLitude), as he observed some areas that were not being addressed and the SOLitude contract was up for renewal at the end of June. He requested copies of the monthly reports. Mr. Adams stated he would prepare a spreadsheet numbering the twelve lakes that SOLitude is responsible for and attach it as an exhibit to the contract that will be renewed. He would forward the spreadsheet and weekly reports to the Board. SOLitude would be notified not to schedule services on the same dates in June as the Golf Course treatments. Mr. Hurley stated that SOLitude told him the odor to the left of Hole #2, the regular EDRA, was from decaying grass underwater.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2020. In response to Mr. Goulette's question, Mr. Adams stated the email containing the Down to Earth (DTE) invoice, for mowing and weed control would be sent to the other Board Members and the April invoice would be forwarded, once he receives and reconciles it.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Unaudited Financial Statements as of April 30, 2020, were accepted.

NINTH ORDER OF BUSINESS

Approval of April 14, 2020 Telephonic Public Meeting Minutes

Mr. Adams presented the April 14, 2020 Telephonic Public Meeting Minutes. Mr. Rhodes referred to Lines 168 and 169 and stated that he had not received a copy of Management’s written internal control procedures.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the April 14, 2020 Telephonic Public Meeting Minutes, as presented, were approved.

• To Do List of Action Items

Items 1, 5, 8, 9, 11, 12, 14, 16 and 17 were completed.

Item 17: Mr. Gatz would continue to monitor Hole #4 for termites. He did not observe any activity during his inspection.

Item 7: Mulch application was tentatively scheduled for the week of June 22nd.

Item 14: The schedule for weed-eating the EDRA drains was the same as for mowing.

Item 10: Mr. Goulette stated he would contact the power company next week, as no services were being provided since the shutdown.

Item 9: Mr. Goulette stated that Mr. Velasquez was probably up north, since he had not returned his call.

Although already approved, another vote to approve the minutes was taken.

On MOTION by Ms. Vaughan and seconded by Mr. Goulette, with all in favor, the April 14, 2020 Telephonic Public Meeting Minutes, as presented, were approved.

TENTH 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:

- EDRA #44A, Hole #2-EDRA 24B and 20B, Hole 8-EDRA #7 and Hole 9-EDRA 15A: Mr. Gatz would inspect and address the plant bed areas before mulch is applied.
- EDRA #21: Mr. Gatz confirmed the timer was replaced.
- EDRA #18: Regarding dead sod, Mr. Gatz would verify if the fence line irrigation could be tied into to provide irrigation to the area.

Discussion ensued regarding whether to replace the dead plants with sod.

Mr. Hurley commented on a resident’s concerns about EDRA #2A; Mr. Goulette would inspect the area. Mr. Gatz was directed to proceed with his suggestion of re-grading the area and replacing the sod, since there were prior discussions about erosion issues to the right of the cart path at EDRA 2A.

Mr. Walsh reported the following:

- EDRA #52-Hole #11: Mr. Gatz must monitor the condition of the area to be able to maintain it. Due to the current rainy season, renting a tractor instead of a bush hog was suggested.
- EDRA #47-Hole 18, EDRA #39-Hole 14 and EDRA #36: Addressing overgrowth and replacing dead plants was requested.

The consensus was to cut back overgrowth of beneficial aquatic plants at EWRA #43A behind Hole #12, instead of removing it. Mr. Adams would obtain a proposal from SOLitude and present it at the next meeting. Mr. Gatz would have the tree removed.

B. Finance Matters and Negotiations: *Supervisor Rhodes*

Mr. Rhodes stated that most of his items were already addressed and asked when to expect the Auditor’s engagement letter. Mr. Adams replied September or October.

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

Ms. Vaughan stated that there was nothing to report.

ELEVENTH 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. 2022 Registered Voters in District as of April 15, 2020

II. NEXT MEETING DATE: July 14, 2020 at 2:00 P.M.

○ **QUORUM CHECK**

The next meeting will be held on July 14, 2020 at 2:00 p.m. It was expected to be held in person unless the Governor’s Executive Order is extended.

TWELFTH ORDER OF BUSINESS

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

Resident, Deb Tribbey was concerned the Board was proceeding based on the request of one resident. Ms. Lonergan stated that several spots in the area were already cut and the best solution was to cut down the overgrowth, since it was very high. The Board tries not to make decisions based on individual whims but would take her comments into consideration.

Mr. Hurley stated he had not received a response from the resident regarding the email asking him to obtain permission from the two neighbors regarding whether they agree that it should be cut back or removed.

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Ms. Lonergan asked for hard copies of the agenda packages from the last two meetings. Mr. Adams stated he would submit the request to Management.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 4:08 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair