

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

The Heritage Pines Community Development District Board of Supervisors held a Public Hearing and a Regular Meeting in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667 on September 8, 2020 at 2:00 p.m., and at <https://us02web.zoom.us/j/86780705034> and 1-929-205-6099, Meeting ID 867 8070 5034, for both.

Present 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
Tim Gatz	Down to Earth Landscaping (DTE)
Herb Hurley	HPCA
Deb Tribbey	Resident
Alan Lowe	Resident
Doris Goulette	Resident
Gary Farley	Resident
George Daniels	Resident
Marcia & Gene Andre	Resident
Tom Richards	Resident
Scott LaPrade	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:04 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items [3 minutes per person]

No members of the public spoke.

THIRD ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2020/2021 Budget

A. Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2020-08, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date

Ms. Loneragan presented Resolution 2020-08. Possible changes were discussed.

Ms. Loneragan opened the Public Hearing.

The proposed budget reflected that General Fund assessment levels decreased.

No members of the public spoke.

Ms. Loneragan closed the Public Hearing.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, Resolution 2020-08, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2020-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Ms. Loneragan presented Resolution 2020-09. Mr. Adams explained the assessment levying Resolution, which takes into consideration the adopted Fiscal Year 2021 budget and the

assessment levels therein and directs Staff to prepare and transmit the lien roll to the Tax Collector for the on-roll assessments and to direct bill the off-roll assessments.

On MOTION by Mr. Walsh and seconded by Mr. Goulette, with all in favor, Resolution 2020-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2020/2021; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Continued Discussion: Irrigating West Side of EDRA 18

Mr. Gatz presented a proposal to install irrigation at the top of the slope of EDRA 18, flowing down, tying into the Village water. Discussion ensued regarding the entity that is responsible for paying for reclaimed water, actual cost of the water, water costs increasing annually over the years, amount of flow needed to water sod and a suggestion to relocate the sprinkler head down the slope. Mr. Goulette would discuss the source of irrigation for both EDRA 18 and EDRA 21 with Mr. Gatz and discuss installation of plants at EDRA 42 with Tim. Mr. Goulette suggested that cutting back sod would cut back watering.

Resident Alan Lowe expressed concern about the rising cost of reclaimed water.

This item would remain on the agenda, along with discussion of EDRA 21.

SIXTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management Proposals

A. Clean Out Two Drainage Outlets

Ms. Lonergan presented the SOLitude Lake Management (SOLitude) proposals for cleaning Drainage Areas 1 and 2. Mr. Goulette had concerns about accessing Drainage Area 2 and suggested SOLitude use a small track loader with a grapple to remove debris, as he felt that anything larger would damage the surrounding area of the cart path. He noted that the District was not informed that a similar project, earlier in the year, was sub-contracted out. Discussion ensued regarding staging materials on the bank to dry for a week, which would make it lighter

and easier to transport, possible emission of an unpleasant odor, delaying the project until after the rainy season, etc. Mr. Adams would confirm that the project would not be contracted out.

On MOTION by Mr. Goulette and seconded by Ms. Vaughan, with all in favor, the SOLitude Lake Management proposal to clean out Drainage Area 1, in a not-to-exceed amount of \$2,000, was approved.

B. Dead Pine Tree Removal

Mr. Adams presented the SOLitude proposal to flush cut and dispose of eight dead pine trees in Drainage Area 1.

On MOTION by Mr. Walsh and seconded by Mr. Goulette, with all in favor, the SOLitude Lake Management proposal to flush cut and dispose of eight dead pine trees in Drainage Area 1, in the amount of \$2,720, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Down to Earth Landscape and Irrigation Proposal to Re-Sod the Slope on EDRA 42

Ms. Lonergan presented the Down to Earth Landscape and Irrigation (DTE) proposal to re-sod approximately 2,400 square feet on EDRA 42.

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the Down to Earth Landscape and Irrigation proposal to re-sod the slope on EDRA 42, in the amount of \$3,000, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2020

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2020. Mr. Rhodes questioned the \$1,000 payment to the Auditor and noted that the invoice was not in the agenda package. He felt that certain expenses were coded incorrectly and requested a copy of the Auditor’s engagement letter for the upcoming Fiscal Year. The invoice would be

emailed to Mr. Rhodes after further investigation. Mr. Adams referred to Page 12 of the General Ledger and stated he would work with Staff to review coding practices for mowing services and have expenses recoded to the appropriate line item and the Debt Service Fund balance transferred to the General Fund.

On MOTION by Mr. Rhodes and seconded by Mr. Goulette, with all in favor, the Unaudited Financial Statements as of July 31, 2020, were accepted.

NINTH ORDER OF BUSINESS

Approval of July 14, 2020 Regular/Virtual Meeting Minutes

Ms. Lonergan presented the July 14, 2020 Regular/Virtual Meeting Minutes.

The following changes were made:

Line 22 and throughout: Change “Sierra” to “Lucier”

Line 155: Change “Rhodes” to “Goulette”

Lines 155 to 159: Move discussion to the end of Section A. The last sentence to remain under Section B.

Line 170: Change “opinioooun” to “opinion”

Ms. Lonergan referred to Line 190 and stated the decision was made not to install sod on 2A, after touring the area.

• To Do List of Action Items

Items 7 and 10 were completed.

Item 2 Updated: Include action of maintaining fence line along the property.

Item 3 Updated: Include requested to inspect sparse plant beds at Pond 15A.

Items 4 and 6 would be combined into one action item.

Items 8 and 9 related to Paleo Park would be combined into one action item.

On MOTION by Mr. Walsh and seconded by Mr. Goulette, with all in favor, the July 14, 2020 Regular/Virtual Public Meeting Minutes, as amended, 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 7 on Hole #8: Mr. Gatz to adjust irrigation and obtain sod proposals to address seeding right off the tee box and on both ends, along the bank.

➤ EDRA 15B on Hole #4: Mr. Gatz to inspect the area and condition of sandy soil.

Mr. Walsh reported the following:

➤ EDRA 33: the status of cleaning the retaining wall would be confirmed.

➤ Several pipes, specifically at Holes #18 and in the middle of the fairway, are filled with heavy silt and need to be cleaned out.

B. Finance Matters and Negotiations: *Supervisor Rhodes*

There was nothing additional to report.

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

Ms. Vaughan reported the following:

➤ The front property, along the fence line, was mowed; no mosquitoes were observed in the area.

➤ Paleo Park looked good. Additional plantings and mulch, weeding and trimming were completed. Rock placement around the sign was addressed.

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.

Mr. Goulette asked that SOLitude inspect the subcontractor's work before signing off on the contract. Mr. Heath was authorized to observe SOLitude cleaning out Drain 1.

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

- **NEXT MEETING DATE: October 20, 2020 at 2:00 P.M.**

○ **QUORUM CHECK**

The next meeting would be held on October 20, 2020.

TWELFTH ORDER OF BUSINESS

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

No members of the public spoke.

Mr. Goulette asked Mr. Heath to meet to discuss the Veterans Club's request to install a monument at Gazebo Park, near the swale at Pond #37A.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Requests

Ms. Lonergan asked for a workshop to be scheduled for 12:00 p.m., prior to the February 16, 2021 meeting at 2:00 p.m., at which Mr. Adams would give a CDD Educational PowerPoint presentation.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 3:23 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair