

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

The Board of Supervisors of the Heritage Pines Community Development District held a Workshop on February 16, 2021 at 12:00 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 Residents	District Manager
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the workshop to order at 12:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

CDD 101 and the Sunshine Law

Referencing the PowerPoint Heritage Pines Community Development District Educational Presentation, available for viewing on the CDD website www.heritagepinescdd.net,

Mr. Adams reviewed the following:

- Organization, Role, Function and Responsibilities of CDDs
- Governance of CDDs
- Interaction of CDDs With Other Governments, Public and Private Groups
- Introduction to the Heritage Pines Community Development District

Mr. Adams responded to questions, as follows:

Question: Would the CDD evaluate and repair drainage issues?

Answer: Since the CDD owns the asset and paid for the initial drainage, the CDD should make the necessary repairs; however, an argument could also be made that the roadway owner is responsible for making sure that the drainage system is clean and properly serviced. In this case, the CDD should have all the drainage inspected, including the roads and in between the dry retention and the wet ponds to make sure there are no integrity or blockage issues.

Mr. Adams discussed pipe cleaning thresholds, stormwater systems and flooding. He responded to questions regarding the Realtor Certification Program, financing the roads, allowing for public access through the IRS tax code, taxable and non-taxable bonds, HOA maintenance agreements, streetsweeping, restriping, and sealcoating.

Question: Why is Heritage Pines CDD not the owner of a nearby property, despite its residents making annual interest payments to help pay off liens?

Answer: Heritage Pines CDD owns the specific property, on behalf of all of its assessment payers/residents. There were previous discussions regarding the ability to lease the property to the Heritage Pines Community Association (HPCA) and allow them to make it a termed lease for a set number of years and charge homeowners \$10 per year, a token amount, with no expectation of collecting. The CDD could keep a private facility or park from the general public through secured fencing, gates, fobs or a code issued to those who pay assessments to the CDD and the general public would only be able to gain access to the facilities at a cost, which would be comparable to the amount residents pay in assessments.

Question: What would be the CDD's maintenance responsibility if a hurricane caused severe damage?

Answer: The CDD is responsible for restoring the property after of storm.

Mr. Adams discussed damage caused by Hurricane Irma, the CDD's stormwater system, the preserves and Florida law, as it relates to trees falling out of preserves.

Referencing a PowerPoint presentation, available for viewing on the CDD website www.heritagepinescdd.net, Mr. Adams gave an overview of the Florida Sunshine Law. He noted that, if a Board Member has any questions or concerns regarding the Sunshine Law or if they receive an ethics complaint filing, the Board Member should contact District Counsel first.

Mr. Adams discussed the important features of the Sunshine Law, including Board meeting requirements, scope of the Sunshine Law, types of meetings and prohibited activities, such as having private discussions and/or communications concerning District business outside of a publicly advertised meeting, mishandling emails, etc. He reviewed information about notices, agendas, meeting locations, quorums, meeting minutes, public records and consequences for failure to comply with the Sunshine Laws.

Mr. Adams concluded that the purpose of the Sunshine Law is to ensure that all CDD business is conducted in the open and with complete transparency.

THIRD ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 1:16 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Copeland
Secretary/Assistant Secretary

Kathleen Longo
Chair/Vice Chair