

**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 16, 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
Kurt Heath	District Engineer
Tim Gatz	Down to Earth Landscaping (DTE)
Herb Hurley	General Manager – HPCA
Avil Velasquez	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.

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items [3 minutes per person]**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2020**

Mr. Adams presented the Unaudited Financial Statements as of December 31 2020.

**On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Unaudited Financial Statements as of December 31, 2020, were accepted.**

**FOURTH ORDER OF BUSINESS****Approval of December 1, 2020 Regular Meeting Minutes**

Ms. Lonergan presented the December 1, 2020 Regular Meeting Minutes. The following changes were made:

Line 118 and throughout: Change "Schear" to "Schaer"

Line 128: Change "A Board Member" to "Mr. Walsh"

Line 136: Insert "and the To Do Action Items List, was accepted" after "approved"

Line 147: Change "stumps" to "sumps"

- **To Do Action Items List**

Item 1: Ms. Lonergan recalled Mr. Rhodes' prior request for bank statements for the months between regular meetings. Mr. Adams would forward the January statements.

Item 4: Mr. Gatz stated the irrigation was completed but sod application was pending.

Item 6: The pathway at Paleo Park was completed and maintenance would be ongoing.

Asked if a sealer could be applied to the pathway, Mr. Gatz suggested raking the pathway periodically.

Item 7: Ms. Lonergan asked if EDRA #7 should have been resodded instead of EDRA #15B. Mr. Gatz stated that #15B was the area proposed and completed. EDRA #7 had an irrigation issue, which was corrected; however, there is insufficient coverage in the boxed area. Mr. Gatz would obtain a proposal to add a few irrigation heads to EDRA #7.

Item 8: Ms. Lonergan stated the Schaer Development contract for work on NWRA must be amended to include removal of additional pine trees in the area.

**On MOTION by Ms. Lonergan and seconded by Ms. Benedetti, with all in favor, proceeding with additional tree removal at the per unit price specified in the previously approved Schaer Development proposal for NWRA 38, was approved.**

**On MOTION by Ms. Vaughan and seconded by Ms. Benedetti, with all in favor, the December 1, 2020 Regular Meeting Minutes, as amended, were approved and the To-Do Action Items List, was accepted.**

**FIFTH ORDER OF BUSINESS****Assignment of Duties/Board Member Reports****A. Golf Course Surrounding Areas: *Supervisor Walsh (East); Supervisor Lonergan (West)***

Ms. Lonergan reported the following:

- Staff was doing a great job cleaning out the culverts and sumps but a few others needed maintenance.
- A broken street drain on Tarrington Place must be repaired. Mr. Gatz stated Gary was aware of the drain and was obtaining proposals.
- The dead brush near EDRA #21 should be removed and the area should be sodded. Mr. Gatz would investigate and report his findings.
- EDRA #14, the culverts on the north end on Eagle Bend, need to be cleaned out. Some culverts were still wet but EDRA #9B was dry and required maintenance.
- A Queensbrook resident requested a tree removal. The tree was on common grounds and was subsequently removed by the HOA.
- EWRA #3C, near Hole #7, was still flagged and requires maintenance. Mr. Gatz was working on it.
- The culvert near EDRA #3 was dry and needs to be shoveled out.
- The culvert near EDRA #6 was wet and needs to be shoveled out to allow it to dry.
- EDRA #40 requires maintenance; stones and debris need to be picked up.
- The culvert at EDRA #37A should be cleaned out.

Mr. Walsh reported the following:

- Another depression near retention area #56A, by the guardhouse, needs to be addressed.
- The dead wood and brush, near the front property, should be cleaned out and the dead tree near the fenceline should be removed.

- There is approximately 100 yards of vegetation near EDRA #48, along the fence line behind the villas on the north end, and there are several bare sections beyond that point that should be filled with low maintenance vegetation, such as oyster plants. Mr. Gatz would inspect the area, obtain pricing and report his findings.
- The pipe at Hole #18, behind the T-box, was filled with water again.
- Overall, the retention areas were maintained very well. The only pipes with weeds not addressed were the ones that were very wet and difficult to access.
- The pipe near EDRA #44 is always filled with water. Mr. Gatz stated the area was inspected and no irrigation leaks were found.

Ms. Vaughan stated the area behind EDRA #33, near Rolling Hills and Water Lilly, was starting to erode and needed to be sodded.

Discussion ensued regarding irrigation, weeds, magnolia trees, installing oyster plants and if the CDD or the Association is responsible for maintenance.

**B. Finance Matters and Negotiations: *Supervisor Rhodes***

Mr. Rhodes stated there were no significant issues to note. He commended Mr. Adams on his Workshop presentation earlier today.

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

Ms. Vaughan reported the following:

- The front property was already discussed.
- In her opinion, the walkway at Paleo Park was very appealing and to her liking.
- The northeast and south sides of Paleo Park need to be mulched.
- The culvert on the south side has dead palm fronds in it and it needs to be cleaned out.

**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***

Mr. Heath stated that he would continue coordinating with the contractors.

Mr. Heath was asked to have the front area inspected and to obtain a quote for debris removal and clearing.

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

- **NEXT MEETING DATE: April 20, 2021 at 2:00 P.M.**
  - **QUORUM CHECK**

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

**SEVENTH ORDER OF BUSINESS**

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

Resident Avil Velasquez stated there were no sidewalks or streetlights in his neighborhood of Woodville Village and asked for three streetlights to be installed in three dark areas. Ms. Lonergan stated the matter was previously addressed, the villages were surveyed and several residents objected to the streetlights, as they would shine too brightly into bedroom windows, etc. Mr. Velasquez was asked to email his request to Mr. Adams who would then contact WREC and an Engineer.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

Mr. Walsh requested an inspection of the irrigation near EDRA #48, along the fence line, and for Staff to look into clearing out the front property.

**NINTH 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 2:44 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Clyde S.  
Secretary/Assistant Secretary

Kathleen Loney  
Chair/Vice Chair