

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

The Board of Supervisors of the Heritage Pines Community Development District held a Public Hearing and Regular Meeting on July 20, 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
Arthur Rhodes
Michael Walsh
Janice Benedetti
Carol Vaughan

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Chuck Adams
Kurt Heath
Herb Hurley
Tim Gatz
Charlie Funda
Bonnie Walsh
Unidentified Attendees

District Manager
District Engineer
HPCA General Manager
Down to Earth Landscaping (DTE)
Resident
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

Public Hearing on Adoption of Fiscal Year 2021/2022 Budget

A. Affidavit/Proof of Publication

The affidavit of publication was provided for informational purposes.

B. Consideration of Resolution 2021-05, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2021-05. He reviewed the proposed Fiscal Year 2022 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2021 budget, and explained the reason for any adjustments. Overall assessments levels for Fiscal Year 2022 decreased, compared to Fiscal Year 2021.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Public Hearing was opened.

No members of the public spoke.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Public Hearing was closed.

Ms. Benedetti asked if the CDD can help fund improvements to Heritage Pines, specifically purchasing property, similar to the purchase several years ago. Mr. Adams replied affirmatively and stated if the improvement would be used publically, not privately. He explained the process of presenting a concept to the Board, justifying the purchase, due diligence and the timeline involved to make a purchase. Materials should be submitted to Mr. Adams to include on the agenda for consideration by the Board.

On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, Resolution 2021-05, Relating to the Annual Appropriations of the District and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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

Mr. Adams presented Resolution 2021-06.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, Resolution 2021-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2021/2022; 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

Acceptance of Unaudited Financial Statements as of June 30, 2021

- **SunTrust Statements: March and April, 2021 (*for informational purposes*)**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2021. He noted the Down To Earth (DTE) missing invoices were processed.

On MOTION by Ms. Vaughan and seconded by Mr. Rhodes, with all in favor, the Unaudited Financial Statements as of June 30, 2021, were accepted.

SIXTH ORDER OF BUSINESS

Approval of June 29, 2021 Regular Meeting Minutes

Ms. Lonergan presented the June 29, 2021 Regular Meeting Minutes. The following changes were made:

Line 20 and throughout: Insert “-Mediate” after “Delaney”

Line 23: Insert “Herb Hurley” and “HPCA General Manager”

Line 24: Insert “Tim Gatz” and “Down to Earth Landscaping (DTE)”

Lines 138: Change “Ramble Leaf” to “Brambleleaf Way”

Line 149: Change “Ramble Leaf” to “Brambleleaf”

Line 153: Change “Walsh” to “Gatz”

Line 170: Change entire item to “A resident reported erosion at the southwest end of EDRA #6 and Mr. Gatz would check the irrigation system in that area and install sod, if necessary.”

Mr. Gatz confirmed that after inspection of EDRA #6, near Hole #8, an irrigation issue was identified and resolved, and that sod was being installed.

Line 179: Change “Loneragan” to “Vaughan”

Line 204: Change “how to get the tank removed” to “removal of old well”

Line 209: Change “Delaney” to “Gatz”

Line 128: Change “Rhodes” to “Gatz”

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the June 29, 2021 Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

Items 7, 8, 9, 11, 12 and 14 were completed.

The following were updates or changes to the Action Items List, going forward:

Item 5: Changed “under the lane at 11131 Ramble Leaf” to “regarding the asphalt depression at 11131 Brambleleaf”

Ms. Loneragan asked if it was possible for the HOA to repair the asphalt depression at 11131 Brambleleaf Way, due to the difficulty the CDD was having with hiring a contractor. Mr. Heath stated that the HOA maintains the asphalt. Mr. Hurly advised they should proceed with patchwork roadway repairs, as the CDD cannot proceed with full repairs until the storm drain pipe is inspected. Mr. Heath said he would check on the status of the contractors’ schedules.

Item 7: Although completed, this item was split into two separate Action Items. It was reported that the area on Hole #7 is stabilized and sod was being installed, mowing was not recommended yet.

Item 9: Mr. Adams noted that no easement was recorded in the public record.

Item 10: Mr. Heath explained the South West Florida Water Management District (SWFWMD) process for recording wells and noted there was no recording of the old HP well. He presented a proposal and stated that the pricing is based on the materials used; additional costs to fill the well hole might be required. The contractor would notify SWFMD so that they can observe removal of the abandoned well.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the proposal to fill the Pine Crest Village abandoned well on CDD property, in the amount of \$2,300 plus any additional costs to fill the well, was approved.

Item 17: Changed “spaying” to “spraying”

Item 18: Changed “Delaney” to “Gatz”

SEVENTH ORDER OF BUSINESS

Assignment of Duties/Board Member Reports

A. Golf Course Surrounding Areas: *Supervisor Walsh (East); Supervisor Lonergan (West)*

Mr. Walsh reported the following:

- The overgrown sump and pipe issues discussed at the last meeting remain ongoing, as retention areas such as Hole #11/EDRA 52 were underwater; areas would be monitored and work would commence once those areas dry up.
- Whether to involve Mr. Heath in getting the pipe at Hole #18 behind the tee box unclogged, and possibly blowing out or vacuuming up the materials, which would still require waiting until the area is dry was discussed. Mr. Hurley confirmed that sections were done, up to a certain point, and the rest was underwater.

Ms. Lonergan reported the following:

- The area over the bridge on Hole #17, at the end of the bridge, was not visible.

➤ Mr. Gatz was asked to prepare a list of areas that need to be addressed during the dry season, in April or May.

➤ Mr. Heath recommended engaging Shaer Development to do extensive tasks that Mr. Gatz cannot complete. A proposal to perform the work in the dry season would be obtained.

The current conditions of EDRA #11, Hole #2 and Hole #17, were discussed.

Mr. Walsh stated he observed DTE staff mowing but not weed wacking the DRAs along the golf course. Mr. Gatz stated some staff needs to be re-trained.

B. Finance Matters and Negotiations: *Supervisor Rhodes*

There was no report.

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

Ms. Vaughn reported the following:

➤ She toured the front property and everything looked fine.

➤ Homeowners planting on the property line was not observed.

➤ Observed that some weeding by the sign was done and debris was picked up.

➤ Regarding a prior request, the paths and fence line at Paleo Park still need to be sprayed and weeded, along with installing mulch at and under the fence line.

➤ The request of a resident on the east side to trim the sapling near the bench because it blocked the view of the pond was conveyed but she felt that it was not necessary; she would continue to monitor its growth.

Ms. Lonergan stated that the Paleo Park plantings were comprised of Deb Tribby. She noted that a book with the names of all plantings is available at the front desk.

Regarding whether he was able to find find volunteers to take care of a park, Mr. Hurley replied he had not actively worked on that request yet.

➤ No mosquito sightings were reported, except at Paleo Park. When Pasco County Mosquito Control was notified, she was told they would spray the area last weekend.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Straley Robin Vericker, P.A.*

There was no report.

B. District Engineer: *Stroud Engineering Consultants*

Mr. Heath reiterated that he would contact the three drainage inspection companies again and try to obtain proposals. He asked if the Board wanted to proceed with scheduling removal of the old well and where the contractor should access the property. Ms. Lonergan replied affirmatively. A break in the bushes was noted and Mr. Heath was directed to coordinate this with Mr. Gatz.

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

- **NEXT MEETING DATE: September 21, 2021 at 2:00 P.M.**
 - **QUORUM CHECK**

The next meeting would be held on September 21, 2021.

NINTH ORDER OF BUSINESS**Audience Comments: Non-Agenda Items [3 minutes per person]**

A resident had the following comments and questions and Staff responded as follows:

➤ Old Well: The resident was happy to hear the report about the well and recommended reducing expenses by capping it and painting it green or installing landscaping around it, unless capping it would be a safety issue.

Ms. Lonergan felt that it was an issue. Mr. Heath found no record of the permit for the well and noted that there are several permitted wells on CDD property; the well does not have to be removed, if the Board does not want to have it removed. Discussion ensued regarding potential safety issues, the well previously being kept for irrigation purposes in the event the County's reclaimed water system is not working, the suggestion to cut it down above grade, and whether it is operable. The Board decided to proceed with removing the well.

➤ Trails: Referring to prior minutes, a resident asked for clarification of whether the public or residents can access CDD trails. Mr. Adams stated that residents are allowed to walk on the property but, the only way the public could access the property is if CDD funds were used to make improvements to the property, which was not the case.

Resident Charlie Funda asked the Board to prepare a guideline for homeowners for using the front property, as he was informed that residents cannot utilize the property; he

observed them extending their property line. Mr. Adams stated the justification for purchasing the property was for passive recreational use; he would email the minutes that reflect that. It was noted that an easement between the homeowner's property was issued to allow Mr. Gatz access to mow the area and it was suggested that the Village inform homeowners of this. He discussed the conversation in the prior meeting minutes, in which Ms. Lonergan stated this was not a CDD issue. Discussion ensued regarding homeowners receiving approval from the Architectural Control Committee to install plantings.

A resident asked how many wells are on the property, as she believed there were none since the inception of the reclaimed water plan. It was noted there are wells on the property but they are not in use. Mr. Heath stated that Pine Crest Village (PCV) had several wells that were capped. Residents provided background on the wells and noted that Lennar, not PCV, installed the wells because PCV did not want to be responsible for maintaining the pump house. The SWFWMD mandated that Lennar correct the problem by installing wells in each village; however, the wells are no longer usable.

Residents questioned the easement along homeowners' property and it was clarified that there was no easement; a path was cleared to allow DTE access to mow.

A resident reported that the link on the last page of the HPCDD Educational Presentation directed residents to the wrong CDD website. Mr. Adams would correct this.

In response to a question, Ms. Lonergan clarified that the CDD is responsible for mulching the pathway at Paleo Park.

TENTH ORDER OF BUSINESS

Supervisors' Requests

A Board Member asked Mr. Gatz to notify him when SOLitude is on site because he would like to observe them.

ELEVENTH ORDER OF BUSINESS

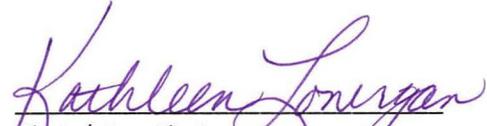
Adjournment

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 3:08 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair