

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on September 21, 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
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth Landscaping (DTE)
Hope Botterbusch	Paleo Park Education & Outreach Coordinator
Steven Evans	Resident
Jay Daniels	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:01 p.m. All Supervisors were present.

▪ **Pledge of Allegiance**

This item was an addition to the agenda.

All present recited the Pledge of Allegiance.

SECOND ORDER OF BUSINESS

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

Paleo Park Education & Outreach Coordinator Hope Botterbusch distributed an updated brochure for the park and discussed the following:

- She believed that Paleo Park should be preserved because it is the fifth most important historical site in Florida.
- A lot of maintenance is required and it has been difficult to find volunteers who can maintain the park in the same condition as the Elliots and the Tribbys tried to keep it.
- She would hate for the park to be shut down given its importance and because some residents worked so hard to develop and maintain it.
- In her opinion the work needs to be done for safety reasons and that weekly maintenance is needed to address debris, low hanging branches and moss.

Asked what she considers “maintenance”, Ms. Botterbush stated, in the past, the Tribbys pulled weeds, picked up debris and branches and kept walkways clear on a weekly basis. She noted that, while Common Grounds installed mulch to maintain safe walkways all around, the walkways are being overgrown by weeds; some walkers pick up fallen branches and leave them outside the fence for the Common Grounds to pick up but it often takes a long time before they are picked up. She discussed the work done by Ms. Deb Tribby, a Florida naturalist, who pulled invasive plants and trees, labeled plants and kept a log and stated she was willing to help recreate a log but she would be unable to work in the woods due to her allergies.

Resident Steven Evans stated he walked around the park this morning and he thought the mulch looked quite nice. He walked it a month ago and, while it seemed to need attention, it was refreshingly pleasant to walk this morning.

Ms. Botterbush asked if the poison ivy was removed, as it was removed in the past and it is very invasive that grows back. It was located to the left, around the corner when entering the park, past the bench.

THIRD ORDER OF BUSINESS

Discussion: Maintenance of Paleo Park

Ms. Lonergan stated the CDD currently maintains mulch and performs maintenance twice a month, along with weeding and spraying and taking down branches. The CDD also

installed and maintains the fence. Because Paleo Park is a natural wetland, the CDD cannot remove things that fall into the water but branches have been trimmed in the past.

Ms. Vaughan stated she was at the park recently and thought it was in a lovely condition although she did not know about the poison ivy; she asked Mr. Gatz to inspect it. CDD maintenance is limited to mulching and treating only the weeds in the path. Discussion ensued regarding treating weeds with Rodeo® weed killer and the aquatic version of Roundup®.

Ms. Vaughan stated finding volunteers was difficult. She agreed it is a beautiful area and asked that staff pick up debris outside the fence at least once a week and stated the CDD is ensuring that the walkway is clear; the only thing that would prevent access would be an alligator.

Mr. Rhodes stated he walked the areas and thought it looked very nice. Runoff from a nearby home interrupts the path. Ms. Vaughan stated there was nothing the CDD could do because the property owner refuses to change the drain. Sod was installed, which helped quite a bit. Discussion ensued regarding ways to mitigate runoff and drainage; the consensus was this is beyond the CDD's control as the homeowner is not willing to cooperate.

Mr. Rhodes stated the last report, dated August 1, 2021, showed a lot of algae in the water and expressed his opinion that the current treatments were not sufficient. Discussion ensued regarding the observed plant.

Mr. Adams stated algae forms as a green slime; a plant that looks like green specks is likely duckweed, which requires a different type of treatment. He discussed aquatic treatments as follows:

- Aquatic treatments are not preventative, since the target must be present to treat it.
- The key to success is to observe and treat aquatic issues quickly, which is why technicians make multiple visits and monitor the lakes every month.
- Technicians generally respond to algae issues within a couple of days of being reported.
- Water bodies can change very quickly. A heavy rain can wash fertilizer off lawns and golf courses into the stormwater ponds and the nutrients can cause an algae bloom to develop overnight. Certain types of algae grow on the bottom of ponds and rise to the top quickly.
- If an issue is observed, Mr. Adams should be called or emailed right away.

Mr. Adams would ask SOLitude to check Lake 15C and Pond 4 Hole 4. Mr. Adams stated that the irrigation pond is a continual battle due to nutrients in the effluent water. Mr. Gatz stated, while he does not ride along with technicians, he is in touch with technicians and sends photos.

The consensus was that the CDD is maintaining Paleo Park to the greatest extent possible and is prioritizing safety, accessibility and aesthetics. Ms. Lonergan asked that issues be emailed to Ms. Vaughan. The Board thanked Ms. Botterbusch for her assistance.

FOURTH ORDER OF BUSINESS

Discussion: CDD Contractor Usage of HPCA Equipment During Maintenance of CDD Areas

Mr. Hurley reported the following:

➤ From January through the end of August, the Bush Hog mower and the John Deere tractor, which are HPCA property, were used 60.2 hours and the track rake was used 90 hours. While he did not have an exact figure for the cart used for spraying retention areas, he knew that it was used quite a bit.

➤ The CDD has not paid anything for the use of the equipment because there has never been an agreement covering those items.

➤ In his opinion it is time for a Rental Agreement.

Discussion ensued regarding when the HPCA took ownership of the Bush Hog, equipment usage and equipment rentals.

➤ The rental rate for a Bush Hog would be \$425 per day including a tractor. Track rakes are not generally rented but he could estimate a price.

A Board Member asked if this could be included as an expense on DTE's report.

➤ Mr. Hurley estimated that, through August, the CDD has saved \$7,500 by using the Association's equipment. He would research prices and submit a proposal at the next meeting.

Mr. Rhodes asked where the costs for Paleo Park are reflected on billing. Mr. Gatz stated the mulch utilized in Paleo Park is included in the labor costs and trees that are taken down are utilized for mulching.

FIFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2021**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2021. There was an unanticipated expenditure related to one of the two dips on Brambleleaf Way. A diver inspected and a 2" puncture and spider-webbing cracking were repaired. The pipe was excavated, the hole was repaired with stainless strap patch and the hole filled in and repaved. The pavement would receive additional paving due to settling. Regarding the depression directly across the street, the CDD has no facilities or drainage pipes in the area. The total cost for the inspection and repair was approximately \$6,000.

On MOTION by Mr. Rhodes and seconded by Mr. Walsh with all in favor, the Unaudited Financial Statements as of July 31, 2021, were accepted.

SIXTH ORDER OF BUSINESS**Approval of July 20, 2021 Public Hearing and Regular Meeting Minutes**

Ms. Lonergan presented the July 20, 2021 Public Hearing and Regular Meeting Minutes. The following changes were made:

Line 173: Change "#7" to "#17"

Line 127: Change "Vaughan" to "Walsh"

Line 136: Change "repair" to "patch"

Lines 138 through 140: Insert a period after "asphalt" and delete the rest of the sentence.

Line 138: Insert "Mr. Hurley stated he would not make repairs until the CDD had the storm drain pipe inspected for a leak."

Line 140: Change "He" to "Mr. Heath said he"

Line 166: Change "EDRA #11" to "Hole #11 at EDRA #52"

Line 170: Change "Hurley" to "Gatz"

Line 176: Change "Shared" to "Schaer"

Line 193: Change "voiced her opinion" to "stated"

Line 193: Change “comprised of dead trimmings. She noted that” to “done by Deb Tribby, who provided”

Line 239: Change “Design Review Committee (DRC)” to “Architectural Control Committee”

Line 264: Insert “Rhodes” in the blank space.

On MOTION by Ms. Vaughan and seconded by Ms. Benedetti, with all in favor, the June 29, 2021 Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

Items 7, 8 and 9 were completed.

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

Item 5, 07.20.21: Change “to” to “will not”

Item 5, 07.20.21: Change “if it continued to be an issue, as the CDD cannot proceed with full repairs” to “until the CDD gets the storm drain pipe inspected and repaired.”

Item 5, 07.20.21: Change “Heat” to “Heath”

Mr. Adams stated Item 7 was completed. Although there was talk of an easement, no easement exists according to County public record.

Item 10: Insert “DTE” before “Staff”

Item 10: Insert “at NWRA #38” after “Hole #17”

Item 12: Change “of” to “each”

Mr. Adams stated that Item 15 was completed. Mr. Adams to send copies of the section of prior minutes discussing justifying purchase of the front property to the Board would be added to the list.

Ms. Lonergan asked for the patch of sod that the CDD needs to replace on EDRA #58, by the maintenance shed, be added back to Action Items List.

Mr. Heath reported the following:

➤ Expected to address an issue at 18445 Fairway Green Drive located on EDRA #35 to review erosion around a cypress tree that should be inspected and monitored. Two areas have

been monitored for settlement for several years and there was no change; erosion was occurring between the houses. Monitoring over time is necessary and re-sodding may be required in some areas. This would be added to Action Item for the non-irrigated bank.

➤ Tried to inspect an issue at 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection could not be scheduled until the water level drops. This would be added as an Action Item.

SEVENTH ORDER OF BUSINESS

Assignment of Duties/Board Member Reports

Mr. Rhodes stated he had no report.

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

Mr. Walsh reported the following:

➤ Hole #7 was thought to be taken care of; the retention area that seemed to have a leak has a dip again. Mr. Gatz stated he would inspect the area.

➤ At the last meeting the Board discussed compiling a list of pipes that need attention; six or seven pipes require extra work. Three pipes go from Hole 16 to 17 by the bridge; one is in the middle of the cart path, one is right behind Hole 16 and one is at the bridge going to Hole 17. They are almost always filled with water; a trench was dug in one area to alleviate issues.

Ms. Lonergan stated she would help compile a list for Mr. Gatz to address during the dry season. This would be added to the To Do List.

Mr. Walsh stated there may be some large Brazilian Pepper trees in the area next to Grand Club Drive. Mr. Gatz stated he would inspect the area.

Ms. Lonergan stated the other side of the ponds must be delayed, due to the wet ground.

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

Ms. Vaughan reported the following:

➤ She toured the front property and everything looked great.

➤ She did not observe any homeowners planting on the property.

- A significant amount of sand was observed by the restrooms on #14. The consensus was that it would need to be shoveled.

EIGHTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: *Stroud Engineering Consultants*

There was no report.

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

- **NEXT MEETING DATE: October 19, 2021 at 2:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on October 19, 2021.

NINTH ORDER OF BUSINESS

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

Mr. Evans stated he was unable to locate the July meeting minutes on the CDD website. Ms. Lonergan stated the attachments are emailed by the HOA. Mr. Adams stated the Draft Minutes are in the September agenda package, which is posted on the website. Those minutes were just adopted today and they would be posted in final form in the Minutes section on the website. He reiterated that the preliminary draft version was included in the agenda for today.

Mr. Evans asked for the cost of capping the well. Ms. Lonergan stated the cost was \$2,300 for everything that was done, including the permit and filling it. Mr. Evans stated he appreciated the attention being paid to the south side of the property.

Ms. Botterbusch stated that she is helping to create interpretive signs for the observation deck and asked if there is anything written about the wetland preserve in front of the observation area. She asked if anyone knows if it is spring-fed or why it was created or anything about it. Ms. Lonergan stated she believed it was a natural wetland, not created. Mr. Heath stated there are a few natural wetlands on the property; everything is part of the permits

and in the documents he emailed. Ms. Botterbusch stated she did not recall receiving them. Mr. Heath stated he would resend the documents.

Resident Jay Daniels thanked the Board for their attention to these details.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

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 2:55 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair