

# **HERITAGE PINES**

## **COMMUNITY DEVELOPMENT DISTRICT**

**December 7, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**Heritage Pines Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W • Boca Raton, Florida 33431**  
**Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889**

November 30, 2021

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Heritage Pines Community Development District

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on December 7, 2021 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items [3 minutes per person]
3. Pledge of Allegiance
4. Continued Discussion: Various Drainage Issues
5. Discussion: Spatterdock Reduction in NWRA 38
6. Acceptance of Unaudited Financial Statements as of October 31, 2021
7. Approval of October 19, 2021 Regular Meeting Minutes
  - To Do Action Items List
8. Staff Reports
  - A. District Counsel: *Straley Robin Vericker, P.A.*
  - B. District Engineer: *Stroud Engineering Consultants*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: February 15, 2022 at 2:00 P.M.

○ QUORUM CHECK

Arthur Rhodes	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Janice Benedetti	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Walsh	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Kathleen F. Lonergan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Carol E. Vaughan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

9. Audience Comments: Non-Agenda Items [3 minutes per person]
10. Supervisors' Requests
11. Adjournment

If you have any questions or comments, please contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2021**

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2021**

	Major Funds	Total Governmental Funds
	General	Funds
<b>ASSETS</b>		
Cash - SunTrust	\$ 447,343	\$ 447,343
Investments		
SBA		
Operating A	769	769
Reserve A	1,875	1,875
Utility deposit	14,717	14,717
Assessments receivable	1,099	1,099
Total assets	\$ 465,803	\$ 465,803
<b>LIABILITIES &amp; FUND BALANCE</b>		
<b>Liabilities</b>		
Accounts payable	\$ 16	\$ 16
Total liabilities	16	16
<b>Fund balance</b>		
Unassigned	465,787	465,787
Total fund balance	465,787	465,787
<b>Total liabilities and fund balance</b>	<b>\$ 465,803</b>	<b>\$ 465,803</b>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
UNRECONCILED GENERAL FUND  
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
<b>REVENUES</b>															
Assessment levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,926	0%
Interest & miscellaneous	4	-	-	-	-	-	-	-	-	-	-	-	4	1,000	0%
Total revenues	4	-	-	-	-	-	-	-	-	-	-	-	4	283,926	0%
<b>EXPENDITURES</b>															
<b>Professional &amp; administrative fees</b>															
Supervisors	861	-	-	-	-	-	-	-	-	-	-	-	861	7,000	12%
Management	2,704	-	-	-	-	-	-	-	-	-	-	-	2,704	32,450	8%
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Audit	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Assessment roll preparation	601	-	-	-	-	-	-	-	-	-	-	-	601	7,210	8%
Arbitrage rebate calculation	-	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Dissemination agent fees	83	-	-	-	-	-	-	-	-	-	-	-	83	1,000	8%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	13	-	-	-	-	-	-	-	-	-	-	-	13	150	9%
Rentals and leases	155	-	-	-	-	-	-	-	-	-	-	-	155	1,860	8%
Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Printing & binding	86	-	-	-	-	-	-	-	-	-	-	-	86	1,030	8%
Legal advertising	160	-	-	-	-	-	-	-	-	-	-	-	160	350	46%
Annual district filing fee	-	-	-	-	-	-	-	-	-	-	-	-	-	175	0%
Insurance	7,720	-	-	-	-	-	-	-	-	-	-	-	7,720	8,205	94%
Contingencies	54	-	-	-	-	-	-	-	-	-	-	-	54	1,000	5%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	-	-	-	-	-	-	-	-	705	0%
Total Professional & Administrative Fees	12,647	-	-	-	-	-	-	-	-	-	-	-	12,647	81,382	16%
<b>Operations and maintenance</b>															
Electricity - street lighting	1,914	-	-	-	-	-	-	-	-	-	-	-	1,914	22,500	9%
Retention pond mowing/weed control	-	-	-	-	-	-	-	-	-	-	-	-	-	88,000	0%
Irrigation water	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	1,525	-	-	-	-	-	-	-	-	-	-	-	1,525	20,000	8%
Dry retention pond refurbishment/planting	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000	0%
Total operations and maintenance	3,439	-	-	-	-	-	-	-	-	-	-	-	3,439	196,500	2%
<b>EXPENDITURES (continued)</b>															
<b>Other fees and charges</b>															
Property appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
Tax collector	-	-	-	-	-	-	-	-	-	-	-	-	-	5,894	0%
Total other fees and charges	-	-	-	-	-	-	-	-	-	-	-	-	-	6,044	0%
Total expenditures	16,086	-	-	-	-	-	-	-	-	-	-	-	16,086	283,926	6%
Excess/(deficiency) of revenues over/(under) expenditures	(16,082)	-	-	-	-	-	-	-	-	-	-	-	(16,082)	-	
Fund balance - beginning	481,869	465,787	465,787	465,787	465,787	465,787	465,787	465,787	465,787	465,787	465,787	465,787	481,869	423,740	
Fund balance - ending															
Committed															
Disaster recovery	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	
Future mower replacement	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	
Working capital	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
Unassigned	70,787	70,787	70,787	70,787	70,787	70,787	70,787	70,787	70,787	70,787	70,787	70,787	70,787	28,740	
Fund balance - ending	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 465,787	\$ 423,740	

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL LEDGER  
AS OF  
OCTOBER 2021**



**Heritage Pines CDD**  
**General Ledger**  
 As of October 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
<b>101.000 · Suntrust Bank - Checking</b>							
General Journal	10/14/2021	2802		A/P 10/14/2021		20,347.54	470,774.36
General Journal	10/21/2021	2814		ACCOUNT ANALYSIS FEE		53.56	450,426.82
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21		738.80	449,634.46
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21		122.40	449,512.06
General Journal	10/29/2021	2807		A/P 10/29/2021		2,172.66	447,339.40
General Journal	10/29/2021	2813		INTEREST INCOME	3.99		447,343.39
Total 101.000 · Suntrust Bank - Checking					3.99	23,434.96	447,343.39
<b>151.000 · Investments</b>							
<b>151.001 · SBA-Operating A Account</b>							
General Journal	10/31/2021	2812		INTEREST INCOME	0.06		2,644.06
Total 151.001 · SBA-Operating A Account					0.06	0.00	769.22
<b>151.101 · SBA - Reserve A Account</b>							
General Journal	10/31/2021	2812		INTEREST INCOME	0.15		1,874.84
Total 151.101 · SBA - Reserve A Account					0.15	0.00	1,874.99
Total 151.000 · Investments					0.21	0.00	2,644.27
<b>121.000 · Assessments Receivable</b>							
Total 121.000 · Assessments Receivable							1,099.00
<b>156.100 · Utility Deposit</b>							
Total 156.100 · Utility Deposit							14,716.80
<b>202.000 · Accounts Payable - Year End</b>							
General Journal	10/13/2021	2801		A/P 10/13/2021		15,170.64	-7,365.22
General Journal	10/14/2021	2802		A/P 10/14/2021	20,347.54		-22,535.86
General Journal	10/29/2021	2807		A/P 10/29/2021	2,172.66		-2,188.32
Total 202.000 · Accounts Payable - Year End					22,520.20	15,170.64	-15.66
<b>271.000 · Unreserved Fund Balance</b>							
Total 271.000 · Unreserved Fund Balance							43,724.92
<b>271.100 · Reserved Fund Balance</b>							
Total 271.100 · Reserved Fund Balance							-83,000.00
<b>3900 · Retained Earnings</b>							
Total 3900 · Retained Earnings							-442,593.92
<b>361.000 · Interest Income</b>							
<b>361.100 · Interest Income - Surplus Acct</b>							
General Journal	10/29/2021	2813		INTEREST INCOME	3.99		0.00
General Journal	10/31/2021	2812		INTEREST INCOME	0.06		-3.99
General Journal	10/31/2021	2812		INTEREST INCOME	0.15		-4.05
Total 361.100 · Interest Income - Surplus Acct					0.00	4.20	-4.20
Total 361.000 · Interest Income					0.00	4.20	-4.20
<b>511.000 · Legislative</b>							
<b>511.110 · Supervisor's Fees</b>							
General Journal	10/28/2021	2805		BOARD MEETING - 10/19/21	122.40		0.00
Check	10/28/2021	DD	ARTHUR RHODES	BOARD MEETING - 10/19/21	184.70		122.40
Check	10/28/2021	DD	MICHAEL V. WALSH	BOARD MEETING - 10/19/21	184.70		307.10
Check	10/28/2021	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/19/21	184.70		491.80
Check	10/28/2021	DD	CAROL VAUGHAN	BOARD MEETING - 10/19/21	184.70		676.50
Total 511.110 · Supervisor's Fees					861.20	0.00	861.20
Total 511.000 · Legislative					861.20	0.00	861.20
<b>512.000 · Executive</b>							
<b>512.311 · Management Fees</b>							
							0.00
							0.00

**Heritage Pines CDD**  
**General Ledger**  
 As of October 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	10/13/2021	2021-0168	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	2,704.16		2,704.16
Total 512.311 · Management Fees					2,704.16	0.00	2,704.16
Total 512.000 · Executive					2,704.16	0.00	2,704.16
<b>513.000 · Financial &amp; Administrative</b>							0.00
<b>513.310 · Assessment Roll Preparation</b>							0.00
Bill	10/13/2021	2021-0168	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	600.83		600.83
Total 513.310 · Assessment Roll Preparation					600.83	0.00	600.83
<b>513.312 · Dissemination Agent</b>							0.00
Bill	10/13/2021	2021-0168	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	83.34		83.34
Total 513.312 · Dissemination Agent					83.34	0.00	83.34
Total 513.000 · Financial & Administrative					684.17	0.00	684.17
<b>519.000 · Other General Government</b>							0.00
<b>519.411 · Telephone</b>							0.00
Bill	10/13/2021	2021-0168	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	12.50		12.50
Total 519.411 · Telephone					12.50	0.00	12.50
<b>519.414 · ADA Website Compliance</b>							0.00
Bill	10/13/2021	1965	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Technological Audit	210.00		210.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00
<b>519.440 · Rentals and Leases</b>							0.00
Bill	10/13/2021	2021-0168	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	155.00		155.00
Total 519.440 · Rentals and Leases					155.00	0.00	155.00
<b>519.450 · Insurance</b>							0.00
Bill	10/13/2021	14561	EGIS INSURANCE & RISK ADVISORS	FY 2020 INSURANCE PREMIUM - 10/01/21 -10/01/22	7,720.00		7,720.00
Total 519.450 · Insurance					7,720.00	0.00	7,720.00
<b>519.470 · Printing and Binding</b>							0.00
Bill	10/13/2021	2021-0168	WRATHELL, HUNT & ASSOCIATES. LLC	10/21 MGMT FEE	85.83		85.83
Total 519.470 · Printing and Binding					85.83	0.00	85.83
<b>519.480 · Legal Advertising</b>							0.00
Bill	10/13/2021	0000187955	TAMPA BAY TIMES	NOTICE OF FY2022 MEETINGS - 10/10/2021	159.50		159.50
Total 519.480 · Legal Advertising					159.50	0.00	159.50
<b>519.490 · Contingencies</b>							0.00
General Journal	10/21/2021	2814		ACCOUNT ANALYSIS FEE	53.56		53.56
Total 519.490 · Contingencies					53.56	0.00	53.56
Total 519.000 · Other General Government					8,396.39	0.00	8,396.39
<b>539.000 · Field Maintenance</b>							0.00
<b>539.311 · Aquatic Weed Control</b>							0.00
Bill	10/13/2021	PI-A00688491	SOLITUDE LAKE MANAGEMENT	10/21 AQUATIC WEED CONTROL	1,525.00		1,525.00
Total 539.311 · Aquatic Weed Control					1,525.00	0.00	1,525.00
<b>539.430 · Street Lighting</b>							0.00
Bill	10/13/2021	2041547 100521	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	2041547 10/05/2021	456.87		456.87
Bill	10/13/2021	1306910 100721	WITHLACOOCHEE RIVER ELECTRIC COOPERA...	1306910 10/07/2021	1,457.61		1,914.48
Total 539.430 · Street Lighting					1,914.48	0.00	1,914.48

3:01 PM

11/24/21

Accrual Basis

**Heritage Pines CDD**  
**General Ledger**  
As of October 31, 2021

Type	Date	Num	Name	Memo	Debit	Credit	Balance
			Total 539.000 · Field Maintenance		3,439.48	0.00	3,439.48
<b>TOTAL</b>					<b>38,609.80</b>	<b>38,609.80</b>	<b>0.00</b>

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
BANK STATEMENTS**



# Account Statement

HERITAGE PINE COMMUNITY DEVELOPMENT  
 DISTRICT  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556

Questions? Please call  
 1-800-786-8787

Keep your SunTrust Accounts safer.  
 Use unique usernames and passwords for your online bank accounts.  
 It's best not to recycle the same username and password on multiple websites where you  
 have an online profile - especially your financial accounts.  
 Also, try to avoid characters from your email, phone number, birthdate or other personal information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS NOW	0615006011053	10/01/2021 - 10/31/2021

Description	Amount	Description	Amount
Beginning Balance	\$476,852.93	Average Balance	\$470,110.61
Deposits/Credits	\$3.99	Average Collected Balance	\$470,110.61
Checks	\$5,803.17	Number of Days in Statement Period	31
Withdrawals/Debits	\$2,923.11	Annual Percentage Yield Earned	.01%
Ending Balance	\$468,130.64	Interest Paid Year to Date	\$45.23

Overdraft Protection	Account Number	Protected By
	0615006011053	Not enrolled
For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .		

Deposits/Credits	Date	Amount	Serial #	Description
	10/29	3.99		INTEREST PAID THIS STATEMENT THRU 10/31
Deposits/Credits: 1		Total Items Deposited: 0		

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	2754	5,321.67	10/01	*2759	481.50	10/21
Checks: 2		* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.				

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	10/15	456.87		ELECTRONIC/ACH DEBIT Withlacoochee Ri WEB PMTS 7PJLDH
	10/15	1,457.61		ELECTRONIC/ACH DEBIT Withlacoochee Ri WEB PMTS BPJLDH
	10/18	93.87		ELECTRONIC/ACH DEBIT FEDERAL EXPRESS DEBIT EPA94949099
	10/21	53.56		ACCOUNT ANALYSIS FEE
	10/27	122.40		ELECTRONIC/ACH DEBIT ADP Tax ADP Tax07QHR 102843A01
	10/27	738.80		ELECTRONIC/ACH DEBIT ADP WAGE PAYWAGE PAY932421031349QHR
Withdrawals/Debits: 6				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	10/01	471,531.26	471,531.26	10/18	469,522.91	469,522.91
	10/15	469,616.78	469,616.78	10/21	468,987.85	468,987.85

SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

Page 3 of 3  
36/E00/0175/0/40  
0615006011053  
10/31/2021



Account  
Statement

HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
2300 GLADES ROAD, SUITE 400W  
BOCA RATON, FL 33431

SUNTRUST  
9/19/2021

2754

PAY TO THE ORDER OF DOWN TO EARTH LANDSCAPE & IRRIGATION

Five Thousand Three Hundred Twenty-One and 87/100 \*\*\*\*\* DOLLARS

DOWN TO EARTH LANDSCAPE & IRRIGATION  
PO BOX 728  
TANAGERINE, FL 32777

MEMO 07/21 MOWING SERVICES

\*00 2754\* 106310215240615006011053\*

Ck # 2754 10/01 \$5,321.67

HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
2300 GLADES ROAD, SUITE 400W  
BOCA RATON, FL 33431

SUNTRUST  
9/19/2021

2759

PAY TO THE ORDER OF STROUD ENGINEERING CONSULTANTS, INC.

Four Hundred Eighty-One and 50/100 \*\*\*\*\* DOLLARS

STROUD ENGINEERING CONSULTANTS, INC.  
10503 CYNDEE LANE  
ODESSA, FL 33568

MEMO 03/01/21 - 08/31/21 ENG. FEES

\*00 2759\* 106310215240615006011053\*

Ck # 2759 10/21 \$481.50

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER  
THROUGH  
OCTOBER 2021**

**Heritage Pines CDD**  
**Check Detail**  
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>ADA SITE COMPLI...</b>	<b>101.000 · Suntrust ...</b>		<b>-210.00</b>
Bill	1965	10/13/2021		519.414 · ADA Web...	-210.00	210.00
TOTAL					-210.00	210.00
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>DOWN TO EARTH ...</b>	<b>101.000 · Suntrust ...</b>		<b>-3,333.19</b>
Bill	INV105606	09/30/2021		539.340 · Retention...	-3,333.19	3,333.19
TOTAL					-3,333.19	3,333.19
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>EGIS INSURANCE ...</b>	<b>101.000 · Suntrust ...</b>		<b>-7,720.00</b>
Bill	14561	10/13/2021		519.450 · Insurance	-7,720.00	7,720.00
TOTAL					-7,720.00	7,720.00
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>HERITAGE PINES ...</b>	<b>101.000 · Suntrust ...</b>		<b>-1,433.34</b>
Bill	093021	09/30/2021		539.431 · Irrigation ...	-1,433.34	1,433.34
TOTAL					-1,433.34	1,433.34
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>SOLITUDE LAKE ...</b>	<b>101.000 · Suntrust ...</b>		<b>-1,525.00</b>
Bill	PI-A00688491	10/13/2021		539.311 · Aquatic ...	-1,525.00	1,525.00
TOTAL					-1,525.00	1,525.00
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>STRALEY ROBIN ...</b>	<b>101.000 · Suntrust ...</b>		<b>-57.00</b>
Bill	20326	09/30/2021		514.310 · Legal Fees	-57.00	57.00
TOTAL					-57.00	57.00
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>STROUD ENGINE...</b>	<b>101.000 · Suntrust ...</b>		<b>-259.50</b>
Bill	HPC1202-18-09	09/30/2021		519.320 · Engineeri...	-259.50	259.50
TOTAL					-259.50	259.50
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>TAMPA BAY TIMES</b>	<b>101.000 · Suntrust ...</b>		<b>-159.50</b>



**Heritage Pines CDD**  
**Check Detail**  
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	0000187955	10/13/2021		519.480 · Legal Adv...	-159.50	159.50
TOTAL					-159.50	159.50
<b>Bill Pmt -Check</b>		<b>10/14/2021</b>	<b>WRATHELL, HUNT...</b>	<b>101.000 · Suntrust ...</b>		<b>-3,641.66</b>
Bill	2021-0168	10/13/2021		512.311 · Managem...	-2,704.16	2,704.16
				513.310 · Assessm...	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals a...	-155.00	155.00
				519.470 · Printing a...	-85.83	85.83
				513.312 · Dissemin...	-83.34	83.34
TOTAL					-3,641.66	3,641.66
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>10/14/2021</b>	<b>FEDEX</b>	<b>101.000 · Suntrust ...</b>		<b>-93.87</b>
Bill	7-507-08048	09/30/2021		519.410 · Postage	-93.87	93.87
TOTAL					-93.87	93.87
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>10/14/2021</b>	<b>WITHLACOOCHEE...</b>	<b>101.000 · Suntrust ...</b>		<b>-1,914.48</b>
Bill	2041547 100521	10/13/2021		539.430 · Street Lig...	-456.87	456.87
Bill	1306910 100721	10/13/2021		539.430 · Street Lig...	-1,457.61	1,457.61
TOTAL					-1,914.48	1,914.48
<b>Check</b>	<b>DD</b>	<b>10/28/2021</b>	<b>ARTHUR RHODES</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>10/28/2021</b>	<b>MICHAEL V. WALSH</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>10/28/2021</b>	<b>KATHLEEN LONE...</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70

**Heritage Pines CDD**  
**Check Detail**  
 October 2021

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
TOTAL					-184.70	184.70
<b>Check</b>	<b>DD</b>	<b>10/28/2021</b>	<b>CAROL VAUGHAN</b>	<b>101.000 · Suntrust ...</b>		<b>-184.70</b>
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
<b>Bill Pmt -Check</b>	<b>2762</b>	<b>10/29/2021</b>	<b>HERITAGE PINES ...</b>	<b>101.000 · Suntrust ...</b>		<b>-2,172.66</b>
Bill	053121	09/30/2021		539.431 · Irrigation ...	-2,172.66	2,172.66
TOTAL					-2,172.66	2,172.66

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT  
INVOICES**

ADA Site Compliance  
6400 Boynton Beach Blvd 742721  
Boynton Beach, FL 33474  
accounting@adasitecompliance.com



# Invoice

519.414  
001

BILL TO
Heritage Pines CDD

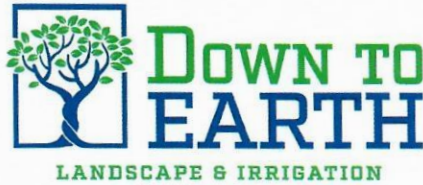
INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1965	10/09/2021	\$210.00	10/23/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	1	210.00	210.00

BALANCE DUE

**\$210.00**

Down to Earth  
 Landscape & Irrigation  
 2701 Maitland Center Pkwy.  
 Suite 200  
 Maitland FL 32751  
 (321) 263-2700 Ext 3342



August 2021  
 INV105606

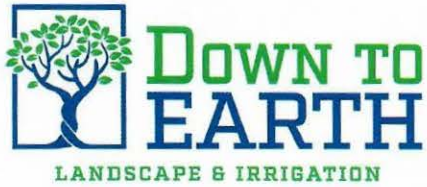
**Customer**  
 Heritage Pines CDD  
 9220 Bonita Springs Rd  
 Suite 214  
 Bonita Springs FL 34135  
[adamsc@wwhassociates.com](mailto:adamsc@wwhassociates.com)

539.340  
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD Expenses August 2021	8/31/2021	9/30/2021	Net 30	

Item	Qty	Rate	Amount
<b>4000 - Mow/Weedeat Retentions</b>			
Diesel - 1 Gallon	95.5	\$3.45	\$329.48 ✓
Maintenance Labor - Hours	84.6	\$20.00	\$1,692.00 ✓
<b>Sub Total</b>			\$2,021.48
<b>Z-Mow Weedeat Retentions</b>			
Maintenance Labor - Hours	35.3	\$20.00	\$706.00 ✓
Unleaded Gasoline - 1 Gallon	32.4	\$2.67	\$86.51 ✓
<b>Sub Total</b>			\$792.51
<b>Spraying Beds, Dry Retentions</b>			
Fert & Pest Labor - Hours	8	\$20.00	\$160.00 ✓
Glyphosate 41% - 1 Gallon	2	\$24.60	\$49.20 ✓
Paleo Park Labor - Hours	10	\$20.00	\$200.00 ✓
<b>Sub Total</b>			\$409.20
<b>Clean Drains</b>			
Maintenance Labor - Hours	3	\$20.00	\$60.00 ✓
<b>Sub Total</b>			\$60.00
<b>Irrigation Inspection &amp; Repairs</b>			
Irrigation Labor - Hours	1	\$22.00	\$22.00 ✓
Miscellaneous Irrigation Parts - Each	1	\$28.00	\$28.00 ✓
<b>Sub Total</b>			\$50.00

Down to Earth  
Landscape & Irrigation  
2701 Maitland Center Pkwy.  
Suite 200  
Maitland FL 32751  
(321) 263-2700 Ext 3342



August 2021  
INV105606

Subtotal	\$3,333.19
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$3,333.19</b>

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

*Ch*



CDD Man Hours Back-up

AUG. 2021

DAY	Scott - Mechanic Burden Rate \$25.00			Pat Rate - \$ 20.00			Bill Rate - \$20.00				David G - irrigation Rate - \$22.00		OTHER JOBS Rate - \$20.00					Chris/Keith/Tim - Supervisor Rate - \$30.00																				
	4000	Zmow		4000	WE	Bush Hog	Zmow	WE	Other	Paleo	Heads	Repairs/hr	Rake	Drains	Spray	Paleo	Till	Till	Spray	WE	Other																	
1				5.9	0.5																																	
2							2.1	0.25																														
3													3																									
4																																						
5				3.9											3																							
6				6	1.25		3																															
7																																						
8				7.2	0.25		3.2	0.25																														
9				4.1	0.5		3.1	0.25		1																												
10																																						
11																																						
12										1 rotor	0.5																											
13				3.3			1.9	0.5																														
14				6.2			1																															
15				5.9			1.8								2																							
16				7.1	0.5		2.9									8																						
17				6.2	0.5		2.5	0.25																														
18															1																							
19				7.8	0.25		1.7	0.25																														
20							2	0.25																														
21				4.6	0.25																																	
22							2.6	0.25																														
23				4.4	0.75					1 rotor	0.5																											
24																																						
25							2.3	0.25																														
26																																						
27				3						1					2																							
28																																						
29				4	0.25		2.7																															
30																																						
31																																						
	0	0	0	79.6	✓	5	✓	0		32.8	✓	2.5	✓	0		2	2 Rotors	✓	1	✓	3	✓	0		8	✓	8	✓	0		0		0		0		0	

CDD Expenses August 2021

<b>Routine Mowing Operations</b>				<b>Total</b>
Toro 4000 operator (incl weed eat)	84.6 Hrs	\$20.00	Per Hr	\$1,692.00
Toro Z Mower operator (incl weed eat)	35.3 Hrs	\$20.00	Per Hr	\$706.00
Machinery Maintenance		0		\$0.00
Machinery Maintenance Labor	0 Hrs	\$25.00	Per Hr	\$0.00
Fuel Cost 4000 & Bush Hog	95.5 Gallons	\$3.45	Per Gal	\$329.48 ✓
Fuel Cost Z Mower	32.4 Gallons	\$2.67	Per Gal	\$86.51 ✓
Spraying beds in retentions	8 Hrs	\$20.00	Per Hr	\$160.00
Clean drains/WE/Rake Waste Areas	3 Hrs	\$20.00	Per Hr	\$60.00
Bush Hog	Hrs	\$20.00	Per Hr	\$0.00
Till/Rake Waste Areas/Spray	0 Hrs	\$30.00		\$0.00
<b>Total Mowing Operations</b>				<b>\$3,033.99</b>
Rodeo	2 Gallons	\$24.60		\$49.20 ✓
Mulch Prep - Paleo Park				\$0.00
Labor	10 Hrs	\$20.00	Per Hr	\$200.00
Irrigation				\$0.00
Parts	2 Sprinklers	\$14.00	Ea	\$28.00 ✓
	Misc fittings	\$5.00	Ea	\$0.00
	knockon	\$18.00	Ea	\$0.00
	Solenoid	\$50.00	Ea	\$0.00
	Golf Drive	\$160.00	Ea	\$0.00
	Golf Can	\$150.00	Ea	\$0.00
	Valve/SVC	\$100.00	Ea	\$0.00
Labor	1 Hrs	\$22.00	Per Hr	\$22.00
<b>Total Other Operations</b>				<b>\$299.20</b>
<b>Month Total</b>				<b>\$3,333.19</b>

	July	August	Hours Run
4000 hours	1682.7	1758.3	75.6
Z Mower hours	1540.7	1572.5	31.8



# INVOICE



<b>Customer</b>	Heritage Pines Community Development District
<b>Acct #</b>	381
<b>Date</b>	09/16/2021
<b>Customer Service</b>	Michelle Thomas
<b>Page</b>	1 of 1

Heritage Pines Community Development District  
 c/o Wrathell, Hunt & Associates, LLC  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

519.450  
001

Payment Information	
<b>Invoice Summary</b>	\$ 7,720.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14561
100121086	

Thank You

Please detach and return with payment



Customer: Heritage Pines Community Development District

Invoice	Effective	Transaction	Description	Amount
14561	10/01/2021	Renew policy	Policy #100121086 10/01/2021-10/01/2022 Florida Insurance Alliance  GL,POL,EPLI,HNO,IM - Renew policy Due Date: 9/16/2021	7,720.00

**Total**

\$ 7,720.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:*  
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b> Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	09/16/2021



Country Club Community

11524 Scenic Hills Blvd.  
Hudson, FL 34667  
(727) 861-7784

# STATEMENT

Heritage Pines CDD  
Wrathell, Hart & Hunt  
2300 Glades Rd. Ste 410W  
Boca Raton FL 33431

539.431  
001

HPCCDD	Sep 30/21
MEMBER	DATE

AMOUNT DUE \$ 3,606.00

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
		Balance Forward				3,813.69
Sep 8/21	2743	Reverse Cash Receipt - CR3103	1,495.08	0.00	0.00	1,495.08
Sep 8/21	2743	Ref. 2743 - PAYMENT - THANK YO				-1,495.08
Sep 27/21	2755	Ref. 2755 - PAYMENT - THANK YO				-1,641.03
Sep 30/21		CLUB	1,433.34	0.00	0.00	1,433.34
<p>Your September 2021 Club charges are due by October 20, 2021            If paid after October 20, 2021 there will be a late fee of            \$25.00 applied to your club account.            If you are currently set up for auto-debit, this statement is            for review only.            Thank you</p>						
			2,928.42	0.00	0.00	3,606.00

0.00	1,433.34	1,641.03	531.63	0.00	3,606.00
CREDIT BOOK	CURRENT BAL.	30 DAYS BAL.	60 DAYS BAL.	90 DAYS BAL.	AMOUNT DUE

HERITAGE PINES COMMUNITY ASSN

Please retain copies of all club charges throughout the month.  
Copies of original signed receipts must be requested within 60 days.  
DO NOT COMBINE Club Charges with HOA/Village Fees. (HOA Fees \$249 per month)

**PASCO COUNTY UTILITIES CODING**

<u>ACCOUNT #</u>	<u>% TO BILL</u>	<u>GL #</u>	<u>PAYMENT</u>
10470	72%	8120-070	\$3,685.76
10470	28%	8120-080	\$1,433.34
35550	100%	8122-080	\$1,243.76
35540	100%	6850-060	\$3,264.39
35575	100%	6850-070	\$97.38
35590	72%	6850-070	\$110.03
35590	28%	6850-080	\$42.78
975355	100%	8120-070	\$29.05
35600	100%	8122-080	\$58.12
35580	50%	6850-070	\$39.50
35580	50%	6850-080	\$39.50
35515	100%	6850-080	\$53.75
35595	100%	6850-070	\$37.69
35565	50%	6850-070	\$5.00
35565	50%	6850-080	\$4.99
2975	100%	6850-080	\$8.77

8120-080	\$1,433.34	HPCCDD
8120-070	\$3,714.81	
8122-080	\$1,301.88	
6850-060	\$3,264.39	
6850-080	\$149.79	
6850-070	\$289.60	
<b>TOTAL</b>	<b>\$10,153.81</b>	

**TOTAL \$10,153.81**

\*\*\*AFTER POSTING PASCO UTILITIES BILL HERITAGE PINES CDD FOR RECLAIMED WATER\*\*\*

**8120-080 IS THE AMT YOU BILL HERITAGE PINES CDD**



**INVOICE**

**Invoice Number:** PI-A00688491  
**Invoice Date:** 10/01/21  
**PROPERTY:** Heritage Pines CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

539.311  
001

**SOLD TO:** Heritage Pines CDD  
 9220 Bonita Beach Road, Suite 214  
 Bonita Springs, FL 34135

<b>CUSTOMER ID</b>	<b>CUSTOMER PO</b>	<b>Payment Terms</b>	
H2224		Net 45	
<b>Sales Rep ID</b>	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b>
Bill Kurth			11/15/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR05927 10/01/21 - 10/31/21 Lake & Pond Management Services		1,525.00	1,525.00

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>1,525.00</b>
Sales Tax	0.00
<b>Total Invoice</b>	<b>1,525.00</b>
Payment Received	0.00
<b>TOTAL</b>	<b>1,525.00</b>

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Heritage Pines Community Development District

c/o Wrathell Hunt & Associates

9220 Bonita Beach Rd., Suite 214

Bonita Springs, FL 34135

514.310

001

September 21, 2021

Client: 001044

Matter: 000001

Invoice #: 20326

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through September 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
9/14/2021	DCC	RECEIVE AND REVIEW AGENDA FOR UPCOMING MEETING; FOLLOW UP WITH DISTRICT MANAGER.	0.2	
		Total Professional Services	0.2	\$57.00

## PERSON RECAP

Person	Hours	Amount
DCC Dana C. Collier	0.2	\$57.00

September 21, 2021

Client: 001044

Matter: 000001

Invoice #: 20326

Page: 2

---

Total Services	\$57.00	
Total Disbursements	\$0.00	
Total Current Charges		\$57.00

<b>PAY THIS AMOUNT</b>		<b>\$57.00</b>
------------------------	--	----------------

*Please Include Invoice Number on all Correspondence*

INVOICE #HPC1202-18-09  
Date: October 5, 2021

519.320  
001

INVOICE

**TO:**  
Heritage Pines CDD  
Attn: Chuck Adams  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**FOR:**  
Heritage Pines CDD  
Work Task No. 18 - Misc. Engineering Services (FY 2021)  
(Period of 9/1/21 through 9/30/21)

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$259.50	\$259.50
<b>Total Completed to Date</b>			<b>\$259.50</b>
<b>Total Previously Invoiced</b>			<b>\$0.00</b>
<b>Total Due This Invoice (Net 30)</b>			<b>\$259.50</b>

CA

Engineering



Kurt D. Heath, PE  
Stroud Engineering Consultants, Inc.

### INVOICE BREAKDOWN

(Period of 9/1/21 through 9/30/21)

#### Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
<b>General/Miscellaneous Tasks</b>				
Site visit to evaluate asphalt repair status on Brambleleaf Way & Attended CDD Board Meeting	9/21	3.0	\$ 75.00	\$ 225.00
<b>Labor Total</b>				<b>\$ 225.00</b>
<b>Expenses Description</b>				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.575
<b>Expenses Total</b>				<b>\$ 34.50</b>
<b>Total Billing Period Cost for Task 1</b>				<b>\$ 259.50</b>





## Transmittal Letter

10503 Cyndee Ln.  
 Odessa, Florida 33556  
 Office/Cell: (813) 706-1964  
 Kurt@StroudEngineering.com

October 5, 2021

To:  
 Heritage Pines CDD  
 Attn: Mr. Chuck Adams  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

**Attention:** Mr. Chuck Adams  
**Re:** Current Invoice (Heritage Pines CDD – Misc. Engineering Services FY 21)  
**Job Number:** HPC 12-02-18

We are sending you			
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Under Separate Cover the following:		
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Plans	<input type="checkbox"/> Other:
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Change Order	<input type="checkbox"/> Samples	
<input type="checkbox"/> Report	<input type="checkbox"/> Reproducible	<input type="checkbox"/> Specification	

Copies	Date	Description
1	10-05-21	Consultant Invoice (Period of 9/1/21 to 9/30/21)

These are transmitted as checked below	
<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> For Review and Comment
<input type="checkbox"/> For Your Use	<input type="checkbox"/> For Your Information
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Your File

**Comments:**  
 Chuck,  
 Attached is the current invoice for requested services through September 30, 2021, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.

**Copy to:**  
 File

  
 Kurt D. Heath, P.E.

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
10/10/21		HERITAGE PINES CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
10/10/2021	Courtney Freeh	123496	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$159.50		0000187955	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/10/21	10/10/21	0000187955	Times	Legals CLS	Notice of FY2022 - meetings	1	2x48 L	\$157.50
10/10/21	10/10/21	0000187955	Tampabay.com	Legals CLS	Notice of FY2022 - meetings Affidavit Material	1	2x48 L	\$0.00 \$2.00
519.480 001								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
10/10/21		HERITAGE PINES CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
10/10/2021	Courtney Freeh	123496	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$159.50		0000187955	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

HERITAGE PINES CDD  
 ATTN: C/O WRATHELL, HART, HUNT & A  
 2300 GLADES RD, STE 410W  
 BOCA RATON, FL 33431

REMIT TO:

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312 3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Courtney Freeh** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of FY2022 - meetings** was published in **Tampa Bay Times: 10/10/21** in said newspaper in the issues of **Baylink Pasco**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2022 MEETINGS**

The Board of Supervisors ("Board") of the Heritage Pines Community Development District ("District") will hold Regular Meetings for Fiscal Year 2022 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hill Boulevard, Hudson, Florida, on the following dates:

October 19, 2021  
December 7, 2021  
February 15, 2022  
April 19, 2022  
June 21, 2022  
July 19, 2022  
September 20, 2022

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <https://heritagepinescdd.net/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**District Manager**  
10/10/20 0000187955

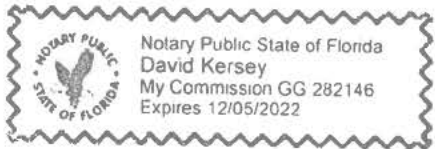
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this 10/10/2021

\_\_\_\_\_  
Signature of Notary Public

Personally known   X   or produced identification

Type of identification produced \_\_\_\_\_



# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
10/1/2021	2021-0168

Bill To:
Heritage Pines CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	2,704.16
Assessment Services 513.310	600.83
Telephone 519.411	12.50
Rentals & Leases 519.440	155.00
Printing & Binding 519.470	85.83
Dissemination Agent 513.312	83.34
001	
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$3,641.66



Invoice Number	Invoice Date	Account Number
7-507-08048	Sep 20, 2021	[REDACTED]

FedEx Tax ID: 71-0427007

**Billing Address:**  
HERITAGE PINES CDD  
2300 GLADES RD STE 410W  
SUITE 410W  
BOCA RATON FL 33431-8556

**Shipping Address:**  
HERITAGE PINES CDD  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$93.87	519.41
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$93.87</b>	<b>001</b>

Other discounts may apply.  
To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
7-507-08048	USD \$93.87	[REDACTED]

**Remittance Advice**

Your payment is due by Nov 04, 2021

750708048400000938727642730100000000000000000000938720



HERITAGE PINES CDD  
2300 GLADES RD STE 410W  
SUITE 410W  
BOCA RATON FL 33431 8556

FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-507-08048	Sep 20, 2021		2 of 4

### FedEx Express Shipment Summary By Payor Type

#### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	8	11.0	55.20	38.67			93.87
<b>Total FedEx Express</b>	<b>8</b>	<b>11.0</b>	<b>\$55.20</b>	<b>\$38.67</b>			<b>\$93.87</b>

**TOTAL THIS INVOICE** **USD** **\$93.87**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Sep 14, 2021	<b>Cust. Ref.:</b> Heritage Pines	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>		<b>Sender</b>		<b>Recipient</b>	
Tracking ID	INET 774794167864	Gianna Denofrio		Chuck Adams Cleo Adams	
Service Type	FedEx Standard Overnight	2300 Glades Rd		1400 HARBOR VIEW DR	
Package Type	FedEx Box	BOCA RATON FL 33431 US		NORTH FORT MYERS FL 33917 US	
Zone	02				
Packages	1				
Rated Weight	4.0 lbs, 1.8 kgs				
Delivered	Sep 15, 2021 10:44	Transportation Charge			7.32
Svc Area	A3	Fuel Surcharge			0.84
Signed by	see above	Residential Delivery			4.65
FedEx Use	000000000/134449/02	<b>Total Charge</b>		<b>USD</b>	<b>\$12.81</b>

### FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to [fedex.com](http://fedex.com) to sign up today!



<b>Invoice Number</b> 7-507-08048	<b>Invoice Date</b> Sep 20, 2021	<b>Account Number</b> [REDACTED]	Page 3 of 4
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**Ship Date:** Sep 14, 2021      **Cust. Ref.:** Heritage Pines      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	774794171812	Gianna Denofrio	Mr. Kurt D. Heath, P.E.
<b>Service Type</b>	FedEx Standard Overnight	2300 Glades Rd	Stroud Engineering Consultants
<b>Package Type</b>	FedEx Pak	BOCA RATON FL 33431 US	10503 CYNDEE LN
<b>Zone</b>	02		ODESSA FL 33556 US
<b>Packages</b>	1		
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs		
<b>Delivered</b>	Sep 15, 2021 12:38	<b>Transportation Charge</b>	6.84
<b>Svc Area</b>	A2	<b>Fuel Surcharge</b>	0.80
<b>Signed by</b>	see above	<b>Residential Delivery</b>	4.65
<b>FedEx Use</b>	00000000/134425/02	<b>Total Charge</b>	<b>USD \$12.29</b>

**Ship Date:** Sep 14, 2021      **Cust. Ref.:** Heritage Pines      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	774794171823	Gianna Denofrio	Arthur Rhodes
<b>Service Type</b>	FedEx Standard Overnight	2300 Glades Rd	Heritage Pines CDD
<b>Package Type</b>	FedEx Pak	BOCA RATON FL 33431 US	18218 NESTLEBRANCH CT
<b>Zone</b>	02		HUDSON FL 34667 US
<b>Packages</b>	1		
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs		
<b>Delivered</b>	Sep 15, 2021 17:15	<b>Transportation Charge</b>	6.84
<b>Svc Area</b>	A3	<b>Fuel Surcharge</b>	0.80
<b>Signed by</b>	see above	<b>Residential Delivery</b>	4.65
<b>FedEx Use</b>	00000000/134425/02	<b>Total Charge</b>	<b>USD \$12.29</b>

**Ship Date:** Sep 14, 2021      **Cust. Ref.:** Heritage Pines      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	774794171890	Gianna Denofrio	Janice Benedetti
<b>Service Type</b>	FedEx Standard Overnight	2300 Glades Rd	18440 FAIRWAY GREEN DR
<b>Package Type</b>	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US
<b>Zone</b>	02		
<b>Packages</b>	1		
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs		
<b>Delivered</b>	Sep 15, 2021 17:11	<b>Transportation Charge</b>	6.84
<b>Svc Area</b>	A3	<b>Fuel Surcharge</b>	0.80
<b>Signed by</b>	see above	<b>Residential Delivery</b>	4.65
<b>FedEx Use</b>	00000000/134425/02	<b>Total Charge</b>	<b>USD \$12.29</b>

**Ship Date:** Sep 14, 2021      **Cust. Ref.:** Heritage Pines      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	774794172017	Gianna Denofrio	Kim Norton
<b>Service Type</b>	FedEx Standard Overnight	2300 Glades Rd	Heritage Pines Country Club
<b>Package Type</b>	FedEx Pak	BOCA RATON FL 33431 US	11524 SCENIC HILLS BLVD
<b>Zone</b>	02		HUDSON FL 34667 US
<b>Packages</b>	1		
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs		
<b>Delivered</b>	Sep 15, 2021 17:23	<b>Transportation Charge</b>	6.84
<b>Svc Area</b>	A3	<b>Fuel Surcharge</b>	0.48
<b>Signed by</b>	R.DVITTO	<b>Total Charge</b>	<b>USD \$7.32</b>
<b>FedEx Use</b>	00000000/134425/		



<b>Invoice Number</b> 7-507-08048	<b>Invoice Date</b> Sep 20, 2021	<b>Account Number</b> [REDACTED]	Page 4 of 4
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**Ship Date:** Sep 14, 2021      **Cust. Ref.:** Heritage Pines      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	774794172050	Gianna Denofrio	MICHAEL WALSH
Service Type	FedEx Standard Overnight	2300 Glades Rd	18215 NESTLEBRANCH CT
Package Type	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 15, 2021 17:14	Transportation Charge	6.84
Svc Area	A3	Fuel Surcharge	0.80
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/134425/02	<b>Total Charge</b>	<b>USD \$12.29</b>

**Ship Date:** Sep 14, 2021      **Cust. Ref.:** Heritage Pines      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	774794172153	Gianna Denofrio	Kathleen Lonergan
Service Type	FedEx Standard Overnight	2300 Glades Rd	18641 FAIRWAY GREEN DR
Package Type	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 15, 2021 17:10	Transportation Charge	6.84
Svc Area	A3	Fuel Surcharge	0.80
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/134425/02	<b>Total Charge</b>	<b>USD \$12.29</b>

**Ship Date:** Sep 14, 2021      **Cust. Ref.:** Heritage Pines      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	774794172473	Gianna Denofrio	Carol E. Vaughan
Service Type	FedEx Standard Overnight	2300 Glades Rd	18717 Rolling Hills Loop
Package Type	FedEx Pak	BOCA RATON FL 33431 US	HUDSON FL 34667 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 15, 2021 17:39	Transportation Charge	6.84
Svc Area	A3	Fuel Surcharge	0.80
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/134425/02	<b>Total Charge</b>	<b>USD \$12.29</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$93.87</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$93.87</b>





Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1306910** Cycle **04**  
Meter Number  
Customer Number 10183439  
Customer Name **HERITAGE PINES COM DEV**

Bill Date **10/07/2021**  
Amount Due **1,457.61**  
Current Charges Due **10/27/2021**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**  
Service Classification **Public Lighting**

**ELECTRIC SERVICE**

From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	kWh Used

Comparative Usage Information  
Average kWh  
Period Days Per Day

**BILLS ARE DUE WHEN RENDERED**  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **1,439.11**  
Payment **1,439.11CR**  
Balance Forward **539.430** **001** **0.00**

Light Energy Charge **176.10**  
Light Support Charge **123.10**  
Light Maintenance Charge **188.92**  
Light Fixture Charge **225.01**  
Light Fuel Adj 6,061 KWH @ 0.03600 **218.21**  
Poles (QTY 103) **513.00**  
FL Gross Receipts Tax **13.27**

Total Current Charges **1,457.61**  
Total Due **1,457.61** Please Pay



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 92	205 4	305 7	360 3	910 94
	150 4	270 1	350 2	455 2	960 9



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/07/2021

District: BP04

Use above space for address change ONLY.

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

1306910 BP04  
HERITAGE PINES COM DEV  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431 8556

Current Charges Due Date	10/27/2021
<b>TOTAL CHARGES DUE</b>	<b>1,457.61</b>
Total Charges Due After Due Date	1,479.47

000130691000014576100014794705



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2041547** Cycle 02  
Meter Number  
Customer Number 10183439  
Customer Name HERITAGE PINES COM DEV

Bill Date **10/05/2021**  
Amount Due **456.87**  
Current Charges Due **10/25/2021**

District Office Serving You  
Bayonet Point

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

**ELECTRIC SERVICE**

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information  
Average kWh  
Period Days Per Day

BILLS ARE DUE WHEN RENDERED  
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 455.20  
Payment 455.20CR  
Balance Forward 539.430  
001

Light Energy Charge 6.01  
Light Support Charge 10.65  
Light Maintenance Charge 140.59  
Light Fixture Charge 173.50  
Light Fuel Adj 547 KWH @ 0.03600 19.69  
Poles(QTY 29) 105.50  
FL Gross Receipts Tax 0.93

Total Current Charges 456.87  
Total Due Please Pay 456.87

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 4	210 25	910 4	935 25



Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/05/2021

District: BP02

Use above space for address change ONLY.

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

2041547 BP02  
HERITAGE PINES COM DEV  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431 8556

Current Charges Due Date	10/25/2021
<b>TOTAL CHARGES DUE</b>	<b>456.87</b>
Total Charges Due After Due Date	463.72

000204154700004568700004637202



*Country Club Community*

11524 Scenic Hills Blvd.  
Hudson, FL 34667  
(727) 861-7784

# STATEMENT

Heritage Pines CDD  
Wrathell, Hart & Hunt  
2300 Glades Rd. Ste 410W  
Boca Raton FL 33431

539.431  
001

HPCCDD	May 31/21
MEMBER	DATE

AMOUNT DUE \$ 2,172.66

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
May 27/21	183088	Balance Forward				3,713.70
May 31/21		Personal- Check- On Account				-3,713.70
		CLUB	2,172.66	0.00	0.00	2,172.66
<p>Your September 2021 Club charges are due by October 20, 2021            If paid after October 20, 2021 there will be a late fee of            \$25.00 applied to your club account.            If you are currently set up for auto-debit, this statement is            for review only.            Thank you</p>						
			2,172.66	0.00	0.00	2,172.66

0.00	2,172.66	0.00	0.00	0.00	2,172.66
CREDIT BOOK	CURRENT BAL.	30 DAYS BAL.	60 DAYS BAL.	90 DAYS BAL.	AMOUNT DUE

HERITAGE PINES COMMUNITY ASSN

Please retain copies of all club charges throughout the month.  
 Copies of original signed receipts must be requested within 60 days.  
 DO NOT COMBINE Club Charges with HOA/Village Fees. (HOA Fees \$249 per month)

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**DRAFT**

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on October 19, 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
Carol Vaughan	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth Landscaping (DTE)
Bill Deslits	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:01 p.m. Supervisors Lonergan, Rhodes, Walsh and Vaughan were present. Supervisor Benedetti was not present.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Pledge of Allegiance**

All present recited the Pledge of Allegiance.

**FOURTH ORDER OF BUSINESS**

**Continued Discussion: Various Drainage Issues**

The Board and Staff discussed the following ongoing drainage issues:

41 ➤ The ground was still too wet to see much improvement. The consensus was that it  
42 would likely be January or February before improvement would be noted.

43 ➤ Drainage issues would be addressed, as conditions permit, on a case-by-case basis. It  
44 was too wet for bushhogging.

45 Ms. Lonergan stated a resident complained about drainage issues at EDRA #13. Mr.  
46 Gatz stated that was mowed. Ms. Lonergan would email the resident prior to the next meeting.

47

48 **FIFTH ORDER OF BUSINESS**

**Consideration of Agreement with Heritage  
Pines Community Association for Use of  
HPCA Equipment for Maintenance of  
HPCDD Properties Within HPCA by Down  
to Earth Landscape & Irrigation**

49

50

51

52

53

54 Ms. Lonergan presented the Agreement. The Agreement only referred to the John  
55 Deere tractor and asked if it should also include the bush hogs and attachments. Mr. Hurley  
56 replied affirmatively. Discussion ensued regarding billing. Mr. Gatz would submit information to  
57 Mr. Hurley and billing would be submitted to Mr. Adams monthly. Billing would not be  
58 retroactive; if approved today, billing would begin on November 1, 2021.

59

**On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the  
Agreement with Heritage Pines Community Association for Use of HPCA  
Equipment for Maintenance of HPCDD Properties Within HPCA by Down to  
Earth Landscape & Irrigation, was approved.**

64

65

66 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of August 31, 2021**

67

68

69 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2021.

70 Discussion ensued regarding a missing report for September. Mr. Adams stated the  
71 August report was received late and he asked for the September report to be sent to him this  
72 week to ensure accrual in September.

73

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

74

75

76

77

## 78 SEVENTH ORDER OF BUSINESS

Approval of September 21, 2021 Regular  
Meeting Minutes

79

80

81 Ms. Lonergan presented the September 21, 2021 Regular Meeting Minutes. The  
82 following changes were made:

83 Line 43: Change "Bottlebrush" to "Ms. Botterbush stated,"

84 Lines 49 and 61: Change "Botterbusch" to "Botterbush"

85 Line 61: Delete "g"

86 Line 68: Delete "via ATV"

87 Line 99: Change "Lake" to "Pond"

88 Line 99: Change "Hole 4" to "Hole 5"

89 Line 72: Delete "at"

90 Lines 74 through 75: Delete "and the need for the extensive maintenance"

91 Line 126: Insert "mulch, e.g., for" after "for"

92 Line 135: Change "hold" to "hole"

93 Line 214: Change "the other side" to "addressing some"

94 Line 221: Change: "was likely due to shovels" to "would need to be shoveled"

95 Line 238: Change "attachments are" to "agenda is"

96 Line 243: Change "filming" to "filling"

97 Line 189: Change "Inspected" to "Expected"

98

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100

**On MOTION by Ms. Vaughan and seconded by Mr. Rhodes with all in favor, the  
September 21, 2021 Regular Meeting Minutes, as amended, were approved.**

101

102

103 • **To Do Action Items List**

104 Items 11 and 12 were completed.

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

106 Item 9: Mr. Gatz would purchase sod for EDRA #58 when he orders again.

107 Item 11: Change "Lake" to "Pond". Mr. Adams stated Item 11 was completed.

108 Item 16: Change "Rhodes" to "Walsh" and add "and Mr. Heath" after "Mr. Gatz"

109 Item 18: Change "Botterbusch" to "Botterbush"

110 Item 15: Mr. Walsh asked if the dip was filled in at Hole #7. Mr. Hurley stated it would  
111 need to be continually filled in. Mr. Walsh stated that Hole #7, EDRA #2A, has deep rivulets,  
112 possibly due to a sprinkler issue.

113

114 **EIGHTH ORDER OF BUSINESS**

**Staff Reports**

115

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

117 There was no report.

118 **B. District Engineer: *Stroud Engineering Consultants***

119 There was no report.

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

- 121 • **NEXT MEETING DATE: December 7, 2021 at 2:00 P.M.**

- 122 ○ **QUORUM CHECK**

123 The next meeting would be held on December 7, 2021.

124 **▪ Distribution of Land History of Heritage Pines Country Club**

125 **This item was an addition to the agenda.**

126 Ms. Lonergan stated she met with Mr. Bob Halvorsen, who did a land history of Heritage  
127 Pines Country Club. The 13-page document is very informative and tells that NWRA had a spring  
128 in it. She noted that Mr. Halvorsen met the owner's son who managed the property.

129

130 **NINTH ORDER OF BUSINESS**

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

131

132

133 Resident Bill Deslits stated he lives on the pond side. He asked who is responsible for  
134 property line staking in the spring. Ms. Lonergan stated the CDD staked the property lines.

135 Discussion ensued regarding which entity is responsible for which area.

136 Ms. Lonergan stated the CDD is responsible for the ponds; as natural wetlands, anything  
137 done in the ponds must have the approval of the Southwest Florida Water Management District  
138 (SWFWMD). The property on the other side of the stakes is HOA property. Mr. Hurley stated  
139 HOA property extends to the wall.

140 Mr. Deslits asked who is responsible for the wall. Ms. Lonergan stated the HPCA is  
141 responsible for the wall. Mr. Deslits believed there are some sinkholes issues on the residential  
142 side of the wall. He described a drop off of as much as a 1'6" behind his property and stated his



143 belief that the wall had drain holes that may be draining into the pond. Mr. Hurley stated that  
144 is not a CDD issue. He stated he would contact Mr. Deslits to discuss the matter further, as the  
145 HPCA is responsible for the wall.

146 Ms. Lonergan advised Mr. Adams that the spatterdock floating lilies need to be cut back.  
147 Mr. Adams stated they would be taken down to 30%.

148 Discussion ensued regarding additional treatments needed. Mr. Adams stated he may  
149 be able to have EWRA #33 treated when the technicians are on site.

150 Mr. Deslits stated he observed the airboats in the lake and asked who manages the lake.  
151 Mr. Adams stated the lake management company is SOLitude. Mr. Deslits asked if the lake  
152 could be cleaned out and expressed his opinion that it looks unsightly after spray treatments.  
153 Mr. Adams stated it does not need to be dredged but it will be monitored continually.  
154 Regarding aesthetics, as a natural wetland, it cannot be maintained in the same manner as a  
155 pond on the golf course. The spatterdock floating lilies can only be reduced down to 30%  
156 coverage of the water surface.

157 Mr. Deslits asked who is responsible for the lakes beyond the CDD boundary on the  
158 residential side. Mr. Hurley stated the HPCA is responsible for other areas that have not been  
159 maintained by or budgeted for in the past; these may be addressed in the spring.

160 A Board Member stated part of the reason the CDD installed stakes was so Mr. Hurley  
161 could use equipment to clear the side of the wall. Difficulty accessing the wall and palm trees  
162 growing in the area was discussed.

163

164 **TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

165

166 There were no Supervisors' requests.

167

168 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

169

170 There being nothing further to discuss, the meeting adjourned.

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173

**On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,  
the meeting adjourned at 2:27 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	12.03.19	Per Mr. Rhodes, going forward, Mr. Adams to send copies of engagement letters and other CDD communications to all Supervisors. <b>Revised 12.01.20</b> Mr. Adams to include forwarding bank statements for the months between regular meetings.	ONGOING	
2	06.09.20	Mr. Gatz to inspect and address plant beds and overgrowth at several east and west EDRA areas, before the mulch is applied. <b>Revised 09.08.20</b> Pond 15A & 15B: inspect sparse plant bed. <b>Revised 12.01.20</b> Mr. Gatz to install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area.	ONGOING	
3	07.14.20	SOLitude to send Monthly Reports during the first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath to survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	DTE Staff to have pipes at Hole #17 at NWRA #38 and EDRA #36 cleaned out, and inspect entire community. <b>07.20.21</b> Monitor areas, prepare list to address during April or May dry seasons and obtain proposals.	ONGOING	
6	06.29.21	Staff to have overgrown areas at EDRA #47 trimmed.	ONGOING	
7	06.29.21	Staff to increase spraying Paleo Park twice each month and remove dead vegetation along the front property area. <b>07.20.21</b> Area was stabilized and sod was being installed.	ONGOING	
8	06.29.21	Mr. Gatz to have pipe at Hole #18 behind the T-box unclogged, possibly charge for time to remove it all and get Mr. Heath involved, if needed.	ONGOING	
9	09.21.21	Mr. Gatz to obtain proposal for sod to install at EDRA #58 <b>07.20.21</b> This is an HOA, not CDD issue. <b>09.21.21</b> Added back to list for followup: Replace patch of sod by maintenance shed. <b>10.19.21</b> Mr. Gatz to order with next sod order.	ONGOING	
10	09.21.21	Mr. Gatz to inspect Paleo Park for poison ivy to the left around the corner when entering the park, past the bench.	ONGOING	

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
11	09.21.21	Mr. Heath to inspect and monitor 18445 Fairway Green Drive for ETA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
12	09.21.21	Mr. Heath to inspect 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection must wait until the water level drops.	ONGOING	
13	09.21.21	Mr. Gatz to inspect Hole #7 where the retention area that seemed to have a leak has a dip again. <b>10.19.21</b> Mr. Hurley stated it would need continual filling. Mr. Walsh stated at Hole #7, EDRA #2A has deep rivulets, possibly due to a sprinkler issue.	ONGOING	
14	09.21.21	Ms. Lonergan and Mr. Walsh to compile a list of pipe repairs for Mr. Gatz and Mr. Heath to be addressed during dry season.	ONGOING	
15	09.21.21	Mr. Gatz to inspect the area next to Grand Club Drive for the presence of two large Brazilian Pepper trees.	ONGOING	
16	09.21.21	Mr. Heath to re-send documents relating to Paleo Park to Ms. Botterbusch.	ONGOING	
17	09.21.21	Mr. Adams to send copies of the section of prior minutes discussing justifying purchase of the front property to the Board.	ONGOING	
18	10.19.21	Ms. Lonergan to email the resident who complained about drainage issues at EDRA #13. Mr. Gatz stated that area was mowed.	ONGOING	
19	10.19.21	Mr. Adams to request spatterdock be reduced down to 30% and EWRA #33 treated when technicians are on site.	ONGOING	
20	10.19.21	Mr. Gatz to submit HPCA Equipment usage billing information to Mr. Hurley for submission to Mr. Adams monthly.	ONGOING	
21	10.19.21	Mr. Hurley to contact Mr. Deslits regarding HPCA responsibility for wall.	ONGOING	

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

<b>COMPLETED TO DO LIST ACTION ITEMS</b>				
<b>(To remain on Completed List for one year from date moved to Completed.)</b>				
<b>#</b>	<b>DATE ADDED TO LIST</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE MOVED TO COMPLETED</b>
1	04.14.20	Mr. Gatz to look into renting bush hog to maintain the retention areas that cannot be mowed easily. <b>06.09.20</b> Look into renting a tractor instead of a bush hog. <b>07.14.20</b> Bush hog approved, amount NTE \$2,400. <b>09.08.20</b> to include maintaining fence line along the front property.	COMPLETED	04.20.21
2	06.09.20	Mr. Gatz to inspect EDRA#18, the ability to tie into the fence line irrigation and verify source of irrigation for EDRA #21 <b>09.08.20</b> Mr. Goulette to meet with Mr. Gatz re irrigating EDRA #18. <b>10.20.20</b> The Board approved the proposal from Sunshine Sprinkler Co. to install sprinkler heads in EDRA#18.	COMPLETED	04.20.21
3	09.08.20	NWRA #38 Drain Area 1 & 2 and dead pine tree removal. Project put off until winter/spring for better pricing and result. <b>10.20.20</b> Mr. Heath to pursue proposal from Schaer. Work would be scheduled for February of 2021. <b>12.1.20</b> Board approved Schaer Development proposal to address the north side and south side areas for approximately \$17,000; work to commence in February or March. Mr. Adams to have three signs installed near the conservation area on the east side. <b>2.16.21</b> the Board approved additional funds for additional tree removal.	COMPLETED	04.20.21
4	02.16.21	The irrigation is complete; sod is pending on EDRA #18. Invoice for Sod presented 06.29.21.	COMPLETED	06.29.21
5	04.20.21	Mr. Gatz to ensure hole on Hole #7 entering the wet retention area before the green is filled in and monitored. <b>7.20.21</b> Area is stabilized and sod being installed, mowing not yet recommended.	COMPLETED	07.20.21

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

<b>#</b>	<b>DATE ADDED TO LIST</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE MOVED TO COMPLETED</b>
6	04.20.21	<b>6.29.21</b> Staff to confirm issue is corrected, have sod installed at EDRA #6 and inspect irrigation system. <b>07.20.21</b> Previous Action Item list split into two entries. Sod being installed.	COMPLETED	07.20.21
7	04.20.21	Mr. Adams to contact the auditor to request an adjusted proposal.	COMPLETED	07.20.21
8	06.29.21	District Staff to research and determine if an easement exists between the homeowners' property and the CDD, where the fence was removed. <b>07.20.21</b> No easement recorded in public records.	COMPLETED	07.20.21
9	06.29.21	Mr. Rhodes to forward Mr. Adams the email sent to Down-to-Earth.	COMPLETED	07.20.21
10	06.29.21	Mr. Adams to include missing March and April SunTrust statements in the next agenda package.	COMPLETED	07.20.21
11	06.29.21	Mr. Walsh to obtain proposal for sod to install at EDRA #58. <b>07.20.21</b> This is an HOA, not CDD issue.	COMPLETED	07.20.21
12	06.29.21	Staff to research and determine if an easement exists between the homeowners' property and the CDD, where the fence was removed.	COMPLETED	09.21.21
13	06.29.21	Mr. Heath to contact SWFWMD to obtain approval to remove the HP well. <b>07.20.21</b> Engage Contractor to fill well and coordinate project with Mr. Gatz.	COMPLETED	09.21.21
14	06.29.21	Mr. Adams to monitor lighting install in Villages 1, 2, and 3 projects and provide Board updates.	COMPLETED	09.21.21
15	12.01.20	Board approved DTE proposal to complete the pathway. <b>2.16.21</b> Pathway is completed; the maintenance will be ongoing.	COMPLETED	09.21.21
16	04.20.21	Mr. Heath to solicit bids for an inspection regarding the asphalt depression at 11131 Brambleleaf Way. <b>6.29.21</b> Mr. Adams to monitor project and provide Board updates. <b>07.20.21</b> HOA will not proceed with patchwork roadway repairs until the CDD gets the storm drain pipe inspected and repaired. Mr. Heath to check on the status of the contractors' schedules.	COMPLETED	09.21.21
17	07.20.21	Mr. Adams to provide HPCDD staff the correct link to the District, to list on the last page of the education presentation.	COMPLETED	09.21.21

**HERITAGE PINES CDD  
TO DO ACTION ITEMS LIST  
(Oldest to Newest)**

<b>#</b>	<b>DATE ADDED TO LIST</b>	<b>DESCRIPTION</b>	<b>STATUS</b>	<b>DATE MOVED TO COMPLETED</b>
18	07.20.21	Mr. Adams provided resident section of prior minutes discussing justifying purchase of the front property.	COMPLETED	09.21.21
19	09.21.21	Mr. Adams to ask SOLitude to check Pond 15C and Pond 4.	ONGOING	10.19.21
20	09.21.21	Mr. Gatz research prices and submit a proposal for a Maintenance Agreement for contractor usage of PHCA equipment at the next meeting.	ONGOING	10.19.21

**HERITAGE PINES  
COMMUNITY DEVELOPMENT DISTRICT**

**8C**



**HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Heritage Pines Country Club Meeting Room, 11524 Scenic Hill Boulevard, Hudson, Florida 34667*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 19, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>December 7, 2021</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>February 15, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>April 19, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>June 21, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>July 19, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM</b>
<b>September 20, 2022</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>