

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

The Board of Supervisors of the Heritage Pines Community Development District held 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.

**Present were:**

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Kurt Heath	District Engineer
Tim Gatz	Down to Earth Landscaping (DTE)

**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.  
All present recited the Pledge of Allegiance.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited during the First Order of Business.

**FOURTH ORDER OF BUSINESS**

**Continued Discussion: Various Drainage Issues**

The Board and Staff discussed the following:

- The drainage issues on 18 that were discussed at the last meeting.
- Current issues observed on 16 and 17 that would be checked when the water recedes.
- Culverts that might need to be cleaned in March or April.

Discussion ensued regarding the possibility of Mr. Heath having Schear clean out the retention areas and remove Brazilian Pepper. A Board Member stated Mr. Gatz had some removed in the past and wondered if that area was inspected recently. Mr. Gatz stated he had not but he would address the area.

**FIFTH ORDER OF BUSINESS**

**Discussion: Spatterdock Reduction in NWRA 38**

Mr. Adams stated that “spatterdock” refers to lilies. Ms. Lonergan stated SOLitude advised that its regular treatment is for maintenance purposes only and additional treatments would be required to remove spatterdock.

Mr. Adams stated spatterdock reduction has been done twice a year for the last two years. It involves a precise treatment separate from the routine treatments for algae, torpedograss and submersed aquatics. Spatterdock reduction is intended to open up the water views for those who bought a water view early on, without realizing that it is a natural wetland retention area that has littoral plant requirements beyond what is required of a retention pond. Mr. Heath researched the requirements of the permit several years ago and provided an opinion on how much spatterdock can be reduced while still meeting the permit requirements. The target is to reduce coverage to 35% and it was generally removed from the residential side for the greatest aesthetic impact.

Discussion ensued about spatterdock reduction, gradual success of the treatments and ongoing maintenance to maintain levels at 35%, at a cost of approximately \$1,200 twice a year.

Ms. Benedetti asked if EWRA 33 could be added to the spatterdock reduction program, targeting reduction to remove 15% of the spatterdock for the sake of wildlife. Mr. Adams asked

if any results were noted from the most recent treatment. Going forward, both areas would be treated at the same time.

Fluctuating water levels when the wetland areas dry out and natural springs in the area, were discussed.

**SIXTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2021. He reviewed the year-end financials that were emailed to the Board, along with the year-end general ledger and the check register through September 2021.

Discussion ensued and Mr. Adams responded to questions regarding billing and receivable issues, accruals, correlations between the financials and the general ledger and DTE invoices. Going forward, Mr. Gatz would copy Mr. Adams on all submitted invoices.

A Board Member asked why the SunTrust Bank account has \$6,078.57 more than the general ledger.

A Board Member asked Mr. Gatz if equipment maintenance is scheduled for every month. Mr. Gatz stated maintenance is performed according to specifications and recommendations, based on the number of hours of usage, so maintenance might not be billed every month.

A Board Member asked what the "Insurance" line item expenditure covers. Mr. Adams stated the CDD's general liability insurance also covers Directors and Officers coverage for Board Members. He believed the coverage is \$1 million per occurrence and \$2 million in the aggregate, to the extent that actions are not malicious or contrary to the law.

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

**SEVENTH ORDER OF BUSINESS**

**Approval of October 19, 2021 Regular Meeting Minutes**

Ms. Lonergan presented the October 19, 2021 Regular Meeting Minutes. The following changes were made:

Line 20 and throughout: Change “Deslits” to “Desilets”

Lines 46: Insert “it” after “that”

Lines 126 and 128: Change “Halvorsen” to “Helgesen”

Lines 147 and 155: Change “30%” to “35%”

**On MOTION by Ms. Vaughan and seconded by Mr. Walsh, with all in favor, the October 19, 2021 Regular Meeting Minutes, as amended, were approved.**

• **To Do Action Items List**

Items 13, 16, 17, 18, 19 and 20 were completed.

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

Item 19: Change “30%” to “35%” and change “treated” to “reduced down to 85%”

Item 21: Remove, as it is an HOA issue.

New Item: Discussion in spring about removal of trees along the wall at NWRA 38.

Completed Action Item 11: Remove, as it is an HOA issue.

**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: February 15, 2022 at 2:00 P.M.**

- **QUORUM CHECK**

The next meeting would be held on February 15, 2022.

**NINTH ORDER OF BUSINESS**

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

Mr. Gatz stated that DTE would likely increase its rates starting in early 2022. While he was unsure of the when the increase would occur or the percentage of the increase, he wanted to let the Board know about the possibility of it in advance. Mr. Adams stated an addendum to the existing Agreement would be necessary.

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

COPSA  
Secretary/Assistant Secretary

Kathleen Longan  
Chair/Vice Chair