

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

December 6, 2022

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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 29, 2022

Board of Supervisors
Heritage Pines Community Development District

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

Dear Board Members:

The Board of Supervisors of the Heritage Pines Community Development District will hold a Regular Meeting on December 6, 2022 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. Pledge of Allegiance
3. Public Comments: Agenda Items [3 minutes per person]
4. Administration of Oath of Office to Newly Elected Supervisors, Kathleen Lonergan [**Seat 4**] and Carol Vaughan [**Seat 5**] (*the following to be provided in separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
5. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
6. Consideration of Down to Earth Landscape & Irrigation Estimates
 - A. #41086 for Bahia Sod Installation
 - B. #41063 for Red Cypress Mulch Installation
7. Discussion: Pine Tree Removal on Front Property per Arborists Report
8. Acceptance of Unaudited Financial Statements as of October 31, 2022
9. Approval of October 18, 2022 Regular Meeting Minutes
 - To Do Action Items List
10. 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 21, 2023 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

- 11. Audience Comments: Non-Agenda Items [3 minutes per person]
- 12. Supervisors' Requests
- 13. 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**

5

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Heritage Pines Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. Chuck Adams is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Craig Wrathell is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this 6th day of December, 2022.

ATTEST:

**HERITAGE PINES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

6A



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #41086

Customer Address

Wrathell, Hunt and Associates, LLC
Chuck Adams
9220 Bonita Springs Rd
Suite 214
Bonita Springs, Florida 34135
adamsc@whhassociates.com

Billing Address

Chuck Adams
Wrathell, Hunt and Associates, LLC
9220 Bonita Springs Rd
Suite 214
Bonita Springs, FL 34135

Physical Job Address

Heritage Pines CDD

Job

Bahia sod install

Estimated Job Start Date

December 5, 2022

Proposed By

Timothy Gatz

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Sod Install				
Bahia Sod Per Pallet	Each	18	\$780.00	\$14,040.00
			Subtotal	\$14,040.00
			Job Total	\$14,040.00

Bahia sod install, light grading included.

Proposed By:

Agreed & Accepted By:

Timothy Gatz 11/10/2022
Down to Earth Date
Landscape & Irrigation

Wrathell, Hunt and Date
Associates, LLC

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

6B



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #41063

Customer Address

Wrathell, Hunt and Associates, LLC
Chuck Adams
9220 Bonita Springs Rd
Suite 214
Bonita Springs, Florida 34135
adamsc@whhassociates.com

Billing Address

Chuck Adams
Wrathell, Hunt and Associates, LLC
9220 Bonita Springs Rd
Suite 214
Bonita Springs, FL 34135

Physical Job Address

Heritage Pines CDD

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Mulch Installation	December 1, 2022	Timothy Gatz	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Red Cypress Mulch	Cubic Yard	360	\$48.85	\$17,586.00
Fuel Surcharge	Dollar	1	\$900.00	
			Subtotal	\$18,486.00
			Job Total	\$18,486.00

Mulch installation at per-determined areas. This estimate includes material and installation.

Proposed By:

Agreed & Accepted By:

Timothy Gatz 11/09/2022
Down to Earth Date
Landscape & Irrigation

Wrathell, Hunt and Date
Associates, LLC

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2022**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2022**

	Major Funds	Total Governmental Funds
	General	Funds
ASSETS		
Cash - SunTrust	\$ 473,611	\$ 473,611
SBA		
Operating A	778	778
Reserve A	1,896	1,896
Utility deposit	14,717	14,717
Assessments receivable	1,079	1,079
Total assets	\$ 492,081	\$ 492,081
LIABILITIES & FUND BALANCE		
Liabilities		
Total liabilities	-	-
Fund balance		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	97,081	97,081
Total fund balance	492,081	492,081
Total liabilities and fund balance	\$ 492,081	\$ 492,081

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
UNRECONCILED GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Interest & miscellaneous	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11	1,000	1%
Total revenues	11	-	-	-	-	-	-	-	-	-	-	-	11	283,722	0%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,076	-	-	-	-	-	-	-	-	-	-	-	1,076	7,000	15%
Management	2,704	-	-	-	-	-	-	-	-	-	-	-	2,704	32,450	8%
Legal	110	-	-	-	-	-	-	-	-	-	-	-	110	1,000	11%
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Audit	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Assessment roll preparation	601	-	-	-	-	-	-	-	-	-	-	-	601	7,210	8%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	13	-	-	-	-	-	-	-	-	-	-	-	13	150	9%
Rentals and leases	155	-	-	-	-	-	-	-	-	-	-	-	155	1,860	8%
Postage	104	-	-	-	-	-	-	-	-	-	-	-	104	1,000	10%
Printing & binding	86	-	-	-	-	-	-	-	-	-	-	-	86	1,030	8%
Legal advertising	-	-	-	-	-	-	-	-	-	-	-	-	-	350	0%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	8,318	-	-	-	-	-	-	-	-	-	-	-	8,318	8,205	101%
Contingencies	45	-	-	-	-	-	-	-	-	-	-	-	45	1,000	5%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	-	-	-	-	-	-	-	-	705	0%
Total Professional & Administrative Fees	13,597	-	-	-	-	-	-	-	-	-	-	-	13,597	79,182	17%
Operations and maintenance															
Electricity - street lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	22,500	0%
Retention pond mowing/weed control	-	-	-	-	-	-	-	-	-	-	-	-	-	115,000	0%
Irrigation water	1,568	-	-	-	-	-	-	-	-	-	-	-	1,568	15,000	10%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	2,961	-	-	-	-	-	-	-	-	-	-	-	2,961	20,000	15%
Dry retention pond refurbishment/planting	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000	0%
Total operations and maintenance	4,529	-	-	-	-	-	-	-	-	-	-	-	4,529	223,500	2%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
Tax collector	-	-	-	-	-	-	-	-	-	-	-	-	-	5,890	0%
Total other fees and charges	-	-	-	-	-	-	-	-	-	-	-	-	-	6,040	0%
Total expenditures	18,126	-	-	-	-	-	-	-	-	-	-	-	18,126	308,722	6%
Excess/(deficiency) of revenues over/(under) expenditures	(18,115)	-	-	-	-	-	-	-	-	-	-	-	(18,115)	(25,000)	
Fund balance - beginning	510,196	492,081	492,081	492,081	492,081	492,081	492,081	492,081	492,081	492,081	492,081	492,081	510,196	466,744	
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	97,081	97,081	97,081	97,081	97,081	97,081	97,081	97,081	97,081	97,081	97,081	97,081	97,081	97,081	46,744
Fund balance - ending	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 492,081	\$ 441,744	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
OCTOBER 2022**

**Heritage Pines CDD
General Ledger
As of October 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.000 · Suntrust Bank - Checking							507,457.14
General Journal	10/07/2022	2918		A/P 10/06/2022		18,277.46	489,179.68
General Journal	10/21/2022	2936		SERVICE CHARGE		44.89	489,134.79
General Journal	10/24/2022	2926		BOARD MEETING - 10/18/22		923.50	488,211.29
General Journal	10/24/2022	2926		BOARD MEETING - 10/18/22		153.00	488,058.29
General Journal	10/28/2022	2929		A/P 09/30/2022 & 10/27/2022		14,451.93	473,606.36
General Journal	10/31/2022	2937		INTEREST INCOME	4.23		473,610.59
Total 101.000 · Suntrust Bank - Checking					4.23	33,850.78	473,610.59
151.000 · Investments							2,666.56
151.001 · SBA-Operating A Account							775.75
General Journal	10/31/2022	2937		INTEREST INCOME	2.08		777.83
Total 151.001 · SBA-Operating A Account					2.08	0.00	777.83
151.101 · SBA - Reserve A Account							1,890.81
General Journal	10/31/2022	2937		INTEREST INCOME	5.06		1,895.87
Total 151.101 · SBA - Reserve A Account					5.06	0.00	1,895.87
Total 151.000 · Investments					7.14	0.00	2,673.70
121.000 · Assessments Receivable							1,079.56
Total 121.000 · Assessments Receivable							1,079.56
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							-15,724.49
General Journal	10/06/2022	2917		A/P 10/06/2022		8,318.00	-24,042.49
General Journal	10/07/2022	2918		A/P 09/30/2022	9,959.46		-14,083.03
General Journal	10/07/2022	2918		A/P 10/06/2022	8,318.00		-5,765.03
General Journal	10/27/2022	2928		A/P 10/27/2022		8,686.90	-14,451.93
General Journal	10/28/2022	2929		A/P 09/30/2022	5,765.03		-8,686.90
General Journal	10/28/2022	2929		A/P 10/27/2022	8,686.90		0.00
Total 202.000 · Accounts Payable - Year End					32,729.39	17,004.90	0.00
271.000 · Unreserved Fund Balance							43,724.92
Total 271.000 · Unreserved Fund Balance							43,724.92
271.100 · Reserved Fund Balance							-83,000.00
Total 271.100 · Reserved Fund Balance							-83,000.00
3900 · Retained Earnings							-470,920.49
Total 3900 · Retained Earnings							-470,920.49
361.000 · Interest Income							0.00
361.100 · Interest Income - Surplus Acct							0.00
General Journal	10/31/2022	2937		INTEREST INCOME		4.23	-4.23
General Journal	10/31/2022	2937		INTEREST INCOME		5.06	-9.29
General Journal	10/31/2022	2937		INTEREST INCOME		2.08	-11.37
Total 361.100 · Interest Income - Surplus Acct					0.00	11.37	-11.37
Total 361.000 · Interest Income					0.00	11.37	-11.37
511.000 · Legislative							0.00

**Heritage Pines CDD
General Ledger
As of October 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
511.110 · Supervisor's Fees							0.00
General Journal	10/24/2022	2926		BOARD MEETING - 10/18/22	153.00		153.00
Check	10/24/2022	DD	JANICE M. BENEDETTI	BOARD MEETING - 10/18/22	184.70		337.70
Check	10/24/2022	DD	ARTHUR RHODES	BOARD MEETING - 10/18/22	184.70		522.40
Check	10/24/2022	DD	MICHAEL V. WALSH	BOARD MEETING - 10/18/22	184.70		707.10
Check	10/24/2022	DD	KATHLEEN LONERGAN	BOARD MEETING - 10/18/22	184.70		891.80
Check	10/24/2022	DD	CAROL VAUGHAN	BOARD MEETING - 10/18/22	184.70		1,076.50
Total 511.110 · Supervisor's Fees					1,076.50	0.00	1,076.50
Total 511.000 · Legislative					1,076.50	0.00	1,076.50
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 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
513.000 · Financial & Administrative							0.00
513.310 · Assessment Roll Preparation							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	600.83		600.83
Total 513.310 · Assessment Roll Preparation					600.83	0.00	600.83
Total 513.000 · Financial & Administrative					600.83	0.00	600.83
514.000 · Legal Counsel							0.00
514.310 · Legal Fees							0.00
Bill	10/27/2022	22191	STRALEY ROBIN VERICKER	PROF SVCS THROUGH 10/15/2022	110.50		110.50
Total 514.310 · Legal Fees					110.50	0.00	110.50
Total 514.000 · Legal Counsel					110.50	0.00	110.50
519.000 · Other General Government							0.00
519.410 · Postage							0.00
Bill	10/27/2022	7-917-...	FEDEX	7-917-75070	96.26		96.26
Bill	10/27/2022	7-925-...	FEDEX	7-925-00421	7.83		104.09
Total 519.410 · Postage					104.09	0.00	104.09
519.411 · Telephone							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	12.50		12.50
Total 519.411 · Telephone					12.50	0.00	12.50
519.414 · ADA Website Compliance							0.00
Bill	10/27/2022	2446	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Tech...	210.00		210.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00
519.440 · Rentals and Leases							0.00
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	155.00		155.00
Total 519.440 · Rentals and Leases					155.00	0.00	155.00
519.450 · Insurance							0.00

**Heritage Pines CDD
General Ledger
As of October 31, 2022**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Bill	10/06/2022	16998	EGIS INSURANCE & RISK ADVISORS	INSURANCE PREMIUM - 10/01/22 -10/01/23	8,318.00		8,318.00
Total 519.450 · Insurance					8,318.00	0.00	8,318.00
519.470 · Printing and Binding							
Bill	10/27/2022	2021-...	WRATHELL, HUNT & ASSOCIATES. LLC	10/22 MGMT FEE	85.83		85.83
Total 519.470 · Printing and Binding					85.83	0.00	85.83
519.490 · Contingencies							
General Journal	10/21/2022	2936		SERVICE CHARGE	44.89		44.89
Total 519.490 · Contingencies					44.89	0.00	44.89
519.540 · Annual District Filing Fee							
Bill	10/27/2022	86047	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2022/2023 SPECIAL DISTRICT FEE	175.00		175.00
Total 519.540 · Annual District Filing Fee					175.00	0.00	175.00
Total 519.000 · Other General Government					9,105.31	0.00	9,105.31
539.000 · Field Maintenance							
539.311 · Aquatic Weed Control							
Bill	10/27/2022	PSI-15...	SOLITUDE LAKE MANAGEMENT	10/22 AQUATIC WEED CONTROL	1,586.00		1,586.00
Bill	10/27/2022	PSI-21...	SOLITUDE LAKE MANAGEMENT	SPATTERDOCK TREATMENT	1,375.00		2,961.00
Total 539.311 · Aquatic Weed Control					2,961.00	0.00	2,961.00
539.431 · Irrigation of Pond Banks							
Bill	10/27/2022	103122	HERITAGE PINES COMMUNITY ASSOCIATION,INC	10/22 RECLAIMED WATER	1,567.99		1,567.99
Total 539.431 · Irrigation of Pond Banks					1,567.99	0.00	1,567.99
Total 539.000 · Field Maintenance					4,528.99	0.00	4,528.99
TOTAL					50,867.05	50,867.05	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
OCTOBER 2022**

Heritage Pines CDD
Check Detail
 October 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	10/07/2022	FEDEX	101.000 · Suntrust ...		-101.06
Bill	7-888-59262	09/30/2022		519.410 · Postage	-101.06	101.06
TOTAL					-101.06	101.06
Bill Pmt -Check	CBI	10/28/2022	FEDEX	101.000 · Suntrust ...		-111.92
Bill	7-896-37761	09/30/2022		519.410 · Postage	-7.83	7.83
Bill	7-917-75070	10/27/2022		519.410 · Postage	-96.26	96.26
Bill	7-925-00421	10/27/2022		519.410 · Postage	-7.83	7.83
TOTAL					-111.92	111.92
Bill Pmt -Check	CBI	10/28/2022	WITHLACOOCHEE...	101.000 · Suntrust ...		-2,049.83
Bill	1306910 100722	09/30/2022		539.430 · Street Lig...	-1,581.17	1,581.17
Bill	2041547 100522	09/30/2022		539.430 · Street Lig...	-468.66	468.66
TOTAL					-2,049.83	2,049.83
Bill Pmt -Check	CBI	10/28/2022	ADA SITE COMPLI...	101.000 · Suntrust ...		-210.00
Bill	2446	10/27/2022		519.414 · ADA Web...	-210.00	210.00
TOTAL					-210.00	210.00
Check	DD	10/24/2022	JANICE M. BENED...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/24/2022	ARTHUR RHODES	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/24/2022	MICHAEL V. WALSH	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70

Heritage Pines CDD
Check Detail
 October 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-184.70	184.70
Check	DD	10/24/2022	KATHLEEN LONE...	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Check	DD	10/24/2022	CAROL VAUGHAN	101.000 · Suntrust ...		-184.70
				511.110 · Superviso...	-184.70	184.70
TOTAL					-184.70	184.70
Bill Pmt -Check	2841	10/28/2022	HERITAGE PINES ...	101.000 · Suntrust ...		-3,567.99
Bill	093022EU	09/30/2022		539.340 · Retention...	-2,000.00	2,000.00
Bill	103122	10/27/2022		539.431 · Irrigation ...	-1,567.99	1,567.99
TOTAL					-3,567.99	3,567.99
Bill Pmt -Check	2842	10/07/2022	EGIS INSURANCE ...	101.000 · Suntrust ...		-8,318.00
Bill	16998	10/06/2022		519.450 · Insurance	-8,318.00	8,318.00
TOTAL					-8,318.00	8,318.00
Bill Pmt -Check	2843	10/07/2022	HERITAGE PINES ...	101.000 · Suntrust ...		-2,280.75
Bill	093022	09/30/2022		539.431 · Irrigation ...	-2,280.75	2,280.75
TOTAL					-2,280.75	2,280.75
Bill Pmt -Check	2844	10/07/2022	STRALEY ROBIN ...	101.000 · Suntrust ...		-579.50
Bill	22054	09/30/2022		514.310 · Legal Fees	-579.50	579.50
TOTAL					-579.50	579.50
Bill Pmt -Check	2845	10/07/2022	DOWN TO EARTH ...	101.000 · Suntrust ...		-6,998.15
Bill	INV128931	09/30/2022		539.340 · Retention...	-6,998.15	6,998.15

Heritage Pines CDD Check Detail October 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-6,998.15	6,998.15
Bill Pmt -Check	2846	10/28/2022	SOLITUDE LAKE ...	101.000 · Suntrust ...		-4,547.00
Bill	PSI-10879	09/30/2022		539.311 · Aquatic ...	-1,586.00	1,586.00
Bill	PSI-15944	10/27/2022		539.311 · Aquatic ...	-1,586.00	1,586.00
Bill	PSI-21949	10/27/2022		539.311 · Aquatic ...	-1,375.00	1,375.00
TOTAL					-4,547.00	4,547.00
Bill Pmt -Check	2847	10/28/2022	STRALEY ROBIN ...	101.000 · Suntrust ...		-110.50
Bill	22191	10/27/2022		514.310 · Legal Fees	-110.50	110.50
TOTAL					-110.50	110.50
Bill Pmt -Check	2848	10/28/2022	TAMPA BAY TIMES	101.000 · Suntrust ...		-112.40
Bill	0000248988	09/30/2022		519.480 · Legal Adv...	-112.40	112.40
TOTAL					-112.40	112.40
Bill Pmt -Check	2849	10/28/2022	WRATHELL, HUNT...	101.000 · Suntrust ...		-3,567.29
Bill	2021-2114	09/30/2022		519.410 · Postage	-8.97	8.97
Bill	2021-1908	10/27/2022		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
TOTAL					-3,567.29	3,567.29
Bill Pmt -Check	2850	10/31/2022	DEPARTMENT OF ...	101.000 · Suntrust ...		-175.00
Bill	86047	10/27/2022		519.540 · Annual Di...	-175.00	175.00
TOTAL					-175.00	175.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BANK STATEMENTS**

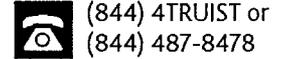


999-99-99-99 40386 0 C 001 30 50 004
 HERITAGE PINE COMMUNITY DEVELOPMENT
 DISTRICT
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Your account statement

For 10/31/2022

Contact us



■ PUBLIC SPECIAL MRC 0615006011053

Account summary

Your previous balance as of 09/30/2022	\$508,625.34
Checks	- 18,176.40
Other withdrawals, debits and service charges	- 3,594.20
Deposits, credits and interest	+ 4.23
Your new balance as of 10/31/2022	= \$486,858.97

Interest summary

Interest paid this statement period	\$4.23
2022 interest paid year-to-date	\$49.29
Interest rate	0.01%

Checks

DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)	DATE	CHECK #	AMOUNT(\$)
10/18	2842	6,998.15	10/18	2844	2,280.75	10/20	2845	579.50
10/11	2843	8,318.00						
Total checks								= \$18,176.40

Other withdrawals, debits and service charges

DATE	DESCRIPTION	AMOUNT(\$)
10/11	INTERNET PAYMENT DEBIT FEDERAL EXPRESS EPA94489904	101.06
10/21	ACH CORP DEBIT ADP Tax ADP Tax HERITAGE PINES COMMUNI CUSTOMER ID 07QHR 102442A01	153.00
10/21	ACH CORP DEBIT WAGE PAY ADP WAGE PAY HERITAGE PINES COMMUNI CUSTOMER ID 938523595227QHR	923.50
10/21	SERVICE CHARGES - PRIOR PERIOD	44.89
10/31	INTERNET PAYMENT DEBIT FEDERAL EXPRESS EPA95030659	111.92
10/31	ACH CORP DEBIT SALE ADA SITE COMPLIA HERITAGE PINES CDD CUSTOMER ID	210.00
10/31	ACH CORP DEBIT WEB PMTS Withacoochee RI HERITAGE PINES COM DE CUSTOMER ID JDTTHK	2,049.83
Total other withdrawals, debits and service charges		= \$3,594.20

Deposits, credits and interest

DATE	DESCRIPTION	AMOUNT(\$)
10/31	INTEREST PAYMENT	4.23
Total deposits, credits and interest		= \$4.23



Questions, comments or errors?

For general questions/comments or to report errors about your statement or account, please call us at 1-844-4TRUIST (1-844-487-8478) 24 hours a day, 7 days a week. Truist Contact Center teammates are available to assist you from 8am – 8pm EST Monday-Friday and 8am – 5pm EST on Saturday. You may also contact your local Truist branch. To locate a Truist branch in your area, please visit Truist.com.

Electronic fund transfers (For Consumer Accounts Only. Commercial Accounts refer to the Commercial Bank Services Agreement.)

Services such as Bill Payments and Zelle® are subject to the terms and conditions governing those services, which may not provide an error resolution process in all cases. Please refer to the terms and conditions for those services.

In case of errors or questions about your electronic fund transfers, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, IMMEDIATELY call 1-844-487-8478 or write to:

Fraud Management
P.O. Box 1014
Charlotte, NC 28201

Tell us as soon as you can, if you think your statement or receipt is wrong, or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

- Tell us your name and deposit account number (if any)
- Describe the error or transfer you are unsure of, and explain as clearly as you can why you believe it is an error or why you need more information
- Tell us the dollar amount of the suspected error

If you tell us orally, we may require that you also send us your complaint or question in writing within ten (10) business days. We will tell you the results of our investigation within ten (10) business days after we hear from you, and we will correct any error promptly. If we need more time, however, we may take up to forty-five (45) days to investigate your complaint or questions for ATM transactions made within the United States and up to ninety (90) days for new accounts, foreign initiated transactions and point-of-sale transactions. If we decide to do this, we will re-credit your account within ten (10) business days for the amount you think is in error, minus a maximum of \$50. If we ask you to put your complaint in writing, and we do not receive it within ten (10) business days, we may not re-credit your account and you will not have use of the money during the time it takes us to complete our investigation.

Tell us AT ONCE if you believe your access device has been lost or stolen, or someone may have electronically transferred money from your account without your permission, or someone has used information from a check to conduct an unauthorized electronic fund transfer. If you tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, you can lose no more than \$50 if someone makes electronic transfers without your permission.

If you do NOT tell us within two (2) business days after you learn of the loss or theft of your access device or the unauthorized transaction, and we can prove we could

have stopped someone from making electronic transfers without your permission if you had told us, you could lose as much as \$500. Also, if your periodic statement shows transfers you did not make, tell us at once. If you do not tell us within sixty (60) days after the statement was mailed to you, you may not get back any money you lost after sixty (60) days if we can prove we could have stopped someone from taking the money if you had told us in time.

Important information about your Truist Ready Now Credit Line Account

Once advances are made from your Truist Ready Now Credit Line Account, an INTEREST CHARGE will automatically be imposed on the account's outstanding "Average daily balance." The INTEREST CHARGE is calculated by applying the "Daily periodic rate" to the "Average daily balance" of your account (including current transactions) and multiplying this figure by the number of days in the billing cycle. To get the "Average daily balance," we take the beginning account balance each day, add any new advances or debits, and subtract any payments or credits and the last unpaid INTEREST CHARGE. This gives us the daily balance. Then we add all of the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average daily balance."

Billing Rights Summary

In case of errors or questions about your Truist Ready Now Credit Line statement

If you think your statement is incorrect, or if you need more information about a Truist Ready Now Credit Line transaction on your statement, please call 1-844-4TRUIST or visit your local Truist branch. To dispute a payment, please write to us on a separate sheet of paper at the following address:

Card and Direct to Consumer Lending
PO Box 200
Wilson NC 27894-0200

We must hear from you no later than sixty (60) days after we sent you the FIRST statement on which the error or problem appeared. You may telephone us, but doing so will not preserve your rights. In your letter, please provide the following information:

- Your name and account number
- Describe the error or transfer you are unsure about, and explain in detail why you believe this is an error or why you need more information
- The dollar amount of the suspected error

During our investigation process, you are not responsible for paying any amount in question; you are, however, obligated to pay the items on your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount in question.

Mail-in deposits

If you wish to mail a deposit, please send a deposit ticket and check to your local Truist branch. Visit Truist.com to locate the Truist branch closest to you. Please do not send cash.

Change of address

If you need to change your address, please visit your local Truist branch or call Truist Contact Center at 1-844-4TRUIST (1-844-487-8478).

How to Reconcile Your Account		Outstanding Checks and Other Debits (Section A)			
		Date/Check #	Amount	Date/Check #	Amount
1.	List the new balance of your account from your latest statement here:				
2.	Record any outstanding debits (checks, check card purchases, ATM withdrawals, electronic transactions, etc.) in section A. Record the transaction date, the check number or type of debit and the debit amount. Add up all of the debits, and enter the sum here:				
3.	Subtract the amount in Line 2 above from the amount in Line 1 above and enter the total here:				
4.	Record any outstanding credits in section B. Record the transaction date, credit type and the credit amount. Add up all of the credits and enter the sum here:				
		Outstanding Deposits and Other Credits (Section B)			
		Date/Type	Amount	Date/Type	Amount
5.	Add the amount in Line 4 to the amount in Line 3 to find your balance. Enter the sum here. This amount should match the balance in your register.				

For more information, please contact your local Truist branch, visit Truist.com or contact us at 1-844-4TRUIST (1-844-487-8478). MEMBER FDIC

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



Invoice Number 7-888-59262	Invoice Date Sep 19, 2022	Account Number [REDACTED]	Page 1 of 4
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FedEx Tax ID: 71-0427007

Billing Address:

HERITAGE PINES CDD
BOCA RATON FL 33431-8556

Shipping Address:

FRAUD--HERITAGE PINES CDD
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	\$101.06	
TOTAL THIS INVOICE	USD	\$101.06	519.410 001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com



Invoice Number 7-888-59262	Invoice Date Sep 19, 2022	Account Number [REDACTED]	Page 3 of 4
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Ship Date: Sep 14, 2022 **Cust. Ref.:** HERITAGE PINES CDD 9/20- **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777935023879	Daphne Gillyard	Mr. Kurt D. Heath, P.E.
Service Type	FedEx Priority Overnight	WHA	Stroud Engineering Consultants
Package Type	FedEx Pak	BOCA RATON FL 33431 US	ODESSA FL 33556 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 15, 2022 10:20	Transportation Charge	7.25
Svc Area	A2	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/331491/02	Total Charge	USD \$13.05

Ship Date: Sep 14, 2022 **Cust. Ref.:** HERITAGE PINES CDD 9/20- **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777935024511	Daphne Gillyard	Janice Benedetti
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 15, 2022 09:58	Transportation Charge	7.25
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/331491/02	Total Charge	USD \$13.05

Ship Date: Sep 14, 2022 **Cust. Ref.:** HERITAGE PINES CDD 9/20- **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	777935024809	Daphne Gillyard	Kim Norton
Service Type	FedEx Priority Overnight	WHA	Heritage Pines Country Club
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, 2022 09:43	Transportation Charge	7.25
Svc Area	A3	Fuel Surcharge	0.51
Signed by	K.NORTON	Residential Delivery	
FedEx Use	000000000/331491/	Total Charge	USD \$7.76

Ship Date: Sep 14, 2022 **Cust. Ref.:** HERITAGE PINES CDD 9/20- **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777935025139	Daphne Gillyard	Arthur Rhodes
Service Type	FedEx Priority Overnight	WHA	Heritage Pines CDD
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, 2022 09:54	Transportation Charge	7.25
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/331491/02	Total Charge	USD \$13.05



Invoice Number 7-888-59262	Invoice Date Sep 19, 2022	Account Number [REDACTED]	Page 4 of 4
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Ship Date: Sep 14, 2022 **Cust. Ref.:** HERITAGE PINES CDD 9/20- **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777935025264	Daphne Gillyard	MICHAEL WALSH
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 15, 2022 09:55	Transportation Charge	7.25
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/331491/02	Total Charge	USD \$13.05

Ship Date: Sep 14, 2022 **Cust. Ref.:** HERITAGE PINES CDD 9/20- **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777935025459	Daphne Gillyard	Kathleen Lonergan
Service Type	FedEx Priority Overnight	WHA	HUDSON FL 34667 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 15, 2022 09:59	Transportation Charge	7.25
Svc Area	A3	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/331491/02	Total Charge	USD \$13.05

Ship Date: Sep 14, 2022 **Cust. Ref.:** HERITAGE PINES CDD 9/20- **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777935079930	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	NORTH FORT MYERS FL 33917 US
Package Type	Customer Packaging	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs		
Delivered	Sep 15, 2022 10:24	Transportation Charge	9.07
Svc Area	A3	Fuel Surcharge	0.98
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/331521/02	Total Charge	USD \$15.00

Third Party Subtotal	USD	\$101.06
Total FedEx Express	USD	\$101.06



Invoice Number 7-917-75070	Invoice Date Oct 17, 2022	Account Number [REDACTED]	Page 1 of 4
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FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

FRAUD--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	\$96.26	
TOTAL THIS INVOICE	USD	\$96.26	519.410 001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at 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 7-917-75070	Invoice Amount USD \$96.26	Account Number [REDACTED]
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Remittance Advice

Your payment is due by Dec 01, 2022

79177507000000096263939942416800000000000000962630



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

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



Invoice Number 7-917-75070	Invoice Date Oct 17, 2022	Account Number [REDACTED]	Page 3 of 4
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Ship Date: Oct 11, 2022 **Cust. Ref.:** HPCDD 10/18/22 -AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770173617922	Daphne Gillyard	Janice Benedetti	
Service Type	FedEx Standard Overnight	WHA	18440 FAIRWAY GREEN DR	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Oct 12, 2022 14:46	Transportation Charge		6.83
Svc Area	A3	Fuel Surcharge		0.82
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/158093/02	Total Charge	USD	\$12.60

Ship Date: Oct 11, 2022 **Cust. Ref.:** HPCDD 10/18/22 -AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770173618333	Daphne Gillyard	MICHAEL WALSH	
Service Type	FedEx Standard Overnight	WHA	18215 NESTLEBRANCH CT	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Oct 12, 2022 15:09	Transportation Charge		6.83
Svc Area	A3	Fuel Surcharge		0.82
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/158093/02	Total Charge	USD	\$12.60

Ship Date: Oct 11, 2022 **Cust. Ref.:** HPCDD 10/18/22 -AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	770173618778	Daphne Gillyard	Kim Norton	
Service Type	FedEx Standard Overnight	WHA	Heritage Pines Country Club	
Package Type	FedEx Pak	2300 Glades Rd	11524 SCENIC HILLS BLVD	
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Oct 12, 2022 14:53	Transportation Charge		6.83
Svc Area	A3	Fuel Surcharge		0.48
Signed by	D.ROSETTA	Residential Delivery		
FedEx Use	000000000/158093/	Total Charge	USD	\$7.31

Ship Date: Oct 11, 2022 **Cust. Ref.:** HPCDD 10/18/22 -AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770173618881	Daphne Gillyard	Kathleen Lonergan	
Service Type	FedEx Standard Overnight	WHA	18641 FAIRWAY GREEN DR	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Oct 12, 2022 14:44	Transportation Charge		6.83
Svc Area	A3	Fuel Surcharge		0.82
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/158093/02	Total Charge	USD	\$12.60



Invoice Number 7-917-75070	Invoice Date Oct 17, 2022	Account Number [REDACTED]	Page 4 of 4
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Ship Date: Oct 11, 2022 **Cust. Ref.:** HPCDD 10/18/22 -AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770173619009	Daphne Gillyard	Carol E. Vaughan	
Service Type	FedEx Standard Overnight	WHA	18717 Rolling Hills Loop	
Package Type	FedEx Pak	2300 Glades Rd	HUDSON FL 34667 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Oct 12, 2022 15:32	Transportation Charge		6.83
Svc Area	A3	Fuel Surcharge		0.82
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/158093/02	Total Charge	USD	\$12.60

Ship Date: Oct 11, 2022 **Cust. Ref.:** HPCDD 10/18/22 -AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770173619421	Daphne Gillyard	Arthur Rhodes	
Service Type	FedEx Standard Overnight	WHA	Heritage Pines CDD	
Package Type	FedEx Pak	2300 Glades Rd	18218 NESTLEBRANCH CT	
Zone	02	BOCA RATON FL 33431 US	HUDSON FL 34667 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Oct 12, 2022 15:08	Transportation Charge		6.83
Svc Area	A3	Fuel Surcharge		0.82
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/158093/02	Total Charge	USD	\$12.60

Ship Date: Oct 11, 2022 **Cust. Ref.:** HPCDD 10/18/22 -AGENDA **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770173678567	Daphne Gillyard	Chuck Adams-Cleo Adams	
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	5.0 lbs, 2.3 kgs			
Delivered	Oct 12, 2022 11:28	Transportation Charge		7.53
Svc Area	A3	Fuel Surcharge		0.87
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/158117/02	Total Charge	USD	\$13.35

Third Party Subtotal	USD	\$96.26
Total FedEx Express	USD	\$96.26



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 **10/07/2022**
Amount Due **1,581.17**
Current Charges Due **10/27/2022**

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

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 1,570.08
Payment 1,570.08CR
Balance Forward 0.00



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. 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.

Light Energy Charge 153.71
Light Support Charge 108.82
Light Maintenance Charge 220.09
Light Fixture Charge 262.66
Light Fuel Adj 5,408 KWH @ 0.05700 308.26
Poles(QTY 103) 513.00
FL Gross Receipts Tax 14.63

Total Current Charges 1,581.17
Total Due Please Pay 1,581.17

539.430
001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 82	205 13	305 7	455 2	960 9
	150 3	270 4	360 1	910 94	



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: 10/07/2022

Use above space for address change ONLY.

District: BP04

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

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

Current Charges Due Date	10/27/2022
TOTAL CHARGES DUE	1,581.17
Total Charges Due After Due Date	1,604.89

000130691000015811700016048902



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 **10/05/2022**
Amount Due **468.66**
Current Charges Due **10/25/2022**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

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

Comparative Usage Information

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 **467.54**
Payment **467.54CR**
Balance Forward **0.00**



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. 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.

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 @ 0.05700 **31.18**
Poles(QTY 29) **105.50**
FL Gross Receipts Tax **1.23**

Total Current Charges **468.66**
Total Due **468.66** Please Pay

539.430
001

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: 10/05/2022

Use above space for address change ONLY.

District: BP02

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

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

Current Charges Due Date	10/25/2022
TOTAL CHARGES DUE	468.66
Total Charges Due After Due Date	475.69

000204154700004686600004756907

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
2446	10/09/2022	\$210.00	10/23/2022	14	

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

BALANCE DUE

\$210.00



STATEMENT

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

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

HPCCDD	Oct 31/22
MEMBER	DATE

AMOUNT DUE \$ 3,567.99

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
Oct 17/22	194213	Balance Forward				4,280.75
Oct 26/22		Personal- Check- On Account				-2,280.75
		CLUB	1,567.99	0.00	0.00	1,567.99
<p>Your September club charges are due by October 20, 2022. All payments after October 20th are considered late. Please pay by October 20th to avoid a \$25.00 late fee. Any account past 60 days will be reviewed for collections, legal fees may apply. IF YOU ARE SET UP FOR AUTO PAY THIS IS JUST FOR YOUR RECORDS.</p>						
			1,567.99	0.00	0.00	3,567.99

0.00	1,567.99	2,000.00	0.00	0.00	3,567.99
CREDIT BOOK	CURRENT BAL.	30 DAYS BAL.	60 DAYS BAL.	90 DAYS BAL.	AMOUNT DUE

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 \$261 per month)



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MvPasco.net
 Pay By Phone: 1-855-788-5344

1 0 1
 10-20180

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: 18801 GRAND CLUB DR

Bill Number: 17384913

Billing Date: 10/25/2022

Billing Period: 9/8/2022 to 10/7/2022

Account#	Customer#
0010470	01016692
Please use the 15-digit number below when making a payment through your bank	
001047001016692	

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	13349042	9/8/2022	947670	10/7/2022	962805	29	15135

Usage History
 Water

October 2022	15135
September 2022	23273
August 2022	20879
July 2022	23439
June 2022	24504
May 2022	26040
April 2022	18020
March 2022	17494
February 2022	15162
January 2022	18879
December 2021	20648
November 2021	13697

Transactions

Previous Bill	8,145.55
Payment 10/11/22	-8,145.55 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	15,135 Thousand Gals X \$0.37 5,599.95
Total Current Transactions	5,599.95
TOTAL BALANCE DUE	\$5,599.95

Reclaimed Water \$1567.99

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

539.431
 001

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account #	0010470
Customer #	01016692
Balance Forward	0.00
Current Transactions	5,599.95

Total Balance Due	\$5,599.95
Due Date	11/14/2022

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 11/14/2022.

HERITAGE PINES COMMUNITY ASSOCIATION
 11524 Scenic Hills BOULEVARD
 HUDSON FL 346675601

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: October 9, 2022

539.340
001

To: Heritage Pines CDD

Attn: Chuck Adams

Below is the list of hours and equipment used for the month of September 2022 and the total amount payable to HPCA.

<u>Equipment</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Trap Rake	16	\$30.00	\$480.00
Utility Cart (Spray Cart)	57	\$20.00	\$1,140.00
Utility Cart (Drain Cleaning)	0	\$20.00	\$0.00
Utility Cart (Irrigation)	10	\$20.00	\$200.00
Utility Cart (Paleo Park)	9	\$20.00	\$180.00
John Deere/Bush Hog	0	\$40.00	\$0.00
Total			\$2,000.00

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.

INVOICE



Customer	Heritage Pines Community Development District
Acct #	381
Date	09/15/2022
Customer Service	Michelle Thomas
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 8,318.00
Payment Amount	
Payment for:	Invoice#16998
100122086	

Thank You

Please detach and return with payment



Customer: Heritage Pines Community Development District

Invoice	Effective	Transaction	Description	Amount
16998	10/01/2022	Renew policy	Policy #100122086 10/01/2022-10/01/2023 Florida Insurance Alliance GL,POL,EPLI,HNO,IM - Renew policy Due Date: 9/15/2022 519.450 001	8,318.00

Total

\$ 8,318.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	sclimer@egisadvisors.com	09/15/2022



Country Club Community

STATEMENT

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

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

539.431
001

HPCCDD	Sep 30/22
MEMBER	DATE

AMOUNT DUE \$ 2,280.75

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

DATE	REF NO	DESCRIPTION	AMOUNT	SVC/GRAT	TAX	TOTAL
Sep 19/22	193684	Balance Forward				5,106.14
Sep 27/22		Personal- Check- On Account				-5,106.14
		CLUB	2,280.75	0.00	0.00	2,280.75
<p>Your September club charges are due by October 20, 2022. All payments after October 20th are considered late. Please pay by October 20th to avoid a \$25.00 late fee. Any account past 60 days will be reviewed for collections, legal fees may apply. IF YOU ARE SET UP FOR AUTO PAY THIS IS JUST FOR YOUR RECORDS.</p>						
			2,280.75	0.00	0.00	2,280.75

0.00	2,280.75	0.00	0.00	0.00	2,280.75
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 \$261 per month)



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344

1 0 1
 10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: 18801 GRAND CLUB DR

Bill Number: 17242734

Billing Date: 9/23/2022

Billing Period: 8/8/2022 to 9/8/2022

Account #	Customer #
0010470	01016692
Please use the 15-digit number below when making a payment through your bank	
001047001016692	

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	13349042	8/8/2022	924397	9/8/2022	947670	31	23273

Usage History
 Water

September 2022	23273
August 2022	20879
July 2022	23439
June 2022	24504
May 2022	26040
April 2022	18020
March 2022	17494
February 2022	15162
January 2022	18879
December 2021	20648
November 2021	13697
October 2021	12187

Transactions

Previous Bill	7,307.65
Payment 09/09/22	-7,307.65 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	23,273 Thousand Gals X \$0.35 8,145.55
Total Current Transactions	8,145.55
TOTAL BALANCE DUE	\$8,145.55

HPCCDA
 8145.55 x 28% = \$2280.75

Visit PascoCountyUtilities.com to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

Check this box if entering change of mailing address on back.

Account #	0010470
Customer #	01016692
Balance Forward	0.00
Current Transactions	8,145.55

Total Balance Due	\$8,145.55
Due Date	10/11/2022

10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 10/11/2022.

HERITAGE PINES COMMUNITY ASSOCIATION
 11524 Scenic Hills BOULEVARD
 HUDSON FL 346675601

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

Member Account Inquiry

From: Sep 1/22 to Sep 30/22

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

Phone : 561.571.0010
 Alt. No: EXT 305
 Status : A
 Unspent Min: 0.00

Email : HeritagePinesCDD@districtap.com

Cell :

DATE	TYPE	REF#	DESCRIPTION	CHARGES	TAX/SVC	AMOUNT	DUE DATE	AREA
	BF		Balance Forward	0.00	0.00	5,106.14		
Sep 19,2022	PY	02193684	Personal- Check- On Account	0.00	0.00	-5,106.14		CLUB
Sep 27,2022	CH	SJ0448	SEPT RECLAIMED WATER	2,280.75	0.00	2,280.75	Sep 27,2022	CLUB

INQUIRY TOTALS:

AREA	CURRENT	1 MTH	2 MTHS	3 MTHS	4 MTHS+	TOTAL
CLUB	2280.75	0.00	0.00	0.00	0.00	2280.75

==== End of Report =====

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

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

October 05, 2022

Client: 001044

Matter: 000001

Invoice #: 22054

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through September 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/18/2022	DCC	REVIEW PROPOSED CHANGES TO DOCUMENT; CREATE REDLINE; DISTRIBUTE DOCUMENT TO CHAIR AND DISTRICT MANAGER WITH SUMMARY.	0.8	\$244.00
8/23/2022	DCC	CONFER WITH CHAIR AND DISTRICT MANAGER REGARDING LETTER OF INTENT; PROVIDE ESTIMATED BOND COSTS TO CHAIR.	0.9	\$274.50
9/14/2022	DCC	REVIEW AGENDA FOR UPCOMING AGENDA; FOLLOW UP WITH M. REISS, ATTORNEY FOR HOMEOWNER'S ASSOCIATION, REGARDING UPCOMING MEETING.	0.2	\$61.00
Total Professional Services			1.9	\$579.50

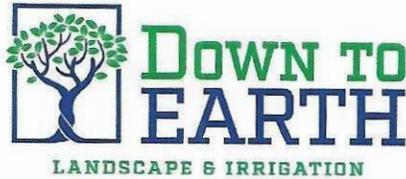
October 05, 2022
Client: 001044
Matter: 000001
Invoice #: 22054

Page: 2

Total Services	\$579.50	
Total Disbursements	\$0.00	
Total Current Charges		\$579.50
Previous Balance		\$1,433.50
Less Payments		(\$1,433.50)
PAY THIS AMOUNT		\$579.50

Please Include Invoice Number on all Correspondence

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



June 2022
 INV128931

Customer

Heritage Pines CDD
 9220 Bonita Springs Rd
 Suite 214
 Bonita Springs FL 34135
adamsc@whhassociates.com

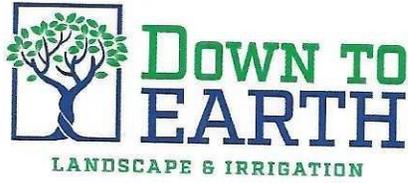
539.340
 001

Project/Job	Invoice Date	Due Date	Terms	PO #
CDD Expenses June 2022 - Estimate 33322	6/30/2022	7/30/2022	Net 30	

Item	Qty	Rate	Amount
Scope of Work			
Monthly Maintenance for the CDD at Heritage Pines.			

4000 - Mow/Weedeat Retentions			
Diesel - 1 Gallon	101	\$4.77	\$481.77
Maintenance Labor - Hours	100.55	\$25.00	\$2,513.75 ✓
Sub Total			\$2,995.52
Z-Mow Weedeat Retentions			
Equipment Repair & Maintenance - Hours	6	\$30.00	\$180.00 ✓
Maintenance Labor - Hours	53.35	\$25.00	\$1,333.75 ✓
Miscellaneous Equipment Parts - Dollar	1	\$184.00	\$184.00
Unleaded Gasoline - 1 Gallon	44	\$4.70	\$206.80
Sub Total			\$1,904.55
Spraying Beds, Dry Retentions			
Glyphosate 41% - 1 Gallon	4	\$29.52	\$118.08
Paleo Park Labor - Hours	4	\$25.00	\$100.00 ✓
Spray Labor - Hours	24	\$25.00	\$600.00 ✓
Sub Total			\$818.08
Clean Drains			
Rake Retentions - Hours	16	\$25.00	\$400.00 ✓
Sub Total			\$400.00

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



June 2022
 INV128931

Item	Qty	Rate	Amount
Irrigation Inspection & Repairs			
Irrigation Labor - Hours	12	\$27.50	\$330.00 ✓
Miscellaneous Irrigation Parts - Each	1	\$550.00	\$550.00 ✓
Sub Total			\$880.00

Subtotal	\$6,998.15
Payments/Credits	\$0.00
Balance Due	\$6,998.15

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.



CDD Man Hours Back-up

JUNE 2022

DAY	Ken - Mechanic		Pat		Bill		David G - Irrigation		OTHER JOBS				Keith/Tim - Supervisor									
	Burden Rate \$30.00	4000 Zmow	Rate - \$25.00	4000 WE	Bush Hog	Zmow	WE	Other	Paleo	Repairs/hr	Rate - \$25.00	Rake	Drains	Spray	Paleo	Till	Till	Spray	WE	Other		
1																						
2																						
3	1		4.2	0.25		2.5	0.25															
4		1	4.1	0.5		2.9			Irr. Check	1.5				1								
5			6.5	0.5		3.4					4			2								
6			6	0.25		3	0.25		Irr. Check	1				2								
7			4.4	0.25		3.4			Irr. Repair	1.5												
8																						
9			1.8			2.3																
10	1		4.3	0.25		3.3	0.25		Irr. Check	1				1								
11			6.4	0.5		2								2								
12			6.4	0.5		3.1	0.25							1	2							
13			1.2			1.5	0.25				4			1								
14																						
15																						
16			4.8	0.25																		
17			7.1	0.25		2.9	0.25		Irr. Repair	1				2								
18	1		5.5			2.2					4			1								
19			3.4			3.3	0.25		Irr. Check	1				1								
20	1		1.5	0.5		3.1								2								
21																						
22																						
23			6.3	0.25		2.7																
24			5.1	0.5		2.9			Irr. Check	1				1								
25			5.5			2.1	0.25							2								
26			6.2	0.5		1.7					4			3	2							
27	1		4.6			2.8	0.25		Irr. Repair	3				0								
28														2								
29																						
30																						
31																						
	4	2	95.3	5.25	0	51.1	2.25	0	0	12	16	0	24	4	0	0	0	0	0	0	0	0

0 12 Rotors ✓
2 Solenoids ✓
1 Golf Head ✓

CDD Expenses June 2022

Routine Mowing Operations

				Total
Toro 4000 operator (incl weed eat)	100.55 Hrs	\$25.00 Per Hr		\$2,513.75
Toro Z Mower operator (incl weed eat)	53.35 Hrs	\$25.00 Per Hr		\$1,333.75
Machinery Maintenance Parts*		\$184		\$184.00 ✓
Machinery Maintenance Labor**	6 Hrs	\$30.00 Per Hr		\$180.00
Fuel Cost 4000 and Bush Hog	101 Gallons	\$4.77 Per Gal		\$481.77 ✓
Fuel Cost Z Mower	44 Gallons	\$4.70 Per Gal		\$206.80 ✓
Spraying beds in retentions	24 Hrs	\$25.00 Per Hr		\$600.00
Clean drains/WE/Rake Waste Areas	16 Hrs	\$25.00 Per Hr		\$400.00
Bush Hog	0 Hrs	\$25.00 Per Hr		\$0.00
Till/Rake Waste Areas/Spray	0 Hrs	\$30.00		\$0.00
Total Mowing Operations				\$5,900.07

Rodeo 4 Gallons \$29.52 \$118.08 ✓

Mulch Prep - Paleo Park Labor 4 Hrs \$25.00 Per Hr \$100.00

Irrigation Parts

12 Rotors	\$20.00 Ea	\$240.00 ✓
0 Misc fittings	\$10.00 Ea	\$0.00
0 knockon	\$18.00 Ea	\$0.00
3 Solenoid	\$50.00 Ea	\$150.00 ✓
1 Golf Drive	\$160.00 Ea	\$160.00 ✓
0 Valve	\$120.00 Ea	\$0.00
0 ESP Timer	\$130.00 Ea	\$0.00

Labor 12 Hrs \$27.50 Per Hr \$330.00

Total Other Operations \$1,098.08

Month Total **\$6,998.15**

	May	June	Hours Run
4000 hours	2319.1	2414.4	95.3
Z Mower hours	1786	1837.1	51.1

*Seat slides/belt/pulley
 **Sharpen blades/safety check
 Install seat slides/safety check



INVOICE

Page: 1

539.311
001

Invoice Number: PSI-15944
Invoice Date: 10/6/2022

Bill
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Tax Ident. Type Legal Entity

Customer ID H2224

Ship Via

P.O. Number

Ship Date 10/6/2022

P.O. Date 10/6/2022

Due Date 11/20/2022

Our Order No.

Terms Net 45

SalesPerson Jason Jaszczak

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Every 15 Days from 1/1/2022 to 12/31/2022 Heritage Pines Cdd LAKE ALL		1	1	1,586.00	1,586.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,586.00

Subtotal: 1,586.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,586.00



INVOICE

Page: 1

Invoice Number: PSI-21949
Invoice Date: 10/27/2022

539.311
001

Bill
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Tax Ident. Type Legal Entity

Customer ID H2224

Ship Via
Ship Date 10/27/2022

P.O. Number
P.O. Date 10/27/2022

Due Date 12/11/2022

Our Order No.

Terms Net 45

SalesPerson Jason Jaszczak

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
One Time Treatment - Spatterdock Treatment - NWRA INVASIVES CONTROL		1	1	1,375.00	1,375.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,375.00

Subtotal: 1,375.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,375.00



INVOICE

Page: 1

539.311
001

Invoice Number: PSI-10879
Invoice Date: 9/27/2022

Bill
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Ship
To: Heritage Pines CDD
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

Tax Ident. Type Legal Entity

Customer ID H2224

Ship Via

P.O. Number

Ship Date 9/27/2022

P.O. Date 9/27/2022

Due Date 11/11/2022

Our Order No.

Terms Net 45

SalesPerson John Newton

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Every 15 Days from 1/1/2022 to 12/31/2022 Heritage Pines Cdd LAKE ALL		1	1	1,586.00	1,586.00

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,586.00

Subtotal: 1,586.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 1,586.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

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

October 27, 2022

Client: 001044

Matter: 000001

Invoice #: 22191

Page: 1

RE: CDD - General Matters

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/6/2022	LB	REVIEW DEO FY 2022/2023 SPECIAL DISTRICT ANNUAL DISTRICT FEE INVOICE AND UPDATE FORM.	0.1	\$16.50
10/7/2022	DCC	UPDATE AND FINALIZE FEE INVOICE TO DEPARTMENT OF ECONOMIC OPPORTUNITY.	0.2	\$61.00
10/11/2022	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE FLORIDA DEPT. OF ECONOMIC OPPORTUNITY SPECIAL DISTRICT FEE INVOICE AND UPDATE FORM.	0.2	\$33.00
Total Professional Services			0.5	\$110.50

October 27, 2022
Client: 001044
Matter: 000001
Invoice #: 22191

Page: 2

Total Services	\$110.50	
Total Disbursements	\$0.00	
Total Current Charges		\$110.50
Previous Balance		\$579.50
Less Payments		(\$579.50)
PAY THIS AMOUNT		\$110.50

Please Include Invoice Number on all Correspondence

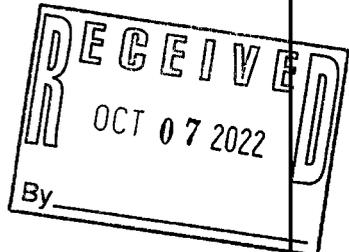
Current Period	30 Days	60 Days	90 Days	Over 120 Days	Unapplied	Total Amount Due
\$112.40	\$0.00	\$0.00	\$0.00	\$0 00	\$0.00	\$112.40

FOR BILLING INQUIRIES CONTACT:
 Credit Dept (727) 893-8282
 credit@tampabay.com
 Account Rep: User Unassigned
 Account Rep #:

Fed Tax ID 59-0482470
 Times Publishing Company
 PO Box 112
 St Petersburg, FL 33731

Billing Period	Account Number	Advertiser Name	Agency Number	Agency Name
9/ 1/22 - 9/30/22	123496	HERITAGE PINES CDD		

Start	Stop	Ad Number	Placement	Product	Description PO Number	Ins.	Size	Net Amount
09/06/22	09/06/22	P101017			Balance Forward			\$303.00
					Check #2833 Thank You			-\$303.00
09/28/22	09/28/22	0000248988 0000248988	Legals CLS	BayLink PA	Notice of Fiscal Year 2023 Meetings Affidavit	2	2x47 L	\$110.40 \$2.00
519.480 001								



PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Billing Date	Billing Period	Advertiser Name		
09/30/2022	9/ 1/22 - 9/30/22	HERITAGE PINES CDD		
Account Number	Agency Number	Total Amount Due	Current Period	Terms of Payment
123496		\$112.40	\$112.40	Net 30 Days
30 Days	60 Days	90 Days	Over 120 Days	Unapplied
\$0.00	\$0.00	\$0.00	\$0.00	\$0 00
Due Date	10/31/2022	Amount Paid		

PLEASE WRITE ACCOUNT NUMBER ON CHECK

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

PLEASE REMIT PAYMENT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com

- Ad Proof -

09/23/2022

Order Confirmation

Ad Order Number

0000248988

Sales Rep.

cfreeh

EMail

cfreeh@tampabay.com

Order Taker

cfreeh

Order Source

Customer

HERITAGE PINES CDD

Customer Account

123496

Customer Address

2300 GLADES RD, STE 410W

BOCA RATON FL 33431 USA

Customer Phone

5615710010

Payor Customer

HERITAGE PINES CDD

Payor Account

123496

Payor Address

2300 GLADES RD, STE 410W

BOCA RATON FL 33431 USA

Payor Phone

5615710010

PO Number

Ordered By

Daphne Gillyard

Customer Fax

5615710013

Customer EMail

gillyardd@whhassociates.com

Special Pricing

Tear Sheets

0

Proofs

0

Affidavits

1

Blind Box

Promo Type

Materials

Invoice Text

Notice of Fiscal Year 2023 Meetings

Ad Order Notes

Net Amount

\$112.40

Tax Amount

\$0.00

Total Amount

\$112.40

Payment Method

Invoice

Payment Amount

\$0.00

Amount Due

\$112.40

Tampa Bay Times

tampabay.com

- Ad Proof -

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0000248988-01	CLS Legal Liner	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	0000075332-01

<u>Ad Size</u>	<u>Color</u>
2 X 46 li	

WYSIWYG Content

**HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2023 MEETINGS**

The Board of Supervisors ("Board") of the Heritage Pines Community Development District ("District") will hold Regular Meetings for Fiscal Year 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hill Boulevard, Hudson, Florida, on the following dates:

October 18, 2022
December 7, 2022
February 21, 2023
April 18, 2023
June 20, 2023
July 18, 2023
September 19, 2023

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.

248988
9/28/2022 (248988)

<u>Run Date</u>	<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>Zone</u>
09/28/2022	Tampa Bay Times	Legals - CLS	Legal	BL-Pasco

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
9/30/2022	2021-2114

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

Description	Amount
Reimburse FedEx - 7-676-98515	8.97
519.410 001	
<i>Building client relationships one step at a time ...</i>	Total \$8.97



Invoice Number	Invoice Date	Account Number
7-676-98515	Mar 01, 2022	[REDACTED]

FedEx Tax ID: 71-0427007

Billing Address:

WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

WRATHELL HUNT & ASSOC LLC
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	\$188.25
TOTAL THIS INVOICE	USD	\$188.25

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at 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
7-676-98515	USD \$188.25	[REDACTED]

Remittance Advice

Your payment is due by Apr 15, 2022

76769851580000188250319524541400000000000000001882500

0001958 01 AV 0.426 **AUTO T8 1 1059 33431-855643 -C01-P01959-11



WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



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



FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 18, 2022 **Cust. Ref.:** Summerstone check **Ref.#2:** Bill to Summerstone
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient	
Tracking ID	775986440962	Cory Santacroce	U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 GLADES ROAD	EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A			
Delivered	Feb 22, 2022 09:55			
Svc Area	A1	Transportation Charge		9.48
Signed by	M.VANG	Fuel Surcharge		0.66
FedEx Use	000000000/58569/_	Total Charge	USD	\$10.14

Ship Date: Feb 18, 2022 **Cust. Ref.:** Abbott Square/Rustic Oak **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	776077577282	Kristen Suit	Daphne Gillyard	
Service Type	FedEx 2Day	4515 S Clark Ave	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	TAMPA FL 33611 US	2300 Glades Road	
Zone	02		BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	24.0 lbs, 10.9 kgs			
Delivered	Feb 21, 2022 13:43	Transportation Charge		11.69
Svc Area	A1	Fuel Surcharge		0.82
Signed by	S.DAPHIE	Courier Pickup Charge		0.00
FedEx Use	000000000/299471/_	Total Charge	USD	\$12.51

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 to sign up today!



Invoice Number 7-676-98515	Invoice Date Mar 01, 2022	Account Number [REDACTED]	Page 3 of 6
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Ship Date: Feb 18, 2022 **Cust. Ref.:** Merrick Square CDD **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776082220505	Daphne Gillyard	Michael Pawelczyk, Esq
Service Type	FedEx Priority Overnight	WHA	Billing, Cochran, Lyles, Mauro
Package Type	FedEx Envelope	2300 Glades Rd	515 East Las Olas Boulevard
Zone	02	BOCA RATON FL 33431 US	FORT LAUDERDALE FL 33301 US
Packages	1		
Rated Weight	N/A		
Delivered	Feb 21, 2022 09:25		
Svc Area	A1	Transportation Charge	7.53
Signed by	see above	Fuel Surcharge	0.53
FedEx Use	00000000/80306/02	Total Charge	USD \$8.06

Ship Date: Feb 18, 2022 **Cust. Ref.:** FedEx Supplies **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 2
- We calculated your charges based on a dimensional weight of 7.0 lbs, 13 in x 11 in x 6 in, using a dimensional factor of 139.
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776086777146	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	Customer Packaging	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Actual Weight	5.0 lbs, 2.3 kgs		
Rated Weight	7.0 lbs, 3.2 kgs		
Delivered	Feb 21, 2022 09:21	Transportation Charge	10.96
Svc Area	A3	Fuel Surcharge	1.09
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/317577/02	Total Charge	USD \$16.70

Ship Date: Feb 18, 2022 **Cust. Ref.:** CREEKVIEW CDD **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 11.50% to this shipment.
- Distance Based Pricing, Zone 3

Automation	INET	Sender	Recipient
Tracking ID	776087058137	Michael Hoyos	Kelley Brown, Assessment Roll
Service Type	FedEx Priority Overnight	WHA	Clay County Property Appraiser
Package Type	FedEx Envelope	2300 Glades Rd	PO Box 38
Zone	03	BOCA RATON FL 33431 US	GREEN COVE SPRINGS FL 32043 US
Packages	1		
Rated Weight	N/A		
Delivered	Feb 22, 2022 11:17	Transportation Charge	7.78
Svc Area	A5	Fuel Surcharge	0.76
Signed by	C.WEBB	DAS Comm	3.10
FedEx Use	00000000/80307/_	Total Charge	USD \$11.64

Ship Date: Feb 21, 2022 **Cust. Ref.:** Osprey Oaks Check **Ref.#2:** Bill to Osprey Oaks
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	775997991622	Cory Santacroce	Mary Dallatore
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wells Fargo Bank-CTS payment p
Package Type	FedEx Envelope	2300 GLADES ROAD	1801 Parkview Drive, 1st Floor
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55126 US
Packages	1		
Rated Weight	N/A		
Delivered	Feb 22, 2022 09:16		

Continued on next page

Tracking ID: 775997991622 continued

Svc Area	A1	Transportation Charge	9.48
Signed by	O.HENRY	Fuel Surcharge	0.66
FedEx Use	000000000/58569/_	Total Charge	USD \$10.14

Ship Date: Feb 21, 2022 **Cust. Ref.:** NO REFERENCE INFORMATION **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776099190000	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	Customer Packaging	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	20.0 lbs, 9.1 kgs		
Delivered	Feb 22, 2022 10:51	Transportation Charge	12.98
Svc Area	A3	Fuel Surcharge	1.23
Signed by	see above	Residential Delivery	4.65
FedEx Use	000000000/150913/02	Total Charge	USD \$18.86

Ship Date: Feb 21, 2022 **Cust. Ref.:** CORAL BAY OF LC CDD 2.24 **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776102037603	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	Customer Packaging	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	45.0 lbs, 20.4 kgs		
Delivered	Feb 22, 2022 10:51	Transportation Charge	27.51
Svc Area	A3	Fuel Surcharge	2.25
Signed by	see above	Residential Delivery	4.65
FedEx Use	000000000/317577/02	Total Charge	USD \$34.41

Ship Date: Feb 21, 2022 **Cust. Ref.:** Merrick Square CDD **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776102210201	Daphne Gillyard	Michael Pawelczyk, Esq
Service Type	FedEx Standard Overnight	WHA	Billing, Cochran, Lyles, Mauro
Package Type	FedEx Envelope	2300 Glades Rd	515 East Las Olas Boulevard
Zone	02	BOCA RATON FL 33431 US	FORT LAUDERDALE FL 33301 US
Packages	1		
Rated Weight	N/A		
Delivered	Feb 22, 2022 14:07		
Svc Area	A1	Transportation Charge	7.05
Signed by	M.MONICA	Fuel Surcharge	0.49
FedEx Use	000000000/58564/_	Total Charge	USD \$7.54



Invoice Number 7-676-98515	Invoice Date Mar 01, 2022	Account Number [REDACTED]	Page 5 of 6
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Ship Date: Feb 23, 2022
Payor: Shipper

Cust. Ref.: Sarasota National
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation INET
Tracking ID 776120430951
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Feb 24, 2022 10:24
Svc Area A1
Signed by J.BUCK
FedEx Use 000000000/58569/_

Sender
Susan Han Liu
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
EP-MN-01LB
US Bank - Checks
1200 Energy Park Drive
SAINT PAUL MN 55108 US

Transportation Charge 9.48
Fuel Surcharge 0.66
Total Charge USD \$10.14

Ship Date: Feb 24, 2022
Payor: Shipper

Cust. Ref.: Silverado DSF
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation INET
Tracking ID 776019808050
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Feb 25, 2022 10:22
Svc Area A1
Signed by J.BUCK
FedEx Use 000000000/58569/_

Sender
Nicole Parisi
Wrathell, Hunt & Associates, L
2300 GLADES ROAD
BOCA RATON FL 33431 US

Recipient
U.S Bank, N.A.-CDD
Lockbox Services-12-2657
EP-MN-01LB
SAINT PAUL MN 55108 US

Transportation Charge 9.48
Fuel Surcharge 0.66
Total Charge USD \$10.14

Ship Date: Feb 24, 2022
Payor: Shipper

Cust. Ref.: Heritage Pines 2021 Audi
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 4

Automation INET
Tracking ID 776121919096
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 04
Packages 1
Rated Weight N/A
Delivered Feb 25, 2022 12:41
Svc Area A2
Signed by F.RAMIREZ
FedEx Use 000000000/58566/_

Sender
Jeffrey Pinder
WHA
2300 Glades Rd
BOCA RATON FL 33431 US

Recipient
Local Government Audits 342
Auditors General Office
Claude Pepper Building, Room 4
TALLAHASSEE FL 32399 US

Transportation Charge 8.38
Fuel Surcharge 0.59
Total Charge USD \$8.97

Ship Date: Feb 24, 2022
Payor: Shipper

Cust. Ref.: Tuckers Pointe
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 776127188725
Service Type FedEx Priority Overnight
Package Type FedEx Pak
Zone 02
Packages 1
Rated Weight 2.0 lbs, 0.9 kgs
Delivered Feb 25, 2022 10:59
Svc Area A1
Signed by see above
FedEx Use 000000000/317547/02

Sender
Daphne Gillyard
WHA
2300 Glades Rd
BOCA RATON FL 33431 US

Recipient
Jim McGowan
1101 E Cumberland St
TAMPA FL 33602 US

Transportation Charge 7.78
Fuel Surcharge 0.54
Total Charge USD \$8.32

Ship Date: Feb 24, 2022 **Cust. Ref.:** Stonegate CDD 3/1/22 Age **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Weather delay - Snow.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	776133240085	Daniel Rom	Attn: Martha Agudelo	
Service Type	FedEx Priority Overnight	WHA	Malibu Bay Clubhouse	
Package Type	FedEx Box	2300 Glades Rd	1020 NE 34th Avenue	
Zone	02	BOCA RATON FL 33431 US	HOMESTEAD FL 33033 US	
Packages	1			
Rated Weight	7.0 lbs, 3.2 kgs			
Delivered	Feb 25, 2022 11:32			
Svc Area	A2	Transportation Charge		10.96
Signed by	M.MARTHA	Fuel Surcharge		0.77
FedEx Use	000000000/317577/_	Total Charge	USD	\$11.73

Ship Date: Feb 24, 2022 **Cust. Ref.:** Coral Bay Meeting File **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	776134853710	cleo adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	6.0 lbs, 2.7 kgs			
Delivered	Feb 25, 2022 11:55			
Svc Area	A1	Transportation Charge		8.36
Signed by	D.GILYARD	Fuel Surcharge		0.59
FedEx Use	000000000/150913/_	Total Charge	USD	\$8.95

Shipper Subtotal	USD	\$188.25
Total FedEx Express	USD	\$188.25



Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
10/1/2022	2021-1908

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 519.470 001	85.83
<i>Building client relationships one step at a time ...</i>	Total \$3,558.32

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86047			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.0

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Heritage Pines Community Development District
 Ms. Dana Crosby Collier
 Straley Robin Vericker
 1510 West Cleveland Street
 Tampa, FL 33606

- 2. Telephone: (813) 223-9400
- 3. Fax: (000) 000-0000
- 4. Email: dcollier@srlegal.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.heritagepinescdd.net
- 8. County(ies): Pasco
- 9. Function(s): Community Development
- 10. Boundary Map on File: 02/13/1998
- 11. Creation Document on File: 12/18/1997
- 12. Date Established: 10/28/1997
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Pasco County
- 15. Creation Document(s): County Ordinance 97-15
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/05/2021

*AS Amended by Ord. 98-12
 and Co. Ord. 06-30 (expansion)*

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *Dana C. Collier* Date 10-7-2022

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: Denied: Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

OCT 06 2022

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

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 18, 2022 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
Dana Crosby-Collier	District Counsel
Kurt Heath	District Engineer
Michelle Reiss	HPCA Counsel
Herb Hurley	HPCA General Manager
Tim Gatz	Down to Earth Landscaping (DTE)

Residents present:

Neil Goulette	Doris Goulette	Cherie Burch	Charlie Funda
Bill Johnson	Cliff Freund	Virginia Freund	Dorothy Richie
Paula Rosellan	Chuck Black	Bob McGough	Virginia Granpre
Christine Parker	Marcia Andre	Barry Musick	Barry Musick
Patty Wallaro	Nat Riddle	John Dolan	V. Daviero
Gary Farley	Mike Dillard	Bruce Basavega	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 2:09 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

All present recited the Pledge of Allegiance.

43

44 **THIRD ORDER OF BUSINESS**

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

45

46

47 Resident Cherie Burch read the following into the record, which differed slightly from
48 her typed statement:

49 "I have a few questions that relate to the agenda items and I hope you are going to
50 answer them when you talk about the agenda items. It's about the front property.

51 Given the CDD issued the bonds for the front property and they were paid for strictly by
52 the residents of Heritage Pines (HP), the CDD holds the deed for that property. During and
53 shortly after the bond payoff, many ideas were thrown out as to what we should do with that
54 property. A survey was sent out, a list was compiled of possible uses and structures. All
55 discussions shortly died out as CDD personnel instructed us, the property and improvements
56 would be open to the public.

57 Starting with my questions:

58 1. Since the CDD holds title to this property, cannot the CDD merely quit claim the land to
59 HP, giving HP title to the property?

60 2. If the land cannot be quit claimed, whatever lease agreement, is it going to be a long
61 term (90 years) and implicitly give HP rights to the property?

62 3. Under each scenario, quit claim or lease, will non-HP persons be excluded from using
63 the property or what is put on it?

64 4. In addition, under either scenario will HP be free to develop the property as they see fit
65 within the zoning laws of Pasco County?

66 If outside people are not excluded and/or HP does not have authority to develop the
67 property, then why are these discussions about leasing even happening, in effect there would
68 be no change to the use or ownership; the CDD would remain with the ownership and HP
69 would not be able to use it."

70 Resident Charlie Funda stated he read both proposals and he believes the CDD's
71 proposal to be logical but expressed his opinion that, while the current Board might make
72 changes, the previous Board intended for the property to stay in its natural state to protect the

73 residents. He felt that, if sold, the property could be used for building and that there are
74 enough buildings in Heritage Pines.

75 Resident Bill Johnson stated some trees behind his home were marked and asked about
76 the intention for those trees. Ms. Lonergan stated an arborist is addressing the issues; the topic
77 is not on this agenda but it will be addressed in the future.

78 Resident Leslie Funda asked what will happen to the rest of the community if the HPCA
79 takes over the property, by lease or by ownership, given the need to provide public access. She
80 expressed concern about traffic, permitting and building costs and the amounts and number of
81 potential assessments to fund such projects.

82 Mr. Funda recalled that the HPCA proposal listed a walking trail, a fitness center and a
83 question mark. He asked what the question mark refers to and if there is any chance of a
84 cellular tower being installed there. He asked if his fence will be restored if the HPCA invites
85 outsiders into the community.

86 Resident Virginia Freund stated that she and others in her community are trying to
87 understand why residents are still paying a CDD fee, as, when she bought in 2006, her realtor
88 told her that the fee would be paid off in 12 to 15 years because the fee was to pay off that
89 property. Ms. Lonergan stated the CDD assessment is part of the tax bill.

90 Resident Virginia Granpre expressed concern that some items on the agenda will create
91 financial hardship for some residents.

92 Resident Dorothy Richie wanted clarification about how frequently the CDD will treat lily
93 pads and weeds on the lake between Holes 16 and 17. She believed that lily pads cover more
94 than 35% of the lake surface and that the treatment is only done once per year. She hoped the
95 CDD maintains it to a higher standard like other lakes in the CDD. Ms. Lonergan stated that
96 area is a natural wetland retention area, not a natural lake.

97

98 **FOURTH ORDER OF BUSINESS**

**Update: Discussions with HPCA Regarding
Potential Lease of Front Property**

100
101 **A. Non- Binding Letter of Intent to Discuss Lease Terms for Real Property**

- 102 • **CDD Letter**
- 103 • **HPCA Counter Letter**

104 Ms. Lonergan stated this item returned to the agenda after she met with District
105 Counsel and a letter was submitted to the HPCA. She wanted to give an update after receiving a
106 letter from the HPCA and have an open discussion during the meeting since Supervisors cannot
107 have private conversations regarding CDD matters.

108 Ms. Lonergan read the following statement she prepared to address residents' issues
109 and concerns:

110 **Verbatim transcription commenced.**

111 "At our Board Meeting in July, Item #6 on our CDD Agenda was 'Continued Discussion:
112 HPCA's Interest in CDD's County Line Road Property, as well as Potential Acquisition of
113 Additional Property'. I have to say it was our most attended Board Meeting since I have been a
114 Supervisor, until today, which is now going to be the most attended Board Meeting. I would like
115 to think it is because people have interest in the CDD but I know it is because of HPCA's request
116 for use of that property.

117 There are still many people living in Heritage Pines that do not know what the CDD is or
118 does. In February 2021, the CDD did a workshop that was conducted by the District Manager
119 and included PowerPoints giving an educational presentation regarding the HPCDD and
120 information on the Sunshine Law. That information is still available on the website at
121 www.heritagepinescdd.net.

122 The HPCDD currently provides administrative and stormwater system operating
123 services. The stormwater operating services include the management and maintenance of the
124 primary drainage system, which consists of a series of wet and dry retention areas, as well as
125 preserve areas and interconnecting pipes. The CDD currently has a separate contract with
126 Down to Earth Landscaping (DTE) to maintain the retention areas. The CDD owns equipment for
127 that purpose and pays HP for use of other equipment owned by them and needed by DTE for
128 the CDD contract. The CDD also owns, operates and maintains a vacant wooded parcel located
129 on the east side of the main entry, commonly referred to as "the front property". At the July
130 meeting, there was much confusion and discussion from the residents present with regard to
131 what properties were being discussed. The issue of acquisition of additional property was not
132 heavily discussed at the CDD meeting; however, with regard to the possible HPCA acquisition of
133 the CDD's "front property" the HPCA and CDD attorneys, together with District Manager Chuck

134 Adams, Board President Gary Farley and myself, Kathleen Lonergan, were directed to compose
135 a non-binding letter of intent for HPCA to consider. The CDD's consideration at that time is
136 specifically limited to the front property. The CDD's attorney, Dana Crosby-Collier, submitted a
137 document titled "Non-Binding Letter of Intent to Discuss Lease Terms for Real Property",
138 summarized the CDD's conditions to further discussion of HPCA's acquisition or use of the front
139 property. The CDD proposed that the use of the property be restricted to passive use, such as a
140 nature trail, i.e., an unpaved trail to ensure protection of the natural habitat, plants, trees,
141 aesthetics, with any development resulting in minimal loss of trees on the property. The reply,
142 counteroffer, from HPCA's attorney Michelle Rice, who is here with us today, expanded the use
143 of the property to include passive use such as a nature trail, a fitness center and a question
144 mark, which I imagine was for something still unknown. The HPCA's counteroffer would only
145 protect the natural habitat, plants, trees and aesthetics to the greatest extent possible
146 consistent with the approved use. Additionally, parking access was to be limited to HPCA-
147 owned property, which borders Grand Club by the gatehouse, and also impacts Heritage Point
148 Drive.

149 As the Supervisor selected to deal with this matter, I have given it much thought and
150 consideration. I have lived in Heritage Pines since 2004 and I intend to remain here. I had asked
151 that the CDD's offer and the HPCA's counteroffer be added to the September agenda for
152 discussion by the Supervisors; unfortunately, our meeting in September was canceled. At
153 September's meeting, I had planned to say that I know many residents in here who have lost
154 their spouses and have been financially impacted by that loss. Today, sadly, I am one of them. I
155 have lost my spouse. We had been living comfortably on our retirement income in HP since
156 2004. Things have now changed; I want to continue to live in Heritage Pines and that means
157 that I, like many others, will be looking to keep CDD taxes and HPCA assessments to a
158 minimum.

159 I have heard many residents comment that HP is the most affordable community on the
160 west coast of Florida. I, for one, happen to agree with that observation. Our economic
161 environment at this time is very unstable. Inflation continues to rise, residents are finding
162 increases at gas pumps, at grocery stores, with their insurances and many other items. All these
163 things affect the retirement income of our residents, especially the more seasoned ones, I do

164 not want to refer to them as the older ones, who have been here since the opening of Heritage
165 Pines in 1998.

166 Mr. Joe Bratt, who was one of the Supervisors at the CDD meeting held in July 2012,
167 stated that the only plan was for the CDD to purchase the front property for a park. The CDD at
168 that time wanted no building on the front property. After listening to the videos of HPCA's
169 Board Workshops and Budget for 2023, it is apparent that HPCA is not planning to continue
170 their contract with DTE. Since DTE also has a separate contract with the CDD, the CDD will now
171 be faced with the prospect of having to contract with HPCA for maintenance of the retention
172 areas or contracting with another company. Herb has already stated at one of those workshop
173 meetings that the CDD would need three people, rather than the one and a half persons
174 already allocated, in order to properly maintain the retention areas. I believe that Herb and the
175 CDD will be entering discussions with regard to the proposed contract between HPCA and the
176 CDD for maintenance of the CDD retention areas. This is yet another economic uncertainty with
177 regard to the CDD's current budget and will most likely impact our residents' income with
178 regard to our CDD taxes in years to come.

179 In 2018 when I first submitted my application to the County to become a member of the
180 CDD (Board) it was because I wanted to preserve the natural environment and, more
181 specifically, to save the trees on the front property. At that time there was a lot of talk about
182 HPCA considering plans to build administrative offices on the property. I had just retired from
183 working at the Hernando County Courthouse and at the end of my drive from US41 down
184 County Line Road I always concluded with seeing the trees on the front property. When I saw
185 them, my heart rate went down and I felt serene and peaceful as I entered the gates to HP. I
186 have often referred to HP as paradise in Pasco. I feel the same today. I was strongly opposed at
187 that time to any building being placed on the front property.

188 In 2022, when I resubmitted my application to the County to retain my Seat on the CDD
189 Board, it was for the very same reason, as well as to keep CDD tax bills down for all HP
190 residents. I love those trees. As one of our residents has stated, he supports Heritage Pines as
191 being a peaceful and serene setting filled with nature's bounty. Keeping those trees would be
192 consistent with Heritage Pines being named "A Neighborhood for Nature" by Audubon
193 International.

194 Our General Manager included an item in one of his weekly updates that cited a survey
195 that had been done on residents of HOAs. The survey indicated approximately 85% of residents
196 in HOA communities are very happy with their HOA. In light of all of the above and after much
197 consideration, I consider HPCA's counteroffer to be a rejection of the CDD's offer for a passive
198 nature trail. We are under no obligation to continue discussions and my recommendation to my
199 fellow Supervisors is that we have no further discussion at this time. Time might change things,
200 as it often does, and the CDD will continue to own the front property for the District. People
201 have choices when they move into communities. We chose Heritage Pines and I wanted to
202 remain here because living here is beautiful and affordable. People who want bigger and better
203 amenities are free to choose a different community for themselves. I am very happy with all we
204 have at Heritage Pines and want to see it stay that way.

205 Now I would like to have my fellow Supervisors share their thoughts on this matter, as
206 all of our discussions must happen in public, pursuant to the Sunshine Law. With that I would
207 like to hand my microphone to Mr. Rhodes."

208 **Summary transcription resumed.**

209 Mr. Rhodes acknowledged the CDD's land restrictions and limits on economical options,
210 such as the response to pickleball courts. He opined that, within the limits, Mr. Hurley and the
211 HPCA Board have done a great job enhancing and maintaining the facility in a great operating
212 situation. He discussed his issues with the proposal, including low property owner
213 representation and no project definitions or cost projections provided. He did not believe
214 another fitness center is needed and noted other considerations would include water
215 management, parking and community access. He thanked the Board for working diligently to
216 make the community better and stated his belief that more information is needed before a
217 decision is made.

218 Ms. Vaughan stated she agreed with Ms. Lonergan and Mr. Rhodes and expressed
219 concern about the economy, inflation and taxes. She expressed support for maintaining the
220 community as it is and for the representation from the Audubon Society.

221 Mr. Walsh expressed his agreement with his fellow Board Members and stated that he
222 is against leasing or selling the property.

223 Ms. Benedetti expressed support for a walking nature trail and stated she does not
224 support an additional building or an unknown project. She felt that the HPCA needs to address
225 its financial commitment to the process and that more work is needed on both sides.

226

227 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**
228 **tabling the HPCA proposal indefinitely, was approved.**

229

230

231 Ms. Reiss asked to address the Board and stated, as Counsel for the HPCA, she worked
232 with District Counsel to prepare the document. She appreciated the Board Members' concerns
233 and stated her understanding is that the document would be developed further. The question
234 mark represented that additional revisions are needed in that section, as the document
235 discussed was not a final document. The property is valuable and the CDD is spending money
236 on maintenance and insurance. She believes the questions are whether there is any amount of
237 money the Board is willing to spend to turn the property into something useful and if there is
238 any use that would be acceptable to the HPCA and the CDD. She felt that there is still an
239 opportunity for a meeting of the minds and noted that the issues appear to be the cost,
240 intended use and proper public access. She stated the cost and the use would still be up for
241 discussion; the Letter of Intent puts restrictions on the potential lease agreement and more
242 work is needed to finalize the details. She noted that, as a private entity, the HPCA can restrict
243 access to the property and, while members of the public typically have the right to access the
244 CDD, it does not often materialize as public access for various reasons. She noted these issues
245 can be discussed further.

246 Mr. Adams stated the CDD paid for the property. It was bought from the Developer on a
247 five-year note with a private placement loan and, once paid off, it is under complete CDD
248 ownership. The CDD represents all homeowners within the HPCA. The property was not paid
249 for through the HPCA; it was paid for through the CDD via assessments included on the
250 property tax bill each year for those five years.

251 Ms. Reiss noted the small distinction that renters might be a member of the CDD but are
252 not a member of the HPCA as the HPCA requires property ownership.

253 Mr. Adams stated, unlike the HPCA, which is a private corporation whose members are
254 stakeholders and partial owners in the HPCA's assets, the CDD is a governmental entity like the
255 County or a City and its assets are paid for by taxpayers but taxpayers are not partial owners of
256 the governmental entity's assets.

257 Ms. Lonergan voiced her opinion that, since the CDD Board asked for passive use and
258 the HPCA did not accept that, there is no point in having further discussions.

259 Ms. Reiss was not sure that passive use was not accepted and stated that it is up to the
260 Board and the Association.

261 Mr. Rhodes noted the approval process was only for the lease and not for the projects
262 and funds to be spent. Per the Declaration, upon approval, the HPCA Board can spend any
263 amounts with no resident input.

264 Ms. Reiss stated some parameters were taken off the Agreement. Ms. Lonergan noted
265 the need to continue addressing agenda items. Ms. Reiss thanked the Board.

266

267 **FIFTH ORDER OF BUSINESS**

**Continued Discussion: Down to Earth
Landscaping**

268

269

270 **A. Update: Status of HPCA Contract with Down to Earth Landscaping**

271 Mr. Hurley recalled that the proposed renewal contract with DTE and the proposed
272 Fiscal Year 2023 budget were presented at recent Workshops. The proposed Fiscal Year 2023
273 budget includes in-house golf course and common ground maintenance and will end the DTE
274 Agreement. The contract will be continued through April, as DTE previously agreed.

275 Mr. Hurley will obtain bids for these services.

276 Mr. Adams stated the contract value does not require the sealed bid process so the
277 Request for Proposals (RFP) process works best for the CDD.

278 Discussion ensued regarding the bid process.

279 Mr. Hurley stated he needs to prepare monthly billing that factors in labor, fertilizer and
280 fuel, as it was done previously. Double-dipping is currently occurring, as he is paying Mr. Gatz's
281 full salary, due to staff shortages.

282 **B. Update: Status of Slope Hazards at the Two Islands**

283 Referencing handouts, Mr. Hurley explained his idea to reduce native grasses in the
 284 slope areas and replace it with sod, not 100%. As reflected on the diagram, native grass would
 285 be installed in Area 1 (A1) and Area 2 (A2).

286 Ms. Lonergan stated the bid on #24A is \$39,457.50. Mr. Hurley stated he would rather
 287 keep that area as is, as a substantial amount of work was recently completed. All the native
 288 grasses were trimmed and replaced with rodeo and the non-selectives were sprayed. There has
 289 been much improvement. He stated a few big open patches in A1 look sparse and uneven, with
 290 no native grass; therefore, he recommended installing more grass and mulch in that area. He
 291 will obtain pricing for mulch but felt that it will only cost about \$200 to fill that gap with native
 292 grasses. Staff will trim back vegetation, control the weeds and make these areas more
 293 presentable. Once the proposals are obtained, they will be provided to Mr. Adams.

294 The consensus was to proceed with mulch.

295 **C. Consideration of DTE Landscaping Proposal for EDRA #28 to Cover Slope with**
 296 **Irrigation and Sod (*to be provided under separate cover*)**

297 It was noted that this item relates to the Sixth Order of Business. Mr. Hurley stated,
 298 although it is sparse, there is some vegetation on the slope and irrigation is needed to establish
 299 anything permanent.

300

301 **SIXTH ORDER OF BUSINESS**

**Consideration of Wayne Vance Sunshine
 State Sprinkler Company Estimate #1440 to
 Add Rotor with Pipe and Fittings**

302
 303
 304
 305 Ms. Lonergan presented Wayne Vance Sunshine State Sprinkler Company Estimate
 306 #1440 to add a rotor with pipe and fittings.

307

308 **On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor,**
 309 **Wayne Vance Sunshine State Sprinkler Company Estimate #1440, in the**
 310 **amount of \$1,455, for Rotor with Pipe and Fittings, was approved.**

311

312

313 **SEVENTH ORDER OF BUSINESS**

**Discussion/Update: Spatterdock Treatment
 Program for NWRAs 38 and 33**

314

315

316 Ms. Lonergan voiced her understanding that the Board previously decided to increase
317 the Spatterdock Treatment Program for NWRAs 38 and 33 from two to three times per year;
318 namely in March, July and October.

319 Mr. Adams stated the treatment is scheduled for October 21, 2022 and the reason for
320 the additional treatment is to diminish the growth of the lily pads during the winter. Each
321 treatment costs approximately \$1,250 for both Natural Wetland Retention Areas (NWRAs),
322 which are existing ponds with a certain amount of vegetative coverage. NWRAs must be treated
323 differently from stormwater ponds and must maintain 30% coverage, which is what the District
324 Engineer and officials from the Southwest Florida Water Management District (SWFWMD)
325 would deem acceptable as a tolerance.

326 Ms. Lonergan stated the CDD had the ponds staked to separate CDD versus HOA
327 maintenance responsibilities; anything toward the center of the water is the CDD's
328 responsibility and the other side is the responsibility of the HOA.

329

330 **EIGHTH ORDER OF BUSINESS**

**Consideration of Lupton's Construction
331 Services, LLC, Proposals**

332

333 Mr. Heath presented the following proposals from Lupton's Construction Services, LLC
334 and responded to questions regarding the needed repairs:

335 **A. Proposal #2022-3 for Storm Pipe Repair – Depression Area**

336 **B. Proposal #2022-4 for Curb Inlet Top Repair**

337

338 **On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor,**
339 **Lupton's Construction Services, LLC, Proposals #2022-3 for Storm Pipe Repair**
340 **and #2022-4 for Curb Inlet Top Repair, were approved.**

341

342

343 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
344 Statements as of August 31, 2022**

345

346 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2022. The
347 September bank statements will be emailed to the Board tomorrow.

348

349
350
351
352

On MOTION by Mr. Rhodes and seconded by Ms. Benedetti, with all in favor, the Unaudited Financial Statements as of August 31, 2022, were accepted.

353 **TENTH ORDER OF BUSINESS**

Approval of July 19, 2022 Public Hearing and Regular Meeting Minutes

354
355
356

Ms. Lonergan presented the July 19, 2022 Public Hearing and Regular Meeting Minutes.

357 The following change was made:

358 Line 28: Change "Bonitano" to "Napolitano" and delete "Larry Elvis"

359

360
361
362

On MOTION by Ms. Benedetti and seconded by Ms. Vaughan, with all in favor, the July 19, 2022 Public Hearing and Regular Meeting Minutes, as amended, were approved.

363
364
365

• **To Do Action Items List**

366 This item was addressed following the Thirteenth Order of Business.

367

368 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

369

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

371 There was no report.

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

373 Mr. Heath will coordinate with Charles on the two proposals.

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

375 • **NEXT MEETING DATE: December 7, 2022 at 2:00 P.M.**

376 ○ **QUORUM CHECK**

377 The next meeting would be held on December 7, 2022.

378

379 **TWELFTH ORDER OF BUSINESS**

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

380
381

382 Resident Paula Rosellan noted that the storm drains and sewer tops are dirty and asked
383 why they are not power-washed. Mr. Adams stated that it is usually not recommended but the
384 sidewalks are cleaned regularly to prevent slip and fall incidents.

385 Resident V. Daviero asked how the CDD would have fared if it was directly impacted by
386 Hurricane Ian, given the 7' storm surge predictions. Mr. Heath stated storm surge is associated
387 with coastal areas on elevation; the CDD would not be impacted by a storm surge event. Asked
388 if the CDD has flood map identifications, Mr. Adams stated that information should be on the
389 Pasco County website.

390 Resident Gary Farley asked if any Pasco County resident can utilize the front land. Mr.
391 Adams stated it is technically an undeveloped piece of land owned by the County that is open
392 to the public.

393 Discussion ensued regarding walking trails, homeless individuals accessing the property
394 and a fence that is down.

395

396 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

397

398 A Board Member asked if the CDD will tap into the County Green Village mainline, as the
399 closest irrigation source, and if it will be metered. Mr. Adams stated the CDD has done that in
400 other cases and Management received a periodic bill for the difference between what was
401 billed and what the CDD's meter reflected.

402 • **To Do Action Items List**

403 **This item, previously part of the Tenth Order of Business, was presented out of order.**

404 Ms. Lonergan stated, other than the ongoing items that are constantly on the list, there
405 are no other date-specific items that have not been completed.

406

407 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

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409

410 **On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor,**
411 **the meeting adjourned at 3:27 p.m.**

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418 _____
Secretary/Assistant Secretary

_____ 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	Mr. Adams to send copies of engagement letters & other CDD communications to all Supervisors. Revised 12.01.20 Mr. Adams to email bank statements for months between reg mtgs. 06.21.22 Mr. Adams to email Reconciliation Reports to Board monthly.	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. Revised 09.08.20 Pond 15A & 15B: inspect sparse plant bed. Revised 12.01.20 Mr. Gatz to install plant material instead of sod near Pond 15A and add sod to reduce the erosion in the area. Revised 04.19.22 Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A.	ONGOING	
3	07.14.20	SOLitude to send Monthly Reports during 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 #47 cleaned out, and inspect entire community. 07.20.21 Monitor areas, prepare list to address during April or May dry seasons and obtain proposals.	ONGOING	
6	06.29.21	Staff to increase spraying Paleo Park twice each month and mulch as needed. 06.21.22 Remove the tree in middle of the path. 07.19.22 Ms. Vaughan noted that the CDD's maintenance responsibilities at Paleo Park include the following: <ul style="list-style-type: none"> ➤ Mulch installation. ➤ Raking leaves. ➤ Taking care of the water and the sinkhole. (Per Mr. Gatz: SOLitude does this.) ➤ Removal of dead branches and debris ➤ Mowing of certain small areas ➤ Spraying weeds 	ONGOING	
7	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	
8	09.21.21	Mr. Gatz to obtain proposal for sod to install at EDRA #58 07.20.21 This is an HOA, not CDD issue. 09.21.21 Added back to list for follow-up: Replace patch of sod by maintenance shed. 10.19.21 Mr. Gatz to order with next sod order.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
9	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	
10	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	
11	02.15.22	Mr. Adams to pay outstanding DTE invoices at old rate. 04.19.22 Mr. Adams waiting on Jan & Feb correct invoices from DTE to process payment. Mr. Adams to give Mr. Hurley and all Supervisors copy of executed Addendum to DTE contract.	ONGOING	
12	06.21.22	Mr. Gatz: Inspect landscaping & erosion to determine best course of action at the "snake pit" lake and the two islands. 07.19.22 Ms. Lonergan stated these items identified will be compiled on a monthly list. Asked if plants in the area would be removed or sod installed, Mr. Walsh stated that would be determined when the area is inspected. Ms. Vaughan noted that complaints were received residents who felt that the grass should be cut.	ONGOING	
13	06.21.22	Going forward, Ms. Lonergan and Mr. Walsh to participate in annual pipe inspection with Mr. Gatz and Mr. Heath during the dry season.	ONGOING	
14	07.19.22	Mr. Gatz to meet with Mr. Hurley, Mr. Walsh and Ms. Lonergan regarding inspecting areas to be refurbished.	ONGOING	
15	10.07.22	Mr. Hurley will obtain bids for services being performed by DTE.	ONGOING	
16	10.07.22	RE: Slope Hazards at the Two Islands - Mr. Hurley: Obtain pricing for mulch. Staff will trim back vegetation, control weeds and make these areas more presentable. Once the proposals are obtained, they will be provided to Mr. Adams	ONGOING	
17	10.07.22	Mr. Adams: Email September bank statements to the Board tomorrow.	ONGOING	
18				
19				

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

**COMPLETED
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	09.21.21	Mr. Gatz: Inspect Hole #7 where retention area that seemed to have a leak has a dip again. 10.19.21 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.	COMPLETE	12.07.21
2	09.21.21	Mr. Heath to re-send documents relating to Paleo Park to Ms. Botterbusch.	COMPLETE	12.07.21
3	09.21.21	Mr. Adams: Email section of prior minutes re: justifying purchase of front property to BOS.	COMPLETE	12.07.21
4	10.19.21	Ms. Lonergan email resident about drainage at EDRA #13. Mr. Gatz that area was mowed.	COMPLETE	12.07.21
5	10.19.21	Mr. Adams: Request spatterdock be reduced own to 35% and EWRA #33 reduced to 85% when technicians are on site.	COMPLETE	12.07.21
6	10.19.21	Mr. Gatz: Submit HPCA Equipment usage billing info to Mr. Hurley to submit to Mr. Adams.	COMPLETE	12.07.21
7	06.29.21	Staff to have overgrown areas at EDRA #47 trimmed.	COMPLETE	02.15.22
8	09.21.21	Mr. Gatz to inspect the area next to Grand Club Drive for the presence of two large Brazilian Pepper trees.	COMPLETE	02.15.22
9	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. 04.19.22 Mr. Gatz to monitor this continually.	COMPLETE	04.19.22
10	12.07.21	Revisit removal of trees along the wall at NWRA 33, in Spring 2022.	COMPLETE	04.19.22
11	02.15.22	Mr. Adams to request Mr. Martinjak provide DTE's Staff's hourly rates and to negotiate the contract to commence March 1, 2022.	COMPLETE	04.19.22
12	02.15.22	Mr. Gatz to have DTE remove downed tree at NWRA 33.	COMPLETE	04.19.22
13	02.15.22	Mr. Gatz to have DTE remove dead branches and debris from Paleo Park.	COMPLETE	04.19.22
14	02.15.22	Mr. Gatz to inspect all the areas where the Brazilian Pepper trees were removed for regrowth. 04.19.22 Mr. Gatz to monitor this continually.	COMPLETE	04.19.22
15	04.19.22	Mr. Adams: Invite Auditor to present Audit for Fiscal Year 2021 at the next meeting.	COMPLETE	06.21.22
16	06.09.20	ITEM 2-Revised 04.19.22 Mr. Gatz to submit a proposal to install sod at EDRA #21 and at Pond 15A. 06.21.22 Task for EDRA #21 was completed.	COMPLETE	06.21.22

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

**COMPLETED
TO DO LIST ACTION ITEMS**

(To remain on Completed List for one year from date moved to Completed.)

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
17	09.21.21	ITEM 11 Ms. Lonergan and Mr. Walsh to compile a list of pipe repairs for Mr. Gatz and Mr. Heath to be addressed during dry season. 02.15.22 Inspection date is March 16, 2022, 10:00 a.m., meeting up at the maintenance building. Inspection to include EDRA #22. 06.21.22 Inspection held after the April 19, 2022 meeting and concluded most of the issues required DTE cleanup services versus engineering services.	COMPLETE	06.21.22
18	04.19.22	Mr. Gatz to inspect integrity of the wall at NWRA 33 and remove any vegetation. 06.21.22 This was removed at it is not a CDD item.	COMPLETE	06.21.22
19	04.19.22	Mr. Adams to send a copy of the SOLitude HPCC Enhanced Waterbody Assessment Report to the person at SOLitude in the Audubon Department for review and make recommendations if needed.	COMPLETE	10.18.22
20	06.21.22	Mr. Gatz: Submit a proposal to refurbish slope of EDRA #28 with sod and address irrigation.	COMPLETE	10.18.22
21	06.21.22	Mr. Adams to coordinate SOLitude treating EDRA #33 at the same time as EDRA #38 in October and increase treatment to three times a year; March, June and October.	COMPLETE	10.18.22
22	06.21.22	Mr. Adams designated point of contact with HPCV's Counsel to address their request to have leaning hazardous trees removed. Mr. Adams also to engage the HPCA's Arborist to survey the area and implement an annual Firewise monitoring program for the undeveloped property to commence February 2023. 07.19.22 Ms. Lonergan stated the Arborist surveyed the area. Mr. Adams stated he would forward the electronic report to the Board Members. Ms. Lonergan stated action would be taken at the next meeting.	COMPLETE	10.18.22
23	06.21.22	Mr. Heath to give vendor photo of broken storm grate to include in proposal for next mtg.	COMPLETE	10.18.22
24	06.21.22	Mr. Adams: Add HPCA interest in purchasing CDD property or Land Lease on July agenda.	COMPLETE	10.18.22

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 18, 2022	Regular Meeting	2:00 PM
December 6, 2022	Regular Meeting	2:00 PM
February 21, 2023	Regular Meeting	2:00 PM
April 18, 2023	Regular Meeting	2:00 PM
June 20, 2023	Regular Meeting	2:00 PM
July 18, 2023	Public Hearing & Regular Meeting	2:00 PM
September 19, 2023	Regular Meeting	2:00 PM