

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on September 19, 2023 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

**Present were:**

Kathleen Lonergan  
Arthur Rhodes  
Carol Vaughan  
Janice Benedetti  
Michael Walsh

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present were:**

Chuck Adams  
Kurt Heath  
Tim Gatz  
Herb Hurley

District Manager  
District Engineer  
Down to Earth Landscaping (DTE)  
Heritage Pines Community Association

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:00 p.m.  
All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

All present recited the Pledge of Allegiance.

**THIRD ORDER OF BUSINESS**

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

There were no public comments.

**FOURTH ORDER OF BUSINESS**

**Discussion: Operations Activities**

Ms. Lonergan stated she asked Mr. Adams for the height the golf course grass should be cut. Mr. Adams stated the intention to have CDD turf mowed to a height of 4" applies to Floratam turf because that turf should not be cut down to golf course height. While there is some Bermuda and Bahia turf on the golf course, the idea was to mow turf to the same height so that there would be no disparity. He noted that, during rainy season, the grass can grow taller because it is impossible to mow as the dry retention ponds might be full.

Mr. Adams stated that significant funds were spent to repair erosion and restore the banks in the past. Ms. Lonergan noted that taller grass slows the velocity of runoff and preserves lake banks. Mr. Adams stated best practices allows for the use of taller turf during the summer, when rain is abundant, to reduce runoff and debris from flowing into the ponds. He noted that Saint Augustine is also known as Floratam turf.

Ms. Lonergan indicated that the previous contract stated "All EDRs, Paleo Park and EWRAs banks shall be mowed to a height of 4" with the exception of EDRAs and EWRAs. Power banks located on the golf course, which shall be mowed on both the slopes and basin to a height equal to the golf course rough, as determined by the golf course, so as not to negatively affect golf course play." She will take responsibility for that not being in the new contract, which did not contain the language when they received it. The Agreement was signed because it included what DTE had been doing.

Mr. Hurley stated most of those banks, such as #4 and #13, are Saint Augustine and he and Mr. Gatz would not recommend mowing Saint Augustine below 4"; almost every bank on every retention area is Saint Augustine.

A Board Member stated that golfers have difficulty on the right side of the tee box on #8. Mr. Hurley stated that area has Saint Augustine turf. It was noted that #9 also has Saint Augustine turf. Mr. Hurley stated, for the most part, Saint Augustine is not meant to be cut low, like Bermuda grass. It was noted that the mower was out of service for approximately ten days; there is only one mower and only one crew member to mow the grass.

A member of the public stated he spoke with Mr. Gatz and asked why the retention area to the right of the #15 tee box was cut rather than other areas with greater need. Mr. Hurley stated they can focus on other areas that grow faster, for whatever reason.

Asked why the mower was out of service for ten days, Mr. Hurley stated some of the parts that needed repairs were difficult to access and the repairs require taking equipment completely apart; it also takes time to diagnose the difficulty in some cases. Asked if stockpiling parts is necessary, Mr. Hurley stated some hoses and other components could be stockpiled but, in this case, a specialized part was needed.

It was noted that this is the second time within three to four months that this has happened. Mr. Hurley stated the mower runs well and is reliable; he does not recommend replacing it at this time.

Asked if a backup tractor can be rented or borrowed, if necessary, Mr. Hurley stated it depends upon what the rental company has available. The golf course's equipment is for finer turf and the CDD's mower is for heavy duty turf and the bush hog is not good on slopes.

Discussion ensued regarding difficulties related to renting a mower.

Mr. Hurley stated he researched some mower options that will be within budget and that might be beneficial and offer a wider deck to cover a larger area. He suggested considering this subject in early 2024, winter. Mr. Hurley was asked to send the estimates and information to Mr. Adams.

Mr. Adams stated there are two grates at Mr. Gatz's shop for installation. Ms. Lonergan stated one belongs at Hole #15 and the other one belongs at Paleo Park. She noted that, despite the hole number stated in the last meeting minutes, Hole #15 is the proper location for the grate.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2023**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2023.

**On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.**

**SIXTH ORDER OF BUSINESS**

**Approval of July 18, 2023 Public Hearing and Regular Meeting Minutes**

Ms. Lonergan presented the July 18, 2023 Public Hearing and Regular Meeting Minutes.

The following changes were made:

Line 104: Change "Hole 13" to "Hole 15"

Line 106: Change "Mr." to "Ms."

**On MOTION by Ms. Benedetti and seconded by Ms. Vaughan, with all in favor, the July 18, 2023 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

• **To Do Action Items List**

Item 14: Change "Hole #13" to "Hole #15". Mr. Adams stated the grate was delivered and installation is pending.

Ms. Lonergan presented a proposal for repair of the storm drain by the gazebo. Mr. Heath stated the storm drain will be re-set, the gap will be repaired and rebar stakes will be installed to prevent it from moving again.

**On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, Lupton's Construction Services, LLC, Proposal #2023-6 for curb inlet repair, in the amount of \$800, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Ms. Lonergan asked Mr. Heath to inspect the rear wall, near tennis courts #1 and #2, where a drain is causing erosion behind the wall.

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

- **NEXT MEETING DATE: October 17, 2023 at 2:00 PM**
  - **QUORUM CHECK**

**EIGHTH ORDER OF BUSINESS**

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

A resident asked if the CDD will consider installing solar lights when and if streetlight fixtures need to be replaced. Mr. Adams stated technology is improving; Florida Power & Light (FPL) does not currently recommend solar for streetlighting but it works well for parking lots. It might be something to consider in 2024.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

A Board Member asked Mr. Heath to inspect two tall pine trees in WRA #33 that are leaning near homes.

Ms. Lonergan stated a tree fell between #16 and #17 and asked if it can be removed. Mr. Gatz stated he will ask A to Z to remove it.

Mr. Gatz stated A to Z submitted a proposal of approximately \$5,000 to reduce foliage back 10' and remove Brazilian pepper trees. Ms. Lonergan stated this will be added to the To-Do List.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

*COPSA*  
Secretary/Assistant Secretary

*Kathleen Loney*  
Chair/Vice Chair