

**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 17, 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  
Tim Gatz  
Herb Hurley

District Manager  
HPCA Grounds Superintendent  
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 discussed an issue reported at Pond 3B by the gatehouse; a white floating trash bag was reported and a resident asked who maintains the lake. She advised that SOLitude maintains the lake. Mr. Adams stated that will be addressed during SOLitude's next visit; he noted a lot of dead brush on the bank of the east side pond entering the main gate. The algae on the west side of the pond seems to have improved since last month.

Discussion ensued regarding the appearance of the pond/lake, which improved slightly.

Mr. Adams stated a new treatment is being applied every seven days. He noted that the re-use water in ponds can have significant levels of nitrogen and phosphorus, which breeds algae. It can be a battle but SOLitude is making progress.

Ms. Vaughan discussed the email that was sent to all Board Members and asked for Staff to advise all Board Members of issues and outcomes.

Mr. Adams stated, as a matter of policy going forward, he will copy the Board Members on all issues addressed; he reminded Board Members not to copy other Board Members if they need to respond.

Ms. Lonergan asked for Mr. Heath to inspect NWRA 38 to see if any additional vegetation can be removed. Mr. Adams stated he will have Mr. Heath inspect dead vegetation in drier portions to see if the appearance can be improved but, since the area is subject to a permit, he might need to consult a local biologist to ensure compliance.

With regard to EWRA 33, Mr. Adams stated SOLitude will likely perform the spatterdock reduction treatment on Friday October 20, 2023 or Saturday October 21, 2023. Service is scheduled based on airboat availability, which is not always readily available, so the schedule might vary from what is requested. Ms. Lonergan asked if both 38 and 33 will be treated. Mr. Adams replied affirmatively; both are treated at every service visit.

Mr. Hurley stated a contractor will be hired to clear out other areas.

Ms. Lonergan stated a new grate was installed on Hole #15 and she observed some rust.

Mr. Gatz stated a new grate was also installed on Hole #9 and noted that a new grate was installed at Hole #15 but the underlying frame in which the grate rests has rusted.

The structure and condition of the frame was discussed.

Ms. Lonergan asked for Mr. Heath to inspect Pond #15A Grate.

Mr. Adams stated they will be inspected and photos will be taken. He suggested replacing them with aluminum, with stainless steel anchors, if replacement is warranted.

It was noted that Hole #9 is very weak.

Mr. Adams discussed the terrain and noted that the ones he brought up are traffic bearing.

**FIFTH ORDER OF BUSINESS**

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

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

Discussion ensued regarding tractor repairs and bids requested to replace the tractor.

Mr. Gatz stated the lag time between when equipment is ordered and when it is received must be taken into consideration. He stated the \$73,000 tractor the CDD purchased four or five years ago currently costs \$90,000 to \$100,000. He discussed various options, noting that smaller units are less expensive and are available in various sizes and price options. He looked at four or five options and he believes the \$43,000 option would be adequate for maintenance at all the retention areas. The current equipment can remain in operation.

Mr. Gatz recommended the Ventrac 4520Z and described the features. He estimated delivery would likely be six months from the date the order is placed.

**On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, ordering the Ventrac 4520Z 96" Mower, in the amount of \$42,848.36, was approved.**

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

**SIXTH ORDER OF BUSINESS**

**Approval of September 19, 2023 Regular Meeting Minutes**

Ms. Lonergan presented the September 19, 2023 Regular Meeting Minutes. The following changes were made:

Line 53: Delete "Power"

Line 54: Change "banks" to "Banks"

Lines 70, 73, 76, 82, 84: Change "Hurley" to "Gatz"

Line 87: Insert "on the overflow structure" after "belongs"

Line 146: Change "WRA" to "EWRA"

**On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the September 19, 2023 Regular Meeting Minutes, as amended, were approved.**

• **To Do Action Items List**

Item 13: Change "NWR" to "NWRA"

Items 14, 15 and 16 were completed.

Item 16: Change "Hurley" to "Gatz"

Item 16: Re-word new item to indicate mower has been ordered and delivery is anticipated in April 2024.

Item 17: Remove.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

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

There were no District Counsel or District Engineer reports.

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

Asked if the annual audit is still on schedule, Mr. Adams replied affirmatively. He has reviewed accruals and approved the final Accounts Payable run from September 2023.

• **NEXT MEETING DATE: December 5, 2023 at 2:00 PM**

○ **QUORUM CHECK**

**EIGHTH ORDER OF BUSINESS**

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

No members of the public spoke.

**NINTH ORDER OF BUSINESS**

**Supervisors' Requests**

Ms. Vaughan asked for branches around the perimeter of the front of the property to be trimmed.

**TENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the meeting adjourned at 2:26 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair