

HERITAGE PINES

**COMMUNITY DEVELOPMENT
DISTRICT**

December 5, 2023

**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 28, 2023

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 5, 2023 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. Update: Operations Activities
5. Consideration of Environmental Solutions Florida, Inc. Proposal to Removal Nuisance Vegetation
6. Discussion/Update: Operating Funds Investment Options
7. Acceptance of Unaudited Financial Statements as of October 31, 2023
8. Approval of October 17, 2023 Regular Meeting Minutes
 - To Do Action Items List
9. 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 20, 2024 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ARTHUR RHODES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JANICE BENEDETTI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MICHAEL WALSH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	KATHLEEN F. LONERGAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CAROL E. VAUGHAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

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For the CDD Board of Supervisors

If it's not too late, I would like for the CDD at its upcoming meeting to address the inconsistent or in some cases the total lack of, maintenance of Paleo Park-The Elliott Site. Yes, the path has been recently re-mulched. Yes, the park is occasionally mowed. Yes, the piles of debris that are placed outside at each gate are occasionally picked up, but there's more clean-up and weeding inside the park that should be done, including the pressure washing of the fence and the repair of the sign just inside the entrance.

Currently, there is a pile of tree and vegetation debris which has been gathered inside the Park awaiting pick-up for almost three weeks. Plus, there is a lot of scattered debris that is visible but not easily assessable for some of us who try to help during our walks in the Park, including two large tree branches. Pictures are attached of some of the debris.

It is my understanding the Heritage Pines CDD is responsible for the maintenance and operation of the infrastructure includes lakes, dry retention areas and conservation areas. Paleo Park-The Elliott Site is considered one of those areas.

As the community's website states about Heritage Pines, *"It offers you a peaceful and serene setting filled with nature's bounty. Heritage Pines was recently named a "Neighborhood for Nature" by Audubon International."*

Paleo Park-The Elliott Site is an integral part of that setting! And the CDD has an important role in maintaining that setting!

Thank you.

Bill Clark
Linkside Village Resident

P.S. Sorry, I will be unable to attend the meeting.











Paley Park

NO DOGS OR WEEDS
CHILDREN 10 OR UNDER MUST BE
ACCOMPANIED BY AN ADULT
ENTER AT YOUR OWN RISK
NO FOOD OR ALCOHOL ALLOWED
NO REMOVAL OF PLANTS OR ANY
NATURAL OBJECTS
NO PETS, SMOKING OR FISHING
NO TRAFFIC ON THE BRIDGE
NO GOLF CARTS ALLOWED
PLEASE STAY ON THE BRIDGE
FROM THE BRIDGE



**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

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**HERITAGE PINES CDD- HUDSON
(Parcel ID 05-24-17-0000-00100-0016)
PASCO COUNTY, FLORIDA**

SCOPE OF WORK

1.0 NUISANCE VEGETATION REMOVAL

This task is for the removal and disposal of a clump of wax myrtle and brush which is west of the golf course green and in the southeast corner of Pasco County parcel 05-24-17-0000-00100-0016. We will also paint the stumps with herbicide to reduce the risk of future growth. Please note that only this clump of growth totaling approximately 30' x 40' will be addressed in this task, and we have been informed by the district engineer that the growth is outside of the wetland and buffer such that permitting is not required. We will make an effort to avoid impacting your golf course and keep vehicles off of it. This task does not include other maintenance areas or permitting, but we are happy to provide a scope/fee if there are other areas of concern. The invoice is based upon a lump sum fee for the task;

See enclosed aerial map.

RESPONSIBILITIES OF THE CLIENT

1. The client will provide a letter of permission for ESF to access the properties as necessary for fieldwork.
2. The client will provide any engineering, surveying, or other professional services.

COST- The compensation for services by ESF pursuant to the Work Scope above.

Task 1.0: NUISANCE VEGETATION REMOVAL.....\$2,300.00 Lump Sum

Invoices will be submitted on a percent complete basis. All rates and fees shall be subject to renegotiation after a one (1) month period from the date of this Agreement if it has not been accepted. In the event new or additional regulations are adopted or implemented after the date of this Agreement, any additional work effort will be extra to this Agreement.

Find address or place



WATER LILY LANE

05-24-17-0
HERITAGE P
VILLAGE
PB 44 PG

05-24-17-0330
HERITAGE PINES
VILLAGE 23
PB 50 PG 95

05-24-17-0280
HERITAGE PINES
VILLAGE 26
VISTA ROYAL DRIVE
PB 50 PG 95

HERITAGE PIN
SCENIC HILLS BOULEV

100 200ft
82.621 Degrees

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

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Mark FitzGerald
Bank United, N.A
600 N Federal Highway
Boca Raton, FL 33432

Date: September 2023

To: Craig Wrathell
CC: Wrathell, Hunt & Associates, LLC. Government ICS Deposit Program.

This letter is to confirm that BankUnited is an approved and active member of the Certificate of Qualified Public Depository.

We are currently offering a **starting rate of 4.50% on our ICS Money Market Product** which is FDIC insured up to **\$150,000,000 (Million)** versus the regular banks business Money Market of **\$250,000 (Thousand)** FDIC coverage per EIN number.

The rate is based on the Federal Funds Rate currently 5.5% - 100 Basis Points = 4.50%.

The above-mentioned rate is not based on a minimum balance requirement.

As a preferred ICS Bank my team and I monitor the ICS relationships monthly and if rates go up, which they have been doing we will automatically adjust your rates accordingly to always give the best service.

Fed Funds Rate

	This Week	Year Ago
Fed Funds Rate (Current target rate 5.25-5.50)	5.5	2.5

3 days ago

Any additional questions, please do not hesitate to ask.

Sincerely,

Mark FitzGerald, V.P Business Relationship Manager.
mfitzgerald@bankunited.com
561-906-3754

SERVING OUR CLIENTS WITH STRENGTH AND STABILITY



A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

WHY OUR CLIENTS CHOOSE US

- ✓ One of the largest financial institutions headquartered in Florida
- ✓ Local decision-making
- ✓ Sound credit quality
- ✓ Solid balance sheet
- ✓ Committed to our clients

CREDIT RATINGS (Third Party Ratings)

P-1	Moody's Short Term Deposit
A2	Moody's Long Term Deposit
Baa2	Moody's Issuer Rating
F2	Fitch Short Term Deposit
BBB+	Fitch Long Term Deposit
K1	Kroll Short Term Deposit
A	Kroll Long Term Deposit

America's Most Trustworthy Companies in America (Banking), *Newsweek*, April 2023

#2 Bank Reputation Ranking by Customers, *American Banker*, November 2022

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception

Financial Highlights as of June 30, 2023 BankUnited, N.A.

\$35.9
BILLION
in Total Assets

\$25.8
BILLION
in Total Deposits

\$24.6
BILLION
in Total Loans

53
BRANCHES
in Florida

4
BANKING
CENTERS
in New York

1
BRANCH
in Texas

Robust Capital Base

8.8%
Tier-1 Leverage
Ratio

13.6%
Total
Risk-Based
Capital Ratio

13.0%
Common Equity
Tier 1
Capital Ratio

STRONG LIQUIDITY POSITION

- > Same day available liquidity of \$14.7 billion as of June 30
- > Available liquidity to uninsured, uncollateralized deposits ratio of 167% as of June 30

66% of our deposit base is insured or collateralized as of June 30

\$25 billion in prudently underwritten and well-diversified loans

High-Quality Commercial Real Estate portfolio; no non-performing loans¹

- > Commercial Real Estate loans is 23% of our total loans

¹ Excludes \$14 million in non-accrual guaranteed SBA loans.

Safety, Returns, and Peace of Mind: Access up to \$150 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$150 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

Want to learn more? Call me today.

Mark FitzGerald

V.P S.R Business Relationship Manager

561-906-3754

mfitzgerald@bankunited.com

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.



STATE OF FLORIDA
Office of the Chief Financial Officer
Division of Treasury
Bureau of Collateral Management

CERTIFICATE OF QUALIFIED PUBLIC DEPOSITORY
UNDER THE FLORIDA SECURITY FOR
PUBLIC DEPOSITS ACT

This is to certify that

BANKUNITED, N.A.
14817 OAK LANE
MIAMI LAKES, FLORIDA 33016

has fully qualified as a public depository pursuant to Chapter 280, Florida Statutes, otherwise known as the Florida Security for Public Deposits Act. As such, said bank or savings association is hereby designated to receive public deposits, as defined in Subsection 280.02(13), Florida Statutes.

Given under my hand this 29th day of February, 2012.

A handwritten signature in black ink, appearing to read "Jeff Stewart", written over a horizontal line.

CHIEF FINANCIAL OFFICER, STATE OF FLORIDA

Smart Saving with ICSSM

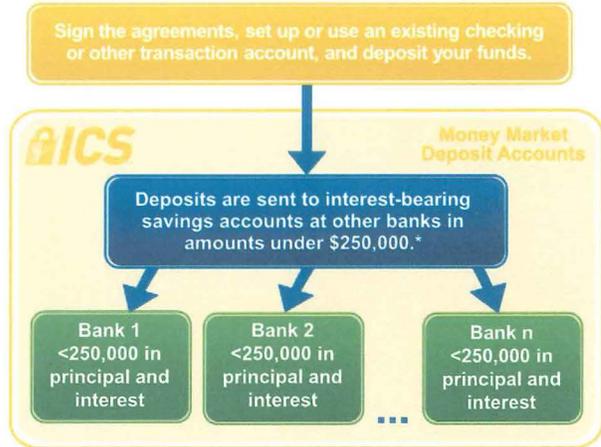
What is ICS?



Through ICSSM, the Insured Cash SweepSM service, you can:

- **Earn interest.** Put excess cash balances to work in savings accounts (money market deposit accounts).
- **Enjoy peace of mind.** ICS funds are eligible for multi-million-dollar FDIC insurance that's backed by the full faith and credit of the United States government.
- **Access funds.** Enjoy daily liquidity in your linked transaction account; replenish the account by withdrawing ICS funds up to six times per month.

How does ICS work?



* The standard FDIC insurance maximum is \$250,000 per insured capacity, per bank.

Work directly with just us – an institution you already know and trust – to receive coverage from many, and know that your confidential information remains protected.

How does ICS compare to other alternatives?

Product	Issue	ICS Solution
Noninterest-bearing checking accounts	Are eligible for unlimited FDIC coverage through 2012 under the Dodd-Frank Act, but do not earn interest.	 <p>You do not have to choose between earning a return and enjoying peace of mind – with ICS, you can do both.</p> <p>And, by offering access to FDIC insurance, ICS can help you avoid the hassles associated with managing multiple bank relationships or the need to track collateral on an ongoing basis (if you are accustomed to doing so).</p>
Interest-bearing checking accounts	Earn interest, but funds are insured only up to \$250,000 per insured capacity, per bank.	
Repurchase sweeps	May earn interest, but the yield can be very low; the process carries administrative tracking burdens, and the investment is not backed by FDIC insurance.	
Collateralized deposits	Administrative tracking problem can be more onerous than with repo sweeps.	
Money market mutual funds	Earn interest, but the yield may be very low, and the investment is not backed by the full faith and credit of the federal government.	



Member FDIC

Placement of your funds through the ICS service is subject to the terms, conditions, and disclosures set forth in the agreements, including the ICS Deposit Placement Agreement, that you enter into with us. Limits and customer eligibility criteria apply. Program withdrawals are limited to six per month. ICS and Insured Cash Sweep are service marks of Promontory Interfinancial Network, LLC.



August 21, 2023

Chesley "Chuck" E. Adams, Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

RE: Wrathell, Hunt and Associates, LLC Government Deposit Program

Synovus Bank would like to thank you for the opportunity to work with government customers under your direct management to create a deposits program specifically for customers of Wrathell, Hunt and Associates (WHA). We understand how important it is to choose the right partner for banking services and that partner being fully prepared to *exceed your expectations*. With over \$62 billion in assets, Synovus Bank is ranked among the top 50 banks by the Federal Reserve Board. Synovus is a publicly traded company (Synovus Financial Corp. NYSE: SNV), and member of the Federal Reserve System with an extremely diverse and deep leadership team. Our humble beginnings date back to 1888. 135 years later, we have grown to 250+ branches in five states; yet we continue our culture of being a "Community Bank". Synovus Bank has the capabilities of Wall Street but the mindset of "Main Street". Banking is relationships with our clients and communities in which we serve; this is what sets Synovus Bank apart from our competition. Our success has led to accolades such as being honored as one of the Best Banks in America, by Forbes. We do not take our customer obligations lightly. We have a history of providing excellent customer service to our clients. We have a team of dedicated government professionals ready to assist in this endeavor and any others your customers may have.

As previously outlined, the WHA program would include the following:

- Customer would be confirmed by WHA as District Manager,
- State, County, and Municipal (SCM) Money Market account would be opened in the name of the District with the District's TIN. Each account will include FDIC on the first \$250,000 and will be collateralized as defined in Chapter 280, Florida Statutes,
- Interest would be posted monthly and compounded,
- Minimum amount of initial deposit for each account would be \$500,000,
- For account with balances equal to or greater than \$500,000, the interest rate would be indexed to the Federal Funds Rate minus 75 basis points. For informational purposes, that rate of this date would be 4.75 percent. For balances that decline to levels between \$200,000 and \$499,999, the rate would be indexed the Federal Funds Rate minus 100 basis points. For balances below \$200,000 the rate would be managed by the Bank with an initial rate of 3.50 percent.
- Account balance measurements will be taken the first day of each month and when action is taken by the Federal Open Markets Committee.

Synovus Bank appreciates the opportunity and looks forward to your favorable response. If you should have any questions or need additional information, please do not hesitate to contact either of us at the numbers below.

Respectfully,

Andy LaFear
Government Solutions - Relationship Manager
7768 Ozark Drive, Suite 100
Jacksonville, FL 32256
904-347-7068
andylafear@synovus.com

Jim Mitchell, Senior director
Government Solutions
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
jimmitchell@synovus.com

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31,2023**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31,2023**

	Major Funds	Total
	General	Governmental Funds
ASSETS		
Cash - SunTrust - 5304	\$ 423,140	\$ 423,140
SBA		
Operating A	818	818
Reserve A	1,993	1,993
Utility deposit	14,717	14,717
Assessments receivable	991	991
Total assets	\$ 441,659	\$ 441,659
 LIABILITIES & FUND BALANCE		
Liabilities		
Accounts payable	\$ 3,590	\$ 3,590
Total liabilities	3,590	3,590
 Fund balance		
Committed		
Disaster recovery	175,000	175,000
Future mower replacement	70,000	70,000
Working capital	150,000	150,000
Unassigned	43,069	43,069
Total fund balance	438,069	438,069
 Total liabilities and fund balance	 \$ 441,659	 \$ 441,659

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
UNRECONCILED GENERAL FUND
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,564	0%
Interest & miscellaneous	17	-	-	-	-	-	-	-	-	-	-	-	17	1,000	2%
Total revenues	17	-	-	-	-	-	-	-	-	-	-	-	17	283,564	0%
EXPENDITURES															
Professional & administrative fees															
Supervisors	-	-	-	-	-	-	-	-	-	-	-	-	-	7,000	0%
Management	2,704	-	-	-	-	-	-	-	-	-	-	-	2,704	32,450	8%
Legal	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Audit	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500	0%
Assessment roll preparation	601	-	-	-	-	-	-	-	-	-	-	-	601	7,210	8%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	-	-	-	-	-	-	-	-	-	-	-	12	150	8%
Rentals and leases	155	-	-	-	-	-	-	-	-	-	-	-	155	1,860	8%
Postage	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Printing & binding	86	-	-	-	-	-	-	-	-	-	-	-	86	1,030	8%
Legal advertising	156	-	-	-	-	-	-	-	-	-	-	-	156	350	45%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	8,839	-	-	-	-	-	-	-	-	-	-	-	8,839	8,800	100%
Contingencies	59	-	-	-	-	-	-	-	-	-	-	-	59	1,000	6%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	-	-	-	-	-	-	-	-	705	0%
Total Professional & Administrative Fees	12,997	-	-	-	-	-	-	-	-	-	-	-	12,997	79,777	16%
Operations and maintenance															
Electricity - street lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	22,500	0%
Retention pond mowing/weed control	-	-	-	-	-	-	-	-	-	-	-	-	-	129,000	0%
Irrigation water	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	0%
Aquatic weed control	1,586	-	-	-	-	-	-	-	-	-	-	-	1,586	20,000	8%
Dry retention pond refurbishment/planting	800	-	-	-	-	-	-	-	-	-	-	-	800	36,000	2%
Total operations and maintenance	2,386	-	-	-	-	-	-	-	-	-	-	-	2,386	223,500	1%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	-	-	-	-	-	-	-	-	150	0%
Tax collector	-	-	-	-	-	-	-	-	-	-	-	-	-	5,887	0%
Total other fees and charges	-	-	-	-	-	-	-	-	-	-	-	-	-	6,037	0%
Total expenditures	15,383	-	-	-	-	-	-	-	-	-	-	-	15,383	309,314	5%
Excess/(deficiency) of revenues over/(under) expenditures	(15,366)	-	-	-	-	-	-	-	-	-	-	-	(15,366)	(25,750)	
Fund balance - beginning	453,435	438,069	438,069	438,069	438,069	438,069	438,069	438,069	438,069	438,069	438,069	438,069	453,435	484,632	
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	43,069	43,069	43,069	43,069	43,069	43,069	43,069	43,069	43,069	43,069	43,069	43,069	43,069	63,882	
Fund balance - ending	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 438,069	\$ 458,882	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
OCTOBER 2023**

9:51 AM

11/30/23

Accrual Basis

Heritage Pines CDD
General Ledger
 As of October 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.000 · Suntrust Bank - Checking - 1053							3,585.67
General Journal	10/23/2023	3017		TRANSFER OF BALANCE FROM OLD AC...		3,542.74	42.93
General Journal	10/23/2023	3020		ACCOUNT ANALYSIS FEE		42.95	-0.02
General Journal	10/23/2023	3020		ACCOUNT ANALYSIS FEE FORCE PAY D...		42.95	-42.97
General Journal	10/26/2023	3021		ACCOUNT ANALYSIS FEE REFUND	42.95		-0.02
General Journal	10/31/2023	3013		INTEREST INCOME	0.02		0.00
Total 101.000 · Suntrust Bank - Checking - 1053					42.97	3,628.64	0.00
101.002 · Suntrust Checking-5304 - NEW							447,845.15
General Journal	10/18/2023	3015		Accounts Payable 10/16/2023		28,235.65	419,609.50
General Journal	10/23/2023	3017		TRANSFER OF BALANCE FROM OLD AC...	3,542.74		423,152.24
General Journal	10/23/2023	3020		ACCOUNT ANALYSIS FEE		16.10	423,136.14
General Journal	10/31/2023	3013		INTEREST INCOME	3.75		423,139.89
Total 101.002 · Suntrust Checking-5304 - NEW					3,546.49	28,251.75	423,139.89
151.000 · Investments							2,797.62
151.001 · SBA-Operating A Account							813.87
General Journal	10/31/2023	3013		INTEREST INCOME	3.87		817.74
Total 151.001 · SBA-Operating A Account					3.87	0.00	817.74
151.101 · SBA - Reserve A Account							1,983.75
General Journal	10/31/2023	3013		INTEREST INCOME	9.44		1,993.19
Total 151.101 · SBA - Reserve A Account					9.44	0.00	1,993.19
Total 151.000 · Investments					13.31	0.00	2,810.93
121.000 · Assessments Receivable							991.00
Total 121.000 · Assessments Receivable							991.00
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							-16,501.15
General Journal	10/16/2023	3014		Accounts Payable 10/16/2023		11,766.00	-28,267.15
General Journal	10/18/2023	3015		Accounts Payable 10/16/2023	28,235.65		-31.50
General Journal	10/31/2023	3021		Accounts Payable 10/31/2023 entered on 1...		3,558.32	-3,589.82
Total 202.000 · Accounts Payable - Year End					28,235.65	15,324.32	-3,589.82
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							-414,160.01
Total 3900 · Retained Earnings							-414,160.01

Heritage Pines CDD
General Ledger
 As of October 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
361.000 · Interest Income							0.00
361.100 · Interest Income - Surplus Acct							0.00
General Journal	10/31/2023	3013		INTEREST INCOME		0.02	-0.02
General Journal	10/31/2023	3013		INTEREST INCOME		9.44	-9.46
General Journal	10/31/2023	3013		INTEREST INCOME		3.87	-13.33
General Journal	10/31/2023	3013		INTEREST INCOME		3.75	-17.08
Total 361.100 · Interest Income - Surplus Acct					0.00	17.08	-17.08
Total 361.000 · Interest Income					0.00	17.08	-17.08
512.000 · Executive							0.00
512.311 · Management Fees							0.00
Bill	10/31/2023	2023-1438	WRATHELL, HUNT & ASSOCIATES. LLC	10/23 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	10/31/2023	2023-1438	WRATHELL, HUNT & ASSOCIATES. LLC	10/23 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
519.000 · Other General Government							0.00
519.411 · Telephone							0.00
Bill	10/31/2023	2023-1438	WRATHELL, HUNT & ASSOCIATES. LLC	10/23 MGMT FEE	12.50		12.50
Total 519.411 · Telephone					12.50	0.00	12.50
519.414 · ADA Website Compliance							0.00
Bill	10/16/2023	2967	ADA SITE COMPLIANCE	Compliance Shield, Accessibility Policy, Tec...	210.00		210.00
Total 519.414 · ADA Website Compliance					210.00	0.00	210.00
519.440 · Rentals and Leases							0.00
Bill	10/31/2023	2023-1438	WRATHELL, HUNT & ASSOCIATES. LLC	10/23 MGMT FEE	155.00		155.00
Total 519.440 · Rentals and Leases					155.00	0.00	155.00
519.450 · Insurance							0.00
Bill	10/16/2023	20271	EGIS INSURANCE & RISK ADVISORS	INSURANCE PREMIUM - 10/01/23 -10/01/24	8,839.00		8,839.00
Total 519.450 · Insurance					8,839.00	0.00	8,839.00
519.470 · Printing and Binding							0.00
Bill	10/31/2023	2023-1438	WRATHELL, HUNT & ASSOCIATES. LLC	10/23 MGMT FEE	85.83		85.83
Total 519.470 · Printing and Binding					85.83	0.00	85.83
519.480 · Legal Advertising							0.00
Bill	10/16/2023	0000309288	TAMPA BAY TIMES	NOTICE OF FISCAL YEAR 2024 MEETING...	156.00		156.00
Total 519.480 · Legal Advertising					156.00	0.00	156.00

Heritage Pines CDD
General Ledger
 As of October 31, 2023

Type	Date	Num	Name	Memo	Debit	Credit	Balance
519.490 · Contingencies							0.00
General Journal	10/23/2023	3020		ACCOUNT ANALYSIS FEE	42.95		42.95
General Journal	10/23/2023	3020		ACCOUNT ANALYSIS FEE	16.10		59.05
General Journal	10/23/2023	3020		ACCOUNT ANALYSIS FEE FORCE PAY D...	42.95		102.00
General Journal	10/26/2023	3021		UPDATED ENTRY ABOVE		42.95	59.05
Total 519.490 · Contingencies					102.00	42.95	59.05
519.540 · Annual District Filing Fee							0.00
Bill	10/16/2023	88029	DEPARTMENT OF ECONOMIC OPPORTUNITY	FY 2023/2024 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					9,735.33	42.95	9,692.38
539.000 · Field Maintenance							0.00
539.311 · Aquatic Weed Control							0.00
Bill	10/16/2023	PSI-019058	SOLITUDE LAKE MANAGEMENT	10/23 AQUATIC WEED CONTROL	1,586.00		1,586.00
Total 539.311 · Aquatic Weed Control					1,586.00	0.00	1,586.00
539.341 · Dry Retention Pond Refurbish							0.00
Bill	10/16/2023	2023-6	LUPTON'S CONSTRUCTION SERVICES, LLC	MOBILIZATION & ADJUST/ALIGN CURB I...	800.00		800.00
Total 539.341 · Dry Retention Pond Refurbish					800.00	0.00	800.00
539.490 · Contingencies							0.00
General Journal	10/26/2023	3021		ACCOUNT ANALYSIS FEE REFUND		42.95	-42.95
General Journal	10/26/2023	3021		UPDATED ENTRY ABOVE	42.95		0.00
Total 539.490 · Contingencies					42.95	42.95	0.00
Total 539.000 · Field Maintenance					2,428.95	42.95	2,386.00
TOTAL					47,307.69	47,307.69	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
OCTOBER 2023**

**Heritage Pines CDD
CHECK REGISTER
October 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	10/18/2023	FEDEX	101.002 · Suntrust Checking-5304 - NEW		-8.50
Bill	8-266-32073	09/30/2023		519.410 · Postage	-8.50	8.50
TOTAL					-8.50	8.50
Bill Pmt -Check	CBI	10/18/2023	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-1,952.11
Bill	1306910 100623	09/30/2023		539.430 · Street Lighting	-1,492.99	1,492.99
Bill	2041547 100423	09/30/2023		539.430 · Street Lighting	-459.12	459.12
TOTAL					-1,952.11	1,952.11
Bill Pmt -Check	10020	10/18/2023	ADA SITE COMPLIANCE	101.002 · Suntrust Checking-5304 - NEW		-210.00
Bill	2967	10/16/2023		519.414 · ADA Website Compliance	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check	10021	10/18/2023	BEACH ROAD GOLF ESTATES CDD	101.002 · Suntrust Checking-5304 - NEW		-92.89
Bill	092723	09/30/2023		519.410 · Postage	-92.89	92.89
TOTAL					-92.89	92.89
Bill Pmt -Check	10022	10/18/2023	DEPARTMENT OF ECONOMIC OPPORTUNITY	101.002 · Suntrust Checking-5304 - NEW		-175.00
Bill	88029	10/16/2023		519.540 · Annual District Filing Fee	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	10023	10/18/2023	EGIS INSURANCE & RISK ADVISORS	101.002 · Suntrust Checking-5304 - NEW		-8,839.00
Bill	20271	10/16/2023		519.450 · Insurance	-8,839.00	8,839.00
TOTAL					-8,839.00	8,839.00
Bill Pmt -Check	10024	10/18/2023	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-13,929.35
Bill	092223	09/30/2023		539.341 · Dry Retention Pond Refurbish	-1,141.75	1,141.75
Bill	093023 EU	09/30/2023		539.340 · Retention Pond Mowing/Weed Cont	-10,750.00	10,750.00
Bill	093023	09/30/2023		539.431 · Irrigation of Pond Banks	-2,037.60	2,037.60
TOTAL					-13,929.35	13,929.35
Bill Pmt -Check	10025	10/18/2023	LUPTON'S CONSTRUCTION SERVICES, LLC	101.002 · Suntrust Checking-5304 - NEW		-800.00
Bill	2023-6	10/16/2023		539.341 · Dry Retention Pond Refurbish	-800.00	800.00
TOTAL					-800.00	800.00

**Heritage Pines CDD
CHECK REGISTER
October 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	10026	10/18/2023	SOLITUDE LAKE MANAGEMENT	101.002 · Suntrust Checking-5304 - NEW		-1,586.00
Bill	PSI-019058	10/16/2023		539.311 · Aquatic Weed Control	-1,586.00	1,586.00
TOTAL					-1,586.00	1,586.00
Bill Pmt -Check	10027	10/18/2023	STRALEY ROBIN VERICKER	101.002 · Suntrust Checking-5304 - NEW		-35.00
Bill	23681	09/30/2023		514.310 · Legal Fees	-35.00	35.00
TOTAL					-35.00	35.00
Bill Pmt -Check	10028	10/18/2023	STROUD ENGINEERING CONSULTANTS	101.002 · Suntrust Checking-5304 - NEW		-451.80
Bill	HPC1202-20-09	09/30/2023		519.320 · Engineering	-451.80	451.80
TOTAL					-451.80	451.80
Bill Pmt -Check	10029	10/18/2023	TAMPA BAY TIMES	101.002 · Suntrust Checking-5304 - NEW		-156.00
Bill	0000309288	10/16/2023		519.480 · Legal Advertising	-156.00	156.00
TOTAL					-156.00	156.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**

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



Invoice

BILL TO

Heritage Pines CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2967	10/09/2023	\$210.00	10/23/2023	14	

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

BALANCE DUE

\$210.00

**519.414
001**

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88029
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

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



000744

Heritage Pines Community Development District

Mr. Craig Wrathell

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

519.540

001

- 2. Telephone: 561-571-0010 Ext:
- 3. Fax: 561-571-0013
- 4. Email: wrathellc@whhassociates.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.heritagepinescdd.net
- 8. County(ies): Pasco
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 10/07/2022
- 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 Ordinances 97-15, 98-12, and 06-30
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments



STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual 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 Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 2, 2023

Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2023-24 Special District State Fee and Profile Update Due by December 1, 2023

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2023-2024 Special District State Fee Invoice and Profile Update* (enclosure). Detailed instructions are on the opposite side of this memorandum.

Pay the Annual State Fee Online

The Florida Department of Commerce (FloridaCommerce), previously the Florida Department of Economic Opportunity, requests all special districts to pay the state fee online at www.FloridaJobs.org/SpecialDistrictFee by electronic check or by using a Visa or MasterCard, and to email the completed enclosure to FloridaCommerce at SpecialDistricts@Commerce.fl.gov. The state fee remains \$175, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be completed by December 1, 2023. Paying online is fast, free, and convenient.

The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SDAP.

Review the Special District's Profile

Each special district's registered agent must annually review the profile information on the enclosure, mark any needed corrections or updates, sign and date it, and return it to FloridaCommerce.

The Purpose of Reviewing the Special District's Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and to make informed policy decisions. It is important for that information to be complete and accurate.

Reminders

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts must have an official website. If the special district is required to have an official website and its web address is not listed on the enclosure, the special district must provide it. The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers website requirements along with general operating requirements. FloridaCommerce encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following by December 1, 2023:

STEP 1: Review the special district's profile on the enclosure:

- Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- Complete any missing information.
- Email any noted missing documents, such as a boundary map and / or creation document to the email address provided below.
- Sign and date where indicated.
- Make a copy for your records.

STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee:

- **Pay online with a Visa or MasterCard or by electronic check:**
 - Visit www.FloridaJobs.org/SpecialDistrictFee and follow the instructions.
 - Write "Paid Online" on the enclosure and email it to the email address provided below.
- **In the event of a hardship preventing a special district from paying the state fee online:**
 - Prepare a check payable to the Florida Department of Commerce.
 - Enter the invoice number in the memo field.
 - Mail the check and the completed enclosure to the address provided below, ensuring the post-mark date is on or before December 1, 2023. If it is not possible to include the check with the enclosure, write on the enclosure "check mailed separately" and email or mail the enclosure to the addresses provided below.
- **If eligible for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code, complete Step 3.b. on the enclosure:**
 - Certify eligibility by initialing each statement.
 - Email the completed enclosure to the email address provided below.

State Fee Website: www.FloridaJobs.org/SpecialDistrictFee (pay online, download a duplicate enclosure, previous memorandums, and FloridaCommerce's W-9 Form)

Mailing Address: Florida Department of Commerce
Bureau of Budget Management
107 East Madison Street, MSC-120
Tallahassee, FL 32399-4124

Questions: Contact: Jack Gaskins
Telephone: 850-717-8430
Email: SpecialDistricts@Commerce.fl.gov

000744080202



INVOICE



Customer	Heritage Pines Community Development District
Acct #	381
Date	09/27/2023
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	\$ 8,839.00
Payment Amount	
Payment for:	Invoice#20271
100123086	

Thank You

Please detach and return with payment



Customer: Heritage Pines Community Development District

Invoice	Effective	Transaction	Description	Amount
20271	10/01/2023	Renew policy	Policy #100123086 10/01/2023-10/01/2024 Florida Insurance Alliance GL,POL,EPLI,HNO,IM - Renew policy Due Date: 9/27/2023 <div style="text-align: center; color: red; font-size: 1.2em;">519.450 001</div>	8,839.00

Total

\$ 8,839.00

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	09/27/2023

Invoice #2023-6

Lupton's Construction Services, LLC.

20840 Chisholm Trail, Land O Lakes, Florida 34638

Phone # 813-714-3530

State Certified Utility & Excavation Contractor CUC1225713

State Certified General Contractor CGC1529402

Invoice #	Date	Total Due	Due Date	Terms
2023-6	October 2,2023	\$800.00	November 2,2023	Net 30

Invoice

Bill To: Heritage Pines Community Development District
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL. 34135

Project: Heritage Pines, Hudson, Florida
Adjust/align curb inlet top

Invoice Date: 10/02/2023

DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
Mobilization	1	ls.	\$50.00	\$50.00
Adjust/align curb inlet top	1	ls.	\$750.00	\$750.00

Total Invoice: \$800.00

All outstanding invoices remaining past due
After 30 days are subject to additional late fees.



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI019058
 Invoice Date: 10/1/2023

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

Ship Via
 Ship Date 10/1/2023
 Due Date 11/15/2023
 Terms Net 45

Customer ID H2224
 P.O. Number
 P.O. Date 10/1/2023
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance October Billing 10/1/2023 - 10/31/2023 Heritage Pines Cdd LAKE ALL		1	1	1,586.00	1,586.00

539.311
001

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



tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 1/23		HERITAGE PINES CDD	
Billing Date	Sales Rep	Customer Account	
10/01/2023	Carol Chewning	123496	
Total Amount Due		Ad Number	
\$156.00		0000309288	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/01/23	10/01/23	0000309288	Times	Legals CLS	Heritage Pines Notice of FY 2024 Meetings	1	2x45 L	\$154.00
10/01/23	10/01/23	0000309288	Tampabay.com	Legals CLS	Heritage Pines Notice of FY 2024 Meetings AffidavitMaterial	1	2x45 L	\$0.00 \$2.00
519.480								
001								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/ 1/23		HERITAGE PINES CDD	
Billing Date	Sales Rep	Customer Account	
10/01/2023	Carol Chewning	123496	
Total Amount Due		Ad Number	
\$156.00		0000309288	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Carol Chewning** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Heritage Pines Notice of FY 2024 Meetings** was published in said newspaper by print in the issues of: **10/ 1/23** or by publication on the newspaper's website, if authorized, on

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

**HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2024 MEETINGS**

The Board of Supervisors ("Board") of the Heritage Pines Community Development District ("District") will hold Regular Meetings for Fiscal Year 2024 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hill Boulevard, Hudson, Florida, on the following dates:

October 17, 2023
December 5, 2023
February 20, 2024
April 16, 2024
June 18, 2024
July 16, 2024
September 17, 2024

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

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

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

District Manager
10/01/2023 0000309288

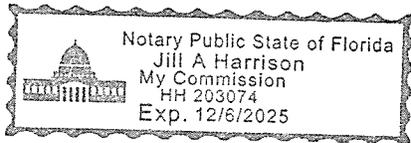
Signature Affiant

Sworn to and subscribed before me this **10/01/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

1
2
3
4
5
6
7
8
9
10
11
12
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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	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Janice Benedetti	Assistant Secretary
Michael Walsh	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Tim Gatz	Down to Earth Landscaping (DTE)
Herb Hurley	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

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

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

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

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

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

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

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

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

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

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

67 The structure and condition of the frame was discussed.

68 Ms. Lonergan asked for Mr. Heath to inspect Hole #15.

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

71 It was noted that Hole #9 is very weak.

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

74

75 **FIFTH ORDER OF BUSINESS**

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

77

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

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

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

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

88

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

92

93

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

96

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98 **SIXTH ORDER OF BUSINESS**

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

100

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

- 103 Line 53: Delete "Power"
- 104 Line 54: Change "banks" to "Banks"
- 105 Lines 70, 73, 76, 82, 84: Change "Hurley" to "Gatz"
- 106 Line 87: Insert "on the overflow structure" after "belongs"
- 107 Line 146: Change "WRA" to "EWRA"

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

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- **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]

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135 No members of the public spoke.

136

137 **NINTH ORDER OF BUSINESS**

Supervisors' Requests

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139 Ms. Vaughan asked for branches around the perimeter to be trimmed.

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141 **TENTH ORDER OF BUSINESS**

Adjournment

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**TO DO
ACTION
ITEMS**

**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: Send copies of engagement letters & other CDD communications to all Supervisors. Revised 12.01.20 Mr. Adams: Email bank statements for months between reg mtgs. 06.21.22/12.06.22 Mr. Adams: Email Reconciliation Reports to Board monthly.	ONGOING	
2	06.09.20	Mr. Gatz: 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: 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: Submit proposal to install sod at EDRA #21 & Pond 15A.	ONGOING	
3	07.14.20	SOLitude: Send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath: Survey the area of erosion on the non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	DTE Staff: 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: 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 Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: <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: 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: 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. 12.06.22 Mr. Gatz: Order extra sod to recently approved proposal.	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: Inspect and monitor 18445 Fairway Green Drive for EDRA #35 for erosion around a cypress tree that should be inspected and monitored.	ONGOING	
10	09.21.21	Mr. Heath: Inspect 11701 and 11705 Scenic Hills Boulevard. The area was filled in but inspection must wait until the water level drops.	ONGOING	
11	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 Per Ms. Lonergan: Identified items 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	
12	06.21.22	Ms. Lonergan & Mr. Walsh: Participate in annual pipe inspection with Mr. Gatz and Mr. Heath during the dry season.	ONGOING	
13	04.18.23	District Engineer: Review NWRA 38 area. Determine if dry and if anything can be removed.	ONGOING	
14	09.19.23	Mr. Heath: Inspect rear wall near tennis courts #1 & #2, where a drain is causing erosion behind the wall.	ONGOING	
15	09.19.23	Mr. Heath: Inspect two tall pine trees in WRA #33 as they are leaning near homes.	ONGOING	
16	09.19.23	Mr. Gatz: Ask A to Z to remove a fallen tree between #16 and #17.	ONGOING	
17	09.19.23	Mr. Gatz: A to Z proposal to reduce foliage back 10' and remove Brazilian pepper trees for approximately \$5,000. Proposal submitted, not yet approved.	ONGOING	
18	10.17.23	Mr. Gatz: New mowing equipment purchased; delivery anticipated in April 2024.	ONGOING	
19	10.17.23	Mr. Adams: Going forward, Board Members will be copied on all issues addressed; Board Members are reminded not to copy other Board Members if they need to respond.	ONGOING	
20	10.17.23	Mr. Hurley: inspect dead vegetation in drier portions NWRA 38 to see if any additional vegetation can be removed. Consult local biologist to ensure compliance with permit if necessary.	ONGOING	
21	10.17.23	Mr. Heath: Inspect rusting grate frame at Hole #15, provide photos and recommendation.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	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.	COMPLETED	12.06.22
2	07.19.22	Mr. Gatz to meet with Mr. Hurley, Mr. Walsh and Ms. Lonergan regarding inspecting areas to be refurbished.	COMPLETED	12.06.22
3	10.07.22	Mr. Adams: Email September bank statements to the Board tomorrow.	COMPLETED	12.06.22
4	10.07.22	RE: Slope Hazards at the Two Islands - Mr. Gatz: 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 12.06.22 Approved proposal, mulch project to commence in the summer.	COMPLETED	02.21.23
5	12.06.22	Lupton's Construction Services, LLC \$8,552.08 estimate to be approved once project to repair the 36" storm drainage pipe commences in the Spring.	COMPLETED	04.18.23
6	02.21.23	Mr. Adams: Have another attorney from Straley Robin Vericker review Landscape Maintenance Agreement with HPCA and report findings at the next meeting.	COMPLETED	04.18.23
7	12.06.22	Mr. Adams: Ask SOLitude how they access EWRA 33 and email information to the Board.	COMPLETED	06.20.23
8	04.18.23	District Counsel: Update Landscape Maintenance Agreement to include changes discussed. Email updated redline version to Mr. Hurley ASAP. Coordinate with HPCA Counsel to revise/update/finalize.	COMPLETED	06.20.23
9	04.18.23	Mr. Adams: Adjust proposed FY2024 budget line items and amounts, as necessary to move mulch to another category & keep assessments unchanged year-over-year.	COMPLETED	06.20.23
10	06.20.23	Per Ms. Lonergan: Staff to replace the grate at Hole #15. 09.19.23 Per Mr. Adams: the grate has been delivered and it has not yet been installed.	ONGOING	10.17.23
11	09.19.23	Mr. Heath: Lupton's Construction Services, LLC, Proposal #2023-6 for curb inlet repair, in the amount of \$800, was approved.	ONGOING	10.17.23
12	09.19.23	Mr. Gatz: Send the estimates and information regarding possible mowing equipment purchase to Mr. Adams.	ONGOING	10.17.23

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2023	Regular Meeting	2:00 PM
December 5, 2023	Regular Meeting	2:00 PM
February 20, 2024	Regular Meeting	2:00 PM
April 16, 2024	Regular Meeting	2:00 PM
June 18, 2024	Regular Meeting	2:00 PM
July 16, 2024	Public Hearing & Regular Meeting	2:00 PM
September 17, 2024	Regular Meeting	2:00 PM