

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on June 18, 2024 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 (via telephone) | Assistant Secretary |
| Michael Walsh                    | Assistant Secretary |

**Also present:**

|               |                             |
|---------------|-----------------------------|
| Chuck Adams   | District Manager            |
| Kurt Heath    | District Engineer           |
| Herb Hurley   | HPCA General Manager        |
| Tim Gatz      | HPCA Grounds Superintendent |
| Loretta Fulda | Resident                    |
| Sherry Burch  | Resident                    |
| Thad James    | Resident                    |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 2:00 p.m.

Supervisors Lonergan, Rhodes, Vaughan and Walsh were present. Supervisor Benedetti attended via telephone.

**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]**

Resident Lorreta Fulda spoke about removing brush from inside the posts that she thinks need to be cleaned. It was noted that outside of the posts can be addressed by Heritage Pines but the other side cannot.

Resident Sherry Burch discussed the lake near her home and stated her belief that it is a natural wetland, not a lake. She discussed the decreasing amount of wildlife in the area and voiced her opinion that trying to make it look like a lake will destroy the natural habitat.

**FOURTH ORDER OF BUSINESS**

**Update: Operations Activities**

Discussion ensued regarding trees that were removed.

**FIFTH ORDER OF BUSINESS**

**Discussion: Resident Request to Remove Additional Vegetation from NWRA 38**

Mr. Heath stated that the area in question is a natural wetland; therefore, there are restrictions imposed by the Southwest Florida Water Management District (SWFWMD) as to what can be done. He stated that the wetland buffer edge was staked at this location and other wetlands, which delineates up to the point that can be maintained. He stated that efforts are being made to address the areas that can be maintained.

Ms. Lonergan stated that the CDD is bound by the SWFWMD and the District Engineer's recommendations.

Discussion ensued regarding the low water levels in ponds and wetlands.

- **Environmental Solutions Florida, Inc. (ESF) Proposal for Removal and Disposal of Invasive Trees from NWRA 33**

**This item was an addition to the agenda.**

Ms. Lonergan presented a proposal from Environmental Solutions Florida, Inc. (ESF) for removal and disposal of invasive trees. The proposal contains two options. Option 1, in the lump sum amount of \$18,500, is to grind the removed trees in place and spread the wood chips into the wetland buffer. Option 2, in the lump sum amount of \$27,500, is to haul the removed trees to another area and chip them into roll off dumpsters.

Mr. Heath stated that invasive and exotic vegetation can be removed but it is not a necessity.

In response to the question if chipping the invasive trees in place will spread and cause future growth, Mr. Heath stated that herbicide would be applied first to curtail spread.

**On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the Environmental Solutions Florida, Inc. (ESF) Proposal for Removal and Disposal of Invasive Trees from NWRA 33, Option 1, in the amount of \$18,500, was approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2024. He noted that surplus funds were invested with BankUnited.

Regarding the annual audit, Mr. Adams stated that the Auditor will likely make the submittal deadline, the audit will be presented at a future meeting and, if any changes are necessary, they can be made and the audit can be refiled with the State.

**On MOTION by Mr. Rhodes and seconded by Ms. Vaughan, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.**

**SEVENTH ORDER OF BUSINESS**

**Approval of April 16, 2024 Regular Meeting Minutes**

The following changes were made:

Lines 47, 50, 57 and 99: Change "Gatz" to "Hurley"

Line 95: Change "Rhodes" to "Walsh"

Line 207: Change "street" to "Torrey Pines Road cul-de-sac"

**On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the April 16, 2024 Regular Meeting Minutes, as amended, were approved.**

• **To Do Action Items List**

Items 7 and 17 were completed.

Ms. Lonergan asked for the addition of an item related to a repair on Torrey Pines Court cul-de-sac repair that was completed for \$450; it was completed immediately after the April 16, 2024.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

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

There was no report.

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

Mr. Heath will inspect an area on Wayside Willow Court. Mr. Adams noted a broken inlet box top exiting the Community Center west parking lot to the right.

Mr. Gatz will obtain proposals to remove some brush and trees in front of the benches at Paleo Pond.

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

- **NEXT MEETING DATE: July 16, 2024 at 2:00 PM [Adoption of Fiscal Year 2025 Budget]**

- **QUORUM CHECK**

The next meeting will be held on July 16, 2024.

Mr. Adams noted a modest \$25 per unit assessment increase for the Fiscal Year budget and noted that the Mailed Notices will be sent soon.

**NINTH ORDER OF BUSINESS**

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

Resident Thad James thanked the Board and Staff for their work around the CDD; he thinks it looks great.

Ms. Fulda asked if natural growth and weeds can be pulled to improve the appearance of a wetland area. It was noted that the area is a natural wetland retention area and it cannot be changed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

A Board Member reported a disabled resident complained about an area near the front entrance that does not have "California" curbs. It was noted that the matter is being addressed Heritage Pines and that quotes are being obtained.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:25 p.m.**

  
Secretary/Assistant Secretary

  
Chair/~~Vice Chair~~