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 17, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present:

Kathleen Lonergan	Chair
Arthur Rhodes	Vice Chair
Carol Vaughan	Assistant Secretary
Michael Walsh	Assistant Secretary
Stephen Putman	Assistant Secretary

Also present:

Chuck Adams	District Manager
Kurt Heath	District Engineer
Herb Hurley	HPCA General Manager
Tim Gatz	Down To Earth Landscape and Irrigation
George Daniels	Resident
Kevin McCrystal	Resident
Other Residents	

The names of all attendees, residents and/or members of the public are not included in these meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on an attendee sign in sheet, the name was not listed.

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.

THIRD ORDER OF BUSINESS **Public Comments: Agenda Items [3 minutes per person]**

No members of the public spoke.

FOURTH ORDER OF BUSINESS **Update: Operations Activities**

Regarding the status of work near NWRA 33, Mr. Heath stated that a proposal was received from AZ Tree Service to trim the vegetation around the wetland up to the stakes; a mulching machine will grind everything down, which will remove the dead materials and trees will be pulled.

Discussion ensued regarding the higher price for this project compared to another project.

Mr. Heath guessed that the use of the mulching machine might be driving the price increase. Regarding what happens to the dead materials, Mr. Heath stated that it essentially becomes mulch and is left in place.

FIFTH ORDER OF BUSINESS **Consideration of Heritage Pines Community Association, Inc., Landscape Maintenance Agreement**

Ms. Lonergan presented the Heritage Pines Community Association, Inc., Landscape Maintenance Agreement. It was noted that this reflects a 5% increase over the prior year; all other contract items remain the same.

On MOTION by Mr. Putnam and seconded by Ms. Vaughan, with all in favor, the Heritage Pines Community Association, Inc., Landscape Maintenance Agreement, in the annual amount of $139,488, equating to $ 11,624 per month, was approved.

SIXTH ORDER OF BUSINESS **Consideration of AZ Tree Service Proposal #843 [18524 Water Lily Ln]**

Ms. Lonergan presented the AZ Tree Service Proposal #843 for 18524 Water Lily Lane.

Discussion ensued regarding whether the address listed is accurate.

It was decided that the service area will be referred to as NWRA 33, not 18524 Water Lily Lane.

On MOTION by Mr. Putnam and seconded by Ms. Vaughan, with all in favor, AZ Tree Service Proposal #843 for NWRA 33, in the amount of $9,000, was approved.

SEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Putman and seconded by Mr. Rhodes, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

EIGHTH ORDER OF BUSINESS **Approval of April 15, 2025 Regular Meeting Minutes**

Mr. Adams stated edits were submitted by Ms. Lonergan. The following changes were provided to the District Manager’s notes:

Line 22: Delete

Lines 26 and 234: Change “Lehman” to “Kleeman”

Line 158: Delete “lane”

Line 175: Change “physical fitness” to “multi-purpose”

Lines 180 through 181: Change “residents can be approached or funding decisions made” to “Supervisors can make funding decisions”

Line 230: Change “Gilbert” to “Dillard”

Line 265: Insert “HPCA’s” before “Board’s”

Line 266: Change “landscaping on only one side” to “building location”

Line 266: Change “Walsh” to “Kleeman”

Line 269: Insert “HPCA” before “Board”

On MOTION by Ms. Vaughn and seconded by Mr. Walsh, with all in favor, the April 15, 2025 Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

  Items 13, 14 and 17 were completed.

  Item 16: Change “ESF” to “ASF”

  Item 18: Delete “Tree”

NINTH 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

- **UPCOMING MEETINGS**
  - ➢ **July 15, 2025 at 2:00 PM [Adoption of FY2026 Budget]**
  - ➢ **September 16, 2025 at 2:00 PM**
  - ○ **QUORUM CHECK**

TENTH ORDER OF BUSINESS **Audience Comments: Non-Agenda Items [3 minutes per person]**

Resident Kevin McCrystal stated that he is opposed to the CDD taking out a loan to help fund the cost of the new multi-purpose building. He voiced his opinion that the residents do not want a new multi-purpose building, less than 30% support a new multi-purpose building, the cost can be funded without a loan, the Association has an excess of funds, there should be enough funds in 2027 or 2028 to fund the multi-purpose building without a loan and a CDD loan will likely not be repaid until 2030. He discussed the percentage vote needed for the HPCA to proceed with the project and alleged that involving the CDD is an attempt to circumvent the percentage approval that the HPCA would need in order to proceed.

Resident George Daniels asked if the multi-purpose building will be open for public use if the CDD issues a bond to fund the construction of it, but the building would remain closed to the public if the CDD obtains a loan to fund it. Mr. Adams stated that it would not matter whether the project is funded via a bond or loan; either way, it must be open to the public if the CDD funds it because it would be a tax-exempt financing. He stressed that the CDD has not been provided with any information necessary to make a decision. At this point, this is an HPCA matter.

ELEVENTH ORDER OF BUSINESS **Supervisors' Requests**

Regarding the progress the HPCA has made, Mr. Putnam stated that, as the CDD's liaison to the HPCA, he meets regularly with the HPCA Board about the planning. He expressed concern about Mr. McCrystal's statement that only 30% of the people support the building, as that came from a survey of a sub-committee that had a list of things that might be done, including redoing the bar, and the respondents were asked to rank their preferences. The format of the survey had several items; it was not specific to this matter. He thinks if the CDD participates in this project, it would be for things such as grading the ground, irrigation, water and sewer, etc., which are things that do not include the actual building construction; therefore, the CDD's financial involvement would likely be exceptionally low. He expressed his support for the building and reiterated that the CDD's function in the process would likely be for the infrastructure under the building, drainage, lighting, etc. The HPCA is currently in the introductory phase of thinking about the project.

Ms. Lonergan noted that the CDD website explains the CDD's responsibilities with regard to infrastructure.

A resident urged the CDD Board not to support construction of the building in any way.

TWELFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:39 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

____
Secretary/~~Assistant Secretary~~

Kathleen Lonergan
____
Chair/~~Vice Chair~~