MINUTES OF MEETING
HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Heritage Pines Community Development District held a Public Hearing and Regular Meeting on July 15, 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
Tim Gatz	HPCA Grounds Superintendent
Alan Jowers (via telephone)	Carr, Riggs & Ingram
Mark Kleeman	Resident
Other Residents	

The names of all attendees, residents and/or members of the public might not be 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 2:00 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]**

No members of the public spoke.

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

Mr. Heath stated it will be necessary to go over the Ninth Order of Business.

FIFTH ORDER OF BUSINESS **Presentation of Audited Financial Statements for Fiscal Year Ended September 30, 2024, Prepared by Carr, Riggs & Ingram, LLC**

Mr. Jowers presented the Audited Financial Statements for Fiscal Year Ended September 30, 2024 and noted the pertinent information. Although there were no findings, deficiencies on internal control or instances of non-compliance, from an adjustment standpoint, a few minor items were identified that netted out to $900 of additional operations and maintenance (O&M) expenses that could have been accrued into Fiscal Year 2024, but that did not warrant an audit adjustment and were waived. From a financial statement standpoint, the CDD is very mature and debt-free, with a few depreciating infrastructure assets. The capital assets have decreased by $450,000 as a result of the assets depreciating over their useful lives. Mr. Jowers anticipates that the CDD's assets will fully-depreciate in the next three to five years, assuming there are no new projects. He concluded that the CDD is consistent, year-over-year, in terms of the results of its operations. Overall, it was a clean audit.

Asked why $900 accrued, Mr. Jowers stated it is a matter of the timing of when invoices are received versus when the CDD's financials are closed out by District Management.

A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, Resolution 2025-06, Hereby Accepting the Audited Financial Statements for the Fiscal Year Ended September 30, 2024, was adopted.

Mr. Jowers left the call.

SIXTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2025/2026 Budget**

A. Proof/Affidavit of Publication

This item was included for informational purposes.

B. Consideration of Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date

Ms. Lonergan presented Resolution 2025-07. Mr. Adams stated the proposed Fiscal Year 2026 budget is unchanged from when it was last presented to the Board. There are no increases or adjustments since then to note.

Asked how the purchase of a mower, which was not previously anticipated, will affect the Fiscal Year 2026 budget, Mr. Adams stated it will not impact it; the mower will be obtained with surplus funds. But, if the mower will be purchased within the next few weeks, a Fiscal Year 2025 budget amendment will be necessary to offset the cost.

Mr. Adams opened the Public Hearing.

Resident Mark Kleeman asked for clarification of the assessments. Mr. Adams stated the Fiscal Year 2025 assessment is $234.50 and this budget anticipates a Fiscal Year 2026 assessment of $231.62.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Putnam and seconded by Mr. Rhodes, with all in favor, Resolution 2025-07, Adopting a Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2025-08, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and**

Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date

Ms. Lonergan presented Resolution 2025-08. Mr. Adams stated this is the assessment levying resolution, which takes the budget that was just adopted, directs the manager to finalize the lien roll for transmission to the Tax Collector for placement of the assessments on the property tax bill.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, Resolution 2025-08, Imposing Annually Recurring Operations and Maintenance Non-Ad Valorem Special Assessments; Providing for Collection and Enforcement of All District Special Assessments; Certifying an Assessment Roll; Providing for Amendment of the Assessment Roll; Providing for Challenges and Procedural Irregularities; Providing for Severability; Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS **Discussion: Mowing Within NWRA 47 (Hole 18)**

Ms. Lonergan stated she received an email from Herb stating the area in question was inspected, the work was completed and the matter is resolved.

Discussion ensued regarding NWRA 47, if permission was needed from the Southwest Florida Water Management District (SWFWMD) to mow the area, the maintenance standard, the EDRA and the EWRA.

Mr. Adams stated this item will be removed from future agendas.

NINTH ORDER OF BUSINESS **Consideration of Toro Quotes for 4000 Mower Replacement**

Mr. Heath presented proposals from Wesco Turf Inc., John Deere and Global Turf Equipment and Sales. He responded to questions regarding the age and condition of the current mower, how soon a new mower can be delivered, if replacement parts are included in the quotes and the warranties offered.

Mr. Heath recommended approval of the John Deere estimate.

On MOTION by Mr. Walsh and seconded by Ms. Vaughn, with all in favor, John Deere Quote ID 32980950 for a replacement mower, in the amount of $88,000, was approved.

TENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of May 31, 2025**

On MOTION by Mr. Putman and seconded by Mr. Rhodes, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS **Approval of June 17, 2025 Regular Meeting Minutes**

Ms. Vaughn questioned why a discussion regarding ESF doing half of the work in NWRA 33 was not reflected in the minutes.

Mr. Adams stated that Mr. Heath confirmed that ESF provided everything that was in their scope of work, that the work was completed and that ESF was paid.

The following changes were made:

Line 24 and throughout: Change “Crystal” to “McCyrstal”

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with Mr. Walsh, Mr. Rhodes, Ms. Lonergan and Mr. Putnam in favor, and Ms. Vaughn dissenting, the June 17, 2025 Regular Meeting Minutes, as amended, were approved. [Motin passed 4-1]

- **To Do Action Items List**

Discussion ensued regarding the CDD’s position about curb repairs, cracks in the concrete, the bulkhead at Hole #7 being the responsibility of the golf course and golf course renovations.

Item 14: Change “ASF” to “ESF”

Item 15: Change “Rolling Loop” to “Rolling Hills Loop”

TWELFTH 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

Mr. Adams reported the following:

➢ The spatter docks in #33 and #38 were treated but not the water lilies, which were also referred to as spatter dock in the past. The vendor will return to treat the water lilies.

➢ The grate on Hole 10 was on back order and will be delivered prior to the next meeting.

- **1,943 Registered Voters in District as of April 15, 2025**
- **NEXT MEETING DATE: September 16, 2025 at 2:00 PM**
  - **QUORUM CHECK**

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

There were no audience comments.

FOURTEENTH ORDER OF BUSINESS **Supervisors’ Requests**

The Board of Supervisors inquired about and Mr. Putnam provided status updates about a new building project in the community, horizontal improvements, design, permitting and streetlights.

FIFTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Walsh and seconded by Ms. Vaughn, with all in favor, the meeting adjourned at 2:50 p.m.

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Secretary/~~Assistant Secretary~~

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Chair/Vice Chair