

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on September 16, 2025 at 2:00 p.m., in the Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667.

Present:

Kathleen Lonergan
Arthur Rhodes
Carol Vaughan
Michael Walsh
Stephen Putman

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present:

Chuck Adams
Kurth Heath
Tim Gatz
Herb Hurley
Kim Norton
Susan Bishop
George Daniels

District Manager
District Engineer
HPCA Grounds Superintendent
HPCA General Manager
Heritage Pines Country Club
Resident
Resident

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]**

Resident Susan Bishop asked why the Fitness Center cost estimate behind the Fifth Order of Business was not discussed at the Town Hall Meeting, and from where the funding is originating. Mr. Adams stated that the Fitness Center is in the preliminary stages; the estimate is to determine if the CDD wants to participate with the HPCA and what the amount is; this will be discussed today and potentially in future meetings.

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

Discussion ensued regarding actions taken to address landscaping deficiencies by the tee box at Hole 16 and dry retention area (DRA) #30.

FIFTH ORDER OF BUSINESS**Discussion: MCH Engineering Cost Estimate for Fitness Center**

Ms. Lonergan stated that the cost estimate was obtained based on the HOA asking the CDD to install the infrastructure to the new Fitness Center Building. Mr. Putman is the designated liaison to the HOA.

Mr. Heath distributed and presented the site plan and the MCH Engineering Preliminary Construction Cost Estimate for site work on the new Fitness Center Building. He is familiar with MCH Engineering and found the prices to be reasonable, as the same statewide averages from the Florida Department of Transportation (FDOT) were used.

Mr. Putman stated the cost estimates are not set until the Architecture plans are complete and the project goes out to bid. He distributed and presented notes he prepared showing amortized annual assessments, based on \$250,000 loan with varied criteria over a five-year period, would increase that part of the assessment from \$32.22 and \$41.25 per homeowner, respectively.

Discussion ensued regarding the project necessitating modifying the South Florida Water Management District (SFWMD) permit and the approximate additional ancillary costs to the CDD.

This item was deferred to the next meeting.

SIXTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.

- Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams noted that it will be necessary to authorize the Chair to approve the findings related to the 2025 Goals and Objectives.

On MOTION by Mr. Putman and seconded by Mr. Walsh, with all in favor, authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, was approved.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of July 31, 2025**

Discussion ensued regarding if the additional operations and maintenance (O&M) expense in the Fiscal Year 2024 Audit is expected to occur this Fiscal Year, Premier Lakes' Annual Maintenance Invoice, Staff adding lights to the replacement mower and the protocol to dispose and sell CDD surplus property.

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

EIGHTH ORDER OF BUSINESS**Approval of July 15, 2025 Public Hearing and Regular Meeting Minutes**

The following changes from Ms. Lonergan were made:

Line 20: Delete entire line

Line 21: Change “Down To Earth landscape and Irrigation” to “HPCA Grounds Superintendent”

Line 201: Insert “of Supervisors” after “Board” and Change “Heath” to “Putnam”

On MOTION by Mr. Putman and seconded by Ms. Vaughan, with all in favor, the July 15, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

- **To Do Action Items List**

Item 8: The proposal to repair the curb inlet will be presented under Item 9B.

Item 10: Partially completed.

Item 14: Moved to completed with notation that it is not CDD related.

NINTH ORDER OF BUSINESS**Staff Reports**

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

There was no report.

B. District Engineer: Stroud Engineering Consultants

- **Consideration of Schaer Development of Central Florida, Inc. Proposal**

This item was an addition to the agenda.

Mr. Heath distributed and presented the Schaer Development proposal for curb inlet repairs.

On MOTION by Mr. Walsh and seconded by Ms. Vaughan, with all in favor, the Schaer Development of Central Florida, Inc. proposal dated September 15, 2025, for inlet repairs, in the amount of \$2,500, was approved.

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

NEXT MEETING DATE: October 21, 2025 at 2:00 PM

- **QUORUM CHECK**

TENTH ORDER OF BUSINESS

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

Resident George Daniels asked if the Engineering Report/Estimate for the proposed Fitness Cener Building consists of the entire project or if it is just for the infrastructure for the building. Herb Hurley and Mike Dillard stated that the estimate is for the entire project and includes minor modifications to the retention pond. Mr. Adams stated the CDD is limited to funding only horizontal infrastructure. It was noted that the bid responses will have a breakdown of infrastructure and non-infrastructure items.

Discussion ensued regarding scheduling a workshop just before the regular meeting in December to review bid responses and having the Board decide if the CDD will proceed with the project at the regular meeting.

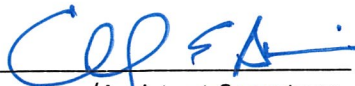
ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

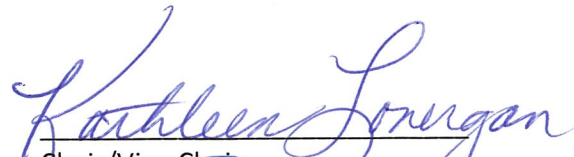
There were no Supervisors' requests.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Rhodes and seconded by Mr. Walsh, with all in favor, the meeting adjourned at 2:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair