

HERITAGE PINES

COMMUNITY DEVELOPMENT DISTRICT

October 21, 2025

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
<https://heritagepinescdd.net/>

October 14, 2025

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 October 21, 2025 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. Continued Discussion: MCH Engineering Cost Estimate for Fitness Center
6. Acceptance of Unaudited Financial Statements as of August 31, 2025
7. Approval of September 16, 2025 Regular Meeting Minutes
 - To Do Action Items List
8. 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: December 9, 2025 at 2:00 PM

○ QUORUM CHECK

SEAT 1	ARTHUR RHODES	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	STEPHEN PUTMAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MICHAEL WALSH	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	KATHLEEN F. LONERGAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CAROL E. VAUGHAN	☐ IN PERSON	☐ PHONE	☐ NO

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

5

Heritage Pines Fitness Center
Pasco County Florida



Preliminary Cost Estimate
August 19, 2025

Pay Item	FDOT Item	Description	Unit Measure	Unit Cost	Quantity	Cost
1	101 1	MOBILIZATION (10%)	LS	\$17,744.00	1	\$17,744.00
2	102 1	MAINTENANCE OF TRAFFIC	LS	\$5,000.00	1	\$5,000.00
3	104	PREVENTION, CONTROL, AND ABATMENT OF EROSION AND WATER POLLUTION	LS	\$3,000.00	1	\$3,000.00
4	110 1 1	CLEARING AND GRUBBING	AC	\$45,000.00	0.43	\$19,350.00
5	110 4 10	REMOVAL OF EXISTING CONCRETE	SY	\$50.00	290	\$14,500.00
6	110 21	TREE PROTECTION BARRIER	LF	\$9.00	225	\$2,025.00
7	110 23	TREE REMOVAL	EA	\$1,700.00	2	\$3,400.00
8	120 1	REGULAR EXCAVATION	CY	\$12.00	185	\$2,220.00
9	120 6	EMBANKMENT	CY	\$25.00	101	\$2,525.00
10	425 1 521	INLETS, DT BOT, TYPE C,<10'	EA	\$8,000.00	2	\$16,000.00
11	430 174 115	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 15"SD	LF	\$250.00	70	\$17,500.00
12	430 200 23	FLARED END SECTION, CONCRETE, 15"	EA	\$3,000.00	1	\$3,000.00
13	430 964 6	PVC PIPE, 8 INCH	LF	\$70.00	24	\$1,680.00
14	519 78	BOLLARDS	EA	\$830.00	8	\$6,640.00
15	520 1 10	CONCRETE CURB & GUTTER, TYPE F	LF	\$60.00	245	\$14,700.00
16	520 2 4	CONCRETE CURB, TYPE D	LF	\$50.00	35	\$1,750.00
17	522 1	CONCRETE SIDEWALK AND DRIVEWAYS, 4" THICK	SY	\$75.00	462	\$34,650.00
18	570 1 2	PERFORMANCE TURF, SOD	SY	\$5.00	1600	\$8,000.00
19	580 1 1	LANDSCAPE COMPLETE	LS	\$5,000.00	1	\$5,000.00
20	630 2 11	CONDUIT, FURNISH & INSTALL, OPEN TRENCH	LF	\$18.00	100	\$1,800.00
21	710 11	PAINTED PAVT MARKINGS (COMPLETE)	LS	\$1,200.00	1	\$1,200.00
22		WATER CONNECTIONS	LS	\$7,300.00	1	\$7,300.00
23		SEWER CONNECTIONS	LS	\$6,200.00	1	\$6,200.00
	999 25	INITIAL CONTINGENCY AMOUNT(15%)	LS	\$29,277.60	1	\$29,277.60
TOTAL:						\$224,461.60

Notes: Costs based on FDOT Historical Costs and adjusted based on the scope of the project.

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2025**

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2025**

	<u>Major Funds</u>	<u>Total Governmental Funds</u>
	<u>General</u>	
ASSETS		
Cash - SunTrust - 5304	\$ 28,946	\$ 28,946
Investments		
BankUnited*	149,988	149,988
BankUnited - ICS	200,000	200,000
SBA		
Operating A	894	894
Reserve A	2,178	2,178
Utility deposit	14,717	14,717
Total assets	<u>\$ 396,723</u>	<u>\$ 396,723</u>
LIABILITIES & FUND BALANCE		
Liabilities		
Accounts payable	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>
Fund balance		
Committed		
Disaster recovery	100,000	100,000
Future mower replacement	100,000	100,000
Working capital	150,000	150,000
Unassigned	46,723	46,723
Total fund balance	<u>396,723</u>	<u>396,723</u>
Total liabilities and fund balance	<u>\$ 396,723</u>	<u>\$ 396,723</u>

*These accounts were not reconciled as statements were not available prior to the agenda package ship date.

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED AUGUST 31, 2025**

	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Budget	% of Budget
REVENUES															
Assessment levy	\$ -	\$ 139,765	\$ 138,263	\$ 11,114	\$ 8,902	\$ 5,105	\$ 10,293	\$ 1,313	\$ 3,269	\$ -	\$ -	\$ -	\$ 318,024	\$ 316,521	100%
Interest & miscellaneous	16	15	16	12	11	12	12	12	12	12	-	-	130	1,000	13%
Total revenues	16	139,780	138,279	11,126	8,913	5,117	10,305	1,325	3,281	12	-	-	318,154	317,521	100%
EXPENDITURES															
Professional & administrative fees															
Supervisors	1,077	-	1,077	-	1,077	79	75	1,077	1,077	-	-	-	5,539	7,000	79%
Management	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	2,704	-	29,744	32,450	92%
Legal	-	-	-	-	140	545	-	948	84	244	-	-	1,961	1,000	196%
Engineering	340	493	265	453	-	834	368	1,818	230	417	566	-	5,784	5,000	116%
Audit	-	-	-	-	-	-	1,000	1,500	3,000	2,650	-	-	8,150	7,500	109%
Assessment roll preparation	601	601	601	601	601	601	601	601	601	601	601	-	6,611	7,210	92%
Trustee fees	-	-	-	-	-	-	-	-	-	-	-	-	-	4,337	0%
Telephone	12	12	13	13	13	13	13	13	12	12	13	-	139	150	93%
Rentals and leases	155	155	155	155	155	155	155	155	155	155	155	-	1,705	1,860	92%
Postage	255	8	126	19	-	140	136	-	168	173	-	-	1,025	1,000	103%
Printing & binding	86	86	86	86	86	86	86	86	86	86	86	-	946	1,030	92%
Legal advertising	-	122	-	-	-	-	-	-	140	-	-	-	262	350	75%
Annual district filing fee	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Insurance	9,378	-	-	-	-	-	-	-	-	-	-	-	9,378	9,300	101%
Contingencies	116	121	116	116	128	128	128	-	-	150	801	-	1,804	1,000	180%
ADA website compliance	210	-	-	-	-	-	-	-	-	-	-	-	210	210	100%
Website	-	-	-	-	-	705	-	-	-	-	-	-	705	705	100%
Total professional and administrative fees	15,109	4,302	5,143	4,147	4,904	5,990	5,266	8,902	8,257	7,192	4,926	-	74,138	80,277	92%
Operations and maintenance															
Electricity - street lighting	-	1,946	1,946	1,957	1,957	1,957	1,957	2,075	2,075	2,075	1,228	-	19,173	22,500	85%
Retention pond mowing/weed control	-	11,070	11,070	11,070	11,070	11,070	11,070	11,070	11,624	11,676	11,624	-	112,414	133,000	85%
Irrigation water	-	1,711	1,761	1,835	1,402	964	1,555	1,841	2,709	2,045	3,710	-	19,533	18,000	109%
Contingencies	-	-	-	-	-	-	-	420	140	-	-	-	560	1,000	56%
Aquatic weed control	1,586	1,586	-	-	-	-	-	-	-	-	-	-	3,172	20,000	16%
Dry retention pond refurbishment/planting	-	-	700	1,600	3,200	1,600	16,100	1,600	1,600	1,600	10,600	-	38,600	36,000	107%
Total operations and maintenance	1,586	16,313	15,477	16,462	17,629	15,591	30,682	17,006	18,148	17,396	27,162	-	193,452	230,500	84%
EXPENDITURES (continued)															
Other fees and charges															
Property appraiser	-	-	-	-	-	150	-	-	-	-	-	-	150	150	100%
Tax collector	-	2,794	2,765	217	178	102	206	25	113	-	-	-	6,400	5,559	115%
Total other fees and charges	-	2,794	2,765	217	178	252	206	25	113	-	-	-	6,550	5,709	115%
Total expenditures	16,695	23,409	23,385	20,826	22,711	21,833	36,154	25,933	26,518	24,588	32,088	-	274,140	316,486	87%
Excess/(deficiency) of revenues over/(under) expenditures	(16,679)	116,371	114,894	(9,700)	(13,798)	(16,716)	(25,849)	(24,608)	(23,237)	(24,576)	(32,088)	-	44,014	1,035	
Fund balance - beginning	352,709	336,030	452,401	567,295	557,595	543,797	527,081	501,232	476,624	453,387	428,811	396,723	352,709	380,243	
Fund balance - ending															
Committed															
Disaster recovery	100,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	100,000	
Future mower replacement	100,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	100,000	
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	(13,970)	57,401	172,295	162,595	148,797	132,081	106,232	81,624	58,387	33,811	1,723	1,723	1,723	31,278	
Fund balance - ending	\$ 336,030	\$ 452,401	\$ 567,295	\$ 557,595	\$ 543,797	\$ 527,081	\$ 501,232	\$ 476,624	\$ 453,387	\$ 428,811	\$ 396,723	\$ 396,723	\$ 396,723	\$ 381,278	

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL LEDGER
AS OF
AUGUST 31, 2025**

4:27 PM

09/23/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
101.002 · Suntrust Checking-5304 - NEW							61,033.95
General Journal	08/13/2025	3186		Accounts Payable 8/13/2025		30,126.33	30,907.62
General Journal	08/21/2025	3191		08/25 SERVICE CHARGE		128.68	30,778.94
General Journal	08/21/2025	3192		08/25 INTEREST INCOME	0.43		30,779.37
General Journal	08/28/2025	3190		Accounts Payable 08/28/2025		1,833.56	28,945.81
Total 101.002 · Suntrust Checking-5304 - NEW					0.43	32,088.57	28,945.81
101.003 · BankUnited - 8358							149,988.00
Total 101.003 · BankUnited - 8358							149,988.00
101.004 · BankUnited - ICS							200,000.00
Total 101.004 · BankUnited - ICS							200,000.00
151.000 · Investments							3,072.03
151.001 · SBA-Operating A Account - 1760							893.65
Total 151.001 · SBA-Operating A Account - 1760							893.65
151.101 · SBA - Reserve A Account - 1761							2,178.38
Total 151.101 · SBA - Reserve A Account - 1761							2,178.38
Total 151.000 · Investments							3,072.03
156.100 · Utility Deposit							14,716.80
Total 156.100 · Utility Deposit							14,716.80
202.000 · Accounts Payable - Year End							0.00
General Journal	08/13/2025	3183		ACCOUNTS PAYABLE 8/13/25		30,126.33	-30,126.33
General Journal	08/13/2025	3186		Accounts Payable 8/13/2025	30,126.33		0.00
General Journal	08/28/2025	3189		Accounts Payable 08/28/2025		1,833.56	-1,833.56
General Journal	08/28/2025	3190		Accounts Payable 08/28/2025	1,833.56		0.00
Total 202.000 · Accounts Payable - Year End					31,959.89	31,959.89	0.00
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							-313,433.77
Total 3900 · Retained Earnings							-313,433.77
361.000 · Interest Income							-128.92
361.100 · Interest Income - Surplus Acct							-26.42
Total 361.100 · Interest Income - Surplus Acct							-26.42
361.000 · Interest Income - Other							-102.50
General Journal	08/21/2025	3192		08/25 INTEREST INCOME		0.43	-102.93
Total 361.000 · Interest Income - Other					0.00	0.43	-102.93
Total 361.000 · Interest Income					0.00	0.43	-129.35
363.100 · Assessment Levy							-318,024.21
Total 363.100 · Assessment Levy							-318,024.21
511.000 · Legislative							5,536.50
511.110 · Supervisor's Fees							5,536.50

4:27 PM

09/23/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 511.110 · Supervisor's Fees							5,536.50
Total 511.000 · Legislative							5,536.50
512.000 · Executive							27,041.60
512.311 · Management Fees							27,041.60
Bill	08/13/2025	2024-4223	WRATHELL, HUNT & ASSOCIATES. LLC	08/25 Management Fee	2,704.16		29,745.76
Total 512.311 · Management Fees					2,704.16	0.00	29,745.76
Total 512.000 · Executive					2,704.16	0.00	29,745.76
513.000 · Financial & Administrative							20,709.56
513.310 · Assessment Roll Preparation							6,008.30
Bill	08/13/2025	2024-4223	WRATHELL, HUNT & ASSOCIATES. LLC	08/25 Management Fee	600.83		6,609.13
Total 513.310 · Assessment Roll Preparation					600.83	0.00	6,609.13
513.314 · Property Appraiser							150.00
Total 513.314 · Property Appraiser							150.00
513.315 · Tax Collector							6,401.26
Total 513.315 · Tax Collector							6,401.26
513.320 · Audit							8,150.00
Total 513.320 · Audit							8,150.00
Total 513.000 · Financial & Administrative					600.83	0.00	21,310.39
514.000 · Legal Counsel							1,960.00
514.310 · Legal Fees							1,960.00
Total 514.310 · Legal Fees							1,960.00
Total 514.000 · Legal Counsel							1,960.00
519.000 · Other General Government							20,509.44
519.320 · Engineering							5,217.06
Bill	08/13/2025	HPC1202-22-09	STROUD ENGINEERING CONSULTANTS	07/25 ENGINEERING	567.00		5,784.06
Total 519.320 · Engineering					567.00	0.00	5,784.06
519.410 · Postage							1,025.88
Total 519.410 · Postage							1,025.88
519.411 · Telephone							125.00
Bill	08/13/2025	2024-4223	WRATHELL, HUNT & ASSOCIATES. LLC	08/25 Management Fee	12.50		137.50
Total 519.411 · Telephone					12.50	0.00	137.50
519.413 · Website Maintenance							704.99
Total 519.413 · Website Maintenance							704.99
519.414 · ADA Website Compliance							210.00
Total 519.414 · ADA Website Compliance							210.00
519.440 · Rentals and Leases							1,550.00
Bill	08/13/2025	2024-4223	WRATHELL, HUNT & ASSOCIATES. LLC	08/25 Management Fee	155.00		1,705.00
Total 519.440 · Rentals and Leases					155.00	0.00	1,705.00
519.450 · Insurance							9,378.00

4:27 PM

09/23/25

Accrual Basis

Heritage Pines CDD
General Ledger
As of August 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
Total 519.450 · Insurance							9,378.00
519.470 · Printing and Binding							858.30
Bill	08/13/2025	2024-4223	WRATHELL, HUNT & ASSOCIATES. LLC	08/25 Management Fee	85.83		944.13
Total 519.470 · Printing and Binding					85.83	0.00	944.13
519.480 · Legal Advertising							262.00
Total 519.480 · Legal Advertising							262.00
519.490 · Contingencies							1,003.21
Bill	08/13/2025	76640	HERITAGE PINES COMMUNITY ASSOCIATIO...	07/25 MISC PARTS AND LABOR	672.33		1,675.54
General Journal	08/21/2025	3191		08/25 SERVICE CHARGE	128.68		1,804.22
Total 519.490 · Contingencies					801.01	0.00	1,804.22
519.540 · Annual District Filing Fee							175.00
Total 519.540 · Annual District Filing Fee							175.00
Total 519.000 · Other General Government					1,621.34	0.00	22,130.78
539.000 · Field Maintenance							166,294.10
539.311 · Aquatic Weed Control							3,172.00
Total 539.311 · Aquatic Weed Control							3,172.00
539.340 · Retention Pond Mowing/Weed Cont							100,791.14
Bill	08/13/2025	8/1/2025	HERITAGE PINES COMMUNITY ASSOCIATIO...	07/25 EQUIPMNET USE	11,624.00		112,415.14
Total 539.340 · Retention Pond Mowing/Weed Cont					11,624.00	0.00	112,415.14
539.341 · Dry Retention Pond Refurbish							28,000.00
Bill	08/13/2025	843	A-Z TREE SERVICE LLC	Mulch, Trim Palms, Pine trees divined	9,000.00		37,000.00
Bill	08/13/2025	2630	PREMIER LAKES	ANNUAL LAKE MAINTENANCE	1,600.00		38,600.00
Total 539.341 · Dry Retention Pond Refurbish					10,600.00	0.00	38,600.00
539.430 · Street Lighting							17,944.30
Bill	08/13/2025	1306910 8072025	WITHLACOOCHEE RIVER ELECTRIC COOPE...	1306910 8/7/25	749.46		18,693.76
Bill	08/13/2025	2041547 8052025	WITHLACOOCHEE RIVER ELECTRIC COOPE...	2041547 8/5/25	478.29		19,172.05
Total 539.430 · Street Lighting					1,227.75	0.00	19,172.05
539.431 · Irrigation of Pond Banks							15,825.38
Bill	08/13/2025	10470 7242025	HERITAGE PINES COMMUNITY ASSOCIATIO...	07/25 RECLAIMED WATER	1,876.93		17,702.31
Bill	08/28/2025	09284 051225	HERITAGE PINES COMMUNITY ASSOCIATIO...	05/25 RECLAIMED WATER	1,833.56		19,535.87
Total 539.431 · Irrigation of Pond Banks					3,710.49	0.00	19,535.87
539.490 · Contingencies							561.28
Total 539.490 · Contingencies							561.28
Total 539.000 · Field Maintenance					27,162.24	0.00	193,456.34
TOTAL					64,048.89	64,048.89	0.00

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
CHECK REGISTER
THROUGH
AUGUST 31, 2025**

**Heritage Pines CDD
CHECK REGISTER
August 2025**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	08/13/2025	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	101.002 · Suntrust Checking-5304 - NEW		-1,227.75
Bill	1306910 8072025	08/13/2025		539.430 · Street Lighting	-749.46	749.46
Bill	2041547 8052025	08/13/2025		539.430 · Street Lighting	-478.29	478.29
TOTAL					-1,227.75	1,227.75
Bill Pmt -Check	10177	08/13/2025	A-Z TREE SERVICE LLC	101.002 · Suntrust Checking-5304 - NEW		-9,000.00
Bill	843	08/13/2025		539.341 · Dry Retention Pond Refurbish	-9,000.00	9,000.00
TOTAL					-9,000.00	9,000.00
Bill Pmt -Check	10178	08/13/2025	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-14,173.26
Bill	8/1/2025	08/13/2025		539.340 · Retention Pond Mowing/Weed Cont	-11,624.00	11,624.00
Bill	10470 7242025	08/13/2025		539.431 · Irrigation of Pond Banks	-1,876.93	1,876.93
Bill	76640	08/13/2025		519.490 · Contingencies	-672.33	672.33
TOTAL					-14,173.26	14,173.26
Bill Pmt -Check	10179	08/13/2025	PREMIER LAKES	101.002 · Suntrust Checking-5304 - NEW		-1,600.00
Bill	2630	08/13/2025		539.341 · Dry Retention Pond Refurbish	-1,600.00	1,600.00
TOTAL					-1,600.00	1,600.00
Bill Pmt -Check	10180	08/13/2025	STROUD ENGINEERING CONSULTANTS	101.002 · Suntrust Checking-5304 - NEW		-567.00
Bill	HPC1202-22-09	08/13/2025		519.320 · Engineering	-567.00	567.00
TOTAL					-567.00	567.00
Bill Pmt -Check	10181	08/13/2025	WRATHELL, HUNT & ASSOCIATES. LLC	101.002 · Suntrust Checking-5304 - NEW		-3,558.32
Bill	2024-4223	08/13/2025		512.311 · Management Fees	-2,704.16	2,704.16
				513.310 · Assessment Roll Preparation	-600.83	600.83
				519.411 · Telephone	-12.50	12.50
				519.440 · Rentals and Leases	-155.00	155.00
				519.470 · Printing and Binding	-85.83	85.83
TOTAL					-3,558.32	3,558.32
Bill Pmt -Check	10182	08/28/2025	HERITAGE PINES COMMUNITY ASSOCIATION,INC	101.002 · Suntrust Checking-5304 - NEW		-1,833.56
Bill	09284 051225	08/28/2025		539.431 · Irrigation of Pond Banks	-1,833.56	1,833.56
TOTAL					-1,833.56	1,833.56

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT
INVOICES**



mail to:
AZ Tree Service
9901 Ideal Ln.
Hudson, FL 34667

Invoice #843
Date: 07/07/2025
From: Scott McLaren

Invoice For

Stroud engineering consultants
HERITAGE PINES CDD

mobile: 8137601964
kurt@stroudengineering.com

Location

18524 Water Lily Ln
Hudson, FL 34667

18524 Water Lily Ln 34667

Terms

Due on Receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Labor Forestry mulch around conservation area only to the white poles, trim up the palm trees before the white poles	1 MH	\$ 7,500.00	\$ 7,500.00
2) Labor There's five or six pine trees that need to be divined	1 MH	\$ 1,500.00	\$ 1,500.00

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL \$ 9,000.00

SALES TAX \$ 0.00

INVOICE TOTAL \$ 9,000.00

DUE DATE 07/07/2025

DRY RETENTION
PAID REFURB

CS

Assigned To

Alick	Chris Watkins	CREW 1	Crew 2
Office: 3523453050	Office: 352-345-3050	Office: 352-345-3050	Office: 352-345-3050
Mobile: 3524288910	Mobile: 352-601-0533	azcrewchief1@gmail.com	azcrewchief2@gmail.com
alickaztree@gmail.com	aztreeservicechrissales@gmail.com		

Sales Reps

Scott McLaren
Office: 3523453050
Mobile: 3528426914
aztreeservicesale@gmail.com

539.341 001

Photos

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: Aug 1, 2025

To: Heritage Pines CDD

Attn: Chuck Adams

Below is the invoice for services performed per contract for July 2025 and the total amount payable to HPCA.

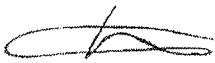
Service Agreement

Monthly Fee	\$11,624.00
-------------	-------------

Total	\$11,624.00
-------	-------------

539.340 001

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
10-20160

HERITAGE PINES COMMUNITY ASSOCIATION

Service Address: **18801 GRAND CLUB DR**

Bill Number: 22758473

Billing Date: 7/24/2025

Billing Period: 6/5/2025 to 7/7/2025

Account #	Customer #
0010470	01016692
Please use the 15-digit number below when making a payment through your bank	
001047001016692	

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	13349042	6/5/2025	539836	7/7/2025	557024	32	17188

Usage History Water

July 2025	17188
June 2025	18732
May 2025	14591
April 2025	16862
March 2025	14249
February 2025	8832
January 2025	12840
December 2024	16803
November 2024	16124
October 2024	15672
September 2024	19436
August 2024	13446

Transactions

Previous Bill	7,305.48
Payment 07/11/25	-7,305.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	17,188 Thousand Gals X \$0.39 6,703.32
Total Current Transactions	6,703.32
TOTAL BALANCE DUE	\$6,703.32

$$6,703.32 \times 28\% = 1,876.93$$

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

539.431 001



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	0010470
Customer #	01016692
Balance Forward	0.00
Current Transactions	6,703.32
Total Balance Due	\$6,703.32
Due Date	8/11/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 08/11/2025.**

HERITAGE PINES COMMUNITY ASSOCIATION
11524 Scenic Hills BOULEVARD
HUDSON FL 346675601

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: August 1, 2025

To: Heritage Pines CDD

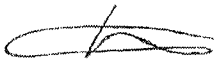
Attn: Chuck Adams

Below is the cost of the parts and the labor to fix the CDD mower in July. I have also attached the invoices for the parts for your records.

Invoice #76640	Misc Hose Parts	\$150.93
Invoice #41286723	Misc Parts WescoTurf	\$101.40
Labor to Install & Fix	8 Hours @ \$30 per Hour for 4000	\$240.00
	6 Hours @ \$30 per Hour for Ventrac	\$180.00
Total		\$672.33

539.490 001

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.

HOSE MAKERS PLUS

9625 DENTON AVE UNIT 1 HUDSON, FL 34667

PH: (727) 233-9617

Invoice

76640

7/18/2025 11:51 AM

Customer [727-861-7784]

Acct# 926, HERITAGE PINES

11524 SCENIC HILLS BLVD HUDSON, FL 34667

Type: Cash**PO#:**

CARD#: AMEX

Salesman: 0 - Witeck, Tom**Notes**

Qty	Line	Part	Description	Core	List	Amount	Ext	Exch	Tax
2	ADP	100RFF	O-RING	0.00	0.00	0.48	0.96	N	Y
1	INS	1	HOSE OR TUBING ASSEMBLY	0.00	0.00	140.09	140.09	N	Y
6	BAL	R16-10-REEL	DOUBLE STEEL WIRE BRAID WP= 3625 SAE 100R16 DIN EN 857 2SC - 5/8"	0.00	0.00	0.00	0.00	N	N
1	INT	OR13K-10-10	10H-10FFF	0.00	0.00	0.00	0.00	N	N
1	INT	OR94K-10-10	10H-10FFF90	0.00	0.00	0.00	0.00	N	N

Non-Taxable	0.00
Taxable	141.05
Sales Tax	9.88
Total	150.93

Signed:

WE DO NOT GUARANTEE OUR FITTINGS ON YOUR HOSE!

THANK YOU FOR YOUR BUSINESS!

CUSTOMER COPY

[MAIN SITE] Inv#: 76640 [1 of 1]



CO TURF, INC.

Packing List



Wesco Turf Sarasota Warehouse
Sarasota Warehouse
(941)377-6777
2101 Cantu Court
Sarasota, FL 34232-6242

CDA

Order# : 21535674-1
Location : 02
Date : 07/28/25
Ord-Date : 07/28/25
Page : 1 OF 1

Customer: 204007

ShipTo: 204007-204726

HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601
727-869-7270

HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

PO Number		Terms		Shipped Via		Freight Terms		Sales Rep	
scott		Net 30 Days		UPS GROUND		Freight with H.C.		308	
Contact: Tim Gatz				Phone: (727) 861-7784		WB: WEB			
Ordered	U/M	Qty-Shp	Qty-B/O	Item Number		Item Description		Price	Extension
1	EA	1	0	110-6006		PIN-CLEVIS		36.210	36.21
1	EA	1	0	120-5575		PIN **pp		24.690	24.69
6	EA	6	0	3256-29		WASHER-FLAT **RLC		2.980	17.88

Packing List Only. Invoice to follow.

Important: Acceptance of goods constitutes customer agreement to comply with credit and sales terms and conditions of Wesco Turf, Inc. Shipping errors must be reported within 48 hours of receipt of shipment. Requests for return of merchandise must be made within 30 days of the invoice date. No returns will be accepted without a return goods authorization number. Call customer service to obtain an RGA number. A 15% restocking charge and/or a 10% factory return processing fee will apply according to parts policy. Returns must be in re-sellable condition. A finance charge of 1.5% per month will be added to all past due accounts. A \$30 handling fee will be charged on all returned checks. If an account is placed for collection, buyer agrees to pay all costs of collection, including reasonable attorney fees and costs, whether or not suit is brought.



Wesco Turf, Inc.
2101 Cantu Court
Sarasota, FL 34232-6240
(941) 377-6777

Invoice# 41286723
Location# 02
Date 07/28/25
Page 1 OF 1

** Invoice **

204007
HERITAGE PINES COMMUNITY ASSOC.
ATTN:ACCOUNTS PAYABLE
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

Ship To:
HERITAGE PINES COMMUNITY ASSOC.
11524 SCENIC HILLS BLVD
HUDSON, FL 34667-5601

137*8

CustP/O:scott
Ord-Date:07/28/25
Billed-Date:07/28/25
Reps :308 /
W/B:Web Interface User
Ship-Via:UPS GROUND
Terms:Net 30 Days
Order# :21535674

Product Description Open Ship'd B/O Price U/M Extension
Shipment Tracking Reference : 1Z3436820369296417

110-6006	PIN-CLEVIS	1	1	0	36.210 EA	36.21
120-5575	PIN **PP	1	1	0	24.690 EA	24.69
3256-29	WASHER-FLAT **RLC	6	6	0	2.980 EA	17.88

Mdsc Total	Handling	Misc Chg	Tax	Freight	Dep-amt	Dep-Appld	Invoice Total
78.78	2.50	0.00	5.52	14.60	0.00	0.00	101.40

Important: Acceptance of goods constitutes customer agreement to comply with credit and sales terms and conditions of Wesco Turf, Inc. Shipping errors must be reported within 48 hours of receipt of shipment. Requests for return of merchandise must be made within 30 days of the invoice date. No returns will be accepted without a return goods authorization number. Call customer service to obtain an RGA number. A 15% restocking charge and/or a 10% factory return processing fee will apply according to parts policy. Returns must be in re-sellable condition. A finance charge of 1.5% per month will be added to all past due accounts. A \$30 handling fee will be charged on all returned checks. If an account is placed for collection, buyer agrees to pay all costs of collection, including reasonable attorney fees and costs, whether or not suit is brought.



Invoice

1936 Bruce B Downs Blvd Suite 308
Wesley Chapel, FL 33543
(844) 525-3735
CustomerSupport@PremierLakesFL.com

DATE	08/01/2025
INVOICE#	2630
TERMS	NET 30
DUE DATE	08/31/2025

BILL TO
Heritage Pines CDD 11524 Scenic Hills Boulevard Hudson Florida 34667

SERVICE LOCATION
Heritage Pines CDD 11524 Scenic Hills Boulevard Hudson, Florida 34667

JOB#	DATE	PO/REF#	DESCRIPTION
1056294843			
Charges		Rate	Total
Annual Lake Maintenance		\$1,600.00	\$1,600.00

CUSTOMER MESSAGE
Thank you for your business!

Invoice Total:	\$1,600.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,600.00

539.341 001

10503 Cyndee Ln.
Odessa, Florida 33556
Office/Cell: (813) 706-1964
Kurt@StroudEngineering.com

August 4, 2025

To:
Heritage Pines CDD
Attn: Mr. Chuck Adams
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

Attention: Mr. Chuck Adams
Re: Current Invoice (Heritage Pines CDD – Misc. Engineering Services FY 25)
Job Number: HPC 12-02-22

We are sending you			
☒ Attached	☐ Under Separate Cover the following:		
☐ Shop Drawings	☐ Prints	☐ Plans	☐ Other:
☐ Copy of Letter	☐ Change Order	☐ Samples	
☐ Report	☐ Reproducible	☐ Specification	

Copies	Date	Description
1	8-4-25	Consultant Invoice (Period of 7/1/25 to 7/31/25)

These are transmitted as checked below	
☒ For Approval	☐ For Review and Comment
☐ For Your Use	☐ For Your Information
☐ As Requested	☐ For Your File
Comments:	
Chuck, Attached is the current invoice for requested services through July 31, 2025, including the associated invoice breakdown. Let me know if you have any questions or need any additional information.	
Copy to:	
File	 Kurt D. Heath, P.E.

INVOICE #HPC1202-22-09

Date: August 4, 2025

INVOICE

TO: Heritage Pines CDD Attn: Chuck Adams 2300 Glades Road, Suite 410W Boca Raton, FL 33431	FOR: Heritage Pines CDD Work Task No. 22 - Misc. Engineering Services (FY 2025) (Period of 7/1/25 through 7/31/25)
---	--

DESCRIPTION	% COMPLETE	FEE	AMOUNT
Task 1 – Project Engineering Services ** See Attached Hourly Breakdown	100.0	\$567.00	\$567.00
Total Completed to Date			\$567.00
Total Previously Invoiced			\$0.00
Total Due This Invoice (Net 30)			\$567.00

519.320 001



Kurt D. Heath, PE
Stroud Engineering Consultants, Inc.

INVOICE BREAKDOWN

(Period of 7/1/25 through 7/31/25)

Task 1 - Miscellaneous Engineering Services

Labor Description	Date	Hours	Rate	Amount
General/Miscellaneous Tasks				
Site visit to coordinate with AZ Tree Svc. Re: tree cleanup work at NWRA 33, inspected storm drains and curbing along Fairway Green Drive	7/7	5.0	\$ 75.00	\$ 375.00
Coordinated with Chalres L. (Schaer Development) re: concrete repair quote for storm drains and curbing within community	7/25	2.0	\$ 75.00	\$ 150.00
Labor Total				\$ 525.00
Expenses Description				
Mileage (@ 1 site visit)				60
Mileage Rate			\$	0.700
Expenses Total				\$ 42.00
Total Billing Period Cost for Task 1				\$ 567.00

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
8/1/2025	2025-4223

Bill To:
Heritage Pines CDD PO Box 810036 Boca Raton, FL 33481

Description	Amount
Management	2,704.16
Assessment Services	600.83
Telephone	12.50
Rentals & Leases	155.00
Printing & Binding	85.83
512.311	
513.310	
519.411	
519.440	
519.470 001	
Building client relationships one step at a time ...	Total
	\$3,558.32



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1306910** Cycle **04**
Meter Number
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date **08/07/2025**
Amount Due **749.46**
Current Charges Due **08/29/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

Date	From Reading	To Date	To Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
------	--------------	---------	------------	------------	--------------	-----------	----------

Comparative Usage Information

Average kWh
Period Days Per Day

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 1,596.23
Payment 1,596.23CR
Balance Forward 0.00

Light Energy Charge 141.54
Light Support Charge 124.03
Light Maintenance Charge 241.02
Light Fixture Charge 287.98
Light Fuel Adj 5,104 KWH @ 0.04400 224.58
Poles (QTY 103) 564.50
FL Gross Receipts Tax 12.58
CC Retirement Credit 846.77CR

Total Current Charges 749.46
Total Due Please Pay 749.46

539.430 001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	105 74	205 21	305 6	455 3	960 9
	150 3	270 4	360 1	910 94	



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/07/2025

District: BP04

Use above space for address change ONLY.

1306910 BP04
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/29/2025
TOTAL CHARGES DUE	749.46
Total Charges Due After Due Date	760.70

000130691000007494600007607001



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2041547** Cycle 02
Meter Number
Customer Number 10183439
Customer Name HERITAGE PINES COM DEV

Bill Date **08/05/2025**
Amount Due **478.29**
Current Charges Due **08/26/2025**

District Office Serving You
Bayonet Point

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information

Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 1 8 3 4 3 9

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 478.29
Payment 478.29CR
Balance Forward 0.00

Light Energy Charge	6.01
Light Support Charge	13.01
Light Maintenance Charge	140.59
Light Fixture Charge	173.50
Light Fuel Adj 547 KWH @ 0.04400	24.07
Poles (QTY 29)	120.00
FL Gross Receipts Tax	1.11

Total Current Charges 478.29
Total Due Please Pay 478.29

539.430 001

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	205 4	210 25	910 4	935 25



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/05/2025

District: BP02

Use above space for address change ONLY.

2041547 BP02
HERITAGE PINES COM DEV
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/26/2025
TOTAL CHARGES DUE	478.29
Total Charges Due After Due Date	485.46

000204154700004782900004854603

HERITAGE PINES
Community Association
Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd.
Hudson, FL 34667

Date: Aug 19, 2025

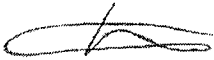
To: Heritage Pines CDD

Attn: Chuck Adams

Below is the invoice #IN009284 for services call on the irrigation pump station at Heritage Pines CC.

Total \$1833.56

Thank you



Herb Hurley, GM

Heritage Pines Community Assoc.



Invoice

Reference No.: IN009284
Date: 12-May-2025
Due Date: 11-Jun-2025
Customer ID: HERIPINESC

ProPump and Controls, Inc.
30 Stonecrest Ct, Suite 100
Shelbyville, KY, 40065-8128
Phone: (502)633-0677 ext

BILL TO:

Heritages Pines Community Association
11524 Scenic Hills Blvd
Hudson FL 34667-5601
United States of America

SHIP TO:

Heritage Pines Community Association, Inc.
11524 Scenic Hills Blvd
Hudson FL 34667-5601
United States of America

CUSTOMER REF. NUMBER

TERMS

CONTACT

Net 30 Days

SCOPE OF WORK:

5/7/25 Service call on the irrigation pump station at Heritage Pines CC : Technician Teddy and Randy arrived at site to troubleshoot station down on low level due to intake clogged from green weeds. Dove box screen and cleaned it with a wire brush . Informed Tim, that lake looks better then last year weed wise but still a lot on the bottom and lake should be treated or it will happen again. The Box screen is about a foot off the bottom.

ITEM

EXTENDED PRICE

Labor & Travel

1,713.60

REMIT TO: PROPUMP & CONTROLS, INC.,30 Stonecrest Ct, Suite 100,
Shelbyville, Ky 40065

***Late Fees of 1.5% will be charged per month
on all accounts that are past due

Please note that all invoices paid by Credit Card are
subject to a 2.8% convenience fee without prior agreement.

Sub Total: 1,713.60
Tax Total: 119.96
Total (USD): 1,833.56
Less Deposit 0,00
Balance Due 1,833.56

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

Also present:

Chuck Adams	District Manager
Kurth Heath	District Engineer
Tim Gatz	HPCA Grounds Superintendent
Herb Hurley	HPCA General Manager
Kim Norton	Heritage Pines Country Club
Susan Bishop	Resident
George Daniels	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. Putnam 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. Putnam 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

107 Line 21: Change "Down To Earth landscape and Irrigation" to "HPCA Grounds
108 Superintendent"

109 Line 201: Insert "of Supervisors" after "Board" and Change "Heath" to "Putnam"

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

113

114

115 • **To Do Action Items List**

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

117 Item 10: Partially completed.

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

119

120 **NINTH ORDER OF BUSINESS**

Staff Reports

121

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

123 There was no report.

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

125 **▪ Consideration of Schaer Development of Central Florida, Inc. Proposal**

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

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

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

132

133

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

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

136 ○ **QUORUM CHECK**

137

138 **TENTH ORDER OF BUSINESS**

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

139

140

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. Mr. Walsh stated that the estimate is for the entire project. 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]

162
163
164
165
166

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 BOS. 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/address plant beds & overgrowth at east & west EDRA's, before mulching. Revised 09.08.20 Ponds 15A & 15B: Inspect sparse plant bed. Revised 12.01.20 Mr. Gatz: Install plants instead of sod near Pond 15A, add sod to ease erosion. Revised 04.19.22 Mr. Gatz: Submit proposal to install sod at EDRA #21 & Pond 15A.	ONGOING	
3	07.14.20	Premier: Send Monthly Reports during first week of the following month.	ONGOING	
4	04.20.21	Mr. Heath: Survey area of erosion on non-irrigated north bank at EDRA 25.	ONGOING	
5	06.29.21	HP: Have pipes at Hole #17 at NWRA #38 & EDRA #47 cleaned out & inspect entire community. 07.20.21 Monitor areas, prep list to address in April or May dry seasons and obtain proposals. 10.15.24 Mr. Heath: Monitor cleanup schedule with Brian.	ONGOING	
6	06.29.21	Staff: Spray Paleo Park twice a month & mulch as needed. 07.19.22 Per Ms. Vaughan: CDD's maintenance responsibilities at Paleo Park include: ➤ 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	09.21.21	Mr. Gatz: Get sod proposal EDRA #58. 09.21.21 Added back follow-up: Replace sod by maintenance shed. 12.06.22 Mr. Gatz: Order extra sod to recently approved proposal.	ONGOING	
8	10.17.23	Mr. Adams: Copy BOS on issues addressed; remind BOS not to copy other Board Members if they respond.	ONGOING	
9	12.05.23	Mr. Gatz: 09.17.24: Twice-annual mulching of entire park will begin October 2024.	ONGOING	
10	12.05.23	Mr. Gatz: Have debris at EDRA #10 behind Woodfield Village, picked up every other day.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
11	09.17.24	Mr. Heath: Monitor & address issues with residence on Hole 16 that installed a pool and cage for possible encroachment on the EDRA and significant damage to the bank in the EDRA.	ONGOING	
12	04.15.25	Mr. Adams: Email Board regarding interest earnings once statements are posted.	ONGOING	
13	07.15.25	Mr. Adams: Secure/deliver grate for Hole 10 grate replacement.	ONGOING	
14	09.16.25	Mr. Adams: Provide update on whether the Premier Lakes Annual Maintenance invoice was paid twice.	ONGOING	

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
1	06.18.24	HP Staff: Obtain quotes and have area(s) without "Miami" curbs addressed.	COMPLETED	10.15.24
2	09.17.24	Mr. Adams: Review the implication of the outside candidates as to the alleged hostile relationship, and why, as per Mr. Steele, there are "HP Board Members and HP Officers" who may be undermining our contractual relationship. District Counsel to provide a legal opinion.	COMPLETED	10.15.24
3	09.17.24	Mr. Adams: Present Bank United investment account options.	COMPLETED	12.10.24
4	10.15.24	Mr. Adams: Send Termination Letter to SOLitude and prepare contract with Premier Lakes.	COMPLETED	12.10.24
5	04.16.24	Mr. Heath: Address erosion at home on Eagle Bend. Area was inspected cause of erosion unclear. \$12,000 bid received; given high cost, addressing the issue in-house is advised.	COMPLETED	02.18.25
6	06.18.24	Mr. Heath: Inspect area on Wayside Willow Court and broken inlet box top exiting Community Center west parking lot.	COMPLETED	02.18.25
7	07.16.24	Mr. Heath: Check with Brian when the invasive trees will be removed from NWRA #33. 09.17.24: The area was inspected; most of the scope of work was completed but some additional invasives will be removed. Mr. Adams will confirm when A to Z will remove two trees hanging over houses. 12.10.24: Proposal approved including additional scope of work.	COMPLETED	02.18.25
8	10.15.24	Mr. Heath: Inspect curbing in front of Ms. Welsh's residence. 12.10.24: Street address needed.	COMPLETED	02.18.25
9	07.16.24	Mr. Adams: Email bank statements to Mr. Rhodes and ensure he is on distribution list.	COMPLETED	04.15.25
10	12.10.24	Mr. Gatz: Inspect dwindling native grasses on Hole 2; advise is grasses will be replaced.	COMPLETED	06.17.25
11	04.15.25	Mr. Heath: Inspect NWRA 33 dead oak tree by 18906 Rolling Hills Lp & 11906 Heritage Pointe Dr.	COMPLETED	06.17.25
12	04.15.25	Mr. Adams: Remind Premiere Lake Mgmt that spatterdock reductions programmed into Lake Management Contract for 33 & 36 are scheduled for May. Note: Ponds on #7 need attention.	COMPLETED	06.17.25
13	04.15.25	Mr. Heath: Inspect NWRA 33 by Rolling Hills Loop, ESF is removing vegetation & coordinate repairs. Coordinate with Ms. Vaughan regarding NWRA 33 cleanup activities	COMPLETED	07.15.25
14	09.21.21	Mr. Heath: Inspect & monitor 18445 Fairway Green Dr for EDRA #35 for erosion around a cypress tree that should be inspected and monitored. 09.16.25 Proposal presented under Item 9B .	COMPLETED	09.16.25
15	12.05.23	Mr. Gatz: Have sign by village entrance repaired. Sign at Paleo Park entrance re: paint artifacts and the bench to be painted. Staff member walkthrough to address fallen branches, etc., weekly.	COMPLETED	09.16.25

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

#	DATE ADDED TO LIST	DESCRIPTION	STATUS	DATE MOVED TO COMPLETED
		09.17.24: Sign repair completed; painting remains. Determine area of placement for additional bench. 10.13.24 Mr. Gatz: Ask Gary if bench was installed.		
16	04.15.25	Mr. Heath: Inspect tree issue on south side of Rolling Hills Loop. Per Ms. Lonergan pictures would be helpful. 09.16.25 This is not a CDD matter.	COMPLETED	09.16.25

**HERITAGE PINES
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

HERITAGE PINES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Heritage Pines Country Club Meeting Room, 11524 Scenic Hills Boulevard, Hudson, Florida 34667</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025	Regular Meeting	2:00 PM
December 9, 2025*	Regular Meeting	2:00 PM
February 17, 2026	Regular Meeting	2:00 PM
April 21, 2026	Regular Meeting	2:00 PM
June 16, 2026	Regular Meeting	2:00 PM
July 21, 2026	Public Hearing & Regular Meeting	2:00 PM
September 15, 2026	Regular Meeting	2:00 PM

Exception

**December meeting is one (1) week earlier to accommodate the Christmas Day holiday.*