

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

The Board of Supervisors of the Heritage Pines Community Development District held a Workshop on February 17, 2026 at 1:00 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  
Kurt Heath  
Herb Hurley  
Mike Dillard

District Manager  
District Engineer  
HPCA General Manager  
HPCA Director

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Lonergan called the workshop to order at 1:26 p.m.

All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Discussion: HPCA Fitness Center Building Funding**

Ms. Lonergan recalled the HPCA's request for the CDD to contribute to the cost of the Fitness Center Building.

A HPCA representative presented a list of expenses related to the Fitness Center Building. He recalled that the Board wanted to see bids and wanted the bids to be in a certain format; however, all bids were not in that format. He discussed the breakdown of expenses totaling \$145,719.57, which the CDD is being asked to pay to facilitate the Fitness Center Building. The

Earthwork, Site Sidewalks and Storm Drainage System & Piping are highlighted as items for the CDD.

Mr. Heath stated the question, on the CDD's side, is determining what of those costs are associated with the CDD. He stated this list has fewer items than a previously provided breakdown. He noted Sidewalks highlighted on the list and asked if CDDs are typically involved with Sidewalks. Mr. Adams stated typically CDDs are not, as it creates a destination within the gates which might create general public access requirements. Mr. Heath thinks that, for some of the items, only a portion would apply to the CDD. He asked if Earthwork is for the entire project. The HPCA representative stated it is supposed to be for the 4,500 yards that must come out of the drainage areas and a yard drain that will be moved and must be filled in, etc. Mr. Heath stated that makes it difficult as there are obviously things that are associated with the CDD but the list is not broken down to the point where it can accurately be determined.

Discussion ensued regarding potential issues, such as public access requirements, if the CDD is involved in the Sidewalk expense.

Regarding the Earthwork expense, Mr. Heath thinks most of it could be associated with drainage and the retention area, volume expansion and utility work.

Mr. Adams referred to the yellow-highlighted items and stated, taking out Sidewalk expenses brings the requested CDD contribution down to \$83,500 for support infrastructure that does not create public access issues.

A question was raised as to whether the CDD could contribute to site lighting, such as for parking lots, streets, etc. Mr. Adams stated, if it is parking lot lighting, the CDD might be able to add it to its existing WREC Energy Agreement.

Discussion ensued regarding how the CDD would receive invoices for expenses, having the District Engineer certify that the expenses are CDD-eligible and signing off on it, which expenses would be CDD-eligible, funding the work utilizing available unassigned Fund Balance rather than obtaining a loan, and possibly having to adjust assigned Fund Balance for certain categories if using Fund Balance to fund this expense.

If the decision is to utilize Fund Balance, Mr. Adams recommends programming a modest increase into the budgets over the next five years to rebuild Fund Balance.

In response to the question of whether the CDD would have funds available in the event of a disaster, Mr. Adams stated, from the CDD’s exposure for a wind event is vegetation within the natural areas and in the front.

Discussion ensued regarding the next steps if the Board decides at the Regular Meeting to contribute to the Fitness Center Building expenses, why the HPCA thinks the CDD should be financially involved in this project, potential impact of this project on the CDD assessments if the CDD contributes, and what expenses or types of work the CDD’s contribution would fund.

**THIRD ORDER OF BUSINESS**

**Public Comments: non-agenda items**

No members of the public spoke.

**FOURTH ORDER OF BUSINESS**

**Supervisors’ Requests**

There were no Supervisors’ requests.

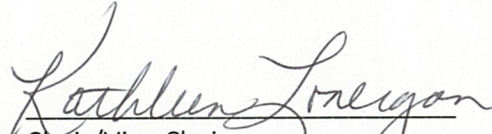
**FIFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Walsh and seconded by Mr. Putman, with all in favor, the workshop adjourned at 1:53 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair