

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

The Board of Supervisors of the Heritage Pines Community Development District held a Regular Meeting on February 17, 2026 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
Nicholas Pedota	Resident
Members of the Public	Bob Napatiola

The names of all attendees, residents and/or members of the public might not appear in the 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 a 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]

A resident thanked the Board for considering partially funding the construction of the HPCA Fitness Building Project. He discussed the history of the CDD, prior CDD bonds, the benefits of this project to the CDD, and the potential CDD funding contribution to the project.

FOURTH ORDER OF BUSINESS

Update: Operations Activities

Ms. Lonergan noted the project completed at Fairway Green Drive and Hidden Pines Way has issues.

FIFTH ORDER OF BUSINESS

Consideration of Actions Related to the Potential Funding Participation with the HPCA Fitness Building Project

On MOTION by Mr. Putman and seconded by Ms. Lonergan, with Mr. Putman, Mr. Walsh and Ms. Lonergan in favor and Ms. Vaughan and Mr. Rhodes dissenting, authorizing funding, in a not-to-exceed amount of \$100,000, for appropriate expenses related to the HPCA Fitness Building Project, including Earthwork, Site Work and the Storm Water System and Piping, and parking lot lighting, was approved. [Motion Passed 3-2]

Ms. Vaughan discussed why she is against this project, including not being in favor of increasing assessments.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

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

SEVENTH ORDER OF BUSINESS

Approval of December 9, 2025 Regular Meeting Minutes

The following changes were made:

Line 45: Change "DWRA" to "EWRA" (two locations)

Line 142: Change "Vaughn" to "Vaughan"

Line 163: Insert "Ms." before "Lonergan"

On MOTION by Mr. Putman and seconded by Ms. Vaughan, with all in favor, the December 9, 2025 Regular Meeting Minutes, as amended, were approved.

• To Do Action Items List

Items 11, 15, 16, and 17 were completed.

Item 18: Change "deep" to "dispose of"

EIGHTH ORDER OF BUSINESS

Staff Reports

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

There was no report.

B. District Engineer: Stroud Engineering Consultants

Mr. Heath stated he is inspecting Fairway Green today. Fallen trees were removed in the pine area near Heritage Point Drive; requests for additional removals were received. Three dead pine trees need to be removed; the cost to remove them is \$250 per tree.

The consensus was to authorize removal of the three dead pine trees.

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

There was no report.

- **NEXT MEETING DATE: April 21, 2026 at 2:00 PM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

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

Resident Nicholas Pedota discussed trees behind his home with vines growing up them and asked if those were looked at. It was noted that it is cheaper to cut down the pine trees than to remove the vines from them. A question was raised as to whether that could lead to removing a lot of pine trees as many of them have vines growing on them.

A resident asked how much the CDD has in reserves. Mr. Adams stated that the CDD does not have a capital reserve in the same sense as an Association would have, but the CDD has surplus Fund Balance with funds assigned to three categories, plus unassigned fund balance.

TENTH ORDER OF BUSINESS

Supervisors' Requests

There were no Supervisors' requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walsh and seconded by Mr. Rhodes, with all in favor, the meeting adjourned at 2:17 p.m.

COP = AL
Secretary/Assistant Secretary

Kathleen Longman
Chair/~~Vice Chair~~