

**MINUTES OF MEETING  
HERITAGE OAK PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The workshop meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, July 15, 2021 at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida, Call-In Number 800-747-5150; Access Code 2836125.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Edward Carey	Vice Chairperson
Brian Bitgood	Assistant Secretary
Steve Horsman	Assistant Secretary
Kent Weeks	Assistant Secretary
Michelle Egan	Project Manager, Inframark
Bob Koncar	District Manager, Inframark
Jackie Wells	Activities Coordinator, Inframark

*The following is a summary of the minutes and actions taken at the July 15, 2021 regular meeting of the Heritage Oak Park CDD Board of Supervisors.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

- Mr. Falduto called the meeting to order and Mr. Koncar called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

- The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

- With no Audience comments, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Comments from the Chairman**

- Mr. Falduto stated there is a lot of equipment in the community, so be careful.
- Mr. Falduto stated all the activities taking place have been good.

**FIFTH ORDER OF BUSINESS** **Approval of Consent Agenda**  
**A. Approval of the Minutes of the June 17, 2021 Meeting**  
**B. Financial Statements and Check Register**

On MOTION by Mr. Carey seconded by Mr. Bitgood with all in favor the Consent Agenda was approved. 5-0
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**SIXTH ORDER OF BUSINESS** **New Business**  
**A. Fencing**

- Ms. Eagan stated it has been difficult to get fencing proposals.

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor tabling the proposal on fencing around the pool and common area was approved. 5-0.
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**SEVENTH ORDER OF BUSINESS** **Staff Reports**

- A. District Attorney**  
No report.
- B. District Engineer**  
No report.
- C. District Manager**
  - i. Consideration of Resolution 2021-05, Designation of Officers**

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor Resolution 2021-05, Designation of Officers was adopted. 5-0.
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- ii. Activities Coordinator Position**
- Ms. Wells was introduced as the new Activities Coordinator.
- iii. Public Hearing on Fiscal Year 2021/2022 Final Budget**

On MOTION by Mr. Bitgood seconded by Mr. Carey with all in favor a change of line item Management Services, under Parks and Recreation, to \$34,157 was approved 5-0.
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On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor opening the Public Hearing on Fiscal Year 2021/2022 Final Budget was approved 5-0.
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- There were no public comments.

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor closing the Public Hearing was approved 5-0.

On MOTION by Mr. Carey seconded by Mr. Weeks with all in favor continuing the Public Hearing to August 19, 2021 at 10:00 a.m. was approved 5-0.

**a. Consideration of Resolution 2021-06, Adopting Fiscal Year 2021/2022 Budget**

On MOTION by Mr. XXXX seconded by Mr. XXX with all in favor the Fiscal Year 2021/2022 Budget was approved. 5/0

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor the posting of the draft letter to residents on the District website for information purposes was approved. 5/0

**iv. Public Hearing on Fiscal Year 2021/2022 Levying of Assessments**  
**a. Consideration of Resolution 2021-07, Fiscal Year 2021/2022 Levying of Assessments**

**EIGHTH ORDER OF BUSINESS**

**On-Site Administration Report – Project Updates**

- Ms. Egan stated there will be a pool treatment for black algae. It was explained that black algae is a normal problem with pools.
- Ms. Egan stated the chlorine level will be raised in the pool.
- The lift chair will be installed when all parts arrive, and the County gives approval.
- The walkway is being worked on this week and weekend.
- The irrigation main line is being repaired, therefore, the irrigation may or may not work during this process. Please be aware of workers in the road.
- Any damage to the grass due to the irrigation work will be repaired by the irrigation company.
- Ms. Eagan requested a letter go out to residents to obtain information for the gate boxes. A discussion ensued.
- Mr. Horsman stated the HOA website will be changing, therefore, they will need to send a letter to residents. Mr. Falduto suggested sending the District’s letter with the HOA letter , splitting the cost and saving money for both.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor sending a letter to residents concerning the gate boxes was approved. 5-0.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

- Mr. Carey stated someone is cutting a bush on CDD property around the pond. Ms. Eagan will get an estimate to fix the bush and the Board plans to bill the resident doing the damage.
- Mr. Carey stated the water flow or pressure may be impacted by the main line work being done. Mr. Carey suggested money be saved for adjustment service calls.
- Mr. Bitgood brought up the policy of planting trees in the District.
- Mr. Horsman stated a resident asked if the driveway access was going to stay for handicapped and bicycles. He stated it is not, it is for construction only.
- Ms. Eagan stated work on the concrete street gutters is to begin in September, with the cutouts being done in August. Ms. Eagan will email everyone with an update.
- Mr. Falduto stated there are people tampering with the valves at the pool. There will be a lock put on this area with a sign. Mr. Falduto requested anyone being seen in that area is to report it to Ms. Eagan.
- Mr. Koncar reviewed the motions of this meeting and found a conflict. Mr. Koncar requested a motion to resend the closing of the Public Hearing.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor rescinding the closing of the Public Hearing on the Fiscal Year 2021/2022 Final Budget was approved 5-0.

- Mr. Horsman visited the Town Hall requesting a crosswalk across from the YMCA. He was unable to speak to the administrator.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- A resident asked if there was a completion date for the main line work and if there are repair costs for any mainscape.
- A resident asked if there was permission given to plant flowers around the lake.
- A resident asked if there is a plan to upgrade the walkway to the lake.

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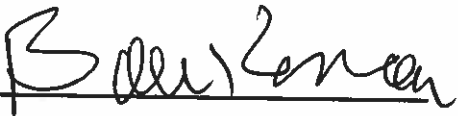
Heritage Oak Park CDD

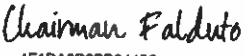
- A resident asked if there was permission given to plant flowers around the lake.
- A resident asked if there is a plan to upgrade the walkway to the lake.
- A resident stated his disappointment in the extreme trimming and cutting around the lake.
- A resident had a suggestion of adding signs in community as a reminder for obtaining gate information.
- A resident asked if there will be loan money left over when all the current projects are done.
- A resident voiced her appreciation of flowers planted around the lake near her home. She was reminded permission is needed before planting anything on CDD property.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor, the meeting was continued to August 19, 2021 at 10:00 a.m.

  
Secretary

DocuSigned by:  
  
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Paul Falduto  
Chairman