

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

A special meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Tuesday, April 7, 2020 at 10:00 a.m. Due to the changing environment associated with COVID-19, and to enable action on items essential to the health, safety and welfare of the community during the pandemic, as well as any other business that may properly come before the Board, the Board of Supervisors of the Heritage Oak Park Community Development District held this special meeting electronically under the auspices of Florida Executive Orders 20-52 and 20-69.

Present and constituting a quorum were:

Brian Bitgood	Chairperson
Paul Falduto, Jr.	Vice Chairperson
Edward Carey	Assistant Secretary
Earl Bell	Assistant Secretary
Kent Weeks	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Michelle Egan	Project Manager
Residents	

The recording of the Heritage Oak Park Community Development District Special Meeting on Tuesday, April 7, 2020 was not completely audible, and the following is a summary of actions taken by the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Bitgood called the meeting to order, and Mr. Koncar called the roll.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

- Mr. Bitgood asked Ms. Egan to read one comment received from a resident.
- Ms. Egan read the following from resident, Ron Watson, Waterside Club IV Unit 102:

- “Is there anything keeping our CDD from arranging to have the needed repairs to the pool performed during the time it is closed due to the pandemic? It seems like a better scheduling opportunity since it is still the dry season, and we are not allowed to use it now or in the immediate future. That way, the pool could be done prior to it being reopened after this pandemic has cleared instead of waiting until the summer when we have rain and the hottest time of the year.”
- Mr. Bitgood noted we will now discuss the Fiscal Year 2021 budget and asked Mr. Falduto to speak.
- Mr. Falduto discussed the Fiscal Year 2021 budget noting he worked with Mr. Alan Baldwin and Ms. Egan. Three budget options will be presented at the regular meeting next week.
- One option will be the budget we worked on a few months ago which had a zero increase.
- The second budget will be a budget with a \$2 Million loan and the changes that would be required to obtain the loan.
- The third budget will be with a \$3 Million loan with increases in assessments.
- Mr. Falduto noted the Board voted on the \$1 Million budget at the last meeting, however, in looking at the needs of the Park, if we went with \$1 Million, we would probably need to do another loan in a few years. He felt that would not meet the needs of the Park. Rather than making our accountant do all the work for a \$1 Million loan, which was not feasible, they decided to do a \$2 or \$3 Million loan.
- He spoke about the Board’s wish list presented to everyone at the last meeting which will be included in the presentation. It will not be coming out of our normal operating expenses. It will come out of the loan if we borrow the money.
- He noted the irrigation line will fold into operating expenses. We will still have debt service and operating service, but there will no longer be an irrigation line. It will be easier for residents to decipher.
- Mr. Bitgood noted we may have an issue. He remembered a few years ago, the Board voted to create a special fund just for Irrigation. We may have to go back and look at that. Mr. Koncar noted he will do so.
- Mr. Koncar noted today he will distribute to the Board the latest update on the Fiscal Year 2021 budget.

- Mr. Bitgood received information from the Governor's Office on being able to hold this meeting. It was noted there was an issue with the Web-X audio.

THIRD ORDER OF BUSINESS

Discussion on Closure of District Facilities

- Mr. Bitgood noted when the CDC recommended no more than 10 people together, there was no way we could stop 10 people being in this area, we decided to close everything at that time.
- He believes we did the right thing and hopes no one gets sick. They followed the County, State and National Guidelines. As soon as they get clearance from State Government, they will open everything again.

FOURTH ORDER OF BUSINESS

Discussion on Pool Repairs

- Mr. Bitgood noted they have not received any proposals to repair the pool. He noted if we do not have any bids, we cannot do anything.
- Mr. Bitgood asked if there were any Supervisor comments.
- Mr. Weeks noted we do not know how long this will go on. We will be shutting down a lot of areas in the Park. Many people are worried about their financial situation. How critical is it for us to repair the pool now instead of waiting one year?
- Mr. Bitgood noted the reason we are not holding off is because tiles keep breaking. There are sharp edges on them. At least one person has scratched themselves. For him, it is a safety issue and he is worried someone will get seriously injured.
- Mr. Weeks noted we can repair the safety problem of the tiles temporarily, and see what happens. As long as it is shut, no one will use it anyway. This could go on until next year.
- Mr. Bitgood noted perhaps we can find out about replacing the back tiles. Ms. Egan noted she sent a request to the Engineer.
- Mr. Carey asked do we have something in writing from the Engineer? We have no way to proceed logically on this because we do not have quotes.
- Mr. Bell asked if he can get the new agenda package sent to his personal computer. Ms. Egan will send it to him.
- Mr. Bitgood noted it is impossible to make an informed decision right now.
- Mr. Bitgood asked for a copy of the agenda for next week's regular meeting. Ms. Egan will send one to him.

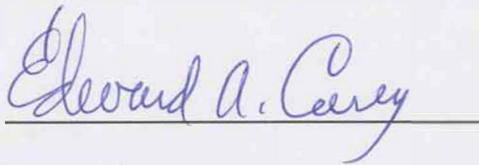
- Mr. Koncar noted it may be better to try to have the regular meeting with Global Crossing, our regular call in number, as opposed to Web-X. There seems to be a lot of issues with Web-X.
- He will send a copy of the updated Fiscal Year 2021 budget to each Supervisor.

FIFTH ORDER OF BUSINESS

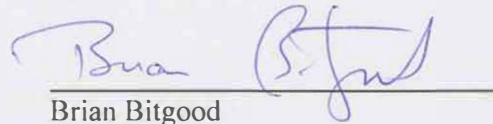
Adjournment

- There being no other business,

On MOTION by Mr. Falduto seconded by Mr. Weeks with all in favor the meeting was adjourned.



Secretary



Brian Bitgood
Chairman