

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

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, October 19, 2017 at 10:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida.

Present and constituting a quorum were:

Brian Bitgood	Chairperson
Paul Falduto, Jr.	Vice Chairperson
Olin Earl Bell	Assistant Secretary
Donald Oppenheim	Assistant Secretary
Edward Carey	Assistant Secretary

Also present were:

Robert Koncar	District Manager
Michelle Egan	Project Manager
Residents	

*The following is a summary of the minutes and actions taken at the October 19, 2017 meeting of the Heritage Oak Park CDD Board of Supervisors.*

*Due to a failure of the recording equipment, the beginning of the meeting could not be transcribed and the following is a summary of the action taken.*

**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**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There not being any, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

- A. **Approval of the Minutes of the August 31, 2017 Continued Meeting**
- B. **Approval of the Minutes of the September 21, 2017 Meeting**
- C. **Financial Statements and Check Register**

On MOTION by Mr. Oppenheim seconded by Mr. Falduto with all in favor the Consent Agenda was approved.

**FIFTH ORDER OF BUSINESS** **Field Management Report**  
The Field Management Report was reviewed.

**SIXTH ORDER OF BUSINESS** **Storm Follow Up**  
There not being any, the next item followed.

**SEVENTH ORDER OF BUSINESS** **Old Business**

- o The Board discussed replacement windows.

On MOTION by Mr. Bell seconded by Mr. Carey with Mr. Bell, Mr. Carey, Mr. Oppenheim and Mr. Bitgood voting aye and Mr. Falduto voting nay, replacement of windows for a total of \$22,883 was approved.

- o The Board discussed floor replacement for the Lodge, the Sports Bar and the Library.

On MOTION by Mr. Falduto seconded by Mr. Oppenheim with Mr. Falduto, Mr. Oppenheim, Mr. Carey and Mr. Bitgood voting aye and Mr. Bell voting nay, floor replacement for the Lodge, the Sports Bar and the Library for a total of \$55,917 was approved.

**EIGHTH ORDER OF BUSINESS** **New Business**

**A. Results of Engineering Services Advertisement**  
Tabled to the next meeting.

**B. Maintenance Technician**  
Severn Trent to hire the Maintenance Employee.

**NINTH ORDER OF BUSINESS** **Staff Reports**

**A. Attorney**  
There being no report, the next item followed.

**B. Engineer**  
There being no report, the next item followed.

**C. Manager**

**i. Water’s Edge Condominium Interlocal Agreement**

On MOTION by Mr. Falduto seconded by Mr. Oppenheim with Mr. Falduto, Mr. Oppenheim, Mr. Carey and Mr. Bitgood voting aye and Mr. Bell voting nay, the Chairman was authorized to execute the Water’s Edge Condominium Maintenance Agreement subject to the sign off from the District Attorney.

**ii. Consideration of Resolution 2018-01 Budget Amendment**

On MOTION by Mr. Falduto seconded by Mr. Oppenheim with all in favor Resolution 2018-01, a budget amendment amending the Heritage Oak Park CDD General Fund Budgets for Fiscal Year 2017, was adopted.

**iii. Motion to Assign Reserves**

On MOTION by Mr. Oppenheim seconded by Mr. Bell with all in favor the Motion to Assign Reserves was approved.

**TENTH ORDER OF BUSINESS**

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

Ms. Egan updated the Board on continuing projects.

*At this time, the recording equipment started working.*

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

- o Mr. Carey commented on recordings, recording equipment, portable microphones. He commented on the terms of office of the Chairman position.
- o Mr. Bell recommended for safety reasons staff look into a lift the Maintenance Technician will need to use in the future.
- o Mr. Oppenheim commented on entrance and exit gates.
- o Mr. Falduto commented on permits for the office. The last submission for a permit was sent in September. The County has not yet reviewed it. He noted on their website it states

between 10 to 14 days for commercial submission. He noted it is now 28 days. Hopefully it will be taken care of soon. He thanked Ms. Columbus for all the hard work she is doing. He thanked Ms. Egan for her work with the Lodge after the Hurricane.

- Mr. Bitgood thanked the gentleman who replaced all the flags in the Park and the disposal of the old flags. He also noted there are two new bulletin boards.

**TWELFTH ORDER OF BUSINESS**

**Feedback on Comments of Previous Board Meeting**

There not being any, the next item followed.

**THIRTEEN ORDER OF BUSINESS**

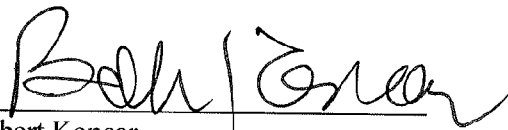
**Audience Comments**

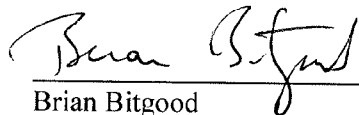
- An audience member commented on patches on the roads.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned at 11:15 a.m.

  
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Robert Koncar  
Secretary

  
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Brian Bitgood  
Chairman