

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

The workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held on Thursday, February 18, 2021 at 9:00 a.m. immediately followed by the regular meeting 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
Kent Weeks	Assistant Secretary
Steve Horsman	Assistant Secretary
Robert Koncar	District Manager, Inframark
Michelle Egan	Project Manager, Inframark
Jordan Lansford	District Manager, Inframark
Andy Cohen	District Attorney
Residents	

The following is a summary of the minutes and actions taken at the February 18, 2021 workshop and regular meeting of the Heritage Oak Park CDD Board of Supervisors.

WORKSHOP

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

Capital Improvement

- Mr. Falduto stated the entire air conditioning system in the Lodge was installed in 2007. This gives the CDD approximately six (6) years to save the money to install a new system, that will cost approximately between \$80,000 and \$100,000.
- Mr. Falduto stated the roads are another issue that money needs to be saved for.
- Mr. Carey suggested changing the heat source for the pool to a ground source.

- Mr. Carey stated he would like a third bocce court added.
- Mr. Bitgood stated the roads are in excellent shape overall and suggested adding edging to prevent any further erosion on the roads.
- Mr. Bitgood stated there are 8 sets of double doors in the Lodge and they should be replaced at some point.
- Mr. Horsman requested new gates. A discussion ensued.
- Mr. Koncar reviewed the cash reserves for the CDD. There is no emergency reserve and Mr. Koncar suggested the CDD add this line item to the budget. A discussion ensued.

THIRD ORDER OF BUSINESS

Adjournment

With there being no further business,

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor the workshop was adjourned.

REGULAR MEETING

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 explained the reason for adding this item to the agenda is to set the record straight on things that are incorrect on social media and to keep Heritage Oak Park residents up to date on items that are not on the agenda.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the January 21, 2020 Meeting

B. Financial Statements and Check Register

- There being changes to the minutes: agenda page 6 on the minutes should be changed under the first order of business to show that Chairman Falduto called the meeting to order and not Bitgood, and on agenda page 8, change the word and to through on bullet point number four.

On MOTION by Mr. Horsman seconded by Mr. Bitgood with all in favor the Consent Agenda was approved with amended Minutes, 5-0

SIXTH ORDER OF BUSINESS

Old Business

A. Streetlight Extension

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor an additional \$500 for electrical work on lighting installation was approved, 5-0.

B. CDD/HOA Garage Agreement

- o A discussion ensued on the electric bill for the garage.

On MOTION by Mr. Carey seconded by Mr. Horsman with four (4), being Mr. Falduto, Mr. Carey, Mr. Horsman and Mr. Weeks, in favor and one (1) opposed, being Mr. Bitgood, the six-month garage storage agreement between the HOPCA and the CDD was approved, 4-1

SEVENTH ORDER OF BUSINESS

New Business

A. Brazilian Pepper

- o A discussion ensued.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the agreement with Artistry to trim the Brazilian Pepper plants was approved, 5-0.

- o More discussion ensued.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the motion was amended for the agreement with Artistry to eliminate the Brazilian Pepper plants be tabled until the September Board meeting, 5-0.

B. Gate Call Box Upgrade

- o A discussion ensued.

On MOTION by Mr. Horsman seconded by Mr. Weeks with all in favor the gate call box upgrade in the amount of \$10,000 was approved, 5-0.

C. 1504 Red Oak Erosion Repair

- A discussion ensued.

On MOTION by Mr. Horsman seconded by Mr. Weeks with all in favor addressing the erosion repair problems at 1504 Red Oak with Enviro Water Utilities in the amount of \$14,835 to be paid out of the loan was approved, 5-0.

D. Pool Area Repairs

- A discussion ensued.

On MOTION by Mr. Bitgood seconded by Mr. Carey with all in favor the discussion on pool area repairs being tabled until the March meeting was approved, 5-0.

E. Mainline Replacement RFP

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor, reviewing and amending the Mainline Replacement RFP was approved, 5-0.

- It was discussed that the District Engineer needs to provide a scope of service within two (2) weeks.

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor, withdrawing the motion for reviewing and amending the Mainline Replacement RFP was approved, 5-0.

EIGHTH ORDER OF BUSINESS

Staff Reports

C. District Manager

- Mr. Koncar reminded the Board about the budget workshop at the next meeting at 9:00 a.m. A draft will be distributed before the meeting for review.

A. District Attorney

- Mr. Cohen suggested a Resolution for golf carts and can prepare it for the next meeting agenda.

D. On-Site Manager

- The streetlight on White Oak is being replaced.
- The pool lift has been ordered and permitting has been started.
- Ms. Egan stated to be respectful and not put items on the pool chairs if you are not actively using them. Use pool etiquette and wait until the classes are over to come to the pool.

- If there is a concern about someone not wiping down their chair, wipe it down before you use it.
- Road repair locations will be brought to the next meeting.
- Canopy over the roads need to be trimmed for emergency vehicles.

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor the expenditure of up to \$5000 to open the tree canopy for emergency vehicles was approved, 5-0.

B. District Engineer

Not present.

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Horsman had no requests.
- Mr. Bitgood had no requests.
- Mr. Weeks stated there have been complaints about overnight parking when there is a sign that says no overnight parking. Mr. Weeks requested the sign be changed to add “without permission” if this will continue to be the practice. Mr. Falduto stated that he and Ms. Egan will prepare something for the next meeting’s agenda.
- Mr. Falduto thanked the Board for what they do and how they speak up.
- Mr. Carey stated there are a lot of marks showing on the roadsides where cars run off into the grass. Mr. Falduto stated that these areas will be brought to the Board at the next meeting and each location can be voted on for repair and prevention.

TENTH ORDER OF BUSINESS

Audience Comments

- A resident commented on the Mainline RFP.

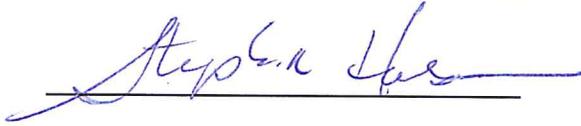
February 18, 2021

Heritage Oak Park CDD

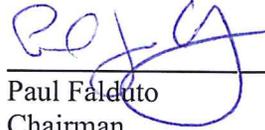
ELEVENTH ORDER OF BUSINESS

Continuation of Meeting

On MOTION by Mr. Bitgood seconded by Mr. Horsman with all in favor, the meeting being continued to March 4, 2021 was approved, 5-0.



Secretary



Paul Falduto
Chairman