



**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Budget for Fiscal Year 2019**

- Mr. Koncar noted today is the public hearing to adopt the Fiscal Year 2019 budget.
- Letters were sent to residents based on the tentative budget approved by the Board, which included potential increases on assessments based on the investigation of borrowing funds for capital projects.
- The Board has not approved any borrowing at this point. But, in order to consider that for the 2019 budget, those potential increases were included in the letters the residents did receive. A decision will be made today, which is the purpose of this public hearing to decide on the final budget for 2019 and any items that go with it.
- There are two items showing an increase; one is the General Fund and there are some proposed increases there, \$91/year per product type. The Irrigation Fund is going up approximately \$20 based on the tentative budget.
- With the General Fund and the Irrigation Fund that would be an increase, if approved by the Board, of \$111 per year for product type.
- The rest of the budget, in terms of any potential increases, will be decided today by the Board.
- Mr. Falduto noted the Board has not approved any loan for a mainline irrigation project. The Board has tried to pass on the information that we have not voted for a \$5 million loan to do the irrigation project.
- The Board has no information from the engineers as to the project that this loan was attached to. Because of the confusion going on in the Park right now, he felt it important the community understands there is no borrowing approved for any irrigation project.

Mr. Falduto MOVED that the Board affirms to the community that at this time, there is no approved borrowing for any mainline project for Heritage Oak Park Community Development District for the Fiscal Year 2019 budget and Mr. Carey seconded the motion.

- Mr. Bell noted an error was made in the minutes of the June 7, 2018 meeting. It stated in a motion box, "Mr. Bell moved to borrow up to \$5 million on a 15-year term". That is an error. He moved to consider borrowing \$5 million on a 15-year term.

- Mr. Koncar noted the Board was considering borrowing for the 2019 budget, but it was not finalized until you get to the public hearing which is what we are doing today.
- Mr. Falduto apologized that those minutes were approved. He wants to make sure the Park knows the Board is **NOT** approving a \$5 million loan.
- Mr. Bell asked that the June 7, 2018 minutes be corrected.

On VOICE vote with all in favor the prior motion was approved.

- The public hearing was opened.
- Audience members commented on the budget.
- Most speakers felt it was not wise to spend money on all irrigation projects now. Only do the one that needs immediate attention.
- One resident said he was unaware the Board was planning to upgrade the sprinkler system.
- The public hearing was closed.

Mr. Falduto MOVED to approve removal of the contract position for the Security Person from the budget for 2019 at an annual cost of \$7,950 and also no borrowing and was seconded by Mr. Carey.

- Discussions continued.

On VOICE vote with all in favor the above motion was approved.

**A. Consideration of Resolution 2018-04 Adopting the Budget for Fiscal Year 2019**

On MOTION by Mr. Falduto seconded by Mr. Carey with all in favor Resolution 2018-04, a resolution of the Heritage Oak Park CDD relating to annual appropriations of the District and adopting the budget for the Fiscal Year beginning October 1, 2018 and ending September 30, 2019, and referencing the maintenance and benefit special assessments to be levied by the District for said fiscal year, with the change of removal of the contract position for Security Person, and, in addition, there is no borrowing, was adopted.

**B. Consideration of Resolution 2018-05 Levy of Non-Ad Valorem Assessments**

On MOTION by Mr. Oppenheim seconded by Mr. Bell with all in favor Resolution 2018-05, a resolution levying and imposing a non-ad valorem maintenance special assessment for the Heritage Oak Park Community Development District for Fiscal Year 2019, was adopted.

**SIXTH ORDER OF BUSINESS**

**Old Business**

**A. Kitchen Operational Protocols**

- o Ms. Egan noted all signs from the Health Department were put up. All lists have been updated and put in the kitchen. All proper procedures have been put in the kitchen.

**B. Update on Irrigation Mainline Engineering**

- o Mr. Carey noted we have preliminary drawing information from the District Engineer, which he has reviewed. For further clarification, he has questions for the engineer.
- o The Board had questions regarding the map and on reclaimed water.
- o Mr. Bitgood noted we have problems with multiple mainlines. We are throwing money away every time the mainline breaks.
- o Mr. Bell asked how are we going to pay for mainline repair. Mr. Bitgood noted we do not know how much anything will cost, we do not know the procedure, we do not know if we can break it up into multiple years. This is all preliminary right now. It will probably take us at least one year before we can figure out what we are doing with this.
- o Mr. Falduto noted he brought up the issue in January of 2018 about significant mainline breaks in the Park. We needed to determine whether or not mainlines should be replaced or whether to do other things to make the system work. It has come up at every meeting since January 2018. This was initially brought up because of mainline issues.
- o What bothers Mr. Falduto is some of the statements made by residents today. Some people in this Park think he is lying and the Board is lying to them. He has no reason to lie and this Board has no reason to lie. This Board is trying to be as open as we can. We are not hiding anything from anyone. One resident sends out an email and a significant portion of this Park believes that we are lying. We are not. We have no reason to lie to anyone.

**SEVENTH ORDER OF BUSINESS**

**New Business**

There not being any New Business, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**In-House Staff Reports**

- Mr. Koncar discussed the ADA Website compliance issue, which was discussed briefly at the last Board meeting. He noted the ADA website compliance issue is in regards to those who are visually impaired to be able to go onto the website and listen to documents as opposed to reading them. We will not be in compliance with ADA requirements if the website does not allow that to happen.
- He suggested the Board have the website reviewed by a consultant. They look at it, see what issues you have; they will put a seal on the website saying it has been reviewed.
- The total cost for the initial review is \$199.00

Mr. Oppenheim MOVED to spend \$199 for a consultant to review the website for ADA Compliance and Mr. Carey seconded the motion.

- Mr. Koncar noted at the next meeting he will bring more information on what is required on the website to be in full compliance.

On VOICE vote with all in favor the prior motion was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

- A. Attorney**
  - i. ADA Website Compliance**  
Discussed above.

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

**C. Manager**  
Discussed above.

**D. Field Manager's Report**  
The Field Manager's Report is included in the agenda package.

**TENTH ORDER OF BUSINESS**

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

- Ms. Egan noted they are finishing up the last two doors.
- Fitness room access conversion will start soon.
- Tennis courts are done.
- Wind screens are being worked on now.

- The Sports Bar windows are being completed and then will be inspected.
- She is getting bids for roof cleaning.
- She is trying to get costs from concrete companies for concrete curbing.

**ELEVENTH ORDER OF BUSINESS**                      **Supervisor Requests**

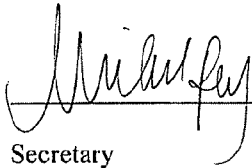
- Mr. Carey commented on an oxygen test in the lake.
- Mr. Carey commented a plumber is needed in the Lodge.

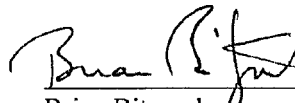
**TWELFTH ORDER OF BUSINESS**                      **Audience Comments**

- Mr. Tingley commented on reclaimed water and other issues. He noted residents do not have the total concise picture of what the Board is trying to do.
- Ms. McIntyre noted she served on the Board for six years and knows it is a very difficult job. She commented most residents are unable to see information available to the Board before the meeting. Because of that we cannot follow along with discussions if we do not have the information you have. We get only the minutes from the last meeting and the agenda. We do not get other supportive materials.

**THIRTEENTH ORDER OF BUSINESS**                      **Adjournment**

There being no further business, the meeting was adjourned.

  
Secretary

  
Brian Bitgood  
Chairman