

**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, August 15, 2019 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.

Present and constituting a quorum were:

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

Also present were:

Robert Koncar	District Manager
Michelle Egan	Project Manager
Robert Dvorak	Proposed District Engineer
Residents	

The following is a summary of the minutes and actions taken at the August 15, 2019 workshop and regular meeting of the Heritage Oak Park CDD Board of Supervisors.

WORKSHOP AGENDA

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Bitgood called the meeting to order and Mr. Koncar called the roll.
- Mr. Bell had a question about the Management Contract.
- Mr. Koncar noted the price in the tentative budget is higher than the proposed Inframark contract is, so there would be some reduction.
- Mr. Bitgood suggested modifying the meeting order on the agenda so that we can bring up Old Business first before the public hearing.
- Mr. Falduto noted the initial proposed Inframark budget was increased to \$22,000 plus. If we were to adopt the current Inframark budget that would save us approximately \$12,000 off the \$22,000. He recommends we put that money in Irrigation to try to shore up the Irrigation Budget.

- Mr. Bell commented on the cost of the Inframark Management Contract.
- Mr. Falduto stated the actual increase to Inframark was only \$22,000 or 3.9% which worked out to \$22,000, not \$40,000. He noted the Board decided because there was concern over the loss of the current employees that we would suspend the bidding process and allow the Chairman to negotiate with Inframark. Mr. Bell violated the credibility and the integrity of this Board by going out and getting a bid after we already suspended the bidding process and going outside the normal bidding process to go to your friend to get a bid for the Park to try and circumvent what you thought was a movement to remove Inframark from this Park.
- Mr. Falduto noted we made a commitment to negotiate in good faith. You violated that commitment. You are now trying to use a bid which you got outside of the Board's wishes, their vote 4 to 1, to suspend the bidding process and you are trying to use a bid that you inappropriately obtained because you did not go through the proper bidding process and you obtained it after we voted to suspend the bidding process.
- Mr. Falduto noted this bid has no bearing on what we are talking about today. You obtained your bid improperly. It should not matter in our vote today.
- Mr. Bell responded he felt he was within his rights as a Supervisor elected to this Board by the people in this Park to try and maintain an equal cost for their living in this Park.
- Mr. Bell pointed out mistakes made by the Finance Department and by Inframark Management.
- A long discussion ensued on what Mr. Bell did or did not do while he was the Chairman of Heritage Oak Park CDD.

SECOND ORDER OF BUSINESS

Fiscal Year 2020 Budget Discussion

- Ms. Nadelin wanted the Board to consider an irrigation firm and a pool firm.

THIRD ORDER OF BUSINESS

Adjournment

There being no further business, the workshop adjourned.

REGULAR MEETING

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 July 18, 2019 Meeting

B. Financial Statements and Check Register

- Mr. Bitgood requested moving Item 6, Old Business, immediately after the Approval of the Consent Agenda. He also wanted to introduce the prospective Engineer from JMT.

On MOTION by Mr. Carey seconded by Ms. Nadelin with all in favor the Consent Agenda was approved as amended.

- At this time, Mr. Bitgood introduced Mr. Robert Dvorak.
- Mr. Dvorak introduced himself. He described his company, what he does and what his engineering firm deals with. He noted they have their own survey crew, inspection crews.
- Mr. Bitgood thanked Mr. Dvorak for his presentation.

SIXTH ORDER OF BUSINESS

Old Business

A. Inframark Management Contract

On MOTION by Mr. Falduto seconded by Ms. Nadelin with Mr. Falduto, Ms. Nadelin, Mr. Carey and Mr. Bitgood voting aye and Mr. Bell voting nay, the Inframark Management Contract was approved.

- That will change the budget numbers.

FIFTH ORDER OF BUSINESS

Public Hearing to Adopt the Budget for Fiscal Year 2020

A. Proposed Budget for Fiscal Year 2020

- Mr. Koncar asked for a motion to open the public hearing.

On MOTION by Mr. Bell seconded by Mr. Falduto with all in favor the public hearing for adoption of the budget for Fiscal Year 2020 was opened.

- Mr. Falduto made the following motion:

On MOTION by Mr. Falduto seconded by Mr. Carey with all in favor to move the \$12,000 from the Management Contract to the Irrigation Fund was approved.

- Audience comments were received.
- A motion to close the public hearing was requested.

On MOTION by Mr. Bell seconded by Ms. Nadelin with all in favor the public hearing for adoption of the budget for Fiscal Year 2020 was closed.

B. Consideration of Resolution 2019-04 Adopting the Budget for FY 2020

- Mr. Koncar noted this resolution adopts the budget for Fiscal Year 2020.

On MOTION by Mr. Bell seconded by Mr. Carey with all in favor Resolution 2019-04, a resolution of the Heritage Oak Park Community Development District relating to the annual appropriations of the District and adopting the budget for Fiscal Year beginning October 1, 2019; and ending September 30, 2020 and referencing the maintenance and benefit special assessment to be levied by the District for said fiscal year, was adopted.

C. Consideration of Resolution 2019-05 Levy of Non-Ad Valorem Assessments

- Mr. Koncar noted this resolution levies the non-ad valorem assessments.

On MOTION by Ms. Nadelin seconded by Mr. Bell with all in favor Resolution 2019-05, a resolution levying and imposing a non-ad valorem maintenance special assessment for the Heritage Oak Park Community Development District for Fiscal Year 2020, was adopted.

D. Consideration of Resolution 2019-06 Fee Schedule

- Mr. Bitgood asked for a Motion to open the public hearing on the resolution for fee schedule.

On MOTION by Mr. Falduto seconded by Mr. Carey with all in favor the public hearing on Resolution 2019-06 Fee Schedule was opened.

- A discussion ensued on exactly what is the meaning of this resolution.
- After more discussion, the Board decided to table this resolution until we get the proper language in this.
- Mr. Bitgood noted we will have to get Mr. Cohen involved in changing the wording of the resolution.

SEVENTH ORDER OF BUSINESS **New Business**

- There not being any, the next item followed.

EIGHTH 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**
 - Mr. Knocar noted we are now going to move forward with the FY 2020 budget.
 - He thanked the Board for approving the contract. He looks forward to working with the Board members and the residents of Heritage Oak Park.

NINTH ORDER OF BUSINESS **On-Site Administration Report – Project Updates**

- Ms. Egan gave her On-Site Administration Report.
- She updated the Board on the street lights.

TENTH ORDER OF BUSINESS **Supervisor Requests**

- The Supervisors made comments, in particular about street lights.
- Mr. Falduto spoke about Labor Day activities.

ELEVENTH ORDER OF BUSINESS **Audience Comments**

- Audience comments were received.

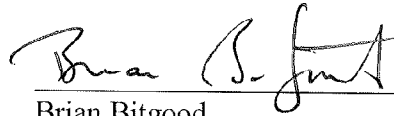
TWELFTH ORDER OF BUSINESS **Adjournment**

- There being no further business,

On MOTION by Mr. Bell seconded by Mr. Carey with all in favor
the meeting was adjourned.



Secretary



Brian Bitgood
Chairman