

**MINUTES OF MEETING
HERITAGE PALMS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Palms Community Development District was held on Monday, November 27, 2017 at 8:00 a.m. at the Heritage Palms Golf and Country Club, 10420 Washingtonia Palm Way, Fort Myers, Florida.

Present and constituting a quorum were:

Stan Switzer	Chairman
Larry Harvey	Vice Chairman
Al O'Brien	Assistant Secretary
Paul Schafer	Assistant Secretary
Fred DeCotis	Assistant Secretary

Also present were:

Calvin Teague	District Manager
Sam Marshall	District Engineer
Ken Lehman	HOA Board Liaison
Residents	

The following is a summary of the minutes and actions taken at the November 27, 2017 Heritage Palms CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The Chairman called the meeting to order and District Manager Teague called the roll. All Board members were present. Ken Lehman, HOA Board Liaison to the CDD and Engineer Sam Marshall were also present for today's meeting.

SECOND ORDER OF BUSINESS

Approval of the Agenda

The Agenda was presented. Supervisor Harvey requested that Sidewalk/Gutter Cleaning be added as item 7 G under Old Business.

On MOTION by Mr. Schafer seconded by Mr. Harvey with all in favor, the November 27, 2017 Agenda was approved with additions as above.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Francis Oberembt, a resident of Bldg. 7, 10361 Butterfly Palm was present for today's meeting. Mr. Oberembt stated he was present for discussion regarding the erosion present around his building.

FOURTH ORDER OF BUSINESS

Approval of the Minutes

The Regular Meeting Minutes for September 25, 2017 were presented.

On MOTION by Mr. Harvey seconded by Mr. O'Brien with all in favor, the Regular Meeting Minutes of September 25, 2017 were approved as presented.

FIFTH ORDER OF BUSINESS

Attorney's Report

There being none, the next Order of Business followed. However, the Board did ask if Attorney Urbancic had any update on the "Pritchard" issue. District Manager Teague reported that there was none to his knowledge.

SIXTH ORDER OF BUSINESS

Engineer's Report

Engineer Marshall reported that he does have items within the Agenda, which he will present as they come.

SEVENTH ORDER OF BUSINESS

Old Business

A. Lake 8 Bulkhead Project Updates

It was reported that this project has been completed except for the final grading and sod installation. The Board agreed to have the sodding removed from Artistic Structures contract and placed in the hands of the HOA at a cost of \$0.50/s.f. or \$10,500, which is a \$1,500 increase in cost.

B. Lake and Wetland Maintenance Performance Update

- i. Littoral Maintenance

Chairman Switzer began with the statement that there have been many weather-related issues impacting the littorals, lake conditions and the general wetland conditions, however, no new issues were presented.

ii. Littoral Planting Update

Chairman Switzer questioned the status of the littoral plantings. Mr. Ayres had assessed the situation and felt the water levels might be low enough for planting in December but he will reassess at that time to be certain.

C. Bathymetric Study Update

District Manager Teague reported that several attempts had been made to contact Jeff Keyes of CES for an update on the bathymetric analysis of the two (2) lakes and two (2) canals, however, to date there has been no response. It was suggested that if CES is unwilling or unavailable to do this work and a report is not received for presentation to the Board of Supervisors at the next meeting, attempt will be made to contract with another vendor. This item was tabled for the January meeting.

D. FY 2017 Micro-surfacing Project Update

Chairman Switzer began by expressing that he felt the Board was kept well informed of all the costs involved with this project throughout and that traffic coordination and information flow was outstanding! District Manager Teague then reported that this project was successfully completed and final payment has been made. The following are the only two (2) things needing to be followed up on moving forward:

- i. The paint striping is not thick enough with the micro-surfacing bleeding through the paint. Mr. Pepin will check on this.
- ii. Permit close-out. Engineer Marshall will check on this.

E. Storm Cleanup Discussion

- i. A summary of CDD costs, which has been filed with the insurance company was presented, with report that ALL costs have not yet been received. Once ALL costs have been received, filed with insurance and all covered costs paid to the CDD, any costs left unpaid will be filed with FEMA for their consideration.
- ii. The PDM staff continue with the minor vegetation cleanup around the lakes. This

is scheduled for completion on or about November 20

- iii. Heritage Palms is on all of contractor lists for obtaining repair quotes; however, this will be difficult until the HOA clears all vegetation from the fencing perimeters.

F. Storm Water System Cleaning Update

Delay by the contractor M.R.I. continues due to the effects of Hurricane Irma and are still at least a month from starting. The Board of Supervisors expressed interest in exploring what the impact of Hurricane Irma has been on the storm water collection system.

G. Sidewalk/Gutter Cleaning

Supervisor Harvey had requested addition of this item to the Agenda. He questioned the sidewalk/gutter cleaning which is normally completed in November but is running behind and if this is in fact going to be done, should the pavers in the crosswalks throughout the community be done at the same time as well and what the added cost would be to have this done. At this point, Chairman Switzer commented about some unsightly paint markings on many of the sidewalks which should be removed prior to any cleaning/power washing. The Board of Supervisors agreed that this project should be delayed until a solution is found for removal of these unsightly paint markings on the sidewalks. Supervisor Harvey will talk with the HOA to hopefully come up with a resolution to this issue.

EIGHTH ORDER OF BUSINESS

New Business

A. Lake 14 Outflow to Lake 30

Engineer Marshall presented an extensive overview of the functions involved with a “water management system” as it relates to flood control. Once presentation of all options had been completed, decision was made to move forward under the supervision of Engineer Marshall to obtaining proposals for Option B in an amount not to exceed \$7,500. Further extensive discussion ensued and Engineer Marshall clarified that Option B WILL NOT prevent the flooding but will allow water to bleed down faster and there will be fewer days and lower elevations of street water when it does occur. He wanted it stated for the record that this is not a cure of anything but instead a “betterment of the system.”

On MOTION by Mr. Harvey seconded by Mr. Schafer with all in favor, Option B in an amount not to exceed \$7,500 was approved as above.

B. Resolutions/Suggestions to High Water Level on Bismarck (upper basin)

Per the above discussion, Engineer Marshall will continue to explore options available for the best resolution of the highwater levels going forward. The CDD will wait and see if the above approved project (the swale on Lake 14) will relieve the situation.

C. Lake Erosion Repair Behind Building 10361

Supervisor Harvey reported that he walked the area and there is a stretch along the lake that has receded. He felt this had been caused by wave action produced by summer storms eroding the sod and that corrective action could be taken as we move toward Springtime with possible Geo filter tubing which could be installed to resolve any further possible erosion. After discussion, it was decided to obtain proposals for placement of 300 +/- linear feet of Coco mat, Geo filter tubing or even using the Extreme Divers approach.

NINTH ORDER OF BUSINESS

Field Manager’s Report

A. Field Report for October 2017

No questions raised.

B. Field Report for November 2017

No questions raised.

TENTH ORDER OF BUSINESS

Manager’s Report

Both sets of financials were presented.

A. Financials for September 2017

B. Financials for October 2017

On MOTION by Mr. O’Brien seconded by Mr. DeCotis with all in favor, the Financials for September 2017 and October 2017 were accepted as presented.

ELEVENTH ORDER OF BUSINESS HOA Report

There being nothing new to report, Mr. Ken Lehman did alert the Board of Supervisors that the Safety Committee will be looking at road safety issues within the community.

TWELFTH ORDER OF BUSINESS Supervisor’s Reports, Requests and Comments

- Supervisor Schafer commented that some of the littorals seem to be coming back after Hurricane Irma. He also felt there would have been less flooding in the streets if the catch basins had been cleaned out quicker post Irma.
- Supervisor Harvey had a question about MCI’s billing of a damaged hose. He questions why the hose got damaged, how it got damaged and why the CDD automatically reimbursed MCI for the \$1,000. District Manager Teague will discuss with Mr. Pepin.

THIRTEENTH ORDER OF BUSINESS Audience Comments

There being none, the next order of business followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

There being no further business, and

On MOTION by Mr. Schafer seconded by Mr. Harvey with all in favor, the meeting was adjourned at 10:16 a.m.

Calvin Teague
Secretary

Stan Switzer
Chairman