

**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 Wednesday, January 26, 2023 and called to order at 10:02 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairman
Steve Horsman	Vice Chairman
Brian Bitgood	Assistant Secretary
Jeanne Teter (remote via Teams)	Assistant Secretary
Carmen Russo (remote via Teams)	Assistant Secretary

Also present were:

Robert Koncar	District Manager, Inframark
Michelle Egan	Project Manager, Inframark

Following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Falduto called the meeting to order, and Mr. Koncar called the roll. A quorum was established.

On MOTION by Mr. Horsman, seconded by Mr. Bitgood, with all in favor, allowing Mr. Russo and Ms. Teter to fully participate in today's meeting via Teams was approved. 3-0
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SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Horsman, seconded by Mr. Bitgood, with all in favor, the agenda was approved. 5-0
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FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

Mr. Falduto noted there were three comments from the audience. Two comments referred to the update on hurricane Ian and Ms. Egan will address those comments later in the meeting.

FIFTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto commented on the following:

- We are moving forward with repairs to the CDD campus.
- Our maintenance man, Dave, is operating a new vehicle doing his job.
- The new vehicle was approved at the last meeting.
- A party is coming up on Saturday night from 6 P.M to 9 P.M. in the circle.

SIXTH ORDER OF BUSINESS

Approval of the Consent Agenda

A. Approval of the Minutes of the December 14, 2022 Meeting

B. Financials and Check Register for December 31, 2022

On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, the consent agenda was approved. 5-0

SEVENTH ORDER OF BUSINESS

Update on Hurricane Ian Cleanup

Ms. Michelle Egan gave an update as follows:

- There are people in our buildings working simultaneously at the lodge and the pool restrooms. Our goal is to get these two buildings done as quick as possible then we can open the pool. When we can open the pool, we will send out a blast email.
- The lanai – We have ordered a chair for the lanai and waiting for it.
- The tennis court – Fencing has been a big issue, working with a vendor to get the correct height.
- The wall - Our insurance adjuster has the proposal to repair the wall issues. We do not have the okay to go ahead with them. We have to get the approval from the insurance adjuster before going forward.
- Controllers – We are still working on them.
- Paving is still planned, and we are waiting to be put on their schedule. When we have a date, we will send out a blast email explaining where they will start and finish and what roads will be closed and the timeline.

- The lodge must be open before the pool because we need an ADA accessible way to enter the pool. The large pavilion located next to the pool is deemed unsafe. The pool restrooms must be in order and must be ADA accessible.

EIGHTH ORDER OF BUSINESS

New Business/Manager’s Report

Mr. Koncar reported Jackie Wells, our event coordinator, left but we should be able to get her back and she should be starting sometime next week.

NINTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Russo noted he and Ms. Teter attended a CDD workshop at the beginning of the month and it was very informative. Ms. Teter added we learned about the Sunshine Law among other things.
- Mr. Falduto stated please bear with us and give us a little more time as we are doing everything we can to get everything open for residents; we want residents to be able to use the facilities here.

TENTH ORDER OF BUSINESS

Audience Comments

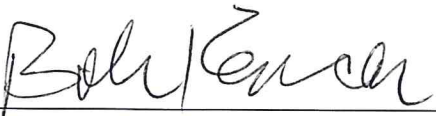
Ms. Egan read into the record an email received from a resident. The email was regarding voting rights of residents on District business and the resident proposed a change to the laws within this community to allow homeowners the ability to vote on matters that pertain to every single owner.

ELEVENTH ORDER OF BUSINESS

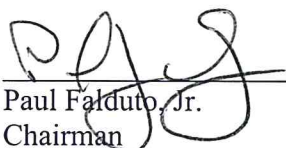
Adjournment

There being no further business,

On MOTION by Mr. Bitgood, seconded by Ms. Teter, with all in favor, the meeting was adjourned.



Robert Koncar
Secretary



Paul Falduto, Jr.
Chairman