

**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 on Thursday, October 20, 2022 at 10:05 a.m. via Teams under the auspices of Florida Executive Orders 22-218 and 22-219.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Edward Carey	Vice Chairperson
Brian Bitgood	Assistant Secretary
Steve Horsman	Assistant Secretary
Kent Weeks	Assistant Secretary

Also Present:

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

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

- Mr. Falduto called the meeting to order, Mr. Koncar called the roll, a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

- The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- There were no comments.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto made the following comments:

- He thanked the Charlotte County Fire Department for helping clear the roads.
- He thanked Mainscape and Artis Tree for doing a lot of work to get the roads cleared by 2:00 p.m. on the Friday after the hurricane.
- He thanked Supervisor Horsman as the President of HOPCA. If it were not for the coordination between HOPCA and the CDD, things would not have advanced as they did.

- He thanked the employees for all the hard work they have done to move with the progress and recovery after the storm. They all did a great job.
- The reality of the situation is they were hit with strong winds and approximately 10 inches of rain in a short period of time. The video shows how bad the park looked the day after the hurricane. Recovery has moved as well as can be expected; however, it is not going to move as fast as everyone would like.
- The on site manager, Ms. Egan, is going to go over all the damage to the park. She will give us an idea of where we are at with recovery. At that point he will ask all the Board members to ask whatever questions they would like of Ms. Egan and himself as far as progress and condition.

FIFTH ORDER OF BUSINESS

Discussion of Hurricane Ian

- **Update of Cleanup Actions**
 - **Debris Removal – FEMA Application**
 - **Insurance Adjuster Community Review**
 - **Summary of Findings Concerning the Lodge**

Ms. Egan discussed the following:

- There has been major damage around the buildings, to the buildings and around the walls.
- They spoke with the insurance adjuster last week and went over it all. The adjuster gave us their report.
- The entire lanai needs to be replaced, which she is obtaining quotes for.
- The rear of the clubhouse had two major columns moved and they ended up having the structural engineer come out first to make sure they are not weight bearing. He concluded they are okay. They are not weight bearing and they can be repaired instead of replaced. They found a company called West Coast Walls. They have general contractors, engineers, a construction company and a wall company. They will check on those things.
- The big issue is the lodge. There was major water damage inside the lodge through the roof. They are looking at getting it sealed by National Roofing. There is something you can put, which is like a liner, that would help prevent this in the future.
- There is still a little bit of moisture at the clubhouse. The offices for the most part have not been affected. Her office and the men's bathroom was affected. They are mitigating all of that.

- The security cameras were tested. The biggest thing right now is the system, which controls all of the doors, was hit during the hurricane. They are trying to figure out if they can fix it. At the moment the card is no longer available. They are trying to figure out if it can be replaced if they find one or if the whole system needs to be replaced.
- The back wall is where West Coast Walls come in. They do foam walls so they are looking to see if they can fix it or what their suggestions are.
- Regarding the pavilions around the building, the two small ones completely came off the concrete slab. The large pavilion which goes from the parking lot to the pool is leaning at a 30 degree angle. It is currently unsafe for people to be under or near.
- Fence Outlet will be on site on November 4, 2022 to give a price on the fencing.
- Six light poles are damaged. They would be replaced with fiberglass poles instead of concrete. She is waiting for pricing.
- The awning was a little damaged and can be replaced.
- The exercise room has some moisture on the floor and is being mitigated as well.
- The library and the craft room/steam room had water damage in between the walls. They are working on getting it all dried out.
- They applied for FEMA public assistance and FEMA is reviewing all of the documents for all the storm cleanup for the road clearing.
- The tennis court light needs to be replaced. The insurance adjuster suggested using a different type of light because it will last better. They are going to have the chain link fence fixed as well.
- She is having a hard time finding an aluminum company to fix the baci court benches because a large branch fell on there.
- Tri County came in to give a proposal on trees which need to be removed. There are between 14 and 16 trees needing to be removed. The biggest one is the Oak when you are coming into the community.
- Mr. Weeks asked what the CDD's deductible is. Mr. Koncar responded it is a 3% deductible on a named storm.
- Mr. Carey stated the insurance is going to assist the CDD to replace in kind. He suggested a discussion for another day on whether they want to replace in kind or use some of the CDD funds to upgrade.

- Mr. Bitgood thanked the Chairman as well as the President of HOPCA for the work they have done. He agrees with Mr. Carey about looking at whether they should replace in kind. He is concerned about the existing trees still standing having gone through trauma. He questioned whether they should hire an arborist to look at them.
- Mr. Falduto noted prior to Hurricane Ian, HOPCA came in with an engagement with an arborist to go over all the trees in the park. They were going to include the CDD's trees as well and the CDD was going to piggyback on their agreement, paying its share. He believes they are still going to do this after all the affected trees are removed.
- Mr. Horsman stated the plan is to go forward with that. He wanted to thank Mr. Falduto and Ms. Egan for all their efforts to get everything done to this point. They will bring a proposal forward from Simply Trees to track the trees, number the trees and provide an evaluation.
- Ms. Egan noted many people asked why the pool is not open since it is clean. They asked the attorney about it who opined there is not a safe way to get to it. All facilities need to remain closed until everything is safe and acceptable to everyone.
- Mr. Falduto noted the pool is currently not ADA compliant.
- **Ratification of Workorder for Structural Engineering Services – Pennoni Engineering**
- Mr. Koncar stated they contracted with a structural engineer from Penonni because of the damage to the lodge so they could provide a structural review analysis of the lodge. This proposal was \$5,000. They performed the inspection and staff is waiting on the final report.

On MOTION by Mr. Carey seconded by Mr. Weeks with all in favor the contract with Pennoni for a structural engineer in the amount of \$5,000 was ratified.

- **Authorization for the Chairman to take Actions, Including Acquisition of Contracts (Proposals to be Obtained if Possible), to Expedite Community Cleanup – All Proposals to be Ratified by the Board at the November Meeting**
- Mr. Koncar discussed the following:
- He stated they discussed the debris removal and cleanup. They are still waiting on a response from FEMA. It is supposed to be funded at 100%.

- The next item listed is to authorize the Chairman to take actions, including acquisitions of contracts, proposals to be obtained if possible, to expedite community cleanup. All proposals to be ratified by the Board at the November meeting. He requested a motion to authorize the Chairman to take these actions as needed. He will coordinate with Ms. Egan and the District Attorney on any proposals.

On MOTION by Mr. Horsman seconded by Mr. Carey with all in favor the Chairman was authorized to take actions, including acquisition of contracts to expedite community cleanup.

- Mr. Falduto noted quotes need to be submitted to, and approved by, the insurance company prior to any work being done. There are a few things they are going to want to change and it may require additional funds from the CDD. He will not be approving any of that, but proposals will be brought back for Board approval.

SIXTH ORDER OF BUSINESS

Supervisor Requests

- Mr. Carey echoed Mr. Bitgood’s comment about Mr. Falduto and the President of HOPCA. They performed well beyond what could be expected. Everyone owes them a debt of gratitude. The only other thing he thinks they should be looking at is some kind of a central generating system so we can maintain communications under these kind of circumstances, and even include the ability to operate the gates so they can maintain the integrity of the park as much as possible.
- Mr. Weeks agrees with Mr. Carey. He thinks Mr. Falduto and Mr. Horsman did an outstanding job. The whole park is talking about what a great job they did and they appreciate it.
- Mr. Falduto stated they had a rough storm. There was a lot of wind, rain and damage throughout the whole park. One of the reasons the debris is still in the parking lot is because of the County. He went down to the County Public Works Department yesterday and met with people at the County. They told him they are trying to come up with a plan. The CDD is waiting to make sure they get reimbursements from FEMA because it is possible that if they do, they can get reimbursed for the expense of removing the debris. They are trying to keep the costs down for the residents because if FEMA does not reimburse the CDD and the County does not remove it, it will have

to be removed by the CDD and HOPCA. The cooperation between the CDD and HOPCA has been stellar. He requested patience and understanding to get the job done.

SEVENTH ORDER OF BUSINESS

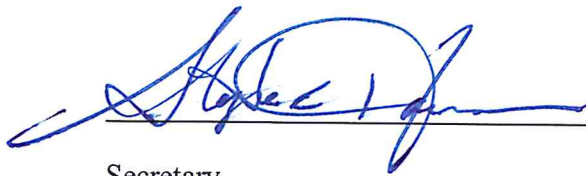
Audience Comments

There being none, the next item followed.


EIGHTH ORDER OF BUSINESS

Adjournment

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



Secretary



Paul Falduto
Chairman