

**MINUTES OF MEETING
HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

The workshop and regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held Wednesday, March 16, 2023 and called to order at 9:00 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	Assistant Secretary
Carmen Russo	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.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

WORKSHOP MEETING

- **Discussion of Fiscal Year 2024 Capital Improvements**
- **Discussion of the Proposed Budget for Fiscal Year 2024 v.1**

The Chairman voiced his thoughts regarding the items listed above and commented as follows:

- We were hit hard by Hurricane Ian.
- Between insurance covered losses, and FEMA related debris removal, we are looking at a minimum of \$800K in costs to the CDD from Ian.

- Of that money, right now, we have received \$100K from the insurance company and they are promising more.
- FEMA is being very difficult, and an attorney has been hired to assist the District with trying to get remaining money that is owed to us.
- It is not the Chairman's intent to do any special assessment for the CDD.
- We may raise the assessment over what our increase in costs will be for 2024 in order to incrementally recoup some of the losses we had.
- Based on the fact we have no idea where our money will be for next year, trying to plan any Capital Improvements at this time would be inappropriate and fiscally irresponsible on the CDD's part.
- The Chairman suggested looking at the roads and the parking lot after seeing where the financials are at the end of 2024.

Ms. Egan commented on the fiscal year 2024 budget noting the following:

- Looking at the budget you see that we must increase, as the cost of living has gone up.
- An increase of \$150 is recommended. Half of the increase would be to cover anticipated expense increases. All of the District's contracts are coming up this year.

Each Supervisor offered their opinion on the budget and Capital Improvement items.

Mr. Koncar pointed out that the District has an Unassigned Fund Balance of \$655,000 as included in the February financial statements. We will have to tap that to pay for hurricane expenses and we still have seven months left of the fiscal year.

The year-to-day expenses for hurricane related items are \$336,212. This is not all we have to pay; we still have outstanding bills to pay.

Another line item will need to be put in the new budget for the FEMA attorney.

Audience members were invited to comment, they did so, and Mr. Falduto responded to the comments and questions.

On MOTION by Mr. Horsman, seconded by Mr. Russo with all in favor, the workshop meeting was adjourned. 5-0
--

REGULAR MEETING

The regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District was held Wednesday, March 16, 2023 and called to order at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

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.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

None.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto commented on the following:

- We are moving forward on our repairs from Hurricane Ian.
- We have been able to open the pool, the lodge, the sports bar, and more is on the way.

FIFTH ORDER OF BUSINESS

Approval of the Consent Agenda

A. Approval of the Minutes of the February 16, 2023 Meeting

B. Financials and Check Register for February 28, 2023

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

SIXTH ORDER OF BUSINESS

Update on Hurricane Ian Cleanup

Mr. Falduto commented on the following:

- Our construction company is here, working on the pavilion by the pool and out by the pond. Hopefully, they will be done in the next week and we will be able to open the main pool entrance and open up more area by the pond.

- Repairs are being done to the streetlights at some point, and repairs for the lights for the tennis courts and the tennis court fence are awaiting receipt of a timeline for the repair of the fence and cost.
- The lights for the tennis court project will move forward.
- The wall repairs are awaiting the removal of the trees on the outside of the wall by the county.
- The insurance company is hesitating to give us the money from our claim.
- Since the last meeting we have hired an attorney to assist us in getting our fair reimbursement from FEMA.
- We are hoping to get the feature on the westside of the lodge down in order to open up that area.
- We are waiting to get screens in to fix the lanai and one post by the pool has been repaired.
- We are moving forward with getting our repairs done and hoping to continue to progress.

Mr. Horsman gave an update on the construction.

Ms. Teter inquired about the status of the library.

SEVENTH ORDER OF BUSINESS

New Business

None.

EIGHTH ORDER OF BUSINESS

Managers Report

Mr. Koncar reported we will have a workshop meeting before the next meeting scheduled for April 20, 2023 starting at 9:00 a.m. We will be discussing the Operations and Maintenance Budget for fiscal year 2024.

Mr. Koncar also noted the attorney is working on our case with FEMA, and he has pointed out that when we filed the application, we did it according to what FEMA advised us to do.

However, he pointed out that that was not the right way to do it. He will go back in with an amendment to the application trying to get things straightened out so that we will be eligible for the full amount of money we have expended on the debris removal. Updates will be forthcoming.

Mr. Falduto commented on irrigation, and noted the irrigation issues we are having are more localized rather than parkwide. Any irrigation issues should be emailed to Ms. Egan directly letting her know what the problem is. The irrigation issues received are sent to the company immediately.

Activities Report

In the absence of Ms. Wells, Activities Coordinator, Mr. Falduto noted this year's activities were sold out and have been a hit. Cookouts and coffees have been very well attended.

NINTH ORDER OF BUSINESS

Supervisor Requests

There were no additional requests from the Board.

TENTH ORDER OF BUSINESS

Audience Comments

None.


ELEVENTH ORDER OF BUSINESS

Adjournment

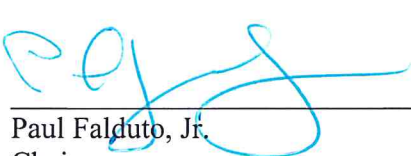
There being no further business,

On MOTION by Mr. Bitgood seconded by Mr. Horsman, with all in favor, the meeting was adjourned. 5-0

Reminder, a workshop meeting is scheduled for April 20, 2023 at 9:00 a.m. to discuss the Operations and Maintenance budget for fiscal year 2024 followed by a regular Board meeting.



Robert Koncar
Secretary



Paul Falduto, Jr.
Chairman