

**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 Thursday, July 27, 2023 and called to order at 10:00 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
Vincent Scotto	Assistant Secretary
Jeanne Teter	Assistant Secretary
Carmen Russo	Assistant Secretary

Also present were:

Robert Koncar	District Manager, Inframark
Michelle Egan	Project Manager, Inframark
Ms. Wells	Activities Director

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.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Ms. Sherri Alexander addressed the Board regarding her concern that the management company did not have emergency contact information during hurricane Ian, the financials, and the proposed assessment increase.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto responded to the comments expressed by Ms. Alexander during the audience comments agenda item above. He noted we did have an emergency services contract in place prior to Hurricane Ian. It was with United Restoration Inc. and they responded to the emergency and did a lot of work on the remediation of the Park.

Mr. Falduto also explained that the assessment paid to HOPCA has nothing to do with the HOPCDD, we are two different entities.

Mr. Falduto also commented on the following: a raccoon was trapped, tennis courts are open, striping is coming, and irrigation.

FIFTH ORDER OF BUSINESS

Approval of the Consent Agenda

A. Approval of the Minutes of the June 1, 2023 Meeting

B. Financials and Check Register for June 30, 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

New Business

A. Emergency Services Contract

On MOTION by Mr. Horsman seconded by Mr. Scotto with all in favor, the emergency services contract with Wrightway Emergency Services was approved. 5-0

Mr. Falduto noted we had an emergency services contract with United Restoration Inc. prior to hurricane Ian and they handled all the remediation work on the inside of the buildings, ceilings, dry wall, and they did a decent job. They had a separate contract with the HOA and did not do as well for the HOA. The HOPCDD felt we could no longer be affiliated with them due to the way they handled and treated the HOA.

The Board previously approved to have the Chairman and Ms. Egan research information on restoration companies to be brought before the Board today for Board approval. We feel that Wrightway is a good fit for the HOPCDD.

Ms. Egan commented further regarding the new Emergency Services Contract with Wrightway.

B. Ratification of Hurricane Ian Contracts

Mr. Falduto entertained a motion for Board ratification of the approval of the contracts included in today's agenda package.

On MOTION by Ms. Teter seconded by Mr. Horsman with all in favor, the contracts included under this item as included in today's agenda package were ratified and approved. 5-0

Ms. Egan noted pages 56 and 57 included in today's agenda package should be removed from the package.

There were no additional comments from the Board regarding this item.

Mr. Falduto noted in an effort to keep things moving timely, the Board previously authorized Ms. Egan and himself to approve and sign contracts. These contracts have been submitted to the Board today for ratification.

SEVENTH ORDER OF BUSINESS

Managers Report

A. Consideration of Adoption of Resolution 2023-04 Designation of Officers

Mr. Koncar noted as new Board members have been appointed, a resolution designating officers of the District is required.

The floor was opened for nominations for Chairman of the Board of Supervisors.

On MOTION by Mr. Horsman seconded by Mr. Russo with all in favor, Mr. Falduto was nominated to continue to serve as Chairman, and was approved. 5-0

There were no other nominations for appointment of a Chairman.

On MOTION by Mr. Horsman seconded by Mr. Russo with all in favor, appointing Mr. Falduto to continue to serve as Chairman was approved. 5-0

Nominations for the office of Vice Chair was opened.

On MOTION by Ms. Teter seconded by Mr. Scotto with all in favor, Mr. Horsman was nominated to continue to serve as Vice Chairman. 5-0

There were no other nominations for appointment of a Vice Chairman

On MOTION by Ms. Teter seconded by Mr. Scotto with all in favor, Mr. Horsman was appointed to continue to serve as Vice Chairman, and was approved. 5-0

On MOTION by Mr. Horsman seconded by Mr. Scotto with all in favor, Resolution 2023-04, designating officers of the HOPCDD as follows was adopted: Mr. Falduto to serve as Chairman, Mr. Horsman to serve as Vice Chairman, Mr. Koncar to serve as Secretary and Assistant Treasurer, Mr. Stephen Bloom to serve as Treasurer and Mr. Russo, Ms. Teter and Mr. Scotto will serve as Assistant Secretaries. 5-0

Mr. Koncar noted we will be having the public hearing on the 2024 tentative budget at our August 17, 2023 meeting.

Mr. Koncar noted the tentative budget has a \$200 per year increase for single and multi-family. The letters that went out showed the maximum amount of assessment that could be charged if the budget was adopted as it is.

B. Discussion of the Fiscal Year 2024 Modified Tentative Budget

Board members were asked if they had any questions on the budget and there were none.

Ms. Egan commented on the following:

Fencing, linen Screens/netting, tennis court lights, streetlight out, the activity room floors are done, baseboards will be done next week, waiting for material for lanai, sports bar window will be replaced, website is up and running with issues, irrigation, mailboxes, county’s project along the back wall is on pause by the county, and the pool lift.

Ms. Wells commented on the following:

We had a movie night in June, a hello summer event with 130 people in attendance, we had food trucks in June and they served seventy meals, we had a July 4th event, and a pet parade.

Mr. Falduto thanked Ms. Wells for the activities department doing well.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were none.

NINTH ORDER OF BUSINESS

Audience Comments

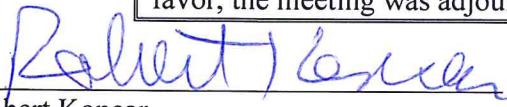
There were none.

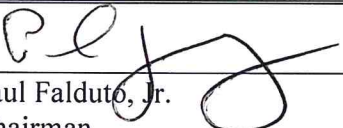
TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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


 Robert Koncar
 Secretary


 Paul Falduto, Jr.
 Chairman