

**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, September 21, 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

*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**

There were none.

**FOURTH ORDER OF BUSINESS**

**Comments from the Chairman**

Mr. Falduto commented on a few clean-up issues such as not using the community restroom when feeling ill and golf cart use rules.

**FIFTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Approval of the Minutes of the August 17, 2023 Meeting**
- B. Financials and Check Register for August 31, 2023**

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

**SIXTH ORDER OF BUSINESS**

**New Business**

None.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

- Fence Cleanup  
Ms. Egan noted this is for the front fence.

On MOTION by Ms. Teter seconded by Mr. Russo with all in favor, the invoice for the front fence repair at a cost of \$13,300 was approved. 5-0

Ms. Egan commented on the following:

- The lanai, new screen soon, need electrician to install fans.
- The wall is going up.
- The guard shack, accident took out the gate, hit the guard shack and totaled resident's car. Parts have been ordered and working with insurance company and vendors.

In the absence of Ms. Wells, the Chairman noted the events are still being well attended and the one Tuesday night per month food truck has been successful and it is intended to continue. The August lunch was cancelled and the August birthdays will get a free lunch next week.

**EIGHTH ORDER OF BUSINESS**

**Managers Report**

Mr. Koncar reported yeat-to-date we have spent \$701,659 on hurricane items, that is through the end of August and there will be more expenses added to the list before the end of the fiscal year, at the end of this month. Also, we have a quote to renew our insurance this year. For our liability and property insurance we spent \$40,160 and the renewal amount is \$103,805. Part of the reason for the increase is several of the large District facilities were wayunder valued and we had to get them up to value to insure properly. We need to get this bound by the end of the month and the Board was asked for a motion authorizing the Chairman to execute the necessary insurance documents to get the binder paid for insurance coverage that starts on October 1, 2023

On MOTION by Mr. Horsman seconded by Mr. Scotto with all in favor authorizing the Chairman to execute the necessary insurance documents to move forward with payment of the liability and property insurance which begins on October 1, 2023, was approved. 5-0

The Chairman noted we are continuing to go after our insurance company to get additional funds due to the hurricane and still pursuing FEMA for reimbursement.

**NINTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Horseman commented on getting a generator for the building for the purpose of any future storms.

Mr. Falduto agreed with Mr. Horseman regarding the generator.

**TENTH ORDER OF BUSINESS**

**Audience Comments**


There were none.

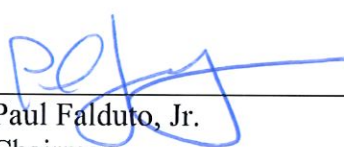
**ELEVENTH ORDER OF BUSINESS**

**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

  
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 Robert Koncar  
 Secretary

  
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 Paul Falduto, Jr.  
 Chairman