

**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, October 26, 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**

There were none.

**FOURTH ORDER OF BUSINESS**

**Comments from the Chairman**

Mr. Falduto noted we are moving forward on the things we need to do in the Park to recover from Ian. The lanai is now open, the wall is now painted and in the near future we will start working on filling in the gap of two inches under every section of the wall. We are still waiting to get the feature and the baseboards done. The guardhouse area is repaired.

**FIFTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Approval of the Minutes of the September 21, 2023 Meeting**
- B. Financials and Check Register for September 30, 2023**

On MOTION by Mr. Horsman seconded by Ms. Teter with all in favor, consent agenda items A and B were approved. 5-0

**SIXTH ORDER OF BUSINESS**

None.

**New Business**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

Ms. Egan commented on the following:

- The wall is going up.

On MOTION by Mr. Russo seconded by Mr. Scotto with all in favor, authorization for District Counsel to assist with getting the pool lift permit issued if the County does not cooperate and continue passing the District through the levels was approved. 5-0

**EIGHTH ORDER OF BUSINESS**

**Managers Report**

**A. Consideration of Resolution 2024-01 Budget Amendment Resolution**

On MOTION by Mr. Scotto seconded by Mr. Russo with all in favor, consent agenda item A, the 2024-01 budget amendment resolution, was adopted. 5-0

**B. Motion to Assign Fund Balance as of September 30, 2023**

On MOTION by Mr. Horsman seconded by Ms. Teter with all in favor assigning fund balances as of September 30, 2023 was approved. 5-0

- **Consideration of Amending Meeting Dates for December 2023 and January 2024**

On MOTION by Ms. Teter seconded by Mr. Horsman, with all in favor, changing the December 21, 2023 HOPCDD meeting date to be held on **December 14, 2023** and the changing the January 25, 2024 meeting date to **January 18, 2024** was approved. 5-0

Ms. Wells commented on events that were held since the last meeting and noted activities continue to do well.

**NINTH ORDER OF BUSINESS**

There were none.

**Supervisor Requests**

**TENTH ORDER OF BUSINESS**

Comments were received regarding the lights at the courts and the chair lift at the pool.

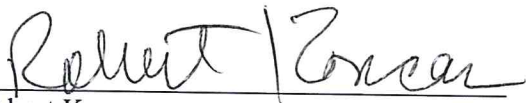
**Audience Comments**

**ELEVENTH ORDER OF BUSINESS**

There being no further business,

**Adjournment**

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

From proposed meeting minutes of 10/16/23 page 7

Tenth Order of Business

Comments were received regarding the lights at the courts and the chair lift at the pool.

*Addition to the minutes is requested*

**Specifically, a resident noted that he was in receipt of the photo metrics file in response to a "Request for Information" from Inframark. The light heads are not currently aimed in accordance with that document. As a result, the light supplied by the lamps is not properly distributed throughout the play area.**

**Following discussion, the CDD chair indicated that the lights would not be corrected.**