

**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, November 16, 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

A resident, Mr. Antosh, requested an addition to the minutes specifically noting the following; he was in receipt of a photometrics 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 the discussion, the CDD Chair indicated that the lights would not be moved.

FOURTH ORDER OF BUSINESS

Comments from the Chairman

Mr. Falduto noted we have issues with dog feces in the Park and it usually coincides with the return of the seasonal residents. Residents were reminded to clean up after their dogs.

Regarding irrigation, we are going into the 2023/2024 dry season already in a drought. We can only water so much in the Park as allowed by the SWFMUD and we will hopefully keep watering twice per week as we have been doing. There will be some brown spots in the lawns.

Mr. Falduto commented on the fiscal health of the CDD. We are \$330,000 in the hole from Hurricane Ian and that is expected to go up at least another \$20K to \$30K. We are diligently working to get more money from our insurance company and FEMA and hoping to be successful in those endeavors, however there is no guarantee.

During discussions with onsite staff, we are going to be as fiscally conservative as we can this year trying to build up our accounts again.

The roads and the parking lot took significant damage from Ian which we cannot go out to FEMA for or our insurance company as most of it was from heavy equipment removing debris. We will be doing more work on the roads.

FIFTH ORDER OF BUSINESS**Approval of the Consent Agenda****A. Approval of the Minutes of the October 26, 2023 Meeting****B. Financials and Check Register for October 31, 2023**

Mr. Horsman MOVED seconded by Ms. Teter to approve the consent agenda items A and B.

Discussion ensued. Mr. Falduto noted the language requested to be added to the October 26, 2023 minutes by Mr. Ashton will be added to the meeting minutes.

On VOICE Vote with all in favor the consent agenda items A & B was approved as amended. 5-0

SIXTH ORDER OF BUSINESS**New Business**

None.

SEVENTH ORDER OF BUSINESS**Staff Reports**

Ms. Egan commented on the following:

- Work is being done on the baseboards in the fitness center.
- Not running electricity from the fitness center to the pool lift. We purchased new batteries and we are not running electrical.
- Front entrance.
- Issue calling our office phone.

On behalf of Ms. Wells, Mr. Falduto noted tickets are on sale for the Christmas party. He also noted there is no cook-out next week due to the Thanksgiving holiday. Ticket sales for all the events are going well and there is a lot of interest in the Park events.

EIGHTH ORDER OF BUSINESS

Managers Report

Mr. Koncar wished everyone a Happy Thanksgiving.

NINTH ORDER OF BUSINESS

Supervisor Requests

Mr. Horsman, Mr. Scotto, Mr. Russo wished everyone a Happy Thanksgiving.

Ms. Teter commented on Christmas décor and lighting at the front gate.

Mr. Falduto responded it is in the works.

Mr. Falduto wished everyone a Happy Thanksgiving.

TENTH ORDER OF BUSINESS

Audience Comments

Mr. Antosh noted according to the county record, the permit for the lift was rejected March of 2022.

Ms. Egan responded I will ask Michelle from the Health Department. She is the one we deal with. You need to go to the Health Department.

Ms. Wohlleber commented on the pool lift, the gate, the front entrance, and her concerns.

Ms. Padrucco commented on getting out of the gate.

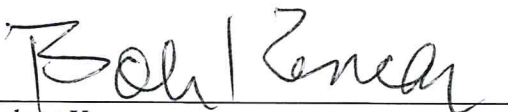
ELEVENTH ORDER OF BUSINESS

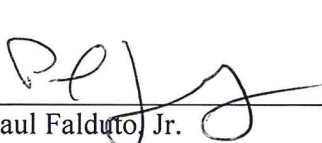
Adjournment

There being no further business,

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

Mr. Falduto reminded everyone that the next meeting is scheduled for December 14, 2023 instead of December 21, 2023


Robert Koncar
Secretary


Paul Falduto, Jr.
Chairman