MINUTES OF BUDGET WORKSHOP
HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT

The budget workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, April 10, 2025 at 9:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present were:

Paul Falduto, Jr.	Chairperson
Steve Horsman	Vice Chairperson
Peter Antosh	Assistant Secretary
Carmen Russo	Assistant Secretary
Jeanne Teter	Assistant Secretary
Sandra Demarco	District Manager
Michelle Egan	Project Manager
Terri Lusk	Accountant, Inframark
Several Residents	

The following is a summary of the discussions held.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Demarco called the workshop to order and called the roll.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Discussion of the Fiscal Year 2026 Proposed Budget**

- Mr. Falduto stated the assessments were not increased for the Fiscal Year 2025 budget that was adopted last year. Looking at the upcoming year, District staff reviewed increases in contracts and other issues where the District's budgeting was falling short. The proposed budget for Fiscal Year 2026 has an assessment increase of $55.33 per unit.
- Ms. Teter would like the front entrance to look spectacular during the Holiday Season. Mr. Falduto noted he has spoken with the new Activities Director and has tasked her with this item. A budget of $750 has been allocated for this purpose.

- Mr. Horsman stated under Field, R&M-Pumps, only $2,160 is budgeted. He believes it may be too low considering the number of pumps they have. He suggested increasing to either a minimum of $5,000 or a maximum of $10,000. There was Board consensus to increase that line item to $7,500. Additionally, he inquired about the Capital Outlay line item under Field in the amount of $30,000. The definition indicates it is for golf carts. Ms. Egan clarified it may be used for anything.
- Mr. Antosh inquired whether there are sufficient funds budgeted to resurface the tennis courts, noting the surface is starting to rip. He would like to have it addressed before it gets to the point where they have no choice but to remove and replace. Ms. Egan responded resurfacing the courts would involve creating an entirely new surface, which would be a Capital Outlay line item. Mr. Antosh inquired whether there is anything they can do now before it becomes a Capital Outlay item. Ms. Egan responded she has a vendor that cleans it. However, she cautioned the surface will eventually wear out, and when it does, it cannot be repaired in just one area; the entire court would need to be done. Clay is the only surface that can be easily maintained. Mr. Antosh pointed out that several sections of the tennis court fence were bent and broken at the bottom since the hurricane, creating gaps that pose a trip hazard on the interior of the court. The wires between the fence fabric and the base cable line are also detached. Mr. Falduto suggested contacting the company that had previously repaired the fence to see if it can be repaired, identifying it as a maintenance issue. Ms. Egan will contact the vendor for a quote.
- Mr. Antosh also discussed the bocce ball courts. There was chicken wire covers over the drainage areas, most of which were removed causing leaves to block them. Ms. Egan noted she advised residents not to remove them, but they did so anyway. She will explore other options.
- Mr. Antosh stated the grass area between the last tennis court and the walkway that goes from the parking lot to the tennis courts is not growing, suspecting a lack of irrigation. He suggested installing a hard or decorative surface matching the pool area. Ms. Egan responded there is irrigation. Mr. Antosh stated it is not operable irrigation. Ms. Egan clarified there is irrigation, but it is not functioning properly due to people

placing benches on the grass. Mr. Antosh also noted drainage issues by the shuffleboard court. Ms. Egan is aware and is obtaining pricing.

- Mr. Falduto discussed street repairs and road reserves. They are not guaranteed funding from FEMA. There are some funds in Road Reserves and he is hoping after they get through the budget process this year, they can start doing a section of road this year. He thinks the Road Reserves are a little bit on the light side. The only thing they added was approximately $5,000 for the pump maintenance. He suggested increasing the assessments by $60 per unit and using whatever is above the amount of $5,000 toward Road Reserves. He would like to start the process of repairing the roads during the current fiscal year and expects to have proposals for the June agenda. He would like to have all the roads done by 2027. Ms. Teter inquired what would be a ballpark figure to repair all the roads now. Mr. Falduto estimates it is between $300,000 to $350,000. Ms. Egan stated it would likely be closer to $400,000. Discussion ensued and there was Board consensus to increase R&M Pumps to $7,500 and increase Road Reserves by raising assessments by $100. The floor was open for audience comments, but there were none.

On MOTION by Mr. Horsman seconded by Mr. Russo with all in favor, increasing R&M pumps to $7,500 and increasing road reserve by raising assessments by $100 was approved. 5-0

FOURTH ORDER OF BUSINESS **Adjournment**

There being no further business, the workshop was adjourned.

Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman