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, April 10, 2025 at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Steve Horsman	Vice Chairperson
Peter Antosh	Assistant Secretary
Jeanne Teter	Assistant Secretary
Carmen Russo	Assistant Secretary

Also present were:

Sandra Demarco	District Manager
Michelle Egan	Project Manager
Daniela Curls	Activities Director
Terri Lusk	Accountant, Inframark
Several Residents	

The 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 Ms. Demarco 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**

None.

FOURTH ORDER OF BUSINESS **Comments from the Chairman**

- Mr. Falduto reminded everyone to be cautious around the pond due to alligator mating season. He would also like to explore the option of acquiring a new golf cart for the maintenance person. The current one is aging, and he thinks it is a good idea to replace it. The golf cart previously donated to the Neighborhood Watch has been returned and could be traded in along with the District's current golf cart. They would have to reimburse the

HOA for the cost of the batteries installed, as they should not bear the expense of District golf cart repairs. He requested Ms. Egan research prices for a new golf cart with the trade-ins and for the batteries from the HOA to reimburse them.

FIFTH ORDER OF BUSINESS **Approval of Consent Agenda**

A. Approval of the Minutes of the March 20, 2025 Budget Workshop
B. Approval of the Minutes of the March 20, 2025 Regular Meeting
C. Financials and Check Register for March 2025

- Mr. Horsman noted Mr. Russo was not in attendance at the last meeting and Line 150 of the regular meeting has him as seconding the motion to adjourn.

On MOTION by Ms. Teter seconded by Mr. Russo, with all in favor, the Consent Agenda was approved, as amended. 5-0

SIXTH ORDER OF BUSINESS **Old Business**

- None.

SEVENTH ORDER OF BUSINESS **New Business**

- Mr. Falduto reviewed the changes made to the budget during the budget workshop for the residents who were not present.

EIGHTH ORDER OF BUSINESS **Staff Reports**

Ms. Egan reported the following:

- The lake walkway is complete, and the District was able to utilize the loan funds for its completion. They had the insurance sign off and she will proceed with submitting it for reimbursement.
- With regards to the awning, she contacted SunSetter, who referred her back to the company. She had the SunSetter representative listen to the voicemail left by the representative. If she does not get results, she will consult the attorney.
- When they changed the landscape, they had already paid Mainscape for March. They refunded the payment.
- With regards to the drains on Red Oak, Winding Oak and Old Oak, her County contact discussed the project yesterday. She asked about the drains. Public Works does not have vac trucks, only the sewer part of it does. Public Works is going to contact the Sewer Department to arrange for the cleaning of the drains they refilled.

- The new road reflectors are not sticking so they are getting new ones. They will try a test set to ensure they stick.
- Ms. Egan received an update from the driver's insurance company regarding the wall on Tuesday morning. Hartford Insurance is assuming responsibility for most of the claim. The District's insurance company has been in contact with both Hartford and Travelers Insurance, and they are managing the repairs. If Egis, the District's insurance company, does not receive a response today, they will contact them again and provide an update.
- Ms. Egan will be working with GoDaddy on putting a short summary on the front welcome page of the District's website, under updates.
- The light at 1641 requires a new head, which has been ordered. The junction box for the one at 1518 Red Oak Lane is damaged and the pole has multiple cracks. There is no guarantee how long that pole will last. The estimated cost for a new pole, including a new head and light, is $7,500, which covers the removal and disposal of the old pole.

On MOTION by Mr. Russo seconded by Ms. Teter with all in favor, replacement of the light pole at 1518 Red Oak Lane in the amount of $7,500 was approved. 5-0

- Mr. Antosh inquired whether it will be concrete. Ms. Egan responded it will be fiberglass to match the ones which have already been replaced.
- Ms. Egan is trying to obtain quotes for solar streetlights. She hopes to have them for the next meeting. Ms. Teter inquired whether some of the existing street light poles will be able to be retrofitted for the solar lights. Ms. Egan responded they are considering installing solar lights in areas without FP&L transformers to avoid additional costs. Mr. Falduto stated he wants to test one unit to evaluate how the lighting quality and battery life would support being located in Heritage Oak Park. The decision to retrofit existing poles will depend on the results of this test.
- Ms. Demarco consulted with District Counsel regarding the website. He thinks it is best to post a link on the District website to the HOA website, but staff can also post on the District website, as Ms. Egan previously discussed. It must be ADA-compliant.

- Ms. Demarco reported on an inquiry from the last meeting regarding the violent trespassing incident on private property. District Counsel said they cannot trespass him because it was not on the campus property.
- There has not been additional information regarding the lawsuit from the resident who was trespassed. District Counsel discussed the matter with her attorney and clarified the events. They do not believe anything additional will happen with that.
- Ms. Egan received an email from the attorney working on FEMA. She will collaborate to explore the possibility of making a second appeal.
- Ms. Egan stated the report requested at the last meeting was inadvertently omitted from this agenda, but it will be on the next one.
- Ms. Curls reviewed her activities report:
  - The Rod Stewart concert will be on Saturday.
  - There will be an outdoor cinema night.
  - A painting night is planned for April 19, 2025, with limited tickets available.

NINTH ORDER OF BUSINESS **Manager's Report**

- This was covered under staff reports.

TENTH ORDER OF BUSINESS **Supervisor Requests**

- Mr. Antosh asked Ms. Demarco if the report she was referring to was the inspection report. Ms. Demarco responded yes.
- Mr. Horsman stated there is renewed interest in horseshoes. There was a tournament with quite a few people in attendance. The place is not particularly attractive, and he was wondering if they could trim and sod the area.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

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

Jeanne Teter

Secretary/Assistant Secretary

Chairperson/Assistant Chairperson