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, January 16, 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
Carmen Russo	Assistant Secretary
Jeanne Teter	Assistant Secretary

Also present were:

Sandra Demarco	District Manager
Kenneth Cassel	Regional Director, Inframark
Michelle Egan	Project Manager
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 **Appeal of Trespassing**

> On MOTION by Ms. Teter seconded by Mr. Russo, with Ms. Teter, Mr. Russo, Mr. Horsman, and Mr. Falduto voting AYE, and Mr. Antosh voting NAY, the motion to affirm trespassing was approved. 4-1

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2025-02, Designation of Secretary**

Ms. Demarco explained this is a housekeeping matter.

> On MOTION by Mr. Horsman seconded by Mr. Antosh, with all in favor, Resolution 2025-02, removing Mr. Bob Koncar as Secretary and appointing Ms. Sandra Demarco as Secretary of the Heritage Oak Park Community Development District was adopted. 5-0

FIFTH ORDER OF BUSINESS **Audience Comments on Agenda Items**

None.

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

- Mr. Falduto reported Ms. Wells resigned. Her position has been posted. In the interim, he will assume the Activities Director responsibilities.
- Someone is putting fish in the pond, and it is eating the other fish, which are necessary for the pond. He also mentioned debris around the pond is being cleaned out; however, debris gathers quickly again.

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

A. Approval of the Minutes of the December 9, 2024 Regular Meeting
B. Approval of the Minutes of the December 19, 2024 Continued Meeting
C. Financials and Check Register for November 30, 2024

- Mr. Antosh made changes to the minutes, which will be reflected in the final version of the minutes.

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

EIGHTH ORDER OF BUSINESS **New Business**

None.

NINTH ORDER OF BUSINESS **Old Business**

A. Landscaping

It was reported the HOA does not want to proceed with the RFP at this time. Mr. Falduto does not think the RFP will work for the CDD and the condominiums.

> Ms. Teter MOVED to table this item until the HOA makes a final decision and Mr. Russo seconded it. 5-0

Discussion ensued.

> On VOICE VOTE with, Ms. Teter, Mr. Russo, Mr. Falduto, and Mr. Horsman, voting AYE, and Mr. Antosh voting NAY, the motion passes. 4-1

TENTH ORDER OF BUSINESS Staff Reports

Ms. Egan reported on the following:

- Street signs are up.
- New speed limit signs are in place. They are a different material than what was previously used so they may flap a little in the wind.
- The electrician will be on site next week with the lift to do the lights on the tennis court.
- Ms. Egan is working with Travelers Insurance, which is the insurance agent for the driver that hit the wall. They are doing an investigation, and she was asked not to do anything until we have their approval. They have been also communicating with the CDD's insurance company.
- They received payment for two light poles.
- Mr. Falduto reported the Hoedown was a success. All scheduled activities will continue. He reviewed a list of events. He also noted The Lodge will be closed Saturday, January 18, 2025 due to a private party.

ELEVENTH ORDER OF BUSINESS Manager's Report

Ms. Demarco introduced herself as the new District Manager and introduced Mr. Kenneth Cassel, the Regional Director.

TWELFTH ORDER OF BUSINESS Supervisor Requests

> Mr. Antosh MOVED to have a repair log, which includes maintenance details, anticipated work, and methods so the residents and the Board can view whether there are items requiring additional funding or Board approval.

There being no second, the motion died.

- Mr. Antosh wanted to confirm whether everything gets approved by Board majority vote. Mr. Falduto responded the operations are run by the District's Project

Manager with input from the Chairman. Not everything goes through the Board because it would be untenable. Major things are approved by the Board. Mr. Antosh asked specifically on determining whether or not to trespass an individual. Mr. Falduto responded per District Counsel; the Chairman of the Board does have that authority.

- Mr. Horsman noted there was an Annual HOA meeting for the condominiums the day before and over one hundred people were in attendance. There were card players who stayed in the building and people were upset because they were loud and they could not hear. He suggested card players not be in the building when there are large meetings.

THIRTEENTH ORDER OF BUSINESS **Audience Comments**

None.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

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

Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman