MINUTES OF MEETING
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, March 20, 2025 at 9:00 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
Jeanne Teter	Assistant Secretary

Also present were:

Sandra Demarco	District Manager
Michelle Egan	Project Manager
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.

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. Horsman discussed necessary pool improvements. Ms. Teter agreed about the pool improvements. She noted speed bumps will not be effective in resolving the issues with speed.
- Mr. Falduto discussed doing some of the roads this year and completing the other roads next year. He also suggested looking into solar lights for the areas in the park that are dark due to lack of a transformer. He mentioned possibly doing one light this year as a test.
- Ms. Egan noted the pool heaters are almost 10 years old and out of warranty. She also

discussed addressing the pond area to find a way to repair some of the cracked areas. She is having an engineer look into it.

- Mr. Horsman suggested changing the doors and windows in the lodge with high impact ones as well as getting a generator in case there is a hurricane so they can assist residents. Ms. Teter agreed. Mr. Falduto said Ms. Egan will look into pricing on this for the budget.
- Mr. Horsman agrees about the solar lights.
- Ms. Teter asked if they can also look at solar panels for the lodge along with the rest of the hurricane hardening.

FOURTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor, the budget workshop was adjourned at 9:10 a.m. 3-0

Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman