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, March 20, 2025 and called to order at 10:01 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

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 **Approval of Agenda**

> On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor the agenda was approved as presented. 4-0

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

- Ms. Alexander thanked the Board for watching the activities fund. She asked about the landscaping services and questioned if it was over the threshold. She commented on the capital outlay for the new phone and sound system and asked if there were any estimates

yet, as well as details of how it will be done. She also expressed concern for residents' safety.

FIFTH ORDER OF BUSINESS Comments from the Chairman

- Mr. Falduto reported things are going smoothly and the season is winding down. There are still a lot of people in the community.
- They are still working on construction by the pond. Ms. Egan will give a full update.
- There have been some incidents in the community with driving and bad behavior. They have all been encapsulated and are not park wide issues that need to be handled. They have been handled accordingly.
- He discussed the budget workshop. Capital outlay issues were discussed. Ms. Egan and Ms. Demarco will be doing follow up on the items discussed this morning. He is looking forward to next month's workshop where they will be going over the operating and management portion of the budget. The workshop meeting will be April 10, 2025 at 9:00 a.m.

SIXTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the October 31, 2024 Special meeting
B. Approval of the Minutes of the February 20, 2025 Regular Meeting
C. Financials and Check Register for February 2025

Ms. Teter MOVED to approve the Consent Agenda and Mr. Horsman seconded it.

- Mr. Antosh requested changes to the February 20, 2025 minutes.

On VOICE vote with all in favor, the Consent Agenda was approved as amended.

SEVENTH ORDER OF BUSINESS Old Business

- None.

EIGHTH ORDER OF BUSINESS New Business

- None.

NINTH ORDER OF BUSINESS Staff Reports

- Ms. Egan reported they are doing the big, long runs along the walkway. She asked that people please not go there.
- The insurance companies are fighting over payment for the wall. The District's carrier does not recommend the District pay upfront.
- She received a voicemail from the awning vendor who left another number for Ms. Egan to call.
- The District was paid for the light post from a year ago.
- They are having a fire inspection soon. The backflow is fixed, and the sprinklers are done.
- Ms. Egan addressed the capital outlay Ms. Alexander inquired about. She explained if they needed to get a new phone system or a sound system, it would come out of the Clubhouse Capital Outlay for equipment.
- Mr. Falduto introduced the new Activities Director, Ms. Daniela Curls. Ms. Curls reviewed activities coming up. The Big Red Bus will be out this Month. Activities are being posted on Facebook. The Cars and Coffee event will be up in the front. There will also be a Rod Stewart concert.
- Ms. Teter addressed the posting of activities to ensure the events are also being posted on the website.

TENTH ORDER OF BUSINESS Manager's Report

- No Report.
- Mr. Falduto discussed an ongoing issue with a trespassed resident. She had an attorney send a letter. District Counsel responded to it and is waiting if there will be a response.

ELEVENTH ORDER OF BUSINESS Supervisor Requests

- Mr. Horsman discussed an incident in the community last Tuesday and he thinks this resident should be trespassed due to the severity of the incident. Ms. Demarco will check with District Counsel on the feasibility of it.
- Mr. Antosh discussed poor illumination of the tennis courts.

Mr. Antosh MOVED to have a firm come in and adjust the lights. The motion died for lack of a second.

- Mr. Antosh discussed the landscaping contract and noted his comments were not acknowledged. Mr. Falduto explained he realized the scope was wrong after the contract was sent to the Board and had to fix it due to a timing issue. The new landscaper had to come the next day to sign the contract to begin the work.

> Mr. Antosh MOVED to amend the contract to include his requests. The motion died for lack of a second.

- Further discussion ensued on the scope of services and language in the contract.

> Mr. Antosh MOVED to amend the contract. The motion died for lack of a second.

- Mr. Falduto explained to amend the contract you would need to have specific items to amend, and they would have to do it on an item-by-item basis. Mr. Horsman does not have an issue with changing some of the wording, but he cannot second a motion on any changes in pricing or scope of work.
- Mr. Falduto inquired about the bios and minutes on the website. Ms. Egan stated she took down the bios and the minutes are up to date as of this morning. He asked if it is okay for the Board to use the website for CDD postings for information on what is happening. Ms. Egan stated they used to post summaries of the events but took them down because residents thought they were official minutes. Mr. Falduto stated the website is for CDD information only. Mr. Horsman stated most people do not know how to access the CDD website. They usually go to the HOA website. Mr. Falduto asked if they could post some of the information they post on the HOA website to the CDD website. Ms. Demarco will confirm with District Counsel.
- Mr. Falduto stated the next meeting is April 10, 2025, there will be a budget workshop at 9:00 a.m. and the regular meeting at 10:00 a.m. He is hoping to continue with roads and start new projects. He is also looking at possibly bringing a proposal to the Board to install one solar streetlight to determine whether they are feasible for the community.

TWELFTH ORDER OF BUSINESS Audience Comments

- Ms. Alexander stated they need mini speed bumps because of the speeding.

- Ms. Walters stated the drain at 19335 Water Oak Drive backs up when it rains. Mr. Falduto stated the engineer is working on it. She asked if Joya has to work every week with the drought. Mr. Horsman responded it is in the contract.
- Ms. Walters also expressed concern about motorcycle and car noises that are loud. Mr. Falduto stated it is a County issue. Ms. Teter stated the Sheriff comes the first Monday of every month for Coffee Hour. They are aware of the speeding. Ms. Walters noted that each HOA must have their own website. Mr. Horsman stated they are aware.

THIRTEENTH ORDER OF BUSINESS **Adjournment** Ms. Teter

On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, the meeting was adjourned at 10:49 a.m. 4-0

Secretary/Assistant Secretary

Paul Falduto, Jr.
Chairman