

**HERITAGE OAK PARK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**AGENDA PACKAGE**  
**NOVEMBER 20, 2025**  
**REGULAR MEETING**

**Heritage Oak Park Community Development District**  
Inframark, Infrastructure Management Services  
11555 Heron Bay Boulevard, Suite 201, Coral Springs, FL 33076  
Tel: 954-603-0033

November 13, 2025

Board of Supervisors  
Heritage Oak Park Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Heritage Oak Park Community Development District will be held on **Thursday, November 20, 2025** at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, FL 33948. Following is the advanced agenda:

**Regular Meeting Agenda**  
**Call in Number: 1-646-838-1601**  
**Phone Conference ID: 34946916#**  
**Thursday, November 20, 2025**

- 
- 1. Call to Order and Roll Call**
  - 2. Pledge of Allegiance**
  - 3. Audience Comments on Agenda Items**
  - 4. Approval of Agenda**
  - 5. Comments from the Chairman**
  - 6. Staff Reports**
    - A. Accountant
      - i. Motion to Assign Balance ..... Page 3
    - B. District Counsel
    - C. District Engineer
    - D. District Manager/Project Manager
      - i. Review and Complete Goals and Objectives for Fiscal Year 2025..... Page 4
  - 7. Business Items**
    - A. Ratification of Grau & Associates Audit Engagement Letter for Fiscal Year 2025 ..... Page 6
  - 8. Old Business**
  - 9. Business Administration**
    - A. Approval of the Minutes of the October 16, 2025 Regular Meeting..... Page 11
  - 10. New Business and Supervisor Requests**
  - 11. Adjournment**

**Next Regular Meeting is scheduled for Thursday, December 11, 2025**

Any supporting material for the items listed above and not enclosed will be distributed at the meeting. I look forward to seeing you and, in the meantime, if you have any questions, please contact me.

Sincerely,  
Michelle Egan  
District Manager

**HERITAGE OAK PARK  
COMMUNITY DEVELOPMENT DISTRICT**

**Motion: Assigning Fund Balance as of 09/30/2025**

The Board hereby assigns the FY 2025 Reserves as follows:

**General Fund**

Operating Reserve	\$253,590
Reserve – A/C	\$ 10,000
Reserve – Arbor	\$ 2,500
Reserve – Roads & Streetlights	\$241,603
Reserve – Roof	\$199,600
Reserve – Swimming Pool	\$ 35,239

October 1, 2024 – September 30, 2025

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of four Board meetings were held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes  No

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes  No

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**Achieved:** Yes  No

**3. Financial Transparency and Accountability**

**Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District’s website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District’s website.

**Achieved:** Yes  No

**Goal 3.2: Financial Reports**

**Objective:** Publish to the District’s website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years’ budgets, and financials are accessible to the public as evidenced by corresponding documents on the District’s website.

**Standard:** District’s website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District’s website for public inspection and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District’s website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District’s website and transmitted to the State of Florida.

**Achieved:** Yes  No

**SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Heritage Oak Park Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Heritage Oak Park Community Development District



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 • (800) 299-4728  
 Fax (561) 994-5823  
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October 27, 2025

To Board of Supervisors  
 Heritage Oak Park Community Development District  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Heritage Oak Park Community Development District, Charlotte County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Heritage Oak Park Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

## Heritage Oak Park Community Development District

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

## Heritage Oak Park Community Development District

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,100 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Heritage Oak Park Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Heritage Oak Park Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Heritage Oak Park Community Development District.

By: 

Title: chairman

Date: 10-28-25



FICPA Peer Review Program  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

AICPA Peer Review Program  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791



October 16, 2025 Meeting

Heritage Oak Park CDD

- 39 • Mr. Falduto noted the Board would be voting on the replacement of Seat 1 and it is a
- 40 three-year term that ends in November 2028. He thanked the candidates for
- 41 volunteering.
- 42 • Mr. Falduto mentioned some gate codes would be discontinued since they were abused.
- 43 One discontinued code has caused an uproar.
- 44 • He noted the pool heaters have now been turned back on.

**SIXTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Review and Discussion of Resumes/Applications for New Supervisor – Seat 1 (Term Expires 11/2028)**

- 49 i. **Cindy Along**
- 50 ii. **Darla Gyba**
- 51 iii. **Vincent Scotto**

- 53 • Mr. Falduto explained that Organizational Matters on the agenda is to fill the vacancy
- 54 for Seat 1 and there were three interested applicants.

55  
56 On MOTION by Mr. Horsman seconded by Ms. Teter with all in  
57 favor, the candidates were discussed. 4-0

- 59 • Mr. Falduto explained all candidates are verified as eligible.

61 On MOTION by Mr. Horsman seconded by Mr. Russo with all in  
62 favor, voting on the candidates commenced. 4-0

- 64 • Mr. Vincent Scotto won by majority vote.

66 On MOTION by Ms. Teter seconded by Mr. Russo with all in favor,  
67 Mr. Vincent Scotto was elected to Seat 1. 4-0

**B. Oath of Office of Newly Elected Supervisor**

69 Mr. Scotto read his Oath of Office into the record, copy of which shall be attached as part  
70 of the public record, and accepted payment for services on the Board.  
71

**C. Consideration of Resolution 2026-01, Designation of Officers**

- 72
- 73 • Mr. Falduto explained when there is any change on the Board they have to re-designate
- 74 officers of the Board. Ms. Egan requested nominations for Chairperson and Ms. Teter
- 75 nominated Mr. Falduto.
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On MOTION by Ms. Teter seconded by Mr. Scotto with all in favor, Mr. Paul Falduto was nominated as Chairperson. 5-0

- Ms. Egan requested nominations for Vice Chairperson.

On MOTION by Mr. Falduto seconded by Mr. Russo with all in favor, Mr. Steve Horsman was nominated as Vice Chairperson. 5-0

- Ms. Egan explained there were three new Inframark employees that are now on as other members. Ms. Goldyn explained Ms. Angel Montagna and Ms. Leah Popelka are Treasurer and Assistant Treasurer, respectfully, for signatory purposes for the bank. She also explained she is on there as back up for Ms. Egan if necessary.

On MOTION by Mr. Falduto seconded by Mr. Horsman with all in favor, Resolution 2026-01 with Mr. Paul Falduto, Chairperson; Mr. Steve Horsman, Vice Chairperson; Ms. Jeanne Teter, Mr. Carmen Russo and Mr. Vincent Scotto, Assistant Secretaries; Ms. Leah Popelka, Treasurer; Ms. Angel Montagna, Assistant Treasurer; Ms. Jennifer Goldyn, Secretary; and Ms. Michelle Egan, Assistant Secretary, was adopted. 5-0

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

None.

**B. District Engineer**

None.

**C. District Manager/Project Manager**

Ms. Egan reported on the following:

- All pool heaters are currently working, and they are keeping a close eye on them. The large 30 horsepower pump is working. The white Oak pump is currently down, and they are hoping that it is simply two wire issues. ITS is onsite working on the pump today.
- Ms. Egan explained the issue with the gate codes and noted many residents were upset. She stated if there is an issue with phones to contact the office to determine whether they can correct the issue. The gate codes were abused. She is now doing a specific code for each realtor and anyone requesting entry on special occasions.

October 16, 2025 Meeting

Heritage Oak Park CDD

- 114 • The new golf cart is in and is being used. The HOA will be purchasing the new golf cart,
- 115 and they were able to sell the older white cart.
- 116 • Ms. Curls discussed the upcoming activities as well as possible trips.

117

**EIGHTH ORDER OF BUSINESS Business Items**

**A. Consideration of Resolution 2026-02, Adopting Goals and Objectives**

- 119 • Ms. Egan stated the Goals and Objectives are required by the Florida Statutes. She
- 120 explained the different goals and objectives that are being presented for Fiscal Year
- 121 2026.

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124 On MOTION by Mr. Horsman seconded by Mr. Russo, with all in  
125 favor, Resolution 2026-06, Adopting Goals, Objectives, and  
126 Performance Measures and Standards; Providing a Severability  
127 Clause; and Providing an Effective Date was adopted. 5-0

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**NINTH ORDER OF BUSINESS Old Business**

129 None.

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**TENTH ORDER OF BUSINESS Business Administration**

**A. Approval of the Minutes of the September 18, 2025 Regular Meeting**

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132 On MOTION by Mr. Russo seconded by Mr. Horsman, with all in  
133 favor, the minutes of the September 18, 2025 meeting were  
134 approved as presented. 5-0

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**ELEVENTH ORDER OF BUSINESS New Business and Supervisor Requests**

**A. Pond Cattail Removal**

- 140 • Ms. Egan explained there has been overgrowth of cattails in the pond. The proposal
- 141 presented in the agenda package was not adequate, but she has been emailing the
- 142 company representative. Ms. Egan was able to get in writing that for an additional \$200
- 143 they will cut and remove the current growth and treat the stumps.

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145 On MOTION by Mr. Russo seconded by Mr. Horsman, with all in  
146 favor, the current SOLitude Lake Management cattail removal  
147 proposal with the extra \$200 to remove and treat stumps in the  
148 amount of \$8,637 was approved. 5-0

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**B. Road Paving**

- Ms. Egan explained she tried to obtain multiple quotes to repave all of Red Oak Lane. Mr. Falduto explained it is a Board decision to table this and try and obtain another quote or they can accept the current proposal. He requested the Board members’ opinions. Ms. Teter asked if they had a previous plan, but due to Hurricane Ian, we do not correct Mr. Russo inquired whether it is the same company they used prior. Mr. Horsman stated that this is a reputable company. Mr. Scotto inquired whether they will be taking care of the encroaching tree roots. Ms. Egan responded yes, they cut them back, but they cannot chemically treat them.

On MOTION by Mr. Scotto seconded by Mr. Russo, with all in favor, the proposal from Sunland in the amount of \$152,519 to pave the entirety of Red Oak Lane was approved. 5-0

- Mr. Falduto explained they have had companies look at their doors. Two different companies provided measurements, but they have not received any physical proposals to do the work.
- Ms. Jennifer Goldyn was introduced and explained she is the Director of District Services at Inframark and directly supervises Ms. Egan and is satisfied that the Board was happy to have her.
- Ms. Teter requested the front gate and guardhouse plantings be reviewed, as the area appears neglected.
- Ms. Teter asked what will be left to be paved once Red Oaks is finished. Mr. Russo asked where people would be allowed to park during paving. It was stated they will be allowed to park at the Lodge. Ms. Egan explained that for traffic during the paving, the contractor will assist. Mr. Horsman explained there is a resident who has been proactive in doing activities around the park and would like to know if they could spruce up some of the areas to look nicer.
- Mr. Scotto thanked the Board for voting for him.

**TWELFTH ORDER OF BUSINESS**  
There being no further business,

**Adjournment**

October 16, 2025 Meeting

Heritage Oak Park CDD

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On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor the meeting was adjourned at 10:44 a.m. 5-0

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Secretary/Assistant Secretary

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Chairperson/Assistant Chairperson