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, October 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
Carmen Russo	Assistant Secretary
Jeanne Teter	Assistant Secretary
Vincent Scotto	Assistant Secretary

Also present were:

Michelle Egan	District Manager/Project Manager
Jennifer Goldyn	Director of District Services, Inframark
Danielle Curls	Activities Director
Several Residents	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Falduto called the meeting to order, and Ms. Egan 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 **Approval of Agenda**

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

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

- Mr. Falduto noted the Board would be voting on the replacement of Seat 1 and it is a three-year term that ends in November 2028. He thanked the candidates for volunteering.
- Mr. Falduto mentioned some gate codes would be discontinued since they were abused. One discontinued code has caused an uproar.
- 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)

i. Cindy Along
ii. Darla Gyba
iii. Vincent Scotto

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

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

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

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

- Mr. Vincent Scotto won by majority vote.

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

B. Oath of Office of Newly Elected Supervisor

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

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

- Mr. Falduto explained when there is any change on the Board they have to re-designate officers of the Board. Ms. Egan requested nominations for Chairperson and Ms. Teter nominated Mr. Falduto.

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.

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

EIGHTH ORDER OF BUSINESS **Business Items**

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

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

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

NINTH ORDER OF BUSINESS **Old Business**

None.

TENTH ORDER OF BUSINESS **Business Administration**

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

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

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

A. Pond Cattail Removal

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

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

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 **Adjournment**

There being no further business,

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187 On MOTION by Mr. Horsman seconded by Ms. Teter, with all in
188 favor the meeting was adjourned at 10:44 a.m. 5-0
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192 Secretary/Assistant Secretary Chairperson/Assistant Chairperson
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