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, November 20, 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
Terri Lusk	District Accountant
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. 5-0

FIFTH ORDER OF BUSINESS Comments from the Chairman

- Mr. Falduto commented on three major issues:
  - Pool Heaters - The pool heaters do not function properly when they drop below a certain temperature.
  - Irrigation – SWFWMD has now placed Charlotte County under Phase 1 water restrictions. Wells and ponds are beginning to dry up.
  - Roads – Mr. Falduto reminded residents that extended leashes are not permitted beyond six feet. He noted instances where extended leashes stretched across the street, creating hazards for vehicles.
- Additionally, he reported a recent incident that occurred on Tuesday, November 18, 2025 in which two residents were standing near the roadside and one of them was struck by a car and required EMS transport. He emphasized this was not a speeding issue, but rather driver inattention, so reinstalling speed bumps would not resolve the problem. He also cautioned that speed bumps could pose risks to pedestrians and cyclists.

SIXTH ORDER OF BUSINESS Staff Reports

A. District Accountant

i. Motion to Assign Fund Balance

- Ms. Lusk explained the motion to assign the fund balance is to take the reserves they had set for the prior fiscal year, and it would increase or decrease for the new fiscal year. Mr. Falduto inquired whether this includes the unassigned funds. Ms. Lusk responded it does not. Ms. Lusk also explained they did not go over their budget and the unspent funds from Fiscal Year 2025 will move to unassigned funds in their Fiscal Year 2026 budget line item.

On MOTION by Ms. Teter seconded by Mr. Russo with all in favor, the motion to assign fund balance was approved. 5-0

B. District Counsel

None.

C. District Engineer

None**.**

D. District Manager/Project Manager

i. Review and Complete Goals and Objectives for Fiscal Year 2025

Ms. Egan provided an update on current projects:

- Irrigation – Ms. Egan explained to maintain lake levels and prevent wells from drying up, irrigation may need to be reduced. An email blast will be sent when irrigation is cut back to 50%. She confirmed the District passed its SWFWMD inspections for the year and noted the District engineer approved using Construction funds for the large lake pump.
- Roads – Road paving is complete. The contractor will return to complete striping and address remaining manholes. After striping, maintenance staff will reinstall the reflectors. She mentioned she would have them extend the striping around the islands by approximately three feet.
- Bocce Courts – Concrete work is scheduled to begin the first week of December. Coordination with the electrician and irrigation technician is underway to avoid any issues.
- Pool – Ms. Egan stated efforts are being made to deep clean the pool prior to Thanksgiving. She explained that the heaters often shut off because the grids get clogged with oils and lotions from swimmers who do not shower beforehand. She noted the pool gates have been fitted with new commercial springs as recommended by the insurance company.
- March Workshop and Meetings – Ms. Egan requested flexibility due to a family commitment. Options include rescheduling the meeting to the Thursday before or after the current date or having another District manager fill in. The Board agreed to place this item on the March agenda for a vote.

- Ms. Egan reviewed Fiscal Year 2025 Goals and Objectives, confirming all targets were met. There was Board consensus.
- Ms. Curls shared upcoming activities and invited returning residents to meet her. She also welcomed residents to share any ideas for future events.

SEVENTH ORDER OF BUSINESS Business Items

A. Ratification of Grau & Associates Audit Engagement Letter for Fiscal Year 2025

- Ms. Egan explained Mr. Falduto had to sign the agreement prior to the meeting so that the auditors could begin the Fiscal Year 2025 audit. The cost for the audit is $5,100. Mr.

Falduto thanked Ms. Lusk and Ms. Egan for always doing a great job of getting their audit done with no major issues.

> On MOTION by Mr. Horsman seconded by Mr. Russo, with all in favor, Grau & Associates Audit Engagement for Fiscal Year 2025 in the amount of $5,100 was ratified. 5-0

EIGHTH ORDER OF BUSINESS **Old Business**

None.

NINTH ORDER OF BUSINESS **Business Administration**

A. Approval of the Minutes of the October 16, 2025 Regular Meeting

> On MOTION by Mr. Scotto seconded by Mr. Russo, with all in favor, the minutes of the October 16, 2025 meeting were approved as presented. 5-0

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

- Mr. Russo expressed concern about music and drinking at the pool.

ELEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned at 10:24 a.m.

Secretary/Assistant Secretary

Chairperson/Assistant Chairperson