

HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT
AGENDA PACKAGE
DECEMBER 11, 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

December 4, 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, December 11, 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, December 11, 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. District Accountant
 - B. District Counsel
 - C. District Engineer
 - D. District Manager/Project Manager
- 7. Business Items**
 - A. Discussion of March 19, 2026 Meeting and Workshop Date Change
- 8. Old Business**
- 9. Business Administration**
 - A. Approval of the Minutes of the November 20, 2025 Regular Meeting..... Page 3
- 10. New Business and Supervisor Requests**
 - A. Employee Christmas bonus
- 11. Adjournment**

Next Regular Meeting is scheduled for Thursday, January 15, 2026

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

November 20, 2025 Meeting

Heritage Oak Park CDD

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

- 40 • Mr. Falduto commented on three major issues:
- 41 ➤ Pool Heaters - The pool heaters do not function properly when they drop below
- 42 a certain point.
- 43 ➤ Irrigation – SWFWMD has now placed Charlotte County under Phase 1 water
- 44 restrictions. Wells and ponds are beginning to dry up.
- 45 ➤ Roads – Mr. Falduto reminded residents that extended leashes are not permitted
- 46 beyond six feet. He noted instances where extended leashes stretched across the
- 47 street, creating hazards for vehicles.
- 48 • Additionally, he reported a recent incident that occurred on Tuesday, November 18,
- 49 2025 in which two residents were standing near the roadside and one of them was struck
- 50 by a car and required EMS transport. He emphasized this was not a speeding issue, but
- 51 rather driver inattention, so reinstalling speed bumps would not resolve the problem.
- 52 He also cautioned that speed bumps could pose risks to pedestrians and cyclists.

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54 **SIXTH ORDER OF BUSINESS** **Staff Reports**

- 55 **A. District Accountant**
- 56 **i. Motion to Assign Fund Balance**
- 57 • Ms. Lusk explained the motion to assign the fund balance is to take the reserves they
- 58 had set for the prior fiscal year, and it would increase or decrease for the new fiscal
- 59 year. Mr. Falduto inquired whether this includes the unassigned funds. Ms. Lusk
- 60 responded it does not. Ms. Lusk also explained they did not go over their budget and
- 61 the unspent funds from Fiscal Year 2025 will move to unassigned funds in their Fiscal
- 62 Year 2026 budget line item.

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

68 None.

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70 **C. District Engineer**

71 None.

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73 **D. District Manager/Project Manager**

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

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- 75 Ms. Egan provided an update on current projects:
- 76 ➤ Irrigation – Ms. Egan explained to maintain lake levels and prevent wells from
- 77 drying up, irrigation may need to be reduced. An email blast will be sent when
- 78 irrigation is cut back to 50%. She confirmed the District passed its SWFWMD
- 79 inspections for the year and noted the District engineer approved using
- 80 Construction funds for the large lake pump.
- 81 ➤ Roads – Road paving is complete. The contractor will return to complete striping
- 82 and address remaining manholes. After striping, maintenance staff will reinstall
- 83 the reflectors. She mentioned she would have them extend the striping around
- 84 the islands by approximately three feet.
- 85 ➤ Bocce Courts – Concrete work is scheduled to begin the first week of December.
- 86 Coordination with the electrician and irrigation technician is underway to avoid
- 87 any issues.
- 88 ➤ Pool – Ms. Egan stated efforts are being made to deep clean the pool prior to
- 89 Thanksgiving. She explained that the heaters often shut off because the grids get
- 90 clogged with oils and lotions from swimmers who do not shower beforehand.
- 91 She noted the pool gates have been fitted with new commercial springs as
- 92 recommended by the insurance company.
- 93 ➤ March Workshop and Meetings – Ms. Egan requested flexibility due to a family
- 94 commitment. Options include rescheduling the meeting to the Thursday before
- 95 or after the current date or having another District manager fill in. The Board
- 96 agreed to place this item on the March agenda for a vote.
- 97 • Ms. Egan reviewed Fiscal Year 2025 Goals and Objectives, confirming all targets were
- 98 met. There was Board consensus.
- 99 • Ms. Curls shared upcoming activities and invited returning residents to meet her. She
- 100 also welcomed residents to share any ideas for future events.
- 101

SEVENTH ORDER OF BUSINESS

Business Items

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

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

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

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

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113 **EIGHTH ORDER OF BUSINESS** **Old Business**
114 None.

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116 **NINTH ORDER OF BUSINESS** **Business Administration**
117 **A. Approval of the Minutes of the October 16, 2025 Regular Meeting**

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

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

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

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128 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
129 There being no further business, the meeting was adjourned at 10:24 a.m.

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133 _____
Secretary/Assistant Secretary

_____ Chairperson/Assistant Chairperson

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