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, December 11, 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 (via Teams)
Audience Members	

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 Ms. Teter seconded by Mr. Scotto with all in favor, the agenda was approved as presented. 5-0

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

- Mr. Falduto stated the accident involving a resident and a vehicle was not related to speed. He reminded everyone to be more aware as the park becomes busier. He noted while there have been suggestions to add speed bumps, they are generally ineffective without sidewalks. He also noted Ms. Egan will provide further details on the liability concerns associated with them.
- Mr. Falduto acknowledged this is the final meeting of the calendar year, even though the fiscal year ends in October. Reflecting on the year, he highlighted accomplishments such as roads, and improvement to many areas in the park, while recognizing challenges, including the loss of Supervisors Antosh, who is greatly missed, and issues with irrigation pumps. He reminded everyone that some years bring successes and others bring difficulties, and this year was a mix of both.
- He concluded by wishing everyone a Merry Christmas and Happy Holidays.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

- None.

B. District Counsel

None.

C. District Engineer

None.

D. District Manager/Project Manager

- Ms. Egan began by sharing that during a recent managers' call, an engineering firm presented on the liability concerns associated with installing speed bumps in the community, and that if a District chooses to install speed humps, there are specific dimensions to be met to ensure they are safe for pedestrians and cyclists. Ms. Egan is working to obtain the exact language in writing and once received she will send an email blast to everyone.
- Ms. Egan reported on the following:
  - Roads – Several manholes still need to be installed. Once the contractor receives them, installation will proceed. In the meantime, please exercise caution around workers and their equipment.

- Bocce Courts – Ms. Egan reported Mike is doing the second coat of epoxy on the bocce courts and confirmed the adjacent concrete work has been completed. She noted while the contractor was working, a resident crossed the caution tape to speak with him. She reminded everyone to avoid entering work areas and to refrain from approaching contractors to ensure safety.
- Tree Trimming – Ms. Egan stated tree trimming will take place in the greenbelt area that does not have a sidewalk. Work has begun behind 1324 Red Oak and will continue toward Heritage Oak Boulevard. She reminded everyone to keep clear of the work zone and allow the crew to complete their tasks safely.
- Tennis Courts – Ms. Egan noted an email blast was sent informing residents the courts will be closed for a day to allow Mike to clean them. Due to the heavy use of both pickleball and tennis courts, closure is necessary to allow Mike sufficient time for cleaning. Mr. Falduto added a standard pressure washer cannot be used, as it would damage the court surfaces.
- Mr. Scotto noted he observed residents approaching the tree contractor while equipment was set up and the area was clearly blocked off. Mr. Falduto added trimming will also take place in the greenbelt behind the Carriage Homes and reminded everyone that any vegetation 13 feet below falls under Joya's responsibility.

SEVENTH ORDER OF BUSINESS **Business Items**

A. Discussion of March 19, 2026 Meeting and Workshop Date Change

- Ms. Egan contacted all Board members to determine which date would be most suitable, and both proposed dates were confirmed as acceptable to everyone.

On MOTION by Mr. Russo seconded by Mr. Teter, with all in favor, to change the March 19, 2026 regular meeting and workshop dates to March 12, 2026, with the Capital outlay workshop starting at 9:30 a.m. followed by the regular meeting at 10:00 a.m. at the same location, was approved. 5-0

EIGHTH ORDER OF BUSINESS **Old Business**

None.

NINTH ORDER OF BUSINESS **Business Administration**

A. Approval of the Minutes of the November 20, 2025 Regular Meeting

- Mr. Russo requested on Page 2, line 42 of the minutes, the word *point* should be changed to *temperature.*

> On MOTION by Mr. Scotto seconded by Ms. Teter, with all in favor, the minutes of the November 20, 2025 meeting were approved as amended. 5-0

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

A. Employee Christmas Bonus

- Mr. Falduto discussed the bonus for the District employees.

> On MOTION by Mr. Russo seconded by Mr. Scotto, with all in favor, allocation of Christmas bonuses of $1,000 to Ms. Egan, $750 to Mr. Gilreath and $500 for Ms. Curls was approved. 5-0

- All Supervisors wished everyone Happy Holidays and Happy New Year.
- Ms. Teter asked whether a washer and dryer would be added to the game room. Ms. Egan explained they are exploring the possibility since one has been offered as a donation, but several details still need to be worked out before moving forward.

ELVENTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned at 10:20 a.m.

Secretary/Assistant Secretary Chairperson/Assistant Chairperson