



Heritage Oak Park Community Development District

January 15, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 269 514 513 685 4 PASSCODE: bn786Uo7

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or

DIAL BY PHONE:

1-646-838-1601

Phone Conference ID: 34946916#

11555 Heron Bay Boulevard, Suite 201, Coral Springs, Florida 33076

CLEAR PARTNERSHIPS



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LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

January 8, 2026

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, January 15, 2026** 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, January 15, 2026

-
- 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. Activities Coordinator
 - E. District Manager/Project Manager
 - 7. Business Items**
 - A. Consideration of Resolution 2026-03, Removing and Designating New Treasurer Page 3
 - 8. Old Business**
 - 9. Business Administration**
 - A. Approval of the Minutes of the December 11, 2025 Regular Meeting Page 4
 - 10. New Business and Supervisor Requests**
 - 11. Adjournment**

Next Regular Meeting is scheduled for Thursday, February 19, 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

RESOLUTION 2026-03

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Heritage Oak Park Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT:**

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 15th day of January 2026

Chairperson/Vice Chairperson

Secretary/Assistant Secretary

December 11, 2025 Meeting

Heritage Oak Park CDD

39 **FIFTH ORDER OF BUSINESS**

Comments from the Chairman

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

52
53 **SIXTH ORDER OF BUSINESS**

Staff Reports

54 **A. District Accountant**

- 55 • None.

56
57 **B. District Counsel**

58 None.

59
60 **C. District Engineer**

61 None.

62
63 **D. District Manager/Project Manager**

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

December 11, 2025 Meeting

Heritage Oak Park CDD

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

SEVENTH ORDER OF BUSINESS

Business Items

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

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

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

EIGHTH ORDER OF BUSINESS

Old Business

106 None.

December 11, 2025 Meeting

Heritage Oak Park CDD

108 **NINTH ORDER OF BUSINESS**

Business Administration

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

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

112 On MOTION by Mr. Scotto seconded by Ms. Teter, with all in
 113 favor, the minutes of the November 20, 2025 meeting were
 114 approved as amended. 5-0
 115

116 **TENTH ORDER OF BUSINESS**

New Business and Supervisor Requests

117 **A. Employee Christmas Bonus**

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

119 On MOTION by Mr. Russo seconded by Mr. Scotto, with all in
 120 favor, allocation of Christmas bonuses of \$1,000 to Ms. Egan, \$750
 121 to Mr. Gilreath and \$500 for Ms. Curls was approved. 5-0
 122

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

130 **ELVENTH ORDER OF BUSINESS**

Adjournment

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

132
 133
 134
 135
 136 _____
 137 Secretary/Assistant Secretary

_____ Chairperson/Assistant Chairperson