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, July 17, 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
Peter Antosh	Assistant Secretary
Carmen Russo	Assistant Secretary (Via Teams)
Jeanne Teter	Assistant Secretary

Also present were:

Sandra Demarco	District Manager
Andrew Cohen	District Counsel (Via Teams)
Michelle Egan	Project Manager
Daniela Curls	Activities Director
Several Residents	

The following is a summary of the discussions and actions taken.

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

Mr. Falduto called the meeting to order, and Ms. Demarco 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 **Comments from the Chairman**

- Mr. Falduto stated he was glad to see a lot of residents in attendance. It helps them get the information out to everyone in the community.

FIFTH ORDER OF BUSINESS **Approval of Consent Agenda**

A. Approval of the Minutes of the May 15, 2025 Budget Workshop
B. Approval of the Minutes of the May 15, 2025 Regular Meeting

C. Financials and Check Register for June 2025

> On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor, the Consent Agenda was approved, as presented. 5-0

SIXTH ORDER OF BUSINESS **Public Hearings to Consider Adoption of Fiscal Year 2026 Budget**

> On MOTION By Ms. Teter seconded by Mr. Horsman with all in favor the budget public hearing was opened. 5-0

- A resident asked about condominium owners with garages. It was clarified that the garages are not assessed.
- Ms. Teter clarified $100 is for the entire year and not by month.
- Mr. Falduto reviewed the increases resulting in the $100 assessment increase.
- Additional residents' comments were made.
- Mr. Horsman noted the increase is more than reasonable.

> On MOTION By Ms. Teter seconded by Mr. Horsman, with all in favor the budget public hearing was closed. 5-0

A. Consideration of Resolution 2025-05, Adopting the Fiscal Year 2026 Budget

> On MOTION By Mr. Horsman seconded by Mr. Russo, with all in favor, Resolution 2025-05, Adopting the Fiscal Year 2026 Budget as presented, was adopted. 5-0

B. Consideration of Resolution 2025-06, Levying of Non-Ad Valorem Assessments

> On MOTION By Mr. Horsman seconded by Mr. Russo, with all in favor, Resolution 2025-06, Levying of Non-Ad Valorem Assessments for Fiscal Year 2026, was adopted. 5-0

SEVENTH ORDER OF BUSINESS **Old Business**

- None.

EIGHTH ORDER OF BUSINESS **New Business**

A. Discussion of Trespass Policy/Rules

> On MOTION By Ms. Teter seconded by Mr. Russo, with all in favor discussion on trespass policy/rules was opened. 5-0

- Mr. Cohen reviewed the procedure to adopt rules through the rulemaking process. This will require two notices: a rule development notice and a rulemaking notice. The notices have specific times, so the rulemaking meeting will likely be in September.

> On MOTION by Ms. Teter seconded by Mr. Antosh, with all in favor staff was authorized to proceed with the rulemaking process and publication of public notices for the September meeting, as well as having a draft under old business on the agenda for review and discussion. 5-0

B. Irrigation Pumps – Mainscape Proposal #3062

> On MOTION by Ms. Teter seconded by Mr. Horsman, with all in favor the Mainscape Proposal #3062 for $8,665 was approved. 5-0

- Mr. Antosh discussed the proposal and questioned whether they checked the pump. Mr. Falduto responded the pump was working and it was checked. It is currently with the maintenance technician, as they were unable to make it operational due to issues with the pipe.
- Ms. Egan explained further. The new pipe being installed will not rust.
- Mr. Horsman asked about the schedule. Ms. Egan noted the goal is to get them here by next Wednesday at the latest. It should be a two-day job, weather permitting.
- Ms. Egan stated the large pump and VFD at the lake are not working. She is working with the insurance company to determine whether it is covered. Her concern is the cost because the VFD has doubled in price. She asked for pricing for the VFD for both submersible and above ground.
- Mr. Falduto noted an above ground pump can reduce the liability and make it easier to maintain.
- Ms. Teter asked what the difference is between submersible and underground. Mr. Falduto responded the submersible pump is quieter.

NINTH ORDER OF BUSINESS **Monthly Inspection Report**

- Ms. Egan reviewed the report.

TENTH ORDER OF BUSINESS **Staff Reports**

Ms. Egan reported the following:

- The water fountains in the Lodge have been replaced. The area around the water fountains will be cleaned and painted.
- They will be adding more reflectors to the road in order to avoid vehicles hitting the cones.
- The awning arms will be delivered today.
- The trimming of the trees on the roads has been completed.
- Irrigation is currently off in all areas until Monday. They have done soil samples in all areas, and they are saturated.
- They have foam for the wall. The weather has not been cooperative to be able to install the stucco. The goal is to have the stucco and top part of the wall done on Saturday.
- The rear exit gate has been sticking up. The gate company is going to check the loop detectors.
- She asked what the Board would like to see, and where, with regards to the roads. Mr. Falduto reviewed several areas where the roads are in bad shape. All the roads that were not done, need to be done. They need to get quotes and would like to make approximately $175,000 worth of repairs. They have $225,000 in available funds. He would like to keep $50,000 available for any other repairs that may arise. Discussion ensued and Mr. Cohen noted if the cost is going to be $195,000 or higher, they will need to go through the formal RFP process.
- The streetlight heads have been ordered and will be replaced. They are in high demand, so they are taking longer than expected.
- Ms. Curls explained why some events were cancelled. They will be brought back once more people are back in the community. She reviewed other upcoming events.

ELEVENTH ORDER OF BUSINESS Manager's Report

A. Consideration of Resolution 2025-07, Adopting Fiscal Year 2026 Meeting Schedule

- The Board reviewed the proposed schedule. Mr. Antosh requested the April meeting and workshop be moved to April 16, 2026.

> On MOTION by Ms. Teter seconded by Mr. Russo, with all in favor Resolution 2025-07, approving the Meeting Schedule for Fiscal Year 2026, was adopted as amended. 5-0

- Ms. Demarco asked if going forward the Board is in favor of having their financials emailed on the 20th of each month directly by the accountant. There was Board consensus to receive the financials on the 20th of each month rather than having them in the agenda packages.

TWELFTH ORDER OF BUSINESS **Supervisor Requests**

- Mr. Antosh requested staff to consider a shade structure.
- Ms. Teter noted the ceiling tiles need to be replaced. Ms. Egan is working on this.

THIRTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Antosh seconded by Mr. Horsman, with all in favor, the meeting was adjourned. 5-0

Secretary/Assistant Secretary

Chairperson/Assistant Chairperson