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, August 21, 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

Also present were:

Sandra Demarco	District Manager
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 **Resolution 2025-08, In Memory of Peter Antosh**

Ms. Demarco read the resolution into the record.

> On MOTION by Mr. Horsman, seconded by Mr. Russo with all in favor, Resolution 2025-08, in memory of Peter Antosh, was adopted. 4-0

Mr. Falduto expressed to Ms. Antosh that they were sorry for her loss.

FOURTH ORDER OF BUSINESS **Audience Comments on Agenda Items**

None.

FIFTH ORDER OF BUSINESS Comments from the Chairman

- Mr. Falduto reported the District received a check from Florida Insurance Alliance in the amount of $37,684.02 for the pump and VFD for the pond, which was struck by lightning. This is thanks to Ms. Egan's work with the insurance company, providing her with all the necessary information.
- He expressed sorrow for the loss of Mr. Antosh. He will be missed. They will discuss replacing his vacant seat later in the meeting.
- He discussed umbrellas and awning. This morning, they had to put the awning back out at the pool. Many hours were spent repairing it. People are putting it out and not putting it back. This will lead to them having to repair it again. The umbrellas are not being put down after use. He expressed the importance of putting the awning back up, the umbrellas down and making sure they put the strapper on it when it is down, so they do not have damage to property and injuries to residents.

SIXTH ORDER OF BUSINESS Approval of Consent Agenda

A. Approval of the Minutes of the July 17, 2025 Regular Meeting

> On MOTION by Mr. Horsman seconded by Ms. Teter with all in favor, the minutes of the July 17, 2025 meeting were approved. 4-0

SEVENTH ORDER OF BUSINESS Old Business

A. Discussion of Trespass Policy/Rules

The Board reviewed the proposed policy and rules, which will not be voted on today as it needs to go through the formal rulemaking process.

> On MOTION By Mr. Russo seconded by Ms. Teter with all in favor, discussion of the proposed trespass policy and rules was approved. 4-0

- Mr. Horsman noted there are 15 items listed. He thinks it is extremely broad and some of the items would not warrant a trespass under any circumstances. He also asked about having shorter terms. He believes Charlotte County only does a one-year minimum, so if the District does anything different, enforcement will have to be done by the District.
- Mr. Falduto requested Mr. Horsman document the items he believes to be too broad so they can discuss at the next meeting. Mr. Falduto will check with law enforcement to

determine whether or not they have an issue serving a short notice. The trespass is being managed by the District. Charlotte County is serving and enforcing it.

- Ms. Teter discussed the length of the list. Her training is that every possibility be included. There is a reason why Statutes are as long as they are.
- Ms. Demarco noted there was a similar situation in one of the Districts in Miami where the Vice Chairman, who is the liaison to the clubhouse, was called by the Clubhouse Manager because the police were notified, and a police report was prepared. The Vice Chairman and the Clubhouse Manager made the decision to suspend that resident's amenities. This is not uncommon when the police are called, and a report is filed.

EIGHTH ORDER OF BUSINESS **New Business**

A. Golf Carts

- They currently have two golf carts. There is the green golf cart used by maintenance and the white golf cart, which was returned to the District by night watch. They are considering turning them both over and getting a better golf cart for maintenance. The current one he is using is from 2011 and is in poor shape. They have the ranger, but try not to use it too much because of the gas expenses.
- Mr. Falduto requested a motion to dispose of the two golf carts with a caveat that if the HOA were to purchase it, there would be an adjustment made since they purchased the battery for the white golf cart and add an amount not to exceed $5,000 in order to replace the maintenance golf cart.

> Ms. Teter MOVED to approve disposal of the two golf carts with a caveat that if the HOA purchases it, there would be an adjustment in the pricing due to the fact they purchased the battery for the white cart, and replace the maintenance golf cart in an amount not to exceed $5,000, and Mr. Russo seconded the motion.

- Mr. Horsman asked if they can purchase a golf cart for $5,000. Mr. Horsman responded it would be $5,000 plus whatever amounts they could get for the other two golf carts.
- Mr. Horsman would like to know an exact price and get an idea of what the other two golf carts are worth.

On MOTION by Mr. Horsman seconded by Ms. Teter, with all in favor, the prior motion was amended and purchase of a new golf cart was tabled until they obtain exact dollar amounts and dollar amounts they would receive for the other two golf carts.

B. Open Seat

- Mr. Falduto reviewed the process of filling the vacant seat. He requested a motion to begin the process to fill the vacant seat.

Mr. Horsman MOVED to commence the process of filling vacant Seat and Mr. Russo seconded the motion.

- Mr. Falduto suggested holding applications open and have all submitted no later than 3:00 p.m. on September 26, 2025. The information with the due dates will be posted on the website and they will vote on replacement at the October meeting.

On VOICE vote, with all in favor, the prior motion was approved, with a deadline of 3:00 p.m. on September 26, 2025.

NINTH ORDER OF BUSINESS **Staff Reports**

Ms. Egan reported the following:

- The back gate was repaired. She presumes there was an electrical hit that took out the entire grid.
- The front resident gate wobbles. The white box is scuffed so people have been either hitting it or scraping it. They have already purchased a new casing.
- Ms. Teter noted she does not like the speed bumps, which disappeared three or four years ago. She does not think they were efficient in reducing speeding but wonders if they would help with this issue.
- It was noted that speed is not the issue because they are not hitting the gate, they are hitting the big white box, due to poor driving. Ms. Egan will install a large yellow bollard when the new case is installed. She will also add bright reflector tape.
- Maintenance will be working on the bocce ball courts. They will also be adding the concrete pad.
- The wall is done, and they have confirmation from both insurance companies that they will be receiving full payment.

- She provided an update on the pumps. They said it would take four to six weeks. It is week four. Ms. Egan continuously contacts them for a status. They are currently waiting for the VFD to arrive.
- She is looking to shut down the fitness center one day a month for a deep cleaning. It would be on a different day from when the pool is closed. She will notify the community.
- She requested if anyone has information of a Bocce Ball tournament to please let her know so she can prepare accordingly.
- She notified residents if they have an Amazon order with an expected delivery time between 4:00 a.m. to 8:00 a.m., to be prepared to receive a call from Amazon or they will just leave it at the gate. Ms. Teter noted the app allows you a place to include a code.
- Ms. Curls reported more events will begin once more residents come back to the community.

TENTH ORDER OF BUSINESS **Manager's Report**

Ms. Demarco did not have anything additional to report. She will make sure the required notices for the rules adoption are advertised.

ELEVENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Falduto encouraged residents to apply for the vacant seat.

TWELFTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Horsman seconded by Mr. Russo with all in favor the meeting adjourned at 10:37 p.m.

Secretary/Assistant Secretary Chairperson/Assistant Chairperson