



Heritage Oak Park Community Development District

February 19, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 269 514 513 685 4 PASSCODE: bn786Ujo7
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CALL-IN INFORMATION

CALL-IN #: 646-838-1601 ID#: 349 469 16#

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



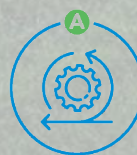
COLLABORATION



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

February 12, 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, February 19, 2026** at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, FL 33948. Following is the advanced agenda:

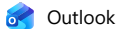
Regular Meeting Agenda
Call in Number: 1-646-838-1601
Phone Conference ID: 34946916#
Thursday, February 19, 2026

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- 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. Request From Water’s Edge Condominium Association.....Page 3
 - 8. Old Business**
 - 9. Business Administration**
 - A. Approval of the Minutes of the January 15, 2026 Regular Meeting.....Page 4
 - 10. New Business and Supervisor Requests**
 - 11. Adjournment**

Next Workshop & Regular Meeting are scheduled for Thursday, March 12, 2026 at 9:30 a.m. & 10:00 a.m. Respectively

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



cdd and roadway letter

From thompson436 <thompson436@rogers.com>
Date Mon 1/26/2026 8:54 AM
To Egan, Michelle <michelle.egan@inframark.com>; boardmembers.@hopcadd.org <boardmembers.@hopcadd.org>
Cc james thompson <thompson436@rogers.com>

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This message came from outside your organization. Please use caution when clicking links.

TO Heritage Oak Park CDD Board:

This is an official request for consideration and an answer to the Water's Oak Drive roadway project along our buildings 19300 and 19315.

During early 2025 Jim Thompson spoke with Paul about the schedule for the roadway. He replied he would get back to him. He did not.

During 2025 I pointed out to Steve that the roadway and under the carports as explained by 3 different contractors one of which was their own project company said it needed to be accomplished at the same time. He had previously misunderstood our reason for asking.

I explained, two of contractor would not quote the road separate. Sunland the CDD contractor did not provide Waters Edge with a quote. Presumably he may have given it to the CDD. I called Sunland office and said they would get back to me but no response was received by Waters Edge Condos.

I again approached Paul during the latter part of the year and his response then was he had to check the budget. No response was ever forwarded to Water' Edge Condos.

I again approached Paul in November 2025 and was told to contact Michelle for the roadway schedule.

I emailed Michelle 11/25/25. On December 15, after speaking with Jim Thompson about this very thing she responded that what they can do is get a quote that would encompassed all areas. Her response suggest there does not seem to be any schedule.

Michelle arranged for Sunland to come out and meet with Jim and myself. He inspected the area said all he could do was overlay the carports. No estimate to date has been received by Water's Edge.

I have since contacted contractors. One of which could not handle the project at all, the other gave an estimate but cannot mill under the carports. I received a revised Estimate from PLS and a new one from Bonness both of which can accommodate and mill under the carports.

It has been suggested by Valerie that we contract with the CDD to move forward with the project and they can refund us their portion within a reasonable time. Michelle had told Jim they could not pay us as it wasn't allowed. Question not allowed by whom?

After all the approaches to these board members and Michelle, Jim was then told The CDD will speak about it at their next meeting.

It seems that CDD has problems in meeting their obligations to the park except for their own areas. The fact that after multiple requests gone unanswered there is no real management of resources. The roads should have been reserve funded. A schedule of where and by whom. None of this was provided.

CDD Board member may also have conflicts since members are on both the CDD and the HOPCA. Board which are designating where resources should be applied and where. They already completed portion of roadways along the villa areas.

The Board needs to give a specific reply and seriously consider the options available.

We will advise our attorney and seek a contract. thank you



Valerie Stark, Community Association Manager

Water's Edge at Heritage Oak Park Association, Inc.

19310 Water Oak Dr. #202

Port Charlotte, FL 33948

Phone 941-623-0298

E-mail: weca@watersedge-condo.biz

website: www.watersedge-condo.biz

THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.

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On MOTION by Mr. Scotto seconded by Mr. Russo, with all in favor, the agenda was approved as presented. 5-0

FIFTH ORDER OF BUSINESS

Comments from the Chairman

Chairman Falduto commented on the fact that it has been brought to our attention that residents appear to be tampering with irrigation valves. We believe residents are doing this to attempt to get more water. He concluded his comments by reminding people that DRC Day is February 11, 2026.

SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Accountant**
- B. District Counsel**
- C. District Engineer**
- D. Activities Coordinator**

There being no reports, the next item followed.

- E. District Manager/Project Manager**

Ms. Egan gave the floor to Ms. Curls to discuss activities. She mentioned that all upcoming events are posted on the board in the hallway. She also mentioned that some events have changed dates, and advised to double-check the calendar and flyers. She also stated that if anyone has any questions, to please see her or give her a call.

Ms. Egan commented that the collars for the abnormal manholes still have not been received. Once received, they will be installed.

Ms. Egan commented on the benches at the bocce courts. She stated that residents have put the benches on the new concrete and explained they are not to be placed there. Mike will be placing the benches back onto the sidewalk and they are to stay there.

Ms. Egan informed the community that we are currently in a severe drought per Charlotte County standards.

Ms. Egan stated that Chamberlain, the company that runs our gate call box systems, has increased the pricing astronomically. She stated that she is working with the gate company to determine what other options are available. The pricing for the system has increased astronomically. She is checking to see if we could use the existing equipment and just add new software. If not, a new system and equipment would be needed.

January 15, 2026 Meeting

Heritage Oak Park CDD

73 **SEVENTH ORDER OF BUSINESS** **Business Items**

74 **A. Consideration of Resolution 2026-03, Removing and Designating New**
75 **Treasurer**

76 Ms. Egan explained that Ms. Popelka is no longer with Inframark, and Mr. Stephen Bloom
77 would be designated as Treasurer. She explained that just means that Mr. Bloom signs all checks.
78 He does not have anything to do with the District financial statements. We will still have our same
79 accountant and A/P staff.

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81 On MOTION by Mr. Russo, seconded by Ms. Teter, with all in
82 favor, Resolution 2026-03, Removing Leah Popelka and Appointing
83 Stephen Bloom as Treasurer of the District, was adopted. (5-0)

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86 **EIGHTH ORDER OF BUSINESS** **Old Business**

87 There being no old business, the next order of business followed.

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89 **NINTH ORDER OF BUSINESS** **Business Administration**

90 **A. Approval of the Minutes of the December 11, 2025 Regular Meeting**
91 There being no additions, corrections or deletions,

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93 On MOTION by Mr. Horsman, seconded by Mr. Russo, with all in
94 favor, the Minutes of the December 11, 2025 Meeting were
95 approved, as presented. (5-0)

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

99 There being no new business, Supervisor Requests followed.

100 Supervisor Teter asked if there has been solution to secure the washer and dryer for the
101 game room.

102 Supervisor Falduto wanted to wish everyone a Happy New Year. He also reminded people
103 to be vigilant when on the roads. He stated there is a lot more road traffic and does not want to see
104 anyone get hurt.

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January 15, 2026 Meeting

Heritage Oak Park CDD

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ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Scotto, seconded by Ms. Teter, with all in favor, the meeting was adjourned at 10:21 a.m. (5-0)

Secretary/Assistant Secretary

Chairperson/Vice Chairperson