

**MINUTES OF MEETING
HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of the Heritage Oak Park Community
2 Development District was held Thursday, January 15, 2026 at 10:00 a.m. at 19520 Heritage Oak
3 Boulevard, Port Charlotte, Florida 33948.

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5 Present and constituting a quorum were:

6 Paul Falduto, Jr.	Chairperson
7 Stephen Horsman	Vice Chairperson
8 Jeanne Teter	Assistant Secretary
9 Carmen Russo	Assistant Secretary
10 Vincent Scotto	Assistant Secretary

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12 Also present either in person or via electronic communications were:

14 Michelle Egan	District Manager/Project Manager
15 Terri Lusk	District Accountant (via Teams)
16 Andrew Cohen	District Counsel
17 Audience Members	

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19 *This is not a certified or verbatim transcript but rather represents the context and*
20 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
21 *the District Office for any related costs for an audio copy.*

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23 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

24 Mr. Falduto called the meeting to order, and Ms. Egan called the roll. A quorum was
25 established.

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27 **SECOND ORDER OF BUSINESS**

Pledge of Allegiance

28 The Pledge of Allegiance was recited.

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30 **THIRD ORDER OF BUSINESS**

Audience Comments on Agenda Items

31 Mr. Jim Thompson stated he is concerned about a safety issue with bikes and golf carts on
32 the sidewalk around the pond.

33 Ms. Deborah Cameron wanted to make her feelings clear regarding the trespass rules and
34 staff issues she had.

35 **FOURTH ORDER OF BUSINESS**

Approval of Agenda

36 There being no amendments,

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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