

# *Heritage Oak Park Community Development District*

May 21, 2026

## Agenda Package

### TEAMS MEETING INFORMATION

MEETING ID: 269 514 513 685 4    PASSCODE: bn786Uo7

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### CALL-IN INFORMATION

PHONE #: 646-838-1601 ID#: 349 469 16#

11555 HERON BAY SUITE 201  
COARAL SPRINGS, FLORIDA 33076

## CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



Page 1  
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

May 14, 2026

Board of Supervisors  
Heritage Oak Park Community Development District

Dear Board Members:

A Budget Workshop of the Board of Supervisors of the Heritage Oak Park Community Development District will be held **Thursday, May 21, 2026, at 9:30 a.m.**, and the regular meeting will be held the same day **at 10:00 a.m.** at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948. Following is the advanced agenda for the Workshop and Meeting:

**Workshop Meeting Agenda**  
**Call-in Number: 1-646-838-1601**  
**Phone Conference ID: 34946916#**  
**Thursday May 21, 2026 at 9:30 a.m.**

**Regular Meeting Agenda**  
**Call in Number: 1-646-838-1601**  
**Phone Conference ID: 34946916#**  
**Thursday, May 21, 2026 at 10:00 a.m.**

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**Budget Workshop – 9:30 a.m.**

1. **Call to Order and Roll Call**
2. **Discussion of the Fiscal Year 2027 Proposed Budget**
3. **Adjournment**

**Regular Meeting – 10:00 a.m.**

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. Residents Request
8. **Old Business**
  - A. Request from Water's Edge Condo Association
  - B. Resolution 2026-06; Aerobics Activities Policy and Providing For an Effective Date
9. **Business Administration**
  - A. Approval of the Minutes of the April 16, 2026 Budget Workshop & Regular Meeting
  - B. Announcing the Number of Registered Voters- 686
  - C. Consideration of Resolution 2026-07; Approving the Fiscal Year 2026 Proposed Budget and Setting the Public Hearing
10. **New Business and Supervisor Requests**
11. **Adjournment**

**The next Meeting is scheduled for Thursday, June 18, 2026 at 10:00 a.m.**

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

# WORKSHOP

*Heritage Oak Park*  
*Community Development District*

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**VERSION 2 - PRINTED ON 04/15/26**

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**



**Heritage Oak Park**  
Community Development District

**Operating Budget**  
FY 2027

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**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$ 4,800	\$ 12,753	\$ 6,000	\$ 18,753	291%	\$ 7,200
Interlocal Agreement	3,000	1,500	1,500	3,000	0%	3,000
Interlocal Agreement- Irrigation	30,000	15,000	15,000	-	-100%	30,000
Room Rentals	500	1,507	300	1,807	261%	500
Recreational Activity Fees	53,200	20,414	27,000	47,414	-11%	52,700
Interest - Tax Collector	-	1,111	-	-	0%	-
Special Assmnts- Tax Collector	1,216,334	1,118,656	97,678	1,216,334	0%	1,268,306
Special Assmnts- Discounts	(48,653)	(43,190)	(977)	(44,167)	-9%	(50,732)
Other Miscellaneous Revenues	3,800	3,004	500	3,504	-8%	3,800
Gate Bar Code/Remotes	1,200	786	450	1,236	3%	1,200
Access Cards	600	47	75	122	-80%	300
<b>TOTAL REVENUES</b>	<b>\$1,264,781</b>	<b>\$1,131,588</b>	<b>\$147,526</b>	<b>\$1,248,003</b>	<b>-1%</b>	<b>\$1,316,274</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	12,000	6,000	6,000	12,000	0%	12,000
FICA Taxes	918	230	-	230	-75%	-
ProfServ-Engineering	10,000	-	9,000	9,000	-10%	9,000
ProfServ-Legal Services	12,000	3,622	8,000	11,622	-3%	12,000
ProfServ-Mgmt Consulting	79,032	38,683	40,349	79,032	0%	81,402
ProfServ-Special Assessment	12,881	12,881	-	12,881	0%	13,267
ProfServ-Trustee Fees	3,704	3,704	-	3,704	0%	3,704
Auditing Services	5,100	5,100	-	5,100	0%	5,100
Communication/Freight - Gen'l	1,500	194	1,306	1,500	0%	1,500
Insurance - General Liability	16,542	16,111	-	16,111	-3%	18,196
R&M-ADA Compliance	1,553	1,553	-	1,553	0%	1,553
Legal Advertising	1,100	239	861	1,100	0%	1,100
Miscellaneous Services	3,000	120	2,880	3,000	0%	3,000
Misc-Assessment Collection Cost	24,327	21,509	1,954	23,463	-4%	25,366
Office Supplies	360	-	360	360	0%	360
Annual District Filing Fee	175	175	-	175	0%	175
<b>Total Administrative</b>	<b>\$184,192</b>	<b>\$110,121</b>	<b>\$70,710</b>	<b>\$180,831</b>	<b>-2%</b>	<b>\$187,273</b>

**Field**

Contracts-Mgmt Services	167,625	83,813	83,812	167,625	0%	172,653
Contracts-Lake and Wetland	6,120	3,060	3,060	6,120	0%	6,120
Contracts-Landscape	113,718	55,200	55,200	110,400	-3%	113,712
Contracts-Irrigation	53,726	26,883	26,883	53,766	0%	55,379
Utility - General	46,800	24,655	22,145	46,800	0%	46,800
Utility - Water & Sewer	14,800	7,719	7,081	14,800	0%	14,800

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Insurance - General Liability	66,085	64,364	-	64,364	-3%	75,998
R&M-Drainage	15,000	-	15,000	15,000	0%	15,000
R&M-Entry Lighting, Walls & Fence	7,000	7,650	5,000	12,650	81%	5,000
R&M-Irrigation	54,000	40,134	13,866	54,000	0%	72,000
R&M-Lake	15,000	11,319	3,681	15,000	0%	15,000
R&M-Plant Replacement	12,000	-	10,000	10,000	-17%	10,000
R&M-Trees and Trimming	12,500	6,300	12,500	18,800	50%	16,500
R&M-Pumps	7,500	25,307	1,500	26,807	257%	12,000
Misc-Special Projects	11,000	-	8,000	8,000	-27%	10,000
Misc-Hurricane Expense	25,000	500	5,000	5,500	-78%	25,000
Misc-Contingency	50,000	841	20,000	20,841	-58%	51,005
Capital Outlay	30,000	4,822	15,000	19,822	-34%	30,000
<b>Total Field</b>	<b>\$707,874</b>	<b>\$362,567</b>	<b>\$307,728</b>	<b>\$670,295</b>	<b>-5%</b>	<b>\$746,967</b>
<b>Other Public Safety</b>						
R&M-Gate	3,500	4,235	-	4,235	21%	3,500
R&M-Gatehouse	1,000	1,109	261	1,370	37%	1,200
R&M-Security Cameras	2,600	860	1,740	2,600	0%	2,600
Misc-Programs	1,500	2,625	3,564	6,189	313%	7,128
<b>Total Other Public Safety</b>	<b>\$8,600</b>	<b>\$8,829</b>	<b>\$5,565</b>	<b>\$14,394</b>	<b>67%</b>	<b>\$14,428</b>
<b>Parks and Recreation - General</b>						
Contracts-Mgmt Services	40,029	20,015	20,014	40,029	0%	41,229
Contracts-Janitorial Services	19,632	9,816	9,816	19,632	0%	19,632
Contracts-Pools	12,405	6,147	6,272	12,419	0%	12,921
Contracts-Pest Control	1,020	510	510	1,020	0%	1,020
Communication - Telephone	8,580	3,674	4,521	8,195	-4%	8,580
R&M-Clubhouse	45,000	7,994	37,006	45,000	0%	45,000
R&M-Parks	15,000	12,607	2,393	15,000	0%	15,000
R&M-Pools	4,500	4,253	5,000	9,253	106%	5,000
R&M-Tennis Courts	2,000	-	2,000	2,000	0%	2,000
Miscellaneous Services	2,400	3,160	500	3,660	53%	3,000
Misc-Holiday Lighting	750	781	-	781	4%	1,250
Misc-Cable TV Expenses	7,470	3,789	3,831	7,620	2%	7,695
Office Supplies	3,000	1,572	1,428	3,000	0%	3,000
Op Supplies - General	6,000	2,381	3,619	6,000	0%	6,000
Cap Outlay - Equipment	8,000	385	1,000	1,385	-83%	8,000
Cap Outlay-Clubhouse	15,000	-	2,000	2,000	-87%	15,000
Reserves- A/C	5,000	-	-	-	-100%	5,000
Reserve - Roof	25,000	-	-	-	-100%	25,000
Reserve - Swimming Pools	3,000	-	-	-	-100%	3,000
<b>Total Parks and Recreation - General</b>	<b>\$223,786</b>	<b>\$77,084</b>	<b>\$99,910</b>	<b>\$176,994</b>	<b>-21%</b>	<b>\$227,327</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>Road and Street Facilities</b>						
R&M-Parking Lots	1,000	-	1,000	1,000	0%	1,000
R&M-Roads & Alleyways	4,000	623	3,377	4,000	0%	4,000
R&M-Sidewalks	15,000	447	14,553	15,000	0%	15,000
R&M-Streetlights	10,000	2	9,998	10,000	0%	10,000
Misc-Contingency	3,000	-	3,000	3,000	0%	3,000
Cap Outlay - Sidewalk Impr	10,000	-	10,000	10,000	0%	10,000
Cap Outlay - Streetlight Impr	5,000	-	5,000	5,000	0%	5,000
Reserve - Roads & Streetlights	39,129	152,519	-	152,519	290%	39,129
<b>Total Road and Street Facilities</b>	<b>\$87,129</b>	<b>\$153,591</b>	<b>\$46,928</b>	<b>\$200,519</b>	<b>130%</b>	<b>\$87,129</b>
<b>Special Recreation Facilities</b>						
Miscellaneous Services	4,500	2,314	2,186	4,500	0%	4,500
Misc-Event Expense	21,000	12,243	8,757	21,000	0%	21,000
Misc-Social Committee	26,700	11,113	15,587	26,700	0%	26,700
Misc-Trips and Tours	500	-	-	-	-100%	-
Office Supplies	500	249	251	500	0%	500
<b>Total Special Recreation Facilities</b>	<b>\$53,200</b>	<b>\$25,919</b>	<b>\$26,781</b>	<b>\$52,700</b>	<b>-1%</b>	<b>\$52,700</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,264,781</b>	<b>\$738,111</b>	<b>\$557,621</b>	<b>\$1,295,732</b>	<b>2%</b>	<b>\$1,316,274</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0	\$393,477	-\$410,095	-\$47,729	0%	\$0
Net change in fund balance	\$0	\$393,477	-\$410,095	-\$47,729	0%	\$0
<b>FUND BALANCE, BEGINNING</b>	1,132,926	1,132,926	-	1,132,926	0%	1,085,197
<b>FUND BALANCE, ENDING</b>	<b>\$1,132,926</b>	<b>\$1,526,403</b>	<b>-\$410,095</b>	<b>\$1,085,197</b>	<b>-4%</b>	<b>\$1,085,197</b>

**Heritage Oak Park**  
**Community Development District**

**Exhibit "A"**  
**Allocation of Fund Balances**

<b>FISCAL YEAR 2027 AVAILABLE FUNDS</b>	
Beginning Fund Balance as of 9/30/2027	\$1,085,197
Net Change in Fund Balance as of 9/30/2027	\$0
Forecasted Reserves as of 9/30/2027	\$72,129
<b>Estimated Funds Available - 9/30/2027</b>	<b>\$1,157,326</b>

<b>FISCAL YEAR 2027 ALLOCATION OF AVAILABLE FUNDS</b>	
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**Non-Spendable Fund Balance**

Deposits - FPL Utilities	\$8,200
Prepaid Items	\$3,372
Subtotal	<u>\$11,572</u>

**Assigned Fund Balance**

First Quarter Operating Reserve		\$294,786	(1)
Reserve - Roads & Streetlights - Prior Years	241,603		(2)
Reserve - Roads & Streetlights - FY 2026	39,129		(3)
Reserve - Roads & Streetlights - Actual Expensed	(152,519)		(4)
Reserve - Roads & Streetlights - Current Budget Year	39,129	\$167,342	(4)
Reserve - Arbor - Prior Years		\$2,500	(2)
Reserve - Air Conditioner - Prior Years	10,000		(2)
Reserve - Air Conditioner - FY 2026	5,000		(3)
Reserve - Air Conditioner - Current Budget Year	5,000	\$20,000	(4)
Reserve - Roof - Prior Years	199,600		(2)
Reserve - Roof - FY 2026	25,000		(3)
Reserve - Roof - Current Budget Year	25,000	\$249,600	(4)
Reserve - Swimming Pools - Prior Years	35,239		(2)
Reserve - Swimming Pools - FY 2026	3,000		(3)
Reserve - Swimming Pools - Current Budget Year	3,000	\$41,239	(4)
Subtotal		\$775,467	

<b>Total Allocation of Available Funds as of 9/30/2027</b>	<b>\$787,039</b>
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<b>Total Unassigned (undesignated) Cash</b>	<u><u>\$370,287</u></u>
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**Notes**

- (1) Represent approximately 3 months of operating expenditures less Reserves and Capital Outlay.
- (2) Represents Reserves from Prior Years thru FY 2025.
- (3) Represents Reserves for FY 2026.
- (4) Represents Reserves for Current Budget Year FY 2027.

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating and money market accounts.

**Interlocal Agreement**

The District has an Interlocal agreement with Heritage Oak Park Community Association for the use of District office and supplies.

**Interlocal Agreement-Irrigation**

The District has an Interlocal agreement with Heritage Oak Park Community Association for the reimbursement of irrigation expenses.

**Room Rentals**

The District earns income when the clubhouse is rented for an event.

**Recreational Activity Fees**

This is the revenue from the events that the activities department holds throughout the year.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

The District earns miscellaneous income for providing services for the District, i.e. copies of pool keys, mailbox locks and keys, faxes, etc.

**Gate Bar Code/Remotes**

The District receives amounts for gate remotes that operate the gates of the District.

**Access Cards**

The District receives amounts for access cards that operate the Fitness Center.

**EXPENDITURES**

**Administrative**

**P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 12 meetings.

**Budget Narrative**  
Fiscal Year 2027

**Administrative (continued)**

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services, Inc. Also included are costs for Information Technology charges to process all of the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark in accordance with the management contract and the charge for rentals. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Special Assessment**

This is the Administrative fees to prepare the District's special assessment roll.

**Professional Services-Trustee Fees**

These are the Trustee fees to administer the District's bonds.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

**Communication/Freight - General**

This includes telephone, fax transmissions, printing, copies, mailing of agenda packages, checks for vendors, postage and any other required correspondence.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Public Risk Insurance Agency, Inc. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

**R&M - ADA Compliance**

This is for the cost of the ADA compliance for the website, etc.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous Services**

This is for any miscellaneous charges that the District may incur during the fiscal year.

**Budget Narrative**  
Fiscal Year 2027

**Administrative** (continued)

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Charlotte County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

**Field**

**Contracts – Management Services**

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Field personnel.

**Contracts – Lakes and Wetland**

The District has a contract for the aquatic maintenance of the lakes in the District.

**Contracts - Landscape**

This line item includes mowing, edging, pruning, fertilization, semi-annual leaf pickup, irrigation repairs and maintenance, and pest and weed control of the common areas.

**Contracts - Irrigation**

This includes monthly monitoring of the irrigation systems throughout the District.

**Utility - General**

This is for the electricity for the District.

**Field** (continued)

**Utility – Water & Sewer**

This is for the water & sewer usage for the District, plus annual fire protection fee of \$1,600.

**Insurance – General Liability**

The general liability insurance is with Preferred Governmental Insurance Trust who specializes in providing insurance coverage for governmental agencies.

**R&M – Drainage**

This is for the upkeep and maintenance of the drainage areas around the District.

**R&M – Entry Feature / Wall**

This is for the upkeep and maintenance of the walls and fences of the District.

**Budget Narrative**  
Fiscal Year 2027

**Field** (continued)

**R&M - Irrigation**

This includes any repairs and maintenance to the irrigation system.

**R&M - Lake**

This includes any repairs and maintenance to the lakes of the District.

**R&M – Plant Replacement**

This includes landscape enhancements throughout the District.

**R&M – Trees & Trimming**

This includes any tree maintenance for the trees in the District.

**R&M - Pumps**

This is for quarterly pump maintenance contract.

**Miscellaneous – Special Projects**

This is for any special projects that may arise in the Field for the District.

**Miscellaneous - Hurricane Expense**

This is for any natural disaster expenses that may occur during or after a major weather event.

**Miscellaneous - Contingency**

This is for any contingencies that may arise in the Field for the District.

**Capital Outlay**

This is for any capital outlay that may be needed for the District.

**Other Public Safety**

**R&M - Gate**

This represents the repairs and maintenance of the gates. This also includes the purchase of new gate transmitters.

**R&M - Gatehouse**

This represents normal repairs and maintenance of the gatehouse.

**R&M - Security Cameras**

This is for miscellaneous repairs and maintenance on the new security cameras that were installed at the clubhouse and at the front and at the rear gates.

**Miscellaneous Programming & Services**

This is to be able to run the new cloud database program and phone service for the gates.

**Budget Narrative**  
Fiscal Year 2027

**Parks and Recreation – General**

**Contracts – Management Services**

This includes payroll, workers comp, FUTA/SUTA taxes and payroll charges for the contracted Parks and Rec personnel.

**Contracts – Janitorial Services**

This includes any cleaning that may be incurred by the District for cleaning of the recreational center.

**Contracts – Pools**

This is for the monthly pool maintenance service contract.

**Contracts – Pest Control**

The District has a contract for pest control for the recreational center, guard house and other buildings owned by the District.

**Communication – Telephone**

This includes telephone usage for the Clubhouse Manager.

**R&M - Clubhouse**

This represents repairs and maintenance of the recreational center that may be required during the year.

**R&M - Parks**

This includes bocce ball court maintenance and other park maintenance that may be required in the District.

**R&M - Pools**

This includes any pool maintenance that may be incurred by the District's recreational center pool.

**R&M – Tennis Courts**

This includes tennis court maintenance including repairing cracks and resurfacing the courts.

**Miscellaneous Services**

This includes any miscellaneous services that are needed to run the recreational center.

**Miscellaneous – Holiday Decorations**

This is for the decorations that will be displayed around the District during the Holidays.

**Miscellaneous - Cable TV Expenses**

This includes the cable TV expenses in the recreational center.

**Office Supplies**

This includes any office supplies that are needed to run the recreational center.

**Operating Supplies - General**

This includes any general maintenance supplies that are needed for the recreational center and the parks.

**Capital Outlay – Equipment**

This is for purchasing a new phone system and sound system for the Lodge.

**Budget Narrative**  
Fiscal Year 2027

**Parks and Recreation – General** (continued)

**Capital Outlay – Clubhouse**

This is for the capital items for the clubhouse that need to be replaced.

**Reserve – Air Conditioner**

This is for the reserve for the air conditioner of the clubhouse that will need to be replaced.

**Reserve – Roof**

This is for the reserve for the roof of the clubhouse that will need to be replaced.

**Reserve – Swimming Pool**

This is for the reserve for the swimming pool and pool equipment that will need to be upgraded or replaced.

**Road and Street Facilities**

**R&M – Parking Lots**

This represents repairs and maintenance of the parking lots around the District.

**R&M – Roads & Alleyways**

This represents miscellaneous repairs of the roads and alleyways of the District.

**R&M – Sidewalks**

This represents the cost of maintaining the sidewalks within the District

**R&M – Streetlights**

This includes any repairs and maintenance to the streetlights in the District.

**Miscellaneous - Contingency**

This is a contingency in case an unexpected cost may arise in for the roads and streets.

**Special Recreation Facilities**

**Miscellaneous Services**

This includes bank charges and miscellaneous expenditures for the Activities Dept.

**Miscellaneous – Event Expense**

These are the expenditures from event planning to the decorations for the event.

**Miscellaneous – Social Committee**

This is for the food and drink expenditures for the events which include the poolside lunch and the coffee social.

**Office Supplies**

These are the expenditures for the office supplies necessary for the Activities Director.



**Heritage Oak Park**  
Community Development District

**Debt Service Budget**  
FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2020 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 3,872	\$ -	\$ 3,872	0%	\$ -
Interest - Tax Collector	-	180	-	180	0%	-
Special Assmnts- Tax Collector	197,323	181,414	15,909	197,323	0%	197,323
Special Assmnts- Discounts	(7,893)	(7,007)	(159)	(7,166)	-9%	(7,893)
<b>TOTAL REVENUES</b>	<b>\$189,430</b>	<b>\$178,459</b>	<b>\$15,750</b>	<b>\$194,209</b>	<b>3%</b>	<b>\$189,430</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	3,946	3,488	318	3,806	-4%	3,946
<b>Total Administrative</b>	<b>\$3,946</b>	<b>\$3,488</b>	<b>\$318</b>	<b>\$3,806</b>	<b>-4%</b>	<b>\$3,946</b>
<i>Debt Service</i>						
Principal Debt Retirement	136,094	-	136,094	136,094	0%	138,624
Interest Expense	54,613	27,306	27,307	54,613	0%	49,591
<b>Total Debt Service</b>	<b>\$190,707</b>	<b>\$27,306</b>	<b>\$163,401</b>	<b>\$190,707</b>	<b>0%</b>	<b>\$188,215</b>
<b>TOTAL EXPENDITURES</b>	<b>\$194,653</b>	<b>\$30,794</b>	<b>\$163,719</b>	<b>\$194,513</b>		<b>\$192,162</b>
Excess (deficiency) of revenues Over (under) expenditures	-\$5,223	\$147,665	-\$147,969	-\$304	-94%	-\$2,732
Net change in fund balance	-\$5,223	\$147,665	-\$147,969	-\$304	-94%	-\$2,732
<b>FUND BALANCE, BEGINNING</b>	<b>\$205,016</b>	<b>\$205,016</b>	<b>\$0</b>	<b>\$205,016</b>	<b>0%</b>	<b>\$204,712</b>
<b>FUND BALANCE, ENDING</b>	<b>\$199,793</b>	<b>\$352,681</b>	<b>-\$147,969</b>	<b>\$204,712</b>	<b>2%</b>	<b>\$201,980</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2020 Bonds	\$1,613,625.45	\$1,480,015.44	\$1,343,921.29	\$1,205,296.83

## Loan Amortization Schedule

Nominal Annual Rate: 3.690%

AMORTIZATION SCHEDULE - Normal Amortization, 360 Day Year

Date	Balance	Principal	Rate	Interest	Payment
11/1/2021	\$2,000,000.00	\$0.00		\$22,339.31	\$22,339.31
5/1/2022	\$2,000,000.00	\$126,426.38	3.69%	\$36,900.00	\$163,326.38
11/1/2022	\$1,873,573.62			\$34,567.43	\$34,567.43
5/1/2023	\$1,873,573.62	\$128,776.95	3.69%	\$34,567.43	\$163,344.38
11/1/2023	\$1,744,796.67			\$32,191.50	\$32,191.50
5/1/2024	\$1,744,796.67	\$131,171.22	3.69%	\$32,191.50	\$163,362.72
11/1/2024	\$1,613,625.45			\$29,771.39	\$29,771.39
5/1/2025	\$1,613,625.45	\$133,610.01	3.69%	\$29,771.39	\$163,381.40
11/1/2025	\$1,480,015.44			\$27,306.28	\$27,306.28
5/1/2026	\$1,480,015.44	\$136,094.15	3.69%	\$27,306.28	\$163,400.43
<b>11/1/2026</b>	<b>\$1,343,921.29</b>			<b>\$24,795.35</b>	<b>\$24,795.35</b>
<b>5/1/2027</b>	<b>\$1,343,921.29</b>	<b>\$138,624.46</b>	<b>3.69%</b>	<b>\$24,795.35</b>	<b>\$163,419.81</b>
11/1/2027	\$1,205,296.83			\$22,237.73	\$22,237.73
5/1/2028	\$1,205,296.83	\$141,201.83	3.69%	\$22,237.73	\$163,439.56
11/1/2028	\$1,064,095.00			\$19,632.55	\$19,632.55
5/1/2029	\$1,064,095.00	\$143,827.11	3.69%	\$19,632.55	\$163,459.66
11/1/2029	\$920,267.89			\$16,978.94	\$16,978.94
5/1/2030	\$920,267.89	\$146,501.21	3.69%	\$16,978.94	\$163,480.15
11/1/2030	\$773,766.68			\$14,276.00	\$14,276.00
5/1/2031	\$773,766.68	\$149,225.02	3.69%	\$14,276.00	\$163,501.02
11/1/2031	\$624,541.66			\$11,522.79	\$11,522.79
5/1/2032	\$624,541.66	\$151,999.47	3.69%	\$11,522.79	\$163,522.26
11/1/2032	\$472,542.19			\$8,718.40	\$8,718.40
5/1/2033	\$472,542.19	\$154,621.46	3.69%	\$8,718.40	\$163,339.86
11/1/2033	\$317,920.73			\$5,865.64	\$5,865.64
5/1/2034	\$317,920.73	\$157,496.25	3.69%	\$5,865.64	\$163,361.89
11/1/2034	\$160,424.48			\$2,959.83	\$2,959.83
5/1/2035	\$160,424.48	\$160,424.48	3.69%	\$2,959.83	\$163,384.31
<b>Total</b>		<b>\$2,000,000.00</b>		<b>\$560,886.97</b>	<b>\$2,560,886.97</b>



**Heritage Oak Park**  
Community Development District

**Supporting Budget Schedule**  
FY 2027

Comparison of Assessment Rates  
Fiscal Year 2027 vs. Fiscal Year 2026

Product	General Fund			Debt Service Series 2020			Total Assessments per Unit				Units
	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
SF	\$1,830.17	\$1,755.17	4.3%	\$324.03	\$324.03	0.0%	\$2,154.19	\$2,079.20	\$75.00	3.6%	39
MF	\$1,830.17	\$1,755.17	4.3%	\$282.39	\$282.39	0.0%	\$2,112.56	\$2,037.57	\$75.00	3.7%	654
											<b>693</b>

# **REGULAR MEETING**



1900 Seward Avenue  
Naples, FL 34109

www.BonnessInc.com  
info@BonnessInc.com

TEL (239) 597-6221  
FAX (239) 597-7416

FL# CUC1224797  
FL# CBC059904

**Date:** 3/2/2026  
**Submitted To:** Water's Edge Condos  
**Address:** 19310 Water Oak Dr.  
Port Charlotte, FL  
**Contact:** Valerie Stark  
**Phone:** (941) 623-0298  
**Email:** Weca@watersedge-condo.biz

**Proposal**  
**Estimate Number:** 236652026  
**Project:** Water's Edge Condos CDD Road ONLY  
- Mill & Pave  
**Project Location:** 19310 Water Oak Dr.  
**Project City, State:** Part Charlotte, FL  
**Engineer/Architect:** N/A

Thank You for Considering Bonness Inc.

Line #	Item Description
--------	------------------

**Resurfacing CDD Road (Approx. 13,700 SF)**

- |   |   |
|---|---|
| 1 | Maintenance Of Traffic  |
| 2 | Mobilize & Mill Existing Road 1.5" Average Depth & Haul Offsite   |
| 3 | Furnish & Install 1.5" Average Asphalt Type 9.5 (After Compaction - Approx. 125 Tons) & Compact (Includes Tack) |
| 4 | Repaint Existing Pavement Marking (Stop Bar & Arrow)  |

**Total Bid Price: \$57,918.73**

**Notes:**

- This proposal is good for 30 days and for listed items only.
- Any deviation of contracted work will require an executed change order prior to commencement of work.
- Asphalt and concrete removals are based on Florida Industry Standards 1-1/2" (asphalt) and 4" (concrete) thicknesses. Any additional removals will require an approved change order.
- Pavement markings and signage includes one coat of paint for final lift of asphalt.
- **Material Escalation:** If, during the course of construction there is a significant increase in the cost of materials, an equitable adjustment will be made to the contract amount. Contractor shall not be held liable for costs associated with material delays and/or shortages.
- **Warranty:** Bonness will warranty all work performed, and all materials furnished, in connection with the project to be free from all defects in material and workmanship for a period of one year from substantial completion date and agrees to remedy all defects arising within that period at no additional costs to the client. The term \"defects\" shall not be construed as embracing damage arising from misuse, negligence, acts of God, normal wear and tear, or failure to follow cleaning and operating instruction.
- Bonness Inc. is not responsible for damages caused by others.
- **Force Majeure.** No party shall be liable for, nor shall such party be considered in breach of this Agreement due to, any failure to perform its obligations under this Agreement as a result of a cause beyond its control, including any act of God or a public enemy or terrorist, act of any military, civil or regulatory authority, change in any law or regulation, fire, flood, earthquake, storm or other like event, disruption or outage of communications, power or other utility, labor problem, unavailability of supplies, unexpected shutdown of site equipment due to weather event (i.e. thunder, lightning, heavy rain) or any other cause, whether similar or dissimilar to any of the foregoing, which could not have been prevented by such party with reasonable care (each, a "Force Majeure Event"). If such event occurs, the time for performance required of the affected party shall be extended by the period of such delay provided the party is exercising diligent efforts to overcome the cause of such delay. Furthermore, if Subcontractor has direct cost impacts due to an unexpected stoppage of work, Subcontractor shall provide Contractor with a change order detailing cost impacts along with backup documents through invoices, and receipts. In addition, the affected party shall provide to the other party within seven (7) days of determining the cause of the Force Majeure Event a written explanation concerning the circumstances that caused the Force Majeure Event.
- New asphalt will scar with wheel steering, this scarring is an industry wide occurrence and is normal. This will dissipate with the curing process.
- Asphalt placed by hand will have a different texture than asphalt that is mechanically laid.

- Due to existing grades and conditions Bonness Inc. cannot guarantee 100% drainage of surface water following paving.
- Asphalt trucking tire residue on roadway is common with this scope of work and will dissipate over time. The cost of cleaning is not included in the proposal.
- Tire marks are common and to be expected when traffic is driven on newly paved asphalt. We warn not to twist tires in stationary vehicles or allow large trucks on newly paved asphalt, as this can dig into the fresh sealcoat. Bonness is not responsible to remediate areas caused by this.
- To honor bid pricing all work must be done concurrently.
- All work is to be performed during regular business hours, Monday through Friday.
- Irrigation systems must be turned off 24 hours prior to starting and must remain off for at least 24 hours after completion.

**Payment Terms:** Payment due within 30 days of date of invoice, regardless of when payment is made by Owner. Credit Card payments are not accepted.

**ACCEPTED:**

The above prices, specifications and conditions are satisfactory and hereby accepted.

**Buyer** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date of Acceptance:** \_\_\_\_\_

**CONFIRMED:**

**Bonness Inc.**

**Authorized Signature:** \_\_\_\_\_

**Estimator:** Ruben Avila

# Water's Edge

CDD Roadway

Legend

Orange State Vent Masters

19310

19320

1091

19305

1091

Waters Edge at Heritage Oak Park



**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HERITAGE OAK PARK  
COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AEROBICS ACTIVITIES  
POLICY -; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Heritage Oak Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Charlotte County, Florida; and

**WHEREAS**, land and water aerobics instruction, programs and activities (collectively, “aerobic activities”) are conducted by private individuals on District property; and

**WHEREAS**, the District’s Board of Supervisors (the “Board”) has determined that there is a need for policies governing aerobic activities on District property to encourage the health, safety and welfare of all persons who participate and to protect the District from undue risk or liability; and

**WHEREAS**, the Board desires now to establish policies governing aerobic activities.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

**Section 1.** The Board hereby adopts the aerobic activity policy attached hereto as Exhibit A, as may be amended from time to time by the Board; and

**Section 2.** This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted** on May 21, 2026.

Attest:

**Heritage Oak Park  
Community Development District**

---

Secretary/Assistant Secretary

---

Chairperson/Vice Chairperson

## **EXHIBIT A**

### **POLICY ON LAND AND WATER AEROBIC ACTIVITIES ON HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT PROPERTY**

This policy is intended to address land and water aerobics instruction, programs and activities (collectively, “aerobic activities”) on Heritage Oak Park Community Development District (the “District”) property.

The District does not offer, sponsor or supervise aerobic activities. The aerobic activities, including any certifications, medical screenings, or fitness instruction are not provided by the District or on behalf of the District. Aerobic activities are solely provided by private individuals on District property. Instructors or leaders may or may not be certified and it is incumbent upon participants to appropriately determine risk, including risk unique to aquatic activities.

Prior to participation in any aerobic activities, all participants, including those providing the aerobic activities, shall provide a completed waiver to the District. All completed waivers shall be kept on file by the Activities Director.

Aerobic activities are permitted only when there is sufficient available space, the existing layout can accommodate the activities without any relocation of furniture and in the absence of other scheduled activities. Participants must provide their own equipment and are prohibited from using any District property (e.g. chairs). Any music played in conjunction with aerobic activities shall be played at a volume that does not disturb other patrons.

Land aerobics may be allowed on the patio area or inside the District Lodge. Water aerobics may be allowed in the pool; however, the activities shall not exclusively occupy the pool, and all participants must share pool access with members and their guests.

Individuals that organize and lead aerobics activities operate in their personal capacity and could be subject to personal liability. The District does not defend or indemnify entities or individuals for claims arising from aerobics activities that they provide.

**ASSUMPTION OF RISK, WAIVER AND RELEASE OF LIABILITY FOR  
AEROBIC ACTIVITIES**

This waiver and release of liability is intended to address the inherent risks and potential liabilities that are created by the land and water aerobics instruction, programs and activities (hereafter “aerobic activities”) offered by private individuals at Heritage Oak Park Community Development District (hereafter “District”).

The undersigned acknowledges that participation in aerobic activities involves physical exercise and carries inherent risks, including those unique to aquatic activities. Participation in the aerobic activities is voluntary, and all individuals participate at their own risk.

The District does not offer, sponsor or supervise aerobic activities. The aerobic activities, including any certifications, medical screenings, or fitness instruction, are not provided by the District or on behalf of the District. These private aerobic activities are provided by private individuals. Individuals that organize and lead aerobics activities operate in their personal capacity and could be subject to personal liability. The District does not defend or indemnify individuals for claims arising from aerobics activities that they provide.

In consideration of the District’s agreement to permit the undersigned to participate in aerobic activities, the undersigned hereby knowingly and voluntarily assumes the risks, both known and unknown, inherent in the participation in the aerobic activities, including without limitation, injury to bones, muscles, joints, fainting, abnormal blood pressure, heat stress, disorders of heart rhythm, heart attack, stroke, permanent disability or possible death as well as other injuries unique to aquatic activities.

The undersigned agrees to release, indemnify, defend and hold harmless the District, its affiliates, successors, and assigns, its members, officers, board members, attorneys, agents, employees, and any other District persons or entities related to the foregoing (hereinafter the “Indemnified Parties”), to the full extent permitted by law, from and against any and all claims, suits, actions, causes of action, losses, liabilities, damages, including without limitation, any personal injury, loss of life or damage to property, whether direct or indirect or consequential as a result of or in any way related to participation in the aerobic activities by the undersigned. This provision shall include an obligation to indemnify the Indemnified Parties for, from and against all costs, expenses, court costs, counsel fees, paraprofessional fees (including, but not limited to all trial, appellate and bankruptcy levels and whether or not suit be instituted), expenses and liabilities incurred or arising from any such claims, suits, action, causes of action,

the investigation thereof or the defense of any action or proceedings brought thereon, and from and against any orders, judgements or decrees which may be entered relating thereto.

The undersigned acknowledges that the undersigned has had an opportunity to ask questions. Any questions have been answered to the undersigned's complete satisfaction.

I am fully aware and understand that the District does not employ or contract with any medical service providers for ordinary or emergency medical services, including but not limited to emergency cardiovascular assistance. I will be fully responsible for any use I make of medical supplies or equipment which may be found on the premises and agree that the terms of this waiver and release shall apply to any person who in good faith uses such supplies or equipment to assist me if I am incapacitated or in need of assistance.

The undersigned has read this agreement, fully understands its terms, acknowledges, and understands the risks set forth herein and knowingly agrees to assume and accept full responsibility for such risks. If any portion of this agreement is held to be invalid, the balance, notwithstanding, shall continue in full force and effect.

By signing below, I am acknowledging I have read and understand the above ASSUMPTION OF RISK, WAIVER AND RELEASE OF LIABILITY.

Name (Print): \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_



37 Activities Coordinator and \$2/hour increase for the CDD Maintenance Technician). The Board  
38 had no questions at this time. Ms. Egan will email the updated proposed budget to all Board  
39 members and will also post it on the District's website.

40  
41  
42  
43  
44  
45

**FOURTH ORDER OF BUSINESS**

**Adjournment**

The workshop was adjourned at 9:53 a.m.

---

Chairperson/Vice Chairperson

**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, April 16, 2026 at 10:00 a.m. at 19520 Heritage Oak  
3 Boulevard, Port Charlotte, Florida 33948.

4  
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

11  
12          Also present either in person or via electronic communications were:

14          Michelle Egan	District Manager/Project Manager
15          Andrew Cohen	District Counsel
16          Terri Lusk	District Accountant ( <i>via Teams</i> )
17          Hanna Yi	Accountant, Inframark
18          Audience Members	

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

23  
24 **FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

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

27  
28 **SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

29           The Pledge of Allegiance was recited.

30  
31 **THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

32           Several residents expressed their opinions regarding the situation with water aerobics.

33  
34 **FOURTH ORDER OF BUSINESS**

**Approval of Agenda**

35           Mr. Falduto requested an amendment to the agenda to move District Counsel to the  
36 beginning of the Agenda.

38 On MOTION by Ms. Teter, seconded by Mr. Russo, with all in  
39 favor, the Agenda for the Meeting was approved, as amended. (5-0)

40  
41  
42 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

43 **B. District Counsel**

44 The District Attorney, Mr. Andrew Cohen explained that he has had several discussions  
45 with the District Manager as well as the Chairman, and it is his recommendation that any aerobics'  
46 instructors should be certified and insured and have the District named as an additional insured.  
47 Mr. Cohen explained that he has been asked by this District as well as other Districts about using  
48 waivers. He does not recommend waivers because it could still leave the District open to liability.  
49 Chairman Falduto stated that normally we do not allow questions during the meeting, but this is a  
50 special circumstance and invited residents to ask any questions. Prior to any resident questions,  
51 Supervisor Teter asked Mr. Cohen to advise why a liability waiver would or would not be effective  
52 in this case. Mr. Cohen explained that it is another good step, but will not provide total protection.  
53 He then explained that one of the bills that is currently passed through legislation and on the desk  
54 for the Governor to sign is a bill that would raise the sovereign immunity liability caps. If this  
55 should happen, we will have to wait to see how EGIS and other insurers will respond. Chairman  
56 Falduto double-checked that Mr. Cohen's suggestion that while a waiver would be helpful, it still  
57 would not provide total protection for the District. Mr. Cohen expressed that hiring a certified  
58 instructor and having them provide their insurance with the CDD as additional insured would be  
59 the best option. He expressed that he could never tell us that the District would have total  
60 protection, but he would advise to always take as many steps as possible to protect the District.  
61 Chairman Falduto mentioned that Charlotte County requires anyone that is instructing on their  
62 property is to be insured and certified. He also stated that our insurance company has already put  
63 us on notice that it would be negligent for us to allow this to happen. Chairman Falduto then asked  
64 the residents to ask questions.

65 A resident asked what would be done if there was a class that you would want to teach and  
66 there is not a specific certification for that particular class? Would a general dance certification be  
67 sufficient? Other residents came forward with many questions regarding the certifications,  
68 insurance and personality traits that could be considered. Mr. Cohen explained that at the end of

69 the day any person can bring litigation even if we have a certified instructor, but it is his  
70 recommendation to have a certified and insured instructor and have the District as an additional  
71 insured. He also explained that if the District offers a class with a certified instructor and people  
72 chose not to attend and do something on their own, the District would need to address it. A question  
73 was also asked if it is statutorily required for a District to have a certified instructor. Mr. Cohen  
74 explained that he is not aware of anything in Chapter 190 that governs water aerobics. There was  
75 a question whether someone could be grandfathered in, and any future person would have to be  
76 certified. Mr. Cohen stated that if there is someone that everyone is comfortable with, they should  
77 want to become certified. There were questions regarding what classifies it as aerobics or exercise  
78 and how to determine whether it is a class or activity. Mr. Cohen concluded that we need to use  
79 some common sense and understand that his recommendation for a certified and insured instructor  
80 is to protect the District. Chairman Falduto stated that we are looking for a solution, not  
81 enforcement of the problem.

82  
83 **FIFTH ORDER OF BUSINESS** **Comments From the Chairman**  
84 Chairman Falduto explained that we are currently in mating season for alligators. He  
85 advised that we may see more alligators in the pond and to be cautious when walking around the  
86 pond.

87 He also stated that we are coming to the time in which our seasonal residents leave. He  
88 thanked them for coming and wished safe travels home.

89  
90 **SIXTH ORDER OF BUSINESS** **Staff Reports (Continued)**  
91 **A. District Accountant**  
92 There being no report, the third item followed.

93 **C. District Engineer**  
94 Ms. Egan explained that there is no report, but that the District Engineer signed off on the  
95 Resolution to reimburse the District for \$9,936.00 for the installation of the CetaLok from the loan  
96 money.

97 **D. Activities Coordinator**  
98 Ms. Curly explained that she is still talking with Kyle at the YMCA. She has been talking  
99 with the resident who currently instructs, and he is keeping her updated. Ms. Curly should have a

100 better solution within the next couple of weeks of finding an instructor who is certified and insured  
101 and will be good for the clientèle.

102 Ms. Curls thanked everyone for attending the recent events. She asked the residents for any  
103 suggestions they may want to see. She is also paying attention to the ticket sales to see what does  
104 and does not work.

105 **E. District Manager/Project Manager**

106 **Gate Call Box:** The company is on site and installing the new call boxes. Ms. Egan also  
107 explained that she asked the company to install new antennas for the gate remotes. She explained  
108 there is nothing different on the user end of the new gate box. They will still have residents look  
109 up their name by typing the letters of the person they are coming to see.

110 **Dead Fish:** The lake company tested the water and found no issues that would cause the  
111 fish to die. They mentioned different things that could cause this, but the water and aeration are  
112 good.

113 **Lake:** Ms. Egan stated that the lake company does not do any drudging, but they work  
114 with an erosion company to get ideas for what we could do to correct the problem for the area  
115 behind Waterside Club IV.

116 **Water Restrictions:** Ms. Egan explained that we are currently in Phase III of water  
117 restrictions. She also mentioned that she has seen many County trucks drive through the park. She  
118 stressed for people to be aware they could subject to fines.

119

120 **SEVENTH ORDER OF BUSINESS** **Business Items**

121 There being no business items, the next order of business followed.

122

123 **EIGHTH ORDER OF BUSINESS** **Old Business**

124 **A. Request from Water's Edge Condo Association**

125 Ms. Egan explained that Waters Edge Condo Association selected a contractor to do their  
126 roads. They have gone with Bonness. Bonness provided a quote, that was included in the Agenda  
127 package. She stated that Waters Edge Condo Association is in contract negotiations. She invited  
128 Mr. Jim Thompson to speak about their situation. He stated they are in contract negotiations and  
129 that the contractor struck the part about no price increase. Chairman Falduto confirmed that the  
130 contractor would not guarantee the price and could increase it. The Chairman asked for a motion.

131 Mr. Horsman stated that we need more time to discuss and look at the situation because the CDD  
132 has more roads to look at. The Chairman asked for a motion and no motion was made.

133

134 **NINTH ORDER OF BUSINESS** **Business Administration**

135 **A. Approval of the Minutes of the March 12, 2026 Workshop & Regular Meeting**  
136 There being no additions, corrections or deletions,

137

138 On MOTION by Mr. Horsman, seconded by Mr. Scotto, with all in  
139 favor, the Minutes of the March 12, 2026 Workshop & Regular  
140 Meeting were approved. (5-0)

141

142 **B. Acceptance of the Fiscal Year 2025 Audit**

143 Ms. Egan explained that the Fiscal Year 2025 audit has been completed and very few  
144 questions were asked. She stated that it explains how great Inframark's Accounting Department  
145 works with the auditors.

146

147 On MOTION by Mr. Russo, seconded by Ms. Teter, with all in  
148 favor, the Fiscal Year 2025 Audit was accepted. (5-0)

149

150

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

152 Chairman Falduto noted there was a discrepancy between the workshop and the advertised  
153 time of the workshop.

154

155 On MOTION by Mr. Horsman, seconded by Mr. Russo, with all in  
156 favor, the Budget Workshop shall commence at 9:30 a.m., with the  
157 Regular Meeting to follow at 10:00 a.m. (5-0)

158

159

160 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

161 There being no further business,

162

163 On MOTION by Ms. Teter, seconded by Mr. Russo, with all in  
164 favor, the meeting was adjourned. (5-0)

165

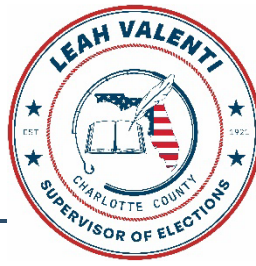
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Paul Falduto  
Chairman



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April 23, 2026

Dear Janice Swade,

Per your request, the number of registered voters as of 04-23-2026, within the Heritage Oak Park Community Development Districts is as follows.

Heritage Oak Park – 686

Should you have any questions or require further assistance, please do not hesitate to reach out to us at 941-833-5400 or via email at [records@SOECharlotteCountyFL.gov](mailto:records@SOECharlotteCountyFL.gov).

Sincerely,

Records Department  
Supervisor of Elections  
Charlotte County, Florida

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Heritage Oak Park Community Development District ("**District**") prior to June 15, 2026, a proposed budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Proposed Budget**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 20, 2026
HOUR:	10:00 a.m.
LOCATION:	Heritage Oak Park Lodge 19520 Heritage Oak Boulevard Pott Charlotte, FL 33948

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Charlotte County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is from there directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida Law.

**6. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF MAY, 2026.**

ATTEST:

**HERITAGE OAK PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

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Chairperson/Vice Chairperson

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Secretary/Assistant Secretary

**Exhibit A:** Approved Proposed Budget for Fiscal Year 2026/2027