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, March 12, 2026 at 10:00 a.m. at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948.

Present and constituting a quorum were:

Paul Falduto, Jr.	Chairperson
Stephen Horsman	Vice Chairperson
Jeanne Teter	Assistant Secretary
Carmen Russo	Assistant Secretary
Vincent Scotto	Assistant Secretary

Also present either in person or via electronic communications were:

Michelle Egan	District Manager/Project Manager
Terri Lusk	District Accountant ***(via Teams)***
Audience Members	

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

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

Mr. Falduto called the meeting to order, and Ms. Egan 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**

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

FOURTH ORDER OF BUSINESS **Approval of Agenda**

There being no amendments,

> On MOTION by Mr. Scotto, seconded by Mr. Horsman, with all in favor, the Agenda for the Meeting was approved, as presented. (5-0)

FIFTH ORDER OF BUSINESS **Comments From the Chairman**

Mr. Falduto stated that there have been at least 25 citations given out in Charlotte County for people watering when they are not supposed to. He expressed that the residents who water outside the watering window are subject to a fine.

Mr. Falduto also commented that the community needs to remember that everyone are neighbors and to be friendly and to not lie to fellow residents. He stated that one resident had lied to another resident that the awning was not working. It is working and can be used.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

B. District Counsel

C. District Engineer

There being no reports, the next item followed.

D. Activities Coordinator

Ms. Curls explained that she is working with the YMCA to determine whether they can provide services for land and water aerobics.

E. District Manager/Project Manager

Front Light Monuments: the rotten wood has been replaced, and the company will be returning to paint. Ms. Egan also mentioned one light is out, and the electrician has been notified.

Bike Racks: Ms. Egan explained that new bike racks were ordered, and the maintenance technician will assemble them and get them out as soon as they are delivered.

Water's Edge Condo Road Request: Ms. Egan explained that the WECA Board is considering two proposals to refurbish their roads. Once they vote on a contractor, they will let the CDD know, and Ms. Egan will include the proposal from their contractor on the April agenda for the Board to consider.

Pool Furniture: Ms. Egan explained that she was asked to get the cost for replacing or re-strapping the current chairs and lounges. She explained that the chairs are in good shape, but due to the color, no chemical may be applied to clean them because it changes the colors of the current strapping. She explained that the cost since the furniture was replaced has increased exponentially. She stated that the cost to re-strap is significantly less, and they would be able to be done one half at a time.

Gate Remote Issues: Ms. Egan explained that Heritage Oak Park is the eighth community to notify staff that sometimes the gate remotes are not working. The gate repair will be coming on site. She asked for at least five people who have had this issue to please let her know so that when the gate company shows up they can test them to determine what is going on.

i. New Gate Call Box

Ms. Egan explained that the current call boxes for the gates are in poor condition and the cost to replace the parts is more than half the cost of a new one. She explained that the proposal is to replace both gate boxes. She also mentioned that with the new gate boxes include use of a basic program. This means that the monthly cost would decrease from $594 per month to $90 per month per box.

On MOTION by Mr. Horsman, seconded by Mr. Scotto, with all in favor, purchase of two new gate call boxes was approved. (5-0)

SEVENTH ORDER OF BUSINESS **Business Items**

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

EIGHTH ORDER OF BUSINESS **Old Business**

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

NINTH ORDER OF BUSINESS **Business Administration**

A. Approval of the Minutes of the February 19, 2026 Regular Meeting

There being no additions, corrections or deletions,

On MOTION by Mr. Russo, seconded by Mr. Scotto, with all in favor, the Minutes of the February 19, 2026 Regular Meeting were approved. (5-0)

B. Consideration of Resolution 2026-04, Designating Banking Signatories

Ms. Egan explained that the Resolution authorizes certain Inframark staff to sign checks.

On MOTION by Mr. Scotto, seconded by Mr. Horsman, with all in favor, Resolution 2026-04, Designating the Authorized Signatories for the District's Operating Bank Account(s); and Providing for an Effective Date, was adopted. (5-0)

C. Consideration of Resolution 2026-05, for the Fiscal Year 2026 General Election

Ms. Egan explained the Resolution is stating there are two open Seats, Seat 3 & Seat 4, for the upcoming year and each seat carries a four-year term. She stated that anyone who is a Heritage Oak Park registered voter, and who would like to run for the Seats, may do so by going to the County Supervisor of Elections Office and fill out the appropriate documentation.

On MOTION by Mr. Russo, seconded by Ms. Teter, with all in favor, Resolution 2026-05, Implementing Section 190,006(3), Florida Statutes, and Requesting that the Charlotte County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted. (5-0)

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

A. Aerobics

Mr. Falduto explained that Charlotte County requires all their instructors to be certified and covered under the County insurance. He explained that the last thing the District wants is to NOT shut down water aerobics, but the Board has to look out for any issues which are in the best interests of the park. Mr. Scotto explained his concern of personal liability, and that Charlotte County guidelines should be followed. Mr. Horsman explained that he would like for it to remain *status quo*, but unfortunately, that cannot be the case. He stated that the insurance companies are protecting their bottom line. Mr. Russo stated that several other communities have aerobics, but it is not a class. Mr. Falduto explained that once instruction is given, it is a class not an activity. Ms. Teter stated "once a lawyer, always a lawyer" and she understands the value of water aerobics, but she also knows what can happen should something go wrong during that class. She stated that we are part of the County and we are in the County flow chart at the bottom. She stated the CDD has different rules to follow than an HOA. Mr. Falduto explained that when it first started years ago, there was a certified and insured instructor. He explained that although the District wants to have water aerobics, it must be done the correct way.

On MOTION by Ms. Teter, seconded by Mr. Russo, with all in favor, the District Manager was authorized to consider all options and keep the Board informed during the process for inclusion of water aerobics. (5-0)

Mr. Falduto requested that District Counsel attend the next meeting.

Mr. Scotto agreed that District Counsel should attend the next meeting.

ELEVENTH ORDER OF BUSINESS **Adjournment**

The next meeting will be held Thursday, April 16, 2026 at 10:00 a.m., with the O&M Workshop prior at 9:30 a.m.

There being no further business,

On MOTION by Mr. Horsman, seconded by Mr. Russo, with all in favor, the meeting was adjourned at 10:50 a.m. (5-0)

Paul Falduto, Jr.
Chairman