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, May 21, 2026, at 10:00 am at 19520 Heritage Oak Boulevard, Port Charlotte, FL 33948.

Present and constituting a quorum were:

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

Also present, either in person or via Zoom Video Communications, were:

Michelle Egan	District Manager/Project Manager

Residents and Members of the Public

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 Budget Workshop to order.

Ms. Egan called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS — Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS — Audience Comments on Agenda Items

Valerie Stark stated that the contractor was awaiting a response from the CDD regarding the roadway located in front of the WECA building with carports. She explained that the contractor had submitted an updated quote to the CDD and expressed her hope that the CDD would collaborate with WECA to complete the roadway improvements.

Neil Copeland reiterated Ms. Stark's comments, noting that when the roadway was deeded to the CDD in 2012, the responsibility for its repair and maintenance was transferred to the CDD. He further noted that the roadway's gravel surface is deteriorating.

FOURTH ORDER OF BUSINESS **Approval of Agenda**

ON MOTION by Mr. Horsman, seconded by Mr. Russo, with all in favor, the Agenda for the Meeting was approved as presented. 5-0

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

Chairman Falduto reported that an attic fire had occurred at one of the homes. He confirmed that all residents were safe and reminded everyone to ensure their fire alarms were functioning properly.

He also noted that irrigation remains limited to one day per week and explained that Phase 3 restrictions will remain in effect until July 1, 2026. Additionally, Chairman Falduto reminded residents that hurricane season is approaching and encouraged everyone to ensure their hurricane preparedness kits are complete.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

It was noted that the proposed budget will be discussed later in the meeting.

B. District Counsel

District Counsel provided assistance with a waiver, and this matter will be addressed later in the meeting.

C. District Engineer

The District Engineer has been contacted to evaluate the roadway in front of WECA.

D. Activities Coordinator

Ms. Curls reported that several events have been canceled due to low attendance. She also noted that a number of lower-cost and free events are planned for the summer.

E. District Manager/Project Manager

Ms. Egan reported on the following:

Pool: The pool shock treatment has been completed, and the algae issue has been resolved. The pool maintenance company is currently awaiting a part required to repair the pool lift.

Pool Furniture: Ms. Egan is obtaining an updated proposal for restrapping the chairs and will present it at next month's meeting.

Fitness Center and Lodge: A deep cleaning of the fitness center has been completed. Ms. Egan advised that both the fitness center and lodge will be temporarily closed at a future date to allow maintenance staff to repaint the baseboards. She also reported ongoing issues with tampering involving a component on one of the treadmills, noting that repairs made on May 5 were compromised again within seven days.

SEVENTH ORDER OF BUSINESS **Business Items**

A. Residents Request

Ms. Egan reported that the CDD received a resident request to install river rock behind a flower bed located on CDD-owned property. Supervisor Horsman noted that the area serves as a primary drainage zone and explained that the river rock would likely wash into the drainage system. Additional comments were made indicating that approving such a request could set a precedent, requiring the CDD to allow similar installations for other residents and assume ongoing maintenance responsibilities, particularly in the event of property turnover.

EIGHTH ORDER OF BUSINESS **Old Business**

A. Request from Water's Edge Condo Association

ON MOTION by Mr. Horsman, seconded by Mr. Teter, with all in favor, the Board agreed to entertain a motion to discuss the request from Water's Edge Condo Association. 5-0

During the discussion, it was noted that the Board has a responsibility to all 693 units and that Heritage Oak Boulevard, being one of the older roadways, should be prioritized. It was also observed that the CDD expressed concern regarding WECA's attorney contacting the District.

Further discussion indicated that the Board would like to develop a plan to complete all remaining roadway improvements within the next two and a half years.

ON VOICE by Mr. Falduto, a request for a motion to approve the proposal from Bonness, motion failed due to a lack of second.

B. Resolution 2026-06; Aerobics Activities Policy and Providing For an Effective Date

ON MOTION by Mr. Scotto, seconded by Mr. Horsman, with all in favor, the Board agreed to discuss the Resolution 2026-06; Aerobics Activities Policy and Providing for an Effective Date. 5-0

During the discussion, it was noted that this issue had been brought to the CDD's attention at a Town Hall meeting. At that time, the CDD requested that the activity cease until a solution could be developed; however, the activity continued despite this request.

Efforts were made to coordinate a solution with the YMCA, but those efforts were not feasible. As a result, the Board determined that an alternative approach (Plan B) was necessary, which involves adopting a resolution to establish standards for aerobics activities and requiring participants to sign a waiver.

Ms. Egan confirmed that she consulted with the insurance provider, who indicated that while the waivers would not fully protect the CDD, they would be acceptable. District Counsel subsequently prepared both the resolution and the waiver. It was also noted that all executed waivers would need to be maintained on file in the District office. If an individual declines to sign the waiver, the Board of Supervisors will need to determine an appropriate course of action.

> ON MOTION by Mr. Scotto, seconded by Mr. Horsman, with all in favor, the Board approved Resolution 2026-06; Aerobics Activities Policy with an effective date at the end of the month. 5-0

Ms. Egan will get the waiver online and get some printed in the office by June 1, 2026.

NINTH ORDER OF BUSINESS **Business Administration**

A. Approval of the Minutes of the April 16, 2026 Budget Workshop & Regular Meeting

> ON MOTION by Mr. Russo, seconded by Mr. Teter, with all in favor, the Minutes of the April 16, 2026 Workshop & Regular Meeting were approved. 5-0

B. Announcing the Number of Registered Voters- 686

Ms. Egan announced that there are 686 registered voters in the District.

C. Consideration of Resolution 2026-07; Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing

> ON MOTION by Mr. Scotto, seconded by Mr. Horsman, with all in favor, the Board approved Resolution 2026-07; Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing for the August 20, 2026 Meeting. 5-0

Discussion on the motion ensued with Chairman Falduto explaining that at the workshop the Board discussed the Proposed Budget with a $75 increase from the FY 2026 Budget. This would be paid on the non-advolerm tax.

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

Mr. Russo made a comment about maintaining the pool correctly.

ELEVENTH ORDER OF BUSINESS **Adjournment**

ON MOTION by Mr. Horsman, seconded by Ms. Teter, with all in favor, the meeting was adjourned at 10:38 a.m. 5-0

Chairman