INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Oak Park
Community Development District

June 18, 2026

Agenda Package

<u>TEAMS MEETING INFORMATION</u>

MEETING ID: 269 514 513 685 4 PASSCODE: bn786Uo7

[JOIN THE MEETING NOW]

CALL-IN INFORMATION

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

11555 HERON BAY SUITE 201
COARAL 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

June 11, 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 **Thursday, June 18, 2026, at 10:00 a.m.** at 19520 Heritage Oak Boulevard, Port Charlotte, Florida 33948. Following is the advanced agenda for the Meeting:

Regular Meeting Agenda
Call in Number: 1-646-838-1601
Phone Conference ID: 34946916#
Thursday, June 18, 2026 at 10:00 a.m.

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. Consideration of Pool Furniture Refurbishment Proposal……………………………………………Page 3
8. **Old Business**
   A. Discussion of Aerobic Waivers
9. **Business Administration**
   A. Approval of the Minutes of the May 21, 2026, Budget Workshop & Regular Meeting………………..Page 5
10. **New Business and Supervisor Requests**
11. **Adjournment**

The next Meeting is scheduled for Thursday, July 16, 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

Pool Furniture Supply
A Furniture Leisure Web Store
PO Box 2390
Bunnell, FL 32110

Phone: (877) 646-6320
Fax : (386) 437-6652

Quote

Date	Quote No.
6/10/2026	PFS24588

Bill To	Ship To
Heritage Oak Park CDD Michelle Egan 19520 Heritage Oak Blvd. Port Charlotte, FL 33948 US	Heritage Oak Park CDD Michelle Egan 941-661-4820 19520 Heritage Oak Blvd. Port Charlotte, FL 33948 USA

P.O. No.	Rep	Terms
	CQ	50%Deposit/Net

Item	Description	Qty	Cost	Total
C-15014	Classic Vinyl Strap Chaise Lounge with Powder Coated Aluminum Frame, 14" Seat Height. Strap Color: White - 201 Accent Strap #2/3 on Top/Bottom Color: None **Re-strapping only**	25	114.95	2,873.75
C-50	Classic Vinyl Strap Dining Chair with Aluminum Frame - 17" Seat Height. Strap Color: White - 201 Accent Strap #2/3 on Top/Bottom Color: None **Re-strapping only**	14	67.95	951.30
Estimated Lead Time	Estimated lead time is 10 weeks, not including transit. ***THIS QUOTE IS VALID FOR 30 DAYS***		0.00	0.00
S&H	Shipping and Handling. Commercial Delivery Curbside - Delivery does not include offloading freight. Lift Gate and 24 hr Call Ahead are requested for all applicable orders but are not guaranteed. **This would include pick up and delivery **		350.00	350.00

Credit Card payments are subject to a 4% fee of the Total amount charged. All orders up to $24,999.99 require a 50% deposit, all orders $25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a “Return Authorization” from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer’s responsibility and is not included in the above price.

Subtotal	
Sales Tax (0.0%)	
Order Total	

Signature Title ________________________... Date __________...

Pool Furniture Supply
A Furniture Leisure Web Store

Phone: (877) 646-6320
Fax : (386) 437-6652

PO Box 2390
Bunnell, FL 32110

Quote

Date	Quote No.
6/10/2026	PFS24588

Bill To	Ship To
Heritage Oak Park CDD Michelle Egan 19520 Heritage Oak Blvd. Port Charlotte, FL 33948 US	Heritage Oak Park CDD Michelle Egan 941-661-4820 19520 Heritage Oak Blvd. Port Charlotte, FL 33948 USA

P.O. No.	Rep	Terms
	CQ	50%Deposit/Net

Item	Description	Qty	Cost	Total
Credit Card Usage Fee	A 4% Credit Card Fee Applies of total cost. ** Fee Will Not Apply to Payments Made by Paper CHECK or ACH. **Please Advise if payment will be made other than Credit/Debit Card. ** Credit Card Fees Are NON-Refundable**		0.00	0.00
Inspection by Custo...	**Customer MUST INSPECT all products in the Driver's presence during the Time of Delivery. *Take pictures of the package as it arrives. *Accept the delivery even if damaged. Note any observed damages of the packaging or products on the Bill of Lading before signing. If B.O.L is electronic, request an Exception Number from the driver. *If the driver cannot wait for inspection & there are damages to the packaging, note “Subject to Inspection” on the B.O.L. or request the Exception Number before they leave. **CONTACT Your Sales Rep WITHIN 48 HOURS of DELIVERY with pictures, the number of products affected, any missing pieces, and/or damage details for further assistance on Freight Claims and resolutions. --- PLEASE NOTE: FREIGHT DAMAGE & MISSING PARTS Discovered After The Carrier Has Left Will Be The Responsibility of the Receiving Party. ---		0.00	0.00

Credit Card payments are subject to a 4% fee of the Total amount charged. All orders up to $24,999.99 require a 50% deposit, all orders $25,000.00 and above require a 75% deposit. The Balance is due once the order ships. Due to Credit Card Processing guidelines, all Credit Card purchases will be processed for the full amount within 7 days of purchase. Orders will not be processed until the credit is approved by Furniture Leisure, Inc. All Custom Orders (made to the customer's specifications) require payment in advance and are non-cancelable and non-returnable. A 25% restocking fee plus all shipping costs are required to return stock merchandise. Customer is responsible for organizing and payment of return freight. Returns must receive a “Return Authorization” from Furniture Leisure, Inc. prior to shipping. All Returns must be received in the original cartons and in new condition.

The manufacturer of merchandise purchased from Furniture Leisure, Inc. warrants all products. Written warranties are available upon request. Furniture Leisure, Inc. assumes no responsibility to extend, alter, or modify any product warranty.

Furniture Leisure, Inc. will be held harmless against all claims of liability resulting from receiving, installation and use of these products. All Shipments are scheduled ASAP "as soon as possible". All effort will be made to expedite, however the purchaser acknowledges no arrival dates are guaranteed. Customer agrees to pay reasonable collection costs allowed by law and/or attorneys fees incurred in connection with the collection of this transaction. The venue for any litigation with Furniture Leisure, Inc will be Flagler County, FL.

Receiving, Offloading, Assembly, Placement of Furniture, Installation, and Removal of Packing Materials of the merchandise is solely the customer’s responsibility and is not included in the above price.

Subtotal	$4,175.05
Sales Tax (0.0%)	$0.00
Order Total	$4,175.05

Signature ________________________________... Title ________________________________... Date _____________...

MINUTES OF BUDGET WORKSHOP
HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT

A Budget Workshop of the Board of Supervisors of the Heritage Oak Park Community Development District was held Thursday, May 21, 2026, at 9:00 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 Discussion of the FY2027 Proposed Budget

Mr. Falduto inquired whether the Board members had questions regarding the proposed budget, which includes a $75 increase. No members indicated that they had questions.

THIRD ORDER OF BUSINESS Adjournment

The workshop was adjourned at 9:08 a.m.

____

Chairman

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