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INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Oak Park Community Development District

July 16, 2026

Agenda Package

<u>TEAMS MEETING INFORMATION</u>

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

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Heritage Oak Park Community Development District
Inframark, Infrastructure Management Services
11555 Heron Bay Boulevard, Suite 201,
Coral Springs, Florida, 33076
Tel: 954-603-0033

July 9, 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, July 16, 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, July 16, 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**
8. **Old Business**
9. **Business Administration**
   A. Approval of the Minutes of the June 18, 2026, Regular Meeting…………………………..……………Page 3
10. **New Business and Supervisor Requests**
11. **Adjournment**

The next Meeting is scheduled for Thursday, August 20, 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

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, June 18, 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 (via phone)
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**

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

> ON MOTION by Mr. Horsman, seconded by Ms. Teter, with all in favor, the Board approved allowing Mr. Russo to participate by phone. 5-0

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS **Audience Comments on Agenda Items**

Deborah Cameron requested clarification regarding the statutory authority granted to the Chairman and asked for the specific statute that outlines those powers and responsibilities.

Claudia Souper noted that her homeowners association is preparing to pave its roads and expressed interest in having the adjacent CDD roadway paved concurrently to improve coordination and efficiency.

FOURTH ORDER OF BUSINESS **Approval of Agenda**

> ON MOTION by Mr. Horsman, seconded by Ms. Teter, 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 thanked Mr. Russo and Mike for their efforts in completing the back stairway project. He also provided an update on current drought conditions, noting that while the area would typically have received approximately nine inches of rainfall by June, only four inches had been recorded. Additionally, he reported that the Southwest Florida Water Management District recently held a meeting and indicated that Phase 3 water restrictions are likely to remain in effect for the foreseeable future.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

Due to there being nothing to discuss, the Board moved onto the next agenda item.

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 reported that the roadway adjacent to WECA is currently in stable condition and is neither deteriorating nor presenting any safety concerns.

D. Activities Coordinator

Due to there being nothing to discuss, the Board moved onto the next agenda item.

E. District Manager/Project Manager

Ms. Egan reported on the following:

Storm Drain Grates – Ms. Egan reported that she had previously ordered storm drain grates from one vendor; however, due to significant delays, she contacted an alternative supplier. She has since received confirmation that the grates have been ordered and are expected to be installed within the next two weeks.

Lodge Maintenance – Ms. Egan informed the Board that she plans to temporarily close the Lodge on two separate days to allow for painting of the restroom doors and baseboards. She will distribute a community-wide email notification advising residents of the closure dates. The work is being scheduled on days when no activities are planned to minimize disruption to residents.

Gate – Ms. Egan reported that the gate contractor will return to install a new antenna. The project will include the installation of a pole equipped with an extended antenna to improve functionality and performance.

Water Restrictions – Ms. Egan advised that she is working with the Southwest Florida Water Management District to request a variance that would permit limited water use for recreational amenities, such as the bocce courts. She stated that she will keep the Board and residents informed as additional information becomes available.

SEVENTH ORDER OF BUSINESS Business Items

A. Consideration of Pool Furniture Refurbishment Proposal

Ms. Egan explained that the proposal is to have 14 regular chairs and 25 lounge chairs picked up, re-strapped in white, and returned upon completion. The cost of the work would be $4,175.05. She also asked the company if it would be possible to pick up a second set of chairs when the first set is delivered back. The company confirmed that it would be able to do so and stated that the cost for the second set would be the same.

> ON MOTION by Mr. Horsman, seconded by Mr. Scotto, with all in favor, the Board approved up to $8,500.00 to re-strap the pool furniture in two separate strappings. 5-0

EIGHTH ORDER OF BUSINESS Old Business

A. Discussion of Aerobic Waivers

Ms. Egan reported that approximately 15 signed aerobics waivers have been received to date. She further explained that she had contacted District Counsel via email to seek clarification regarding a concern raised by a resident about the waiver requirement. Ms. Egan also noted that some residents have expressed hesitation about signing the waivers due to concerns about potential liability.

The Board discussed the waiver requirement, and comments were made that waivers are commonly required by other organizations and businesses as a condition of participation in activities. Mr. Falduto stated that he would like a blast email sent to residents advising that waivers must be signed within 30 days in order to continue participating in aerobics activities on CDD property. He further stated that residents who participate without a signed waiver may be subject to enforcement measures.

Mr. Horsman requested that a meeting be held specifically to discuss the waivers in greater detail. He asked Ms. Egan to determine the cost of conducting a bulk mailing and advertising an additional meeting on the matter. Ms. Egan responded that she was not certain of the cost at that time.

Mr. Falduto then noted that the current meeting could be continued to a future date to allow for further discussion of the waiver issue.

ON MOTION by Mr. Horsman, seconded by Mr. Scotto, with all in favor, the Board agreed to continue the current meeting to June 30, 2026, at 10:00 am in the Lodge. 5-0

NINTH ORDER OF BUSINESS **Business Administration**

A. Approval of the Minutes of the May 21, 2026 Budget Workshop & Regular Meeting

ON MOTION by Ms. Teter, seconded by Mr. Scotto, with all in favor, the Minutes of the May 21, 2026 Workshop & Regular Meeting were approved. 5-0

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

Mr. Russo noted that there have been instances of young children using the pool area without adult supervision and expressed concern regarding compliance with pool rules and safety requirements.

Ms. Teter reported that she has been working on improvements to the library. She stated that she, along with several volunteers, have been organizing, cleaning, and rearranging materials within the space. She also asked residents not to leave unwanted items at the library and encouraged them to dispose of or donate such items through appropriate channels.

Mr. Falduto reported that the flags remain displayed and will continue to be flown through the Fourth of July holiday in observance of the occasion.

ELEVENTH ORDER OF BUSINESS **Adjournment**

ON MOTION by Mr. Horsman, seconded by Mr. Scotto, with all in favor, the meeting was adjourned at 10:39 a.m. and will continue on June 30, 2026, at 10:00 a.m. 5-0

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Chairman