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, July 16, 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.

SECOND ORDER OF BUSINESS **Pledge of Allegiance**

The Pledge of Allegiance was recited.

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

There were no public comments regarding the agenda items. However, audience members provided comments concerning the posting of the CDD agenda and communications issued by the CDD. Additional comments addressed an incident at the bocce courts involving residents and a CDD Board member. The final comment pertained to the paving project at WECA.

FOURTH ORDER OF BUSINESS **Approval of Agenda**

> ON MOTION by Mr. Scotto, 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 saved his comments for the supervisor comments portion at the end of the meeting.

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 waiver changes.

C. District Engineer

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

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:

County Work: Ms. Egan advised that county crews are currently working in the parking lot area and asked residents to exercise caution around personnel and equipment. The work involves excavation efforts to locate a meter.

Water Restrictions: Ms. Egan announced that the current watering restrictions will remain in effect through October 1.

Awning: Ms. Egan reported that a replacement awning arm has been ordered under warranty. Installation will occur upon delivery. She also reminded residents to be courteous and retract the awning after use.

Pool Furniture: Ms. Egan reported that the deposit check has been submitted. Once received by the vendor, a pickup date for the furniture will be scheduled and provided.

Supervisor Horsman added that county crews are also onsite performing maintenance work on the fire hydrants.

SEVENTH ORDER OF BUSINESS **Business Items**

Due to there being no business items to discuss, the Board moved onto the next order of business.

EIGHTH ORDER OF BUSINESS **Old Business**

Due to there being no business items to discuss, the Board moved onto the next order of business.

NINTH ORDER OF BUSINESS **Business Administration**

A. Approval of the Minutes of the June 18, 2026 Regular Meeting

> ON MOTION by Mr. Russo, seconded by Ms. Teter, with all in favor, the Minutes of the June 18, 2026, Regular Meeting were approved. 5-0

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

Supervisor Falduto announced his retirement from the Heritage Oak Park CDD Board, stating that he and his wife will be relocating to Arizona to be closer to their family and new grandson. He expressed his appreciation to the residents for the opportunity and privilege of representing the community for nearly ten years. Supervisor Falduto extended his best wishes to the Board and the community for continued success.

Following his remarks, Supervisor Falduto entertained a motion to elect a new Chairman and Vice Chairman.

> ON MOTION by Mr. Russo, seconded by Mr. Scotto, with all in favor, the Board agreed to elect a new Chairman and Vice Chairman. 5-0

ELEVENTH ORDER OF BUSINESS **Adjournment**

> ON MOTION by Mr. Falduto, seconded by Mr. Scotto, with all in favor, the meeting was adjourned at 10:19 a.m. 5-0

Chairman