INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Heritage Oak Park
Community Development District

November 10, 2026

Agenda Package

ZOOM MEETING INFORMATION

MEETING ID: 828 3948 3667 PASSCODE: 731177

HTTPS://US06WEB.ZOOM.US/J/82839483667?PWD=VIHS6EYCI5AZ2I06KPITEP5YFZNTVH.

CALL-IN INFORMATION

PHONE #: 305-224-1968 ID#: 828 3948 3667#

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CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Heritage Oak Park Community Development District
Inframark, Infrastructure Management Services
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November 5, 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 **Tuesday, November 10, 2026, at 11:00 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: ZOOM 305-224-1968
Meeting ID: 828 3948 3667
Tuesday, November 10, 2026, at 11:00 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**
   A. Trespass Policy……..Page 3
9. **Business Administration**
   A. Approval of the Minutes of the October 15, 2026, Regular Meeting……...Page 6
10. **New Business and Supervisor Requests**
    A. Change the December 2026 Meeting Date
11. **Adjournment**

The next Meeting is scheduled for Thursday, December 10, 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

Heritage Oak Park

CDD Trespass Policy

This is basically Common-Sense issue, but due to the times we live in a trespass policy needs to be in place.

A trespass violation has to meet a criteria that would potentially involve calling the Sheriff's Department.

Such as but not limited to:

1) Any activity prohibited by law.
2) Intentional destruction of any CDD property
3) Disruptive, harassing or unsafe behavior towards any resident, employee or vendor on CDD property.

A) Bring the potential violation forward to the CDD Manager or any CDD Board Member.

B) In the event of a potentially dangerous situation the Sheriff's Department must be notified. At no time will any employee or Board member put themselves in harm's way.

Resolution:

A) Violator will be notified in writing or by e-mail by the CDD Manager.
B) This violation letter will be on the next agenda for the Board to review and decide if any or what further action is necessary.
C) Only the five Member CDD Board (or the sitting Board at that time) can make the decision to trespass and the duration.
D) Violators will be given the opportunity to speak, at that Board meeting, prior to the Board making a decision on this matter.

HERITAGE OAK PARK COMMUNITY DEVELOPMENT DISTRICT (CDD) FACILITIES ARE RESERVED FOR THE CONDUCT OF OFFICIAL AND APPROVED ACTIVITIES. THE FOLLOWING CONDUCT IS PROHIBITED IN OR ON CDD-OWNED AND MANAGED FACILITIES, INCLUDING BUILDINGS, LANDS AND CONVEYANCES:

1 Engaging in any activity prohibited by law. Criminal offenses committed against CDD Staff, elected officials, and contracted vendor staff of the CDD may be considered grounds for trespassing even if they do not occur on CDD property.
2. Engaging in activities or behaviors that are likely to, or does, result in injury or harm to others.
3. Engaging in activities or behaviors that are likely to, or does, result in damage to CDD property.
4. Failing to follow posted conduct and safety rules.
5. Tampering with or unauthorized use of building systems or devices, including electrical, plumbing, locks, doors, or cameras.
6. Entering into areas reserved for staff or otherwise not open to the general public.
7. Solicitation of petitions, pamphleteering, demonstrating, protesting or carrying banners or signs anywhere inside of CDD buildings or conveyances, or in areas where such activities are otherwise prohibited
8. Unauthorized leaving or storing of personal property, with or without the intention to return and reclaim. All unattended property shall be removed by designated CDD staff and will be retained for a limited period of time only and then disposed of .
9. Disruptive, harassing or unsafe behavior, including conduct which interferes with CDD staff, CDD contracted vendors, or CDD officials in the performance of their duties, or interferes with the proper use of the district facilities by others.
10. Selling any alcoholic beverage
11. Smoking, the use of tobacco products, and the use of e-cigarettes or other vaping devices inside all CDD facilities. or where prohibited by sign.
12. Blocking access to any CDD building, doorway, walkway, ramp, road, parking access, or steps for any purpose without authorization.
13. Remaining in a CDD building, or in the pool or pool area, after posted hours of operation without authorization or attendance at an event.
14. Bringing pets inside CDD buildings and conveyances, apart from emotional support animals and service animals specifically trained to aid people with disabilities.
15. Failure to cease conduct specifically prohibited in items 1 through 15 above immediately after a request by district staff or officials to do so.

When a trespass violation is brought to the attention of CDD staff, either directly from a resident or through a board member, CDD staff will investigate the violation to determine if it is accurate. If found to be accurate, the Project Director, Chairman or his/her designee, District Manager, and District Counsel will review the complaint to determine if the violation reaches the level of a trespass order. If found to reach the level of possible trespass, the Project Manager and District Manager will place the complaint on the Agenda of the next Regular Board Meeting of the CDD for the Board to determine whether or not to trespass the offender and for what duration. In

limited extreme violations, such as criminal offenses or violations which endanger the safety of the public, staff, and the property of the District, The Chairman and or his designee may trespass a violator for up to 30 days to protect the public, staff, and property of the District until the next regularly scheduled CDD Board Meeting, where the violation will be on the Agenda for Board proceedings. All violators that are referred to the Board for possible trespass will be notified by phone, mail, or email of the impending action and given the opportunity to speak at the meeting their trespass violation is scheduled to be heard at. Any violator who is not legally allowed to attend the meeting may have a representative at the meeting. Violators who were trespassed for up to 30 days will also be allowed to attend the meeting their violation will be heard at to speak as well.

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, October 15, 2026, at 10:00 am at 19520 Heritage Oak Boulevard, Port Charlotte, FL 33948.

Present and constituting a quorum were:

Stephen Horsman	Vice Chairman
Jeanne Teter	Assistant Secretary
Faye Sutton	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**

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**

With there being no audience comments, the Board moved to the next order of business.

FOURTH ORDER OF BUSINESS **Approval of Agenda**

> ON MOTION by Mr. Scotto, seconded by Mr. Russo, with all in favor, the Agenda for the Meeting was approved with amended changes to the Agenda to move items 7 A & B to the beginning. 4-0

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

This portion of the meeting took place after 7A and 7B. Chairman Horsman noted that several projects and improvements are currently underway throughout the community. He advised that the District will begin conducting quarterly gate inspections to help ensure the gates remain in good working condition and to proactively address maintenance needs.

The Chairman also reported that Mike is applying an epoxy coating around the pool area, which is expected to improve the appearance of the surface and make routine cleaning and maintenance

more efficient. He further noted that no complaints regarding the project have been received to date.

Additionally, the Chairman informed the Board that the Lodge has recently been pressure washed. Given the positive results, staff will explore pressure washing the remaining community buildings during future maintenance cycles.

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

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

C. District Engineer

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

D. Activities Coordinator

Ms. Curls reported that she has noticed many new residents and visitors returning to participate in community activities and encouraged them to stop by and introduce themselves. She advised that the November activity calendar will be released soon.

Ms. Curls also informed residents that ticket sales will only be available for events occurring within the upcoming two-month period. Additionally, she shared that participation in the Bible study program has continued to grow, and as a result, future Bible study meetings will be held at the Lodge to accommodate the increased attendance.

E. District Manager/Project Manager

Ms. Egan provided the following updates:

Roadway Improvements: Ms. Egan reported that the road contractor is scheduled to begin milling operations on November 2 in the areas identified for repair. She stated that the milling process is expected to take approximately three to four days, after which the contractor will move to Live Oak Circle to begin paving activities. She also noted that traffic control personnel will be onsite as needed to assist with traffic flow and ensure public safety during construction.

Pool Maintenance: Ms. Egan advised that she has been working with the pool contractor regarding the staining that has developed in the pool. She explained that the contractor will perform a specialized stain analysis to determine the specific chemicals contributing to the discoloration. Based on preliminary discussions, remediation of the staining will require the pool to be closed for

approximately two weeks. Ms. Egan also reported that a phosphate test was conducted, which indicated elevated phosphate levels may be contributing to the pool's inability to maintain proper chlorine levels.

November CDD Meeting: Ms. Egan informed the Board that a scheduling conflict had arisen with the November CDD meeting due to the OCEAN Expo being scheduled on the same date. She asked whether the Board would consider changing the meeting date. The Board expressed no objections, and a motion was made to reschedule the November CDD meeting.

> ON MOTION by Ms. Teter, seconded by Mr. Russo, with all in favor, motion to change the November CDD meeting to Tuesday, November 19, 2026, at 11:00 am was approved. 5-0

Bocce Court Maintenance: Ms. Egan reported that the bocce courts will be closed for approximately two weeks beginning next week. During this time, Mike will be completing improvements to the courts, including drain repairs, application of epoxy coating along the court edges, and replacement of the playing surface sand. Ms. Egan requested that residents refrain from using the bocce courts while the work is underway, particularly when staff are not onsite.

Lodge Closures: Ms. Egan advised that the Lodge will be closed on November 11 and 12 to allow Mike to complete maintenance work on the baseboards and flooring. She further noted that the Lodge will also be closed on November 28 and 29 to permit staff and volunteers to decorate for the Christmas season. Residents interested in assisting with the holiday decorating were encouraged to contact Danielle.

Pond Recharge Well: Ms. Egan informed the Board that the pond recharge well pump is no longer operational. She presented two proposals for replacement and noted that the existing pump was last replaced in 2017. She explained that the pump operates continuously, 24 hours per day, 365 days per year, which contributes to normal wear and eventual replacement needs. Both proposals include replacement of the pump, wiring, and associated piping; however, one proposal utilizes Certa-Lok piping while the other utilizes galvanized piping.

The Board reviewed the proposals and discussed the differences between the two materials.

> ON MOTION by Ms. Teter, seconded by Mr. Scotto, with all in favor, motion to approve the mainscape proposal for $12,601.00 which includes the new pump, wiring and CertaLok pipe was approved. 5-0

SEVENTH ORDER OF BUSINESS Business Items

A. Oath of Office of Newly Elected Supervisor

Ms. Sutton was given her oath of office and seated on the Board.

B. Consideration of Resolution 2027-01; Designating Officers

> ON MOTION by Mr. Scotto seconded by Ms. Teter, with all in favor, motion to nominate Steve Horsman as Chairman was approved. 5-0

> ON MOTION by Mr. Russo seconded by Ms. Teter, with all in favor, motion to nominate Faye Sutton as Vice Chair was approved. 5-0

C. Report of FY2026 Special Districts Performance Measures & Standards

> ON MOTION by Mr. Russo, seconded by Ms. Sutton, with all in favor, motion to approve the report of FY 2026 Special Districts Performance Measures and Standards was approved. 5-0

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 September 17, 2026 Regular Meeting

> ON MOTION by Mr. Russo, seconded by Ms. Teter, with all in favor, the Minutes of the September 17, 2026, Regular Meeting were approved. 5-0

TENTH ORDER OF BUSINESS New Business and Supervisor Requests

Supervisor Russo requested that staff address several areas along the newly paved roads where pavement is already beginning to lift as a result of tree root intrusion.

Supervisor Sutton inquired about the possibility of reinstalling speed humps within the community.

Chairman Horsman responded that the speed humps have been removed since Hurricane Ian. He explained that the previous speed humps were not constructed of asphalt or concrete, but were rubber speed humps anchored into the roadway. Chairman Horsman suggested that the matter be placed on the next meeting agenda to allow the Board to further discuss the potential reinstallation of speed humps.

ELEVENTH ORDER OF BUSINESS **Adjournment**

ON MOTION by Ms. Teter, seconded by Mr. Russo, with all in favor, the meeting was adjourned at 10:30 a.m. 5-0

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Chairman