

## **MINUTES OF MEETING**

*The following is a summary of the minutes and actions taken at the Heritage Palms Community Development District (CDD) Board of Supervisors meeting.*

### **HERITAGE PALMS COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Palms Community Development District was held on Monday, March 25, 2019 at 8:00 a.m. at the Heritage Palms Golf and Country Club at 10420 Washingtonia Palm Way in Fort Myers, Florida.

#### **Present and constituting a quorum were:**

Stan Switzer  
Paul Schafer  
Al O'Brien  
Mike Whitten  
Fred DeCotis

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

#### **Also present were:**

Calvin Teague  
Chris Pepin  
Scott Wallace

District Manager  
Field Manager  
HOA Master Board Liaison

#### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

The meeting was called to order and the District Manager called the roll. All Board members were present. Scott Wallace was present as liaison to the Master HOA. Also present was Field Manager Chris Pepin.

#### **SECOND ORDER OF BUSINESS**

#### **Approval of the Agenda**

The Chairman asked that the District Manager and the District Attorney get together to discuss the gate agreement for next meeting. The Agenda was presented and accepted.

On MOTION by Vice Chair Schafer, seconded by Supervisor O'Brien, with all in favor, the Agenda was approved as presented.

#### **THIRD ORDER OF BUSINESS**

#### **Audience Comments on Agenda Items**

There being none, the next Order of Business followed.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Meeting Minutes from January 28, 2019**

The Regular Meeting Minutes were presented and approved.

On MOTION by Supervisor O'Brien, seconded by Supervisor DeCotis, with all in favor, the Regular Meeting Minutes of January 28, 2019 were approved as presented.

#### **FIFTH ORDER OF BUSINESS**

#### **Attorney's Report**

##### **A. Crimaldi Sidewalk Restoration Concern**

The District Manager informed the Board that the City is dismissing the case against Crimaldi. Crimaldi has filed an intent to file a lawsuit against the CDD regarding this matter, however has not followed up on this. The Board was rather disappointed about this news and requested that the District Attorney find out more information on the intent to file a lawsuit by Crimaldi, as well as see what can be done on this matter.

#### **SIXTH ORDER OF BUSINESS**

#### **Engineer's Report**

There being none, the next Order of Business followed.

#### **SEVENTH ORDER OF BUSINESS**

#### **Old Business**

##### **A. Lake and Wetland Performance Update**

It was discussed that the Lakes are looking good. The Board mentioned that there are chemical treatments that can be done to the lakes in order to get rid of the algae blooms with aluminum phoslock. These chemicals take the algae blooms to the bottom of the lakes where they degrade. This is something that the Board would like to look into.

##### **i. Littoral Planting Update**

The Field Manager notified the Board that the littorals will be getting planted in April.

The Board discussed that spider mites have been affecting pickerelweed plants in the area. Therefore, they would like the Field Manager to be aware of this and keep an eye out for spider mites.

##### **B. Fiscal Year 2017 Micro-Surfacing Project Update Permit Closure**

The District Manager has been having issues contacting the contractor that owns the permit to get them to close this permit out. The Board is very unhappy with this and would like to know the implications of having an open permit. The Board requested that

the District's Attorney send out a letter to the Contractor asking them to close out this permit and to copy the City in this letter.

Supervisor Whitten commented on seeing a small pothole or opening in the micro-surfacing near the intersection of the main clubhouse on Washingtonia, between the stop sign and the crosswalk.

### **C. Perimeter Fence Repairs Update**

The Field Manager stated that the contractor should be finishing up in a day or two and then he will do his final inspection. The standing water on Tiger Palm delayed the project, but it has cleared up enough and they are finishing up this area currently. The Field Manager explained that there is always standing water on Tiger Palm. Therefore, in about 5-7 years this fencing will have to be replaced again, unless the Board considers raising the elevation in the future. The main problem with raising the elevation is that this area is part of the preserve. As such, there are restrictions on what can be done. The Board decided to monitor it for now as the new fence just went in and consider raising the elevation in the future.

The Chairman asked the Field Manager to create a document to show the Board the other five fencing issues, the cause of the issue and what would be needed to fix the issues.

### **D. City Paint Sidewalk Issue Update**

Supervisor DeCotis informed the Board that he personally handed the mayor a letter and pictures on this subject and the mayor told him this will get taken care of immediately. Then the mayor's secretary called and told Supervisor DeCotis that she passed this along to the City Manager's Office. After a couple of weeks, Supervisor DeCotis called the City Manager's Office and they gave him the run around. The Board is not sure how to proceed with this.

### **E. Storm Drain Marker Installation Update**

The Field Manager reported that they are working on this project currently. He estimates they are about forty percent done and that the project should be complete tomorrow.

## **EIGHTH ORDER OF BUSINESS**

## **New Business**

### **A. Lake L-3 WCS Grate Replacement**

The grate replacement estimate was approved by the Board for \$428.13 for a new grate. Also approved was \$200 for the Field Manager to install the new grate and dispose of the old one.

On MOTION by Supervisor Whitten, seconded by Supervisor O'Brien, with all in favor, the grate replacement estimate was approved for \$428.13 along with
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\$200 for the Field Manager to install this grate and dispose of the old grate.

## **B. Bulkhead/Rip Rap Cleaning**

The Field Manager presented two proposals for this project. The Board decided to table this until the May meeting in order to do more research. The Board would like the Field manager to reach out and see if any other golf courses have had this work done, in order to see how well it looks and holds up.

## **C. New No Trespassing Signs for Perimeter Fence Along Ranchette Rd**

The Board made a motion to allow the Field Manager to purchase 10 'No Trespassing' signs.

On MOTION by Supervisor O'Brien, seconded by Supervisor DeCotis, with all in favor, the purchase of ten 'No Trespassing' signs were approved.

## **D. Grass Carp for Lake 31 (Irrigation Lake) Request**

The Field Manager discussed that there is a lot of submerged weed growth in this lake and it was recommended for the Board to add grass carp to this lake to help with this problem. The Board decided that they would pay to add the amount of grass carp that Fish and Wildlife will allow.

On MOTION by Supervisor DeCotis, seconded by Supervisor Whitten, with all in favor, the addition of grass carp to Lake 31 was approved.

## **NINTH ORDER OF BUSINESS**

## **Field Manager's Report**

### **A. Field Report for March 2019**

The Board reviewed the submitted Field Report with questions/comments as follows:

- The Board asked about the sidewalk marked red or orange at Wine Palm Road. They were wondering if this area of raised up sidewalk will be getting grinded down soon as it has been marked for a few months now. The Field Manager responded that he collects a list of areas to be grinded down for when he calls the contractor to come in and do this work, and this location is on his list to be done next.
- Algae was discussed briefly.
- There was a discussion regarding a complaint about a gator on the lake. It's mating season, so gators are more out in the open currently, but they aren't currently being nuisances.
- The Board asked that the Field Manager make the complaint log larger in the future.

- It was discussed that the safety committee is concerned with the manhole covers seeming loose and creating quite a bump whenever driven over. There are 169 manhole covers in the community. The Board gave the Field Manager authority to raise four manhole covers by 1 inch, at \$250 per location. The Board agreed that if the manhole covers dip below 1.5 inches or more, then they will raise them. However, if they don't dip lower than 1 inch, they will not raise them.

On MOTION by Vice Chair Schafer, seconded by Supervisor O'Brien, with all in favor except Supervisor Whitten, four manholes were approved to be raised for \$250 per manhole.

- The safety committee wants to come and make a fifteen-minute presentation to the Board next meeting regarding the manhole covers and crosswalks. This will be on the Agenda for next month.

## **TENTH ORDER OF BUSINESS**

### **Manager's Report**

#### **A. Financial Statements**

##### **i. For Month Ending February 28, 2019**

Financials Statements were presented and accepted.

On MOTION by Supervisor Whitten, seconded by Vice Chair Schafer, with all in favor, the financials for period ending February 28, 2019 were accepted.

#### **B. Fiscal Year 2020 Budget Schedules**

The Board decided not to meet on Memorial Day and to instead move the date to Wednesday the 22nd.

On MOTION by Vice Chair Schafer, seconded by Supervisor O'Brien, with all in favor, the May meeting is moved from the 27th at 8am to the 22nd at 8am.

#### **C. Fiscal Year 2020 Draft Budget**

The District Manager presented the draft budget and briefly went over it with the Board. Next meeting the Board will be making changes and accepting a tentative budget.

The Board discussed meeting every month rather than every other month as they do currently. The Board requested that this topic be on the Agenda for next month for further discussion.

#### **D. Website ADA Compliance Efforts**

The District Manager reported that the website should be complete by the end of August. He also notified the Board that another round of lawsuits is going out, but that he feels there is no reason for concern.

#### **E. FEMA Update**

The District Manager updated the Board that we won the appeal, but we are waiting on the application to be approved.

#### **F. Follow-up**

There being none, the next Order of Business followed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **HOA Report**

There being none, the next Order of Business followed.

#### **TWELFTH ORDER OF BUSINESS**

#### **Supervisor's Reports, Requests and Comments**

Supervisor Whitten commented on Colonial 70's water samples he has taken, to see if there is any contamination. He should have an answer before the next meeting. He also asked about vegetative screening between Colonial 70 and the CDD.

#### **THIRTEENTH ORDER OF BUSINESS**

#### **Audience Comments**

There being none, the next Order of Business followed.

#### **FOURTEENTH ORDER OF BUSINESS**

#### **Adjournment**

There being no further Orders of Business, and

On MOTION by Chairman Switzer, seconded by Supervisor O'Brien, with all in favor, the meeting was adjourned at 10:45 a.m.
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**Next Meeting: May 22, 2019 at 8:00 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair