

**APPROVED  
MINUTES OF 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, January 27, 2020 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	Chairman
Paul Schafer	Vice Chairman
Al O'Brien	Assistant Secretary
Mike Whitten	Assistant Secretary
Fred DeCotis	Assistant Secretary

**Also present were:**

Calvin Teague	District Manager
George Caccoma	HPGCC HOA President
Gary Piotrowski	HPGCC HOA General Manager
Bill Vosney	Former HPCDD Supervisor
Residents	

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

**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.

**SECOND ORDER OF BUSINESS**

**Approval of the Agenda**

The Agenda was presented, and the District Manager requested the addition of 8H Spikerush Maintenance.

On MOTION by Vice Chair Schafer, seconded by Supervisor Whitten, with all in favor, the Agenda was approved as amended.
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**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

George Caccoma commented on the North Fence and cart path projects.

**FOURTH ORDER OF BUSINESS**

**Approval of Meeting Minutes from November 25, 2019**

The Regular Meeting Minutes were presented and approved.

On MOTION by Supervisor DeCotis, seconded by Vice Chair Schafer, with all in favor, the Regular Meeting Minutes of November 25, 2019 were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Attorney**

There being none, the next Order of Business followed.

**SIXTH ORDER OF BUSINESS**

**Engineer**

There being none, the next Order of Business followed.

**SEVENTH ORDER OF BUSINESS**

**Old Business**

**A. North Boundary Fence Project Update**

The District Manager and Supervisor Whitten presented the summary of the meeting with Watermark HOA officials and Neal Developers regarding their request to not erect a fence along the North Boundary between the communities. It was explained that since the project has already begun, the cost to cease work was \$5,731.15. The expense for the alternative option they presented was \$2,791.74 and if the CDD was to stop this project, then Watermark would pay the two costs. The total cost is \$8,522.89, which they agreed to pay the fence company for. In addition, Supervisor Whitten commented that the Watermark team asked if the fence was later erected could it be placed lower down the berm, preferably 2 feet. There were no objections expressed to this and was felt to be reasonable action if the fence is determined to be needed. After discussion, the Board agreed to accept this offer contingent upon the CDD retaining the option of continuing with the original plan of installing fence along the northern boundary if the alternative option wasn't effective.

On MOTION by Supervisor Whitten and seconded by Vice Chairman Schafer with all in favor, the Board approved a work stoppage for the North Boundary contingent upon Watermark funding the project costs for discontinuing the project and for the new fencing option as present. In addition, the CDD retains the option of proceeding with the original fencing proposal if this option proves to be ineffective.

**B. Lake - 6 Fence Repair Update**

The Board discussed concerns with persons shifting the new gate arms to get around the fencing restriction access from Ranchette Road. After discussion, the Board suggested having a pipe installed on the gate wing to stabilize it and prevent it from being moved for access. In addition, the Board discussed installation of a security camera even if it isn't a functioning camera.

On MOTION by Supervisor DeCotis and seconded by Supervisor Obrien with all in favor, the Board approved securing the fence wing with installation of a pipe and addressing security issues with a security camera.

### **C. Sidewalk/Driveway Paver Update**

The District Manager updated the Board that the sidewalk/driveway elevation concerns have been addressed and all locations of concern have been corrected. There being no action needed, the next Order of Business followed.

## **EIGHTH ORDER OF BUSINESS**

### **New Business**

#### **A. Storm Drain Inspection report and Cleaning Proposal**

The drainage system inspection report was submitted and reviewed. Included were proposals for cleaning of the system addressing those structures which had either 25% or 40% blockage. Those structures with 25% or more of blockage would cost \$112,700 and if it was just those with 40% or more the cost was reduced to \$74,350. In addition, there were two additional proposals for using a Vactor truck to clean structures 175 to 183 for \$15,000 and the other to clean up vegetation, silt and other debris from in front of Structure 56 for \$1,500.

On MOTION by Vice Chairman Schafer, seconded by Supervisor Obrien, with all in favor, the Board approved cleaning all structures and pipe identified as having 40% or more of blockage for \$74,350. Also, the work is to be done in May or June and coordinated with Greg Kriesch.

On MOTION by Supervisor Whitten, seconded by Supervisor Obrien, with all in favor, the Board approved cleaning of structures 175 to 183 for \$15,000 and cleaning of vegetation, silt and other debris from in front of Structure 56 for \$1,500 for a total of \$16,500.

#### **B. Paver Pressure Washing Proposal**

The Board considered a proposal to clean the pavers at the entrance to the community and all golf cart crossings for \$2,000 but there was no motion made so the next Order of Business followed.

#### **C. Erosion Repair Quotes for Lakes 4 and 8**

The Field Manager had sought proposals for shoreline restoration and only one bid had been received. The lone bid from Lake and Wetlands for \$77,000 for both Lakes 4 and 8 was considered.

On MOTION by Vice Chairman Schafer, seconded by Supervisor Obrien, with all in favor, the Board approved the proposal from Lakes and Wetlands for shoreline restoration to both lakes.

#### **D. Pavers at Cart Crossings Discussion**

The Board had requested a proposal for repairing the pavers in seven cart paths where the elevation from the asphalt to the pavers is a concern. A proposal to repair and replace the pavers and using the old pavers at the other crossings for \$7,931. Another proposal was submitted to use all new bricks for \$11,930.67 which had support from the Board.

On MOTION by Vice Chairman Schafer, seconded by Supervisor Obrien, with all in favor, the Board approved the proposal from Accurate Pavers for \$11,930.67 to use all new bricks.

#### **E. FY2021 Budget Schedule**

This was distributed and will be on the next agenda for discussion.

#### **F. Project List for 2021**

Those items that Board members would like to see in next year's budget will be presented at the next meeting. The budget list will include a \$100/unit increase.

#### **G. CDD Board Inspection Schedule**

A Board ride-around was discussed for future considerations.

#### **H. Spike Rush Maintenance**

The Field Manager created a list of the spike rush widths as well as a map, shown on pages 12 and 13 in the Agenda Packet. The Board discussed the width and agreed that the spike rush needs to be cut back to 10 feet per lake and that there needs to be a path between shorelines, even if that means the width is less than 10 feet on some lakes.

On MOTION by Vice Chairman Schafer, seconded by Supervisor DeCotis, with all in favor, the Board approved 10 feet of Spike Rush width per lake and to keep open passages between shorelines.

### **NINTH ORDER OF BUSINESS**

**Field Manager**

#### **A. Field Report for January 2020**

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

- It was discussed that the lake bank erosion on Lakes 4 and 8 are high priority. Therefore, the Board asked that the Field Manager obtain estimates for this project.

- A proposal was submitted by D&G Sealcoating and Striping for micro surfacing repairs totaling \$4,800.

On MOTION by Vice Chairman Schafer, seconded by Supervisor O'Brien, with all in favor, the Board approved the proposal from D&G Sealcoating and Striping for \$4,800.

- On Wine Palm there are two areas of concrete that need to be repaired identified on page 22 of the Agenda Packet. The Board agreed to have the Field Manager make these repairs.
- Vice Chairman Schafer requested that the lanai screen in the preserve, mentioned on page 26 of the Agenda Packet, be removed from the preserve as soon as possible.
- The Board requested that the District Manager write an article regarding residents dumping into the drains for the community newsletter.
- It was discussed that the golf cart crossing pavers have sunken. The Board asked that these get repaired.

## **B. Follow Up**

### **i. Drainage System Map**

This Agenda item was not discussed.

## **TENTH ORDER OF BUSINESS**

**District Manager**

### **A. Financial Statements**

#### **i. Month Ending December 31, 2019**

Financials Statements were presented and accepted.

On MOTION by Chairman Switzer, seconded by Supervisor O'Brien, with all in favor, the financials for period ending October 31, 2019 were accepted.

## **B. Follow-up**

### **i. ADA Compliant Website**

The District Manager updated the Board that the website is progressing, and he is hopeful that it will be ready by the end of the year.

### **ii. FEMA Update**

The District Manager updated the Board that everything has been submitted to FEMA and now they are waiting for the final approval.

## **ELEVENTH ORDER OF BUSINESS**

**H.O.A. Report**

There being none, the next Order of Business followed.

**TWELFTH ORDER OF BUSINESS**

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

There being none, the next Order of Business followed.

**THIRTEENTH ORDER OF BUSINESS**

**Audience Comments**

Scott Osler and Bud Jason requested a fountain in Lake 2 and asked that the Board consider adding more fountains in the lakes for the community overall.

Joe Palgutt from the Safety Committee discussed a safety concern regarding the crosswalks. Another issue he discussed was parking by the Tiki Bar and requested to put in lines for parking spaces. The Board asked Mr. Palgutt to bring back an actual plan and/or proposal for the work the Safety Committee wants done for the Board to consider.


**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

There being no further Orders of Business, and

On MOTION by Vice Chair Shafer seconded by Supervisor Whitten,  
with all in favor, the meeting was adjourned at 11:33 a.m.

**Next Meeting: January 27, 2020 at 8:00 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair