

# 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, February 24, 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	HOA Master Board President

*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 approved.

On MOTION by Supervisor DeCotis, seconded by Supervisor O'Brien, with all in favor, the Agenda was approved as presented.
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### **THIRD ORDER OF BUSINESS**

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

George Caccoma, HOA Master Board President, asked that the North Boundary Fence and the pavers at cart paths approved last meeting be discussed early.

### **FOURTH ORDER OF BUSINESS**

### **Approval of Meeting Minutes from January 27, 2020**

The Regular Meeting Minutes were presented and approved.

On MOTION by Supervisor Whitten, seconded by Supervisor Schafer, with all in favor, the Regular Meeting Minutes of January 27, 2020 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 Discussion**

The developer, Neal Communities, agreed to pay the total expense and accepted that a fence could be erected if the issues leading to the installation weren't resolved with the option they presented. Neal has paid the down payment and are waiting for the contractor to make the agreed upon changes. Also, clarification was given during the review of the minutes that if the fence was erected in the future, it would be two feet closer to the canal and not three-four feet.

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

The Field Manager reported that the water levels are still too high to complete any additional work in the waterway at this time. Also, he had concerns about using a "dummy camera" as he couldn't locate an adequate location to place the camera to prevent damage or theft. The Board agreed not to install the camera and to have him secure the fencing to prevent access as much as possible.

**C. Stormwater Management System Cleaning Update**

MRI Underwater Specialist requested approval to start this project prior to April 12. The Field Manager spoke to Greg Kriesch, Director of Golf Course Operations and he was ok with them starting early. MRI plans to begin cleaning out all the roadway structures later this month and then will return with the larger equipment after April 12.

**D. Erosion Repair for Lakes 4 & 8 Update**

This project was approved last meeting with Lake & Wetlands scheduled to begin during April.

**E. Pavers at Cart Crossings Update**

This project had been put on hold until the Board considered the request from the HOA Safety Committee to raise the cart paths to act as speed bumps. After some discussion and with input from George Caccoma and HOA Safety Committee representatives, the Board decided to proceed with the project as approved at the January meeting. They

will send a letter to George that this option is unacceptable at this time, but the Board was open to alternative options to address safety concerns.

### **F. Spike Rush Cutting Update**

Lakes & Wetlands is scheduled to start spraying the spike rush later this month. Shortly after that, they will begin the mechanical harvesting.

## **EIGHTH ORDER OF BUSINESS**

### **New Business**

### **A. FY2021 Budget Discussion**

The Board discussed what they would like to include in the draft budget being presented at the next meeting. It will include a \$100/unit increase to prepare adequate reserves to address road resurfacing and other infrastructure replacements.

### **B. Sanitary Sewer Manhole Cover Depth Report**

All 169 manhole covers were inspected and a report submitted which identified the manholes with depths great than .50", .75" and 1.00." The Board decided to table this issue until they receive complaints.

### **C. Lake & Wetlands Service and Inspection Report**

This month's reports were included as an agenda item and it was agreed that in the future, they will be attached to the Field Manager's report and not in the packet report.

## **NINTH ORDER OF BUSINESS**

### **Field Manager**

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

The Board reviewed the Field Report with the following actions requested:

- The Field Manager will test turbidity at the entrance lake and the main lake which appear to be "murky."
- An option for clearing the lakes is Bio Char. The Board considered and approved its use.
- The change in location of the ADA mat leading to the clubhouse was approved.
- The Board approved having the concrete slab affecting the driveway on Seminole Palm repaired for no more than \$1,000.
- The Board authorized a trash cleanup and the annual bank cutting on the north side of Lake 30.

On MOTION by Chair Switzer, seconded by Supervisor Schafer, with all in favor, the Board approved the turbidity test, Bio Char treatment, changing the ADA mat location, repairing the concrete slab, and the trash cleanup and annual bank cutting.

### **B. Follow Up Items**

**i. Lake 2 Fountain Proposals**

Solitude and Florida Fountains provided proposals for fountains in Lake 2. After discussion, the issue of fountains was tabled indefinitely on a 3-2 vote.

On MOTION by Supervisor Whitten, seconded by Supervisor Schafer, with Supervisors O'Brien and DeCotis opposed, the Board tabled the issue of fountains.

**ii. Cana Cutting Deadline**

All canna has been cut.

**iii. Remove Old Irrigation Lines**

The old lines have been removed.

**TENTH ORDER OF BUSINESS**

**District Manager**

**A. Financial Statements**

**i. Month Ending January 2020**

Financial Statements were presented and accepted after the District Manager reviewed the financial position and the fund balance status.

On MOTION by Supervisor Schafer, seconded by Supervisor O'Brien, with all in favor, the financials for period ending January 2020 were accepted.

**B. Other Follow-up Items**

**i. Website Launch**

The launch is anticipated prior to the next meeting in March.

**ii. FEMA Update**

All projects are obligated and drawdowns are expected this month.

**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**

Supervisor Whitten suggested getting bids from aerator and fountain maintenance vendors. The Board agreed due to lack of timely responses from the current service provider, Solitude.

**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 Supervisor Schafer, seconded by Supervisor Whitten, with all in favor, the meeting was adjourned at 10:46 a.m.
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**Next Meeting: March 23, 2020 at 8:00 a.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair