

**MINUTES OF MEETING
HERITAGE SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Springs Community Development District was held on Monday, May 18, 2015 at 2:30 p.m. at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, Florida.

Present and constituting a quorum were:

Steve Wertovitch	Chairman
Joe DePompa	Vice Chairman
Steve Soltis	Assistant Secretary
George Kachavos	Assistant Secretary
Ken McEwan	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Stephen Brletic	District Engineer
Robert Dvorak	Bayside Engineering
Mary Polanec	STS - District Accountant
Residents	

The following is a summary of the minutes and actions taken at the May 18, 2015 Heritage Springs Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order and Board members and staff identified themselves.

SECOND ORDER OF BUSINESS

Approval of the Minutes of the March 16, 2015 Meeting

- Edits were made and will be incorporated in the minutes.

On MOTION by Mr. Soltis seconded by Mr. Kachavos with all in favor, the minutes of the March 16, 2015 meeting were approved as amended.

THIRD ORDER OF BUSINESS

Public Comment on Agenda Items

- Mr. Robert Strach addressed submitting a letter of concern behind the houses on Walstone Court and asked what the thoughts are on the situation.
 - Mr. Wertovitch noted they will be addressing it later.
- Mr. Ray Broule addressed lily pads on the lake on Wedgemere Drive and inquired if is there a plan to re-spray the ponds?
 - Mr. Wertovitch stated all the ponds are sprayed on a rotating basis; it can be sprayed if the plants are becoming problematic.

FOURTH ORDER OF BUSINESS

Attorney's Report

None.

FIFTH ORDER OF BUSINESS

Engineer's Report

- Mr. Brletic reported they were asked to look at the conditions at Walstone Court.
 - Water levels were extremely high in the wetland system behind Walstone Court which in turn causes the ponding in the cul-de-sac around the inlet.
 - In looking at the development plans the problem is almost identical to Warrington Way in that the elevation in the wetland is what is causing the problem in the roadway.
- Discussion followed on a route behind the houses to an inlet that discharges further downstream.
 - The plan to be discussed with Monte Ritter at SWFWMD to determine feasibility.
- Mr. DePompa noted there is a similar flooding problem at the corner of Walstone and Trimaran. Will this correct both problems?
 - Mr. Brletic responded it will not help that one.
- Discussion followed on installing a sub-pump to assist with draining rather than installing new pipes.
- A timelines was addressed; there is no issue with delaying further discussion until August.
- Discussion followed on the Inspection Reports submitted to SWFWMD.

- Mr. Wertovitch requested a copy of the inspection reports and a map delineating the areas inspected.
- The engineer was instructed not to send anything to SWFWMD going forward unless the Board has seen it first.
- Mr. Wertovitch inquired how much is still owed BioMass?
 - Mr. Soltis responded \$3,000.
- Mr. John Schwartz noted he put together a document with his concerns with the grading of his yard, all the correspondence he has had with Mr. Soltis, including pictures from March 27 through May 17 with water standing in his yard. He thinks it was a bad job and they were promised it would be restored to the way it was when the project started.
- Ms. Rita Boslet noted her property abuts Mr. Schwartz' and their lawn was destroyed as well and outlined the issues with the lawn.
- Mr. Kachavos inquired if the grades were checked?
 - Mr. Brletic responded we looked at the spot elevations that were furnished to make sure the water went to the inlets installed.
- Discussion continued with the outcome being to contact BioMass to have the sod removed, the lawns regraded and the sod replaced.
- Mr. Wertovitch addressed a pond at the back of the community on Yellow Finch Lane. They have communicated with Hillsborough County who says the pond predates the community and they are not doing anything. The pond overflows into the yards of the homes there. They may need to consider building a swale.

SIXTH ORDER OF BUSINESS

Manager's Report

A. Approval of April 2015 Financial Statements

On MOTION by Mr. Soltis seconded by Mr. Kachavos with all in favor, the April 2015 financial statements were approved.

B. Distribution of the Proposed Budget for FY 2016

- Mr. Mendenhall outlined the budget process.
- Administrative expenses:

- Increase – ProfServ - Mgmt Consulting Serv
- Increase - Insurance – General Liability
- ProfServ - Engineering was discussed.
- Ms. Mary Polanec, District Accountant, noted the actuals on the budget are billings through March.
- Field
 - R&M-Aquatic Weed Control moved to Contracts – Lakes
- Exhibit “A” Allocation of Fund Balances.
- The budget is set as level with no increase or decrease.

C. Consideration of Resolution 2015-03 Approving the Budget and Setting the Public Hearing

- The resolution sets the public hearing for August 17, 2015 at 2:30 p.m. at this location.

On MOTION by Mr. Wertovitch seconded by Mr. Soltis with all in favor, Resolution 2015-03 a resolution of the Board of Supervisors of the Heritage Springs Community Development District approving the budget for fiscal year 2016 and setting a public hearing thereon pursuant to Florida law was adopted.

D. Report on Number of Registered Voters - 2,081

- Mr. Mendenhall reported the number of registered voters is 2,081.

SEVENTH ORDER OF BUSINESS Supervisors’ Requests

- Mr. McEwan addressed the following:
 - The draft Pond Management Plan Preliminary Assessment – March 2015 was included in the agenda package.
 - This is intended as a first step to select a model pond.
 - Reviewed Status Report #1 - May 2015.
- Mr. McEwan to submit invoice for \$141 for water testing to Mr. Mendenhall for reimbursement.

- Mr. Wertovitch addressed bio-blocks for midge control.
 - Mr. Mendenhall noted he has a community that is trying experimental approaches for midges using fish and a chemical treatment.
- Mr. Soltis reported the pond at holes # 2 and #3 is grayish in color. He will contact Blue Water to find out why.
- Mr. DePompa reported he has made no changes to the Maintenance Plan since January.

EIGHTH ORDER OF BUSINESS

Audience Comments

- Mr. John Schwartz requested reimbursement for \$100 for the water bill. His water bills prior to the construction were \$80 and the current bill is \$191.


On MOTION by Mr. Wertovitch seconded by Mr. Soltis with all in favor, to reimburse Mr. John Schwartz \$100 for water bill was approved.

- Discussion followed on setting a precedent for reimbursing homeowners with it being noted this is a different circumstance due to the number of zones needed to water in the sod.
- Dennis, a resident, thanked the Board for their time and effort to look into the Walstone Court issue.
- Discussion followed on not being able to afford to fix every standing water issue within the community.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Soltis seconded by Mr. McEwan with all in favor, the meeting was adjourned.



Steve Wertovitch
Chairman