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

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The regular meeting of the Board of Supervisors of the Heritage Springs Community Development District was held on Monday, August 17, 2015 at 2:30 p.m. at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, Florida.

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Present and constituting a quorum were:

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

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Also present were:

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Andrew Mendenhall	District Manager
John Vericker	District Counsel
Kimberlee DeBosier	District Engineer
Robert Dvorak	Bayside Engineering
Residents	

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*The following is a summary of the minutes and actions taken at the August 17, 2015 Heritage Springs Board of Supervisors meeting.*

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**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 May 18, 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 May 18, 2015 were approved as amended.

42 **THIRD ORDER OF BUSINESS** **Public Comment on Agenda Items**  
 43 None.  
 44

45 **SEVENTH ORDER OF BUSINESS** **Manager's Report**

46 **A. Approval of July 2015 Financial Statements**  
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48 On MOTION by Mr. Soltis seconded by Mr. Kachavos  
 49 with all in favor, the July 2015 financial statements were  
 50 approved.  
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52 **B. Meeting Schedule for FY 2016**  
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54 On MOTION by Mr. Soltis seconded by Mr. Kachavos  
 55 with all in favor, the meeting schedule for fiscal year 2016  
 56 was approved.  
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58 **C. Discussion of Light Pole Maintenance**

- 59 • Discussion followed on cleaning light poles with the consensus being the CDD  
 60 does not clean light poles.

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 62 **D. Consideration of Engagement Letter with Grau & Associates to**  
 63 **Perform the Audit for Fiscal Year 2015**  
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65 On MOTION by Mr. Soltis seconded by Mr. Kachavos  
 66 with all in favor, the engagement letter with Grau &  
 67 Associates for the fiscal year ending September 30, 2015  
 68 audit was approved.  
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70 **E. PACA**

- 71 • The consensus of the Board is to not renew.

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73 **FIFTH ORDER OF BUSINESS** **Attorney's Report**

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75 **FOURTH ORDER OF BUSINESS** **Public Hearing to Consider the**  
 76 **Adoption of the Budget for Fiscal**  
 77 **Year 2016 and Levy of Non-Ad**  
 78 **Valorem Assessments**  
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On MOTION by Mr. Soltis seconded by Mr. Kachavos with all in favor, the public hearing was opened.

- Mr. John Schwartz asked is it time to reissue the bonds at a lower rate?
  - Mr. Vericker noted the bonds were issued in November, 2006 and often times have a ten-year call protection making it not feasible at this time.

On MOTION by Mr. Soltis seconded by Mr. Kachavos with all in favor, the public hearing was closed.

- Mr. Mendenhall reviewed the highlights of the FY 2016 budget:
- Mr. McEwan noted the HOA has been doing a reserve analysis and inquired if it is something the CDD has considered doing?
  - Mr. Mendenhall responded we have talked about it but the District has over \$800,000 in reserves.
- Mr. Wertovitch stated two years ago we had an asset valuation done by Mr. Rogers on the drainage systems items.

**A. Resolution 2015-4 - Annual Appropriation and Adoption of the Budget**

On MOTION by Mr. Soltis seconded by Mr. Kachavos with all in favor, Resolution 2015-4 the annual appropriation resolution of the Heritage Springs Community Development District (the “District”) relating to the annual appropriations and adopting the budget for fiscal year beginning October 1, 2015, and ending September 30, 2016 was adopted.

**B. Resolution 2015-5 - Levy of Non-Ad Valorem Assessments**

On MOTION by Mr. Soltis seconded by Mr. Kachavos with all in favor, Resolution 2015-5 a resolution of the Board of Supervisors of the Heritage Springs Community Development District imposing special assessments and certifying an assessment roll; providing a severability clause; and providing and effective date was adopted.

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118 **FIFTH ORDER OF BUSINESS**

**Attorney's Report (continued)**

119 No further report.

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121 **SIXTH ORDER OF BUSINESS**

**Engineer's Report**

122 • Mr. Dvorak addressed the standing water on Walstone Court noting he met with  
123 Mr. Scott Dickerson of SWFWMD. The only thing Mr. Dickerson said is the  
124 route of the pipe is clearly going to impact the wetland area and he wanted to  
125 make sure we address both the temporary and permanent impacts that might occur  
126 from the project. The same rules apply in that SWFWMD wants to make sure  
127 whatever we do does not cause a problem or impact anyone else up or  
128 downstream.

129

130 *The record will reflect Mr. DePompa has joined the meeting.*

131

132 • Mr. Dvorak addressed the Board's concerns of the water coming from the new  
133 developments at the north and east end. He noted the intent on the Master Plan is  
134 to provide more storage within the watershed and it appears to be functioning.

135 • For the development furthest to the east Mr. Dvorak visited with the permit  
136 drawings before the rains had started and the water levels were higher than the  
137 water levels permitted in their project.

138 ○ Ms. DeBosier suggested reporting to the EPA.

139 ○ The new Publix shopping center drainage was discussed. Mr. Dvorak will  
140 look at the site.

141 ○ It was requested Mr. Dvorak look at the Lennar housing development to  
142 the east. They are sending a lot of water to the community behind Holes  
143 13 and 14.

144 • Mr. Wertovitch noted there is a group that is planning on going to the County  
145 Commission to address the problems.

146 • Mr. DePompa asked how you can maintain a wetland.

147 ○ Mr. Dvorak responded you would have to have an environmental  
148 specialist.

- 149 • Mr. DePompa addressed the weir at the back, the silt buildup and how the rip rap  
150 was installed.
- 151 ○ Mr. Dvorak noted he would recommend adding rip rap but larger stones  
152 where the scourer is occurring. The other thing they can do is remove the  
153 pod of trees and grade the area to provide a larger area for the water to go  
154 through. Discussion followed.
- 155 • Ms. DeBosier reported that everyone should have received a second CD of plans.
- 156 • Ms. DeBosier addressed the SWFWMD pond inspection noting she will send it  
157 separately to the Board. The report was submitted and will not be required again  
158 until 2020. Discussion followed.

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160 **EIGHTH ORDER OF BUSINESS** **Supervisors' Requests**

- 161 • Mr. DePompa addressed an email received regarding a situation on Cadway Court  
162 in Lake Stone Village involving the gabions previously repaired. He recommends  
163 the go back to the Village as the depression is directly in line with the rotor  
164 system for their sprinklers and seems to be a busted pipe.
- 165 • Mr. DePompa reported he did not make any updates to the maintenance plan but  
166 the culvert at the back gate and the potential gabion repair are candidates.
- 167 • Mr. Kachavos addressed wetland and preserves and asked if whatever is done has  
168 to go through some agency?
- 169 ○ Ms. DeBosier responded yes.
- 170 • Mr. McEwan noted the Pond Management Program as been renamed to  
171 Stormwater Quality Management Program. Changes have been made from the  
172 workshop. The final document will be properly bound and distributed.
- 173 • Mr. McEwan reported he received an email from a resident about Hole 13. The  
174 resident is asking if a pond can put in at this area.
- 175 ○ Discussion followed with it being noted if Roger wants to explore it he  
176 can and bring it back to the Board.
- 177 • Mr. Wertovitch addressed emails received from residents of Winding Willow  
178 Village. They should look at it but he thinks it is the lake level being so high that  
179 it is keeping it up on the streets.

- 180 • Mr. Wertovitch addressed a letter and pictures from Tom and Rita [??].
  - 181 ○ Mr. Schwartz noted they asked him to speak for them as they are out of
  - 182 town. He noted the problem was created with the work that was done in
  - 183 the back. Mr. Soltis had BioMass do some work on it but apparently it
  - 184 was not enough.
  - 185 ○ Discussion followed on the issue with it being noted they will look at it
  - 186 again for drainage problems but they are not lifting the sod.
- 187 • Mr. Wertovitch inquired when they would have a website.
  - 188 ○ Mr. Mendenhall responded it is being worked on and it is probably up
  - 189 right now.

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191 **NINTH ORDER OF BUSINESS**

**Audience Comments**

- 192 • Mr. Paul Zalon stated he has been looking at Warrington Way with all the rain  
193 and wanted to say he is really impressed that there is no standing water in the  
194 street and congratulations are in order to the Board and engineers.
- 195 • Mr. Zalon addressed filing a lawsuit against Lennar regarding the flooding issues  
196 and the funds the CDD has spent to do it.
  - 197 ○ Mr. Vericker responded if there were promises from Lennar to
  - 198 homeowners the District could not bring a suit on behalf of the
  - 199 homeowners.

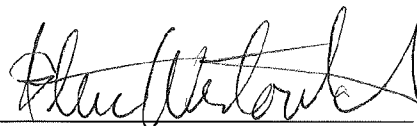
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201 **TENTH ORDER OF BUSINESS**

**Adjournment**

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On MOTION by Mr. Soltis seconded by Mr. DePompa 204 with all in favor, the meeting was adjourned
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209 Steve Wertovitch  
210 Chairman  
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