

**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, February 20, 2017 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
George Kachavos	Assistant Secretary
Ken McEwan	Assistant Secretary

Also present were:

Mark Vega	STS, District Manager
Robert Dvorak	District Engineer
Residents	

*The following is a summary of the minutes and actions taken at the February 20, 2017 Heritage Springs Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of the Minutes of the January 16, 2017 Meeting**

- Line 121 - the resident is Mr. Connole, a member of the Heritage Springs HOA Board.
- Line 69 - label the project South to North relief bypass - 191-F.

On MOTION by Mr. Kachavos seconded by Mr. DePompa, with all in favor, the January 16, 2017 minutes were approved as amended.
--

**B. Approval of Financial Statements**

- Mr. DePompa noted there remains an open item for BioMass - invoice 208311 for inlet 50 on RTJ.

On MOTION by Mr. Kachavos seconded by Mr. DePompa, with all in favor, the financials were approved.

**THIRD ORDER OF BUSINESS**

**Public Comment on Agenda Items**

None.

**FOURTH ORDER OF BUSINESS**

**Discussion of CDD Communications and Meetings**

- Mr. Vega outlined the workshop process noting there can only be discussion - no motions or resolution passed.
- Discussion followed on holding a workshop when there are deliverables [permit applications, reports, or a set of plans].
- The meetings will continue as scheduled with deliverables to be provided to the Board two weeks in advance so they can be reviewed and questions raised prior to the meeting.
- Discussion followed on improving communication to the community.
- Mr. Wertovitch noted he will be making a presentation at the Village Reps meeting on March 14, 2017. He can then make the presentation at an HOA meeting.
- Mr. Wertovitch reported he sent the notice regarding the open seat to The Visions and The Voice. He also sent it to Mr. Jeff D'Amours who noted no due date was included.
- After discussion the consensus is there is no need to include a respond by date.

**FIFTH ORDER OF BUSINESS**

**Attorney's Report**

None.

- Mr. Wertovitch addressed an email regarding representation by Straley Robin.
  - Mr. Vega noted he will ask Mr. Mendenhall.

**SIXTH ORDER OF BUSINESS**

**Engineer's Report**

- Mr. Dvorak outlined and provided to the Board with the Anclote drainage model noting it has not been finalized by SWFWMD.
  - The model does not include Trinity Lakes or Trinity East.
  - Do they have sufficient information once they get above 40.6 feet to predict how much water level is going to go to x, y and/or z. *Mr. Dvorak responded yes.*
  - Can they do the calculation and present it to SWFWMD? *Mr. Dvorak noted it would be pointless to try to start analyzing things with something that has not been finalized.*

**SEVENTH ORDER OF BUSINESS                      Manager’s Report**

- Mr. Vega noted to the question regarding the email from the attorney; it is a letter to the auditor. The auditor asks Mr. Baldwin to provide certain information and part of that is information from the attorney, the letter is the attorney’s response that goes in the final audit.

**EIGHTH ORDER OF BUSINESS                      Maintenance Items**

- Mr. DePompa reviewed the CDD 2017 Maintenance Plans.
  - The Garden Lakes gate project was more extensive than originally bid. It requires more grading and will require considerably more rip rap.
- Nine new projects have been added.
  - 152-A -\$4,975
  - Wetland 171-C - \$5,975
  - 151-M - \$8,856
  - 141-B
  - Two sump skimmers
  - RTJ culvert
  - 171-F

**NINTH ORDER OF BUSINESS                      Supervisors’ Requests**

- Blue Water will begin harvesting the sprayed plants by the end of the month.
- Mr. McEwan reported Virgil has found a new herbicide that will only kill the Torpedo grass.

- Mr. Wertovitch will be attending the next task force meeting to address the new office building project and where the water is going.
- Discussion followed on the water sheds and modeling.
- Mr. Kachavos reported the ponds in Section 3 are in excellent condition. He noted the granite is showing to be a good material for the slopes and he hopes they use it for all in future.
- Mr. Kachavos noted he would like to see something planted on Hole 4.
- Mr. McEwan received the quote from Blue Water noting it is for the residential side of the ponds only.

On MOTION by Mr. DePompa seconded by Mr. Wertovitch, with all in favor, the Blue Water proposal at a cost of \$2,205 was approved.

- Discussion followed on Garden Lakes project with the consensus of the Board being for Mr. Wertovitch to approve additional expenditures to complete the project.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

- A resident asked what is happening with Walstone Court?
  - Mr. DePompa responded it is part of the south to north relief to drop the water levels.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Wertovitch seconded by Mr. Kachovos with all in favor, the meeting was adjourned.

---

Steve Wertovitch  
Chairman