

**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, August 21, 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:

Andrew Mendenhall	District Manager
Robert Dvorak	District Engineer
Residents	

*The following is a summary of the minutes and actions taken at the August 21, 2017 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**

**Organizational Matters**

**A. Appointment of Supervisor to Fill Vacancy [11/2018]**

- Seat 2 – term expires 11/2018
- Discussion followed on the appointment with the consensus being to leave as is until the November 2018 General Election.

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

**B. Oath of Office of Newly Elected Supervisors**

None.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the May 15, 2017 and June 19, 2017 Meetings**
- B. Approval of Financial Statements**

Mr. Kachavos MOVED to approve the consent agenda was approved and Mr. Wertovitch seconded the motion.

- Edits made will be incorporated into the record.
- Discussion followed on the process for posting vendor payments.

On VOICE vote, with all in favor, the motion was approved.

**FOURTH ORDER OF BUSINESS**

**Public Comment on Agenda Items**

- Mr. Joe DeMayo addressed the question regarding the bulkhead at Hole 17 noting the HOA felt the project was more aesthetic than necessary and he does not know if it will come up again.
- Mr. DePompa addressed the Hole 17 project the CDD has on hold.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of the Budget for Fiscal Year 2018 and Levy of Non-Ad Valorem Assessments**

- Mr. Mendenhall outlined the budget adoption process and the resolutions.

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

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- Mr. Wertovitch addressed the prepayment for the 2006 Series A Debt Service noting there is none in the 2008 Debt Service.

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

**A. Resolution 2017-3 - Annual Appropriation and Adoption of the Budget**

**B. Resolution 2017-4 - Levy of Non-Ad Valorem Assessments**

- Discussion followed on the resolutions with it being noted the blanks will be filled in by accounting.

On MOTION by Mr. Wertovitch seconded by Mr. Kachavos with all in favor, Resolution 2017-3 the annual appropriation resolution and adopting the budget for fiscal year beginning October 1, 2017, and ending September 30, 2018 and Resolution 2017-4 imposing special assessments and certifying an assessment roll were adopted.

**SIXTH ORDER OF BUSINESS**

**Attorney’s Report**

**SEVENTH ORDER OF BUSINESS**

**Engineer’s Report**

**EIGHTH ORDER OF BUSINESS**

**Manager’s Report**

**A. Meeting Schedule for FY 2018**

- Mr. Mendenhall reviewed the schedule.

On MOTION by Mr. Wertovitch seconded by Mr. Kachavos with all in favor; the FY 2018 meeting schedule was approved.

**NINTH ORDER OF BUSINESS**

**Maintenance Items**

- Mr. Wertovitch reported on the gutter edge repair on Aaron Court noting the cost was \$575.
- Mr. DePompa reviewed the CDD 2017 Maintenance Plan.
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- Manholes depressions, proposals for a pipe leak and an alternative to BioMass were discussed.
- Mr. Kachavos noted he would like to have an opportunity to look at the items being placed on the maintenance plan.
- The proposals for the pipe leak were addressed.

Mr. Wertovitch MOVED to approve the ACPLM proposal for Rambling Vine Court.

- Discussion followed on observing and not providing direction to contractors.

Mr. DePompa seconded the motion and on VOICE vote, with all in favor, the motion was approved.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- Mr. Wertovitch reported he received an estimate from BioMass to fix an area on Ashborne Circle. The cost is \$2,543.09.
- Mr. Wertovitch reported he met with Mike Curry Electric and Duke Energy regarding Walstone Court. Total project is estimated at \$12,000 to \$15,000.
- Mr. Wertovitch addressed the pond shared with Trinity Lakes Mr. McEwan has volunteered to organize a meeting with the Trinity Lakes HOA.
- Mr. McEwan reported the Phase 1 planting is complete.

**ELEVENTH ORDER OF BUSINESS**

**Audience Comments**

- Mr. Les Elwonger noted Roads and Common Grounds have inspected the storm drains and streets
  - Mr. Wertovitch noted they would not be looking at every depression in the road.
  - Mr. DePompa noted if it is along storm piping it would be CDD, if it a sewer line it would be the county or whoever handles the sewer lines.
- Mr. Elwonger noted the storm drains have standing water in them and inquired how often they are inspected.
  - Mr. Wertovitch noted as far as he knows they have not inspected at all.
- Mr. McEwan suggested having an inspection / maintenance program for the storm drains.
- Mr. Elwonger noted there are five street lights out.
  - Mr. DePompa noted they notify Duke Energy and they replace the light bulbs.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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



Steve Wertovitch  
Chairman