

**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 19, 2018 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
Les Elwonger	Supervisor

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 February 19, 2018 Heritage Springs Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mendenhall called the meeting to order and noted all Board members are in attendance.

**SECOND ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the January 15, 2018 Meeting**
- B. Approval of the Financial Statements**

On MOTION by Mr. Wertovitch seconded by Mr. Kachavos, with all in favor, the consent agenda was approved.
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**THIRD ORDER OF BUSINESS**

**Public Comment on Agenda Items**

None.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

None.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

- Mr. Dvorak reported the bid package is out for the Hole 17 project.
  - Sent to four contractors.
  - Mandatory pre-bid meeting - one contractor showed up - BioMass.
  - The proposal cost is \$37,863.50

On MOTION by Mr. Wertovitch seconded by Mr. Elwonger, with all in favor, the BioMass proposal for the Hole 17 project in the amount of \$37,863.50 was approved.

- Mr. Dvorak noted there is a 10-day window to execute the contract.
  - Mr. Mendenhall will send to Mr. Vericker for review.
- For Walstone Court Mr. Dvorak to proceed with the SWFWMD ERP permitting and design plan for the berm reconstruction.
  - Mr. Wertovitch received the easement documentation from Mr. Vericker for residents Martin and Strack, and the HOA. All are to be paid \$1 for the easements to go through the property and the easements need to be notarized.
  - Mr. Wertovitch will contact Pasco Well and Drilling once they are ready to move forward.
- Robert Trent Jones and Wetland 171-C) was discussed with it being noted they want to look at it with the survey.

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

- Mr. Mendenhall reported he had an email from Mr. D'Amours regarding the streetlights asking if he could follow-up on some of the lights they had reported but not yet repaired.

**SEVENTH ORDER OF BUSINESS**

**Maintenance Items**

- Mr. DePompa reviewed the 2018 Maintenance Plan.
- Discussion followed on:
  - The ACPLM work was completed with the addition of bladders needing to be used to block the pipes during the process. An additional \$2,500 was authorized by Mr. Wertovitch for each project so work could continue.
  - They have to determine if the RTJ project is going to be classified as maintenance or if will be new construction or an improvement.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

- Mr. Wertovitch addressed the issues with ACPLM and the meeting with the owner and salespeople.
  - The result of the meeting was they will come back with a water wagon and brush machine to clean up the roadway, but they will provide a quote for the cost to fix the gouges and oil stains.
- Mr. Wertovitch addressed a proposal request for a Reserve Study from Reserve Advisors.
  - On January 24, 2014 Mr. Rogers, District Engineer, provided a list of CDD assets
- Mr. Elwonger addressed the work on the cul-de-sac at Steeple Court noting during the work a couple of corners of the sidewalk were broken and they would like it repaired.
- Mr. Mendenhall addressed the assessment notice noting it publishes the O&M assessment only.
- Mr. McEwan addressed the concern regarding lighting in the parking lot noting an engineer has done a survey and will issue a lumens report in the next week or two.
- Mr. McEwan addressed Pond 161-C and a residents concern regarding algae noting there were some things Blue Water needed to take care of including Hydrilla and Bullrush. They are planning for the Phase 2 planting for the high-visibility non golf course ponds. They will do water testing to see if there has been any improvement from the plantings.

- Mr. McEwan noted there are a number of ponds that need attention.
  - 151-I has a lot of Hydrilla and algae.
  - Recommended a walkthrough of all the ponds.
- Mr. McEwan addressed the 18-month fixed rate CD's maturing in a few days and noted the HOA is converting theirs to 6-month CD's.
  - Mr. Mendenhall noted as the CD's mature the accountant will look at the banks to see where the best rate is.
- Mr. Wertovitch distributed and reviewed the 'CDD Unprioritized To Do List' and 'Final Prioritized CDD To Do List'.

**NINTH ORDER OF BUSINESS**


**Audience Comments**

None.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

  
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Steve Wertovitch  
Chairman