

**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 20, 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
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 August 20, 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 May 21, 2018 Meeting

Mr. Wertovitch MOVED to approve the minutes of the May 21, 2018 meeting and Mr. Elwonger seconded the motion.

- Mr. Wertovitch noted that Line 54, the statement regarding the JMT review of Trinity Preserve does not make sense.

On VOICE vote, with all in favor, the minutes of the May 21, 2018 were approved, as amended.

B. Approval of the Financial Statements

Mr. Wertovitch MOVED to approve the financial statements and Mr. DePompa seconded the motion.

- Mr. Wertovitch addressed the interest and inquired if the CDD pays taxes.
 - Mr. Mendenhall noted we do not pay sales tax, but the CDD does have to pay other taxes. It would only be utility type taxes which he does not believe Heritage Springs has. The District is not able to earn more than the interest rate they are paying on the bonds and if they do they would have to remit it back to the government. This is why the arbitrage calculation is done each year.

On VOICE vote, with all in favor, the financial statements were approved.

C. Meeting Schedule for FY 2019

Mr. Wertovitch MOVED to approve the fiscal year 2019 meeting schedule and Mr. Kachavos seconded the motion.

- Mr. DePompa noted this past year they had eight meetings, the plan is for seven, dropping the March meeting. The March meeting has been key for evaluating maintenance and repair items.
 - Mr. Mendenhall noted it can be added back.
- Mr. Wertovitch inquired if they need a June meeting?
 - Mr. DePompa noted to discuss new projects during the rainy season is difficult.

On VOICE vote, with all in favor, the FY 2019 meeting schedule was approved as amended to include March 18, 2019.

THIRD ORDER OF BUSINESS

Public Comment on Agenda Items

None.

FOURTH 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 noted there is no increase in assessments.
 - Line items are based on what is trending this year in addition to contracted rates.
 - Reserves - \$955,000

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

Hearing no public comment,

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

- A. **Resolution 2018-4 – Annual Appropriation and Adoption of the Budget**
- Discussion followed on bonds and assessments.

On MOTION by Mr. Wertovitch seconded by Mr. DePompa with all in favor, Resolution 2018-4 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, 2018, and ending September 30, 2019 was adopted.

B. Resolution 2018-5 – Levy of Non-Ad Valorem Assessments

On MOTION by Mr. Wertovitch seconded by Mr. DePompa with all in favor, Resolution 2018-5 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 an effective date was adopted.

FIFTH ORDER OF BUSINESS

Attorney’s Report

None.

SIXTH ORDER OF BUSINESS

Engineer’s Report

- Mr. Dvorak reported on the following:
 - The work they are doing for Trinity Preserve.
 - Discussion followed on pond depths and connections.
- Hole 17 project.
- Robert Trent Jones crossing.
- Walstone Court – Mr. Wertovitch noted they are pumping from the sump into the wetland and it is going good.
 - The only issue is the water is going down on the pump side of the skimmer and not the front side. Mr. Dvorak noted this means the bottom is against the skimmer.

SEVENTH ORDER OF BUSINESS

Manager’s Report

- Mr. Mendenhall reported Mr. McEwan has tendered his resignation from the Board. Procedurally they need to accept his resignation. The Board can decide on how they will replace the seat.
- Seat 1 term expires in November 2018.
- Mr. Wertovitch has drafted a notice for The Voice, The Visions and HOA monthly newsletter, regarding the open seat on the Heritage Springs CDD Board of Supervisors.

On MOTION by Mr. Elwonger seconded by Mr. Kachavos, with all in favor, Mr. McEwan's resignation was accepted.

- Mr. Wertovitch noted he spoke with Mr. McEwan and he is feeling much better. He has volunteered to assist the CDD in continuing to do the planting program and finish it next year. He would like to pass the water quality program back to the CDD for continuance. Mr. McEwan also like to continue working on communication with the community from the HOA perspective and Mr. Wertovitch has volunteered to work with him.
- Mr. Wertovitch noted the other item Mr. McEwan was working on was the parking lot lighting. He reported he and Mr. Mendenhall have discussed with Mr. Vericker giving the HOA the annual budget amount set aside for electricity. If the HOA wants to do something with lighting they can do whatever they like with any additional expense being the HOA's.
 - The light poles are leased and not an asset of the CDD.

EIGHTH ORDER OF BUSINESS Maintenance Items

- Mr. DePompa reviewed the 2018 Maintenance Plan.
 - Project 15 – 172-C erosion – when they went to look at the issue the pond level was too high to see the area in question.
 - Total expenditures planned for FY 2018 is \$65,789.48 and have completed \$52,752.31.
 - Project 1 remains open and was a carryover from FY 2017 for Pond 161-A.
- Mr. DePompa addressed how they do estimates for the different types of repairs and embankments.
 - The historical cost is \$100 plus per linear foot / \$30 to \$40 per square foot.

NINTH ORDER OF BUSINESS Supervisors' Requests

- Mr. DePompa addressed the sump skimmer costs noting depending on the cost he would like to step back and review again their SWFWMD request in trying to find a north bound exit for the water.

- Mr. Wertovitch suggested they visit it after getting it done. BioMass still needs to fix the sides of the berm.
- Mr. DePompa inquired if BioMass is doing it as part of correcting the problem or will they be charging.
- Mr. Wertovitch noted he is approaching that way and hopefully there will not be a lot of charges. He spoke with BioMass and they will try to get out this week.
- Discussion continued on the pump installation.
- Mr. DePompa addressed the pipes going into Winding Willow and determining if there is a blockage. He noted the issue is not a blockage, but is the water level at the sump / skimmer where the water exits.
 - Mr. Wertovitch noted the residents believe the pipe is blocked and the CDD cannot prove conclusively there is nothing in the pipe, he does not know if the Board wants to have it scoped to determine whether there is a blockage.

Mr. Wertovitch MOVED for Blueworks to scope the pipe to determine if there is a blockage and Mr. Elwonger seconded the motion.

- Discussion followed on the cost at \$5,000 and work to be performed by Blueworks.

On VOICE vote with Mr. Wertovitch, Mr. Elwonger and Mr. Kachavos voting aye and Mr. DePompa abstaining, the motion was approved.

- Mr. Wertovitch addressed Blue Water noting they have used them for a long time and inquired if they should go out for competitive bids.
 - Discussion followed on additional vendors providing this service with it being noted Blue Water's pricing is in line with other vendors performing the same service.
 - Discussion followed on drafting an RFP.

TENTH ORDER OF BUSINESS

Audience Comments

None.

ELEVENTH ORDER OF BUSINESS

Adjournment

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



Steve Wertovitch
Chairman