

**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, March 18, 2019 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:

Joe DePompa	Vice Chairman
George Kachavos	Assistant Secretary
Les Elwonger	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 March 18, 2019 Heritage Springs Board of Supervisors meeting.*

Mr. Mendenhall noted the continued was not held and requested a motion to close the meeting.

On MOTION by Mr. Kachavos seconded by Mr. DePompa, with all in favor, the meeting of February 18, 2019 was adjourned.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mendenhall called the meeting to order and Board members and staff identified themselves for the record.

**SECOND ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the February 20, 2019 Meeting**
- B. Approval of the Financial Statements**

Mr. DePompa MOVED to approve the Consent Agenda and Mr. Kachavos seconded the motion.

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

**THIRD ORDER OF BUSINESS**

**Public Comment on Agenda Items**

- Mr. Lynne Simmons, Chairman of Insurance Committee for Heritage Springs Community Association, noting with the overlap of the public and private entities questions arise regarding proper insurance protections. In speaking with Mr. Mendenhall earlier he was able to clarify some of the things.
  - Mr. Simmons noted they asked for evidence of insurance for anybody who comes into the community to make sure they are properly covered so when there are claims causing serious injury or damage to property they have protection and they do not have to worry about a claim coming against them due to an uninsured contractor or vendor.
  - They are asking to be added as an additional insured to the CDD policy.
  - The second item is Workers' Compensation. If a supervisor was seriously injured while out on the grounds, where is the protection from a Workers' Compensation standpoint. There is no current coverage for the members of the committee. It is an exposure he feels they might want to look into.
  - Addressed auto liability while conducting District business.
- Mr. DePompa inquired if they are considered employees?
  - Mr. Mendenhall noted to the extent they are paid by the Board they are considered employees. He can bring back information on quoted coverage and the Board can make decision. He noted they do not have other CDD's with this type of coverage, but that is not to say it cannot be done or shouldn't be done.
- Mr. Dennis and Mrs. Peggy Woods, Scenic View Estates – Walstone Court, noted they have not been to a meeting since the project was completed and would like an update.
  - Mr. Mendenhall noted the Engineer will have a report in a moment.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

There being no report, the next item followed.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

- Mr. Dvorak reported he looked into the analysis of 191-F further. Discussion continued with Mr. Dvorak noting he would like to examine the data collected by Mr. Elwonger to

see if they can pinpoint a few specific areas to give some relief in the system to open it up a little bit and increase the capacity somehow.

- Discussion followed on clearing paths which would increase the flow rate out.
- Mr. Dvorak noted his understanding of the Walstone Court project was that Mr. Wertovitch had mentioned doing landscaping around the electric box, but he does not know the status of this. Mr. DePompa noted it has been operational since last summer and he thinks they have had pretty good results. The plan is still to install landscaping in front of the box.
- Mr. Burroughs inquired if there is anyone setup to look at the pump on a regular basis.
  - Mr. DePompa noted he would have to defer to Mr. Wertovitch on it, but he thinks there is something with the pump manufacturer regarding bi-annual or annual inspections. If there is a report of a malfunction they would bring in someone to repair it.
- Mr. Kachavos inquired if there is any jurisdiction to go onto the preserve to change the grade or do channel work.
  - Mr. Dvorak noted he thinks if there were clear evidence that something had changed materially that was causing an adverse impact they could get SFWMD out to look at it and plead their case, but to do something on a routine basis, they cannot.
  - Discussion followed on jurisdiction of the preserves with it being noted in Pasco County it is the Army Corps of Engineers and SFWMD.

**SIXTH ORDER OF BUSINESS**

**Manager’s Report**

**A. Acceptance of the Audit for FY 2018**

- Mr. Mendenhall reviewed the audit and the Management Letter.

Mr. DePompa MOVED to accept the FY 2018 audit and Mr. Kachavos seconded the motion.

On VOICE vote, with all in favor, the FY 2018 audit was accepted.

**SEVENTH ORDER OF BUSINESS**

**Maintenance Items**

- Mr. DePompa distributed and reviewed the FY 2019 Maintenance plan.
- Outlined the eight proposals received from BioMass on nine items. All are entered as approved.

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

- Mr. Kachavos addressed the timing of repairs and inquired why it is taking Biomass so long to do the work. Is there no other contractor?
  - Mr. DePompa noted BioMass bid the projects in February and the proposals came in two weeks ago and Mr. Wertovitch signed off on them. They now have to put it into the work scheduling.
- Mr. Elwonger noted he is concerned about the weir behind the clubhouse in 152-A. The walls have been armored to prevent erosion, but there is a lot of riprap downstream of the weir.
- Mr. Elwonger reviewed the areas in his pond data.

**NINTH ORDER OF BUSINESS**                      **Audience Comments**

- An unidentified speaker inquired since they are at summertime water levels would be possible to bring in large pumps and start positioning them where they would need to be to lower some of the pond levels prior to the rainy season to be proactive rather than reactive.
  - Mr. DePompa inquired if they are limited on the ability to dewater a preserve to do work on it.
  - Mr. Dvorak noted the size of pumping out would almost require some type of consumptive use permit. The size of the pumps required to get that much water out may trigger a withdrawal type permit from SFWMD.
  - Discussion continued on the possibility of lowering the water levels within Heritage Springs and moving the water around within the community.

**TENTH ORDER OF BUSINESS**                      **Adjournment**

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

  
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Joe DePompa  
Vice Chairman