

1 **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**

3 Regular Meeting of the Board of Supervisors
4 May 15, 2023

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Directors was held on Monday, May 15, 2023, at 10:00 a.m. at the HGCDD Clubhouse,
7 Naples, Florida.

8 **SUPERVISORS PRESENT**

9 John Shelton

10 Dale Meszaros

11 Barbara Pitts

12 Steven Joos

13 **ALSO PRESENT**

14 Neil Dorrill, Dorrill Management Group

15 Christopher Dorrill, Dorrill Management Group

16 **ROLL CALL/PLEDGE OF ALLEGIANCE**

17 Mr. Dorrill called the meeting to order and advised that the meeting was properly
18 noticed. 4 of 5 board members were present in person. The Pledge of Allegiance was
19 recited in unison.

20 **APPROVAL OF AGENDA**

21 **A. Oath of Office/Swearing in of Supervisor Joos**

22 Steven Joos was sworn into office by Mr. Dorrill.

23 **PUBLIC COMMENT**

24 Amanda Besino, told the board she hopes the front gate will be discussed today along
25 with an issue concerning tennis and golf balls. The front gate will be discussed, the
26 district does not oversee the amenities such as the tennis courts and golf course. Ms.
27 Besino also informed the board that she received a letter from Marzucco Construction
28 stating she is responsible for the sidewalk in front of her home, the board informed her
29 that this is not true, the district is responsible for the sidewalks not the homeowners, she
30 was instructed to send Mr. Dorrill a copy of the letter and to ultimately disregard it.

1 **APPROVAL OF APRIL 2023 MINUTES**

2 Under supervisor requests, replace 'Barbara Pitts' with 'Leigh Connor'.

3 **On a MOTION by Mr. Shelton and a second by Mr. Meszaros the minutes were**
4 **accepted.**

5 **MARCH FINANCIALS**

6 These are the mid-year financial statements through the end of March. There was
7 \$315,000 in cash, \$136,000 in the operating account and \$175,000 split into the reserve
8 account. There was only \$3,900 in payables. Fund equity is \$315,163. On the income
9 statement, the district received \$4,500 in non-ad valorem assessments during course of
10 March before becoming delinquent. Year to date revenues are at \$250,000 received
11 against a budget of \$263,000. That is just about 95% of the revenues received for the
12 year. Expense side, overall, pretty good condition. Some budget amendments were
13 authorized such as engineering for the new sidewalk. The total spending year to date is
14 still about \$4,300 below budget.

15 **The financials were accepted on a MOTION by Ms. Pitts and a second by Mr.**
16 **Joos.**

17 **MANAGERS REPORT**

18 **A. FY 2024 Budget Review**

19 Proposing to raise assessments by about \$1 per week, \$52 over the course of the year.
20 Principal reasons are increasingly higher than budgeted repairs to the front gate, did
21 purchase new license plate reader camera, higher than anticipated repairs for the gate
22 system as a result of damage. Don't always know who caused the damage. Same is
23 true for irrigation repairs. Someone in Pebble Brook calls twice a year to complain
24 about the condition of the drainage canal that runs the east side of the property along
25 the golf course. That area is mowed twice a year and sprayed at the same time for
26 aquatic plants. Suggesting an increased budget next year for canal spraying and
27 mowing. New item next year for operating contingency for things not always budgeted,
28 trying to replenish capital reserve for some of the big projects such as redoing the
29 landscaping at the entrance and redoing the sidewalks. Will ask to approve budget
30 today, will set a separate public adoption hearing in July that needs to be advertised.
31 Public notice will go out informing residents of the assessment increase.

1 Ms. Besino inquired about the gate fixes. She asked when the board is going to decide
2 on a different route concerning the license plate reader. A discussion ensued pertaining
3 to the new license plate reader that was purchased and the reader currently operating in
4 working condition.

5 **On a MOTION by Mr. Meszaros and a second by Ms. Pitts the tentative budget is**
6 **approved and the public adoption hearing will be set in July.**

7 **B. CDD Voter Counts**

8 The total number of registered voters in the district's legal boundary is 682.

9 **C. Wall Painting**

10 The contractor who missed a section of the wall while painting will be out prior to the
11 next board meeting to finish painting the last remaining section.

12 **D. Sidewalk Status**

13 The sidewalk is constructed and looks great. Some fill will be added to the downslope
14 side and it will be sodded with floritam sod. The backside of the sign will be mulched.

15 **NEW BUSINESS**

16 No new business was received at this time.

17 **SUPERVISOR REQUESTS**

18 **A. Extension Cord**

19 There is an extension cord that runs across the driveway into the grass that powers the
20 big oak tree, at some point would like to investigate having the cord buried. Mr. Dorril
21 suggested putting a junction box in the median and having the extension cord removed
22 entirely.

23 **B. Additional Speed Signs**

24 New posted speed signs cost about \$1100 apiece to install. The cost to upgrade the
25 current signs from 20 mph posted speed to 25 mph will cost around \$45 - \$50 apiece.
26 The district is at a current lack of speed signs throughout the community, this is
27 something they will want to address in the future.

28 **PUBLIC COMMENTS**

1 Amanda Besino, regarding the do not block intersection areas, can we look into getting
2 pedestrian crossing lights for exiting the neighborhood rather than just the signs? Mr.
3 Dorrill answered that the short answer is no. The County will not let us put those types
4 of devices in a high-volume arterial road. Is there a way to split the exit, have one go
5 straight and one that goes into the eastbound lane? No. The board discusses this
6 repeatedly. Immokalee road currently operates at a level F. The counties entire priority
7 is to finish the 6 lane expansion of Vanderbilt Beach Road to remove some of the
8 congestion from Immokalee road.

9 **NEXT MEETING**

10 The next meeting will be June 26, 2023, at 10:00 a.m. at the Heritage Greens
11 Clubhouse.

12 **ADJOURNMENT**

13 **On a MOTION by Ms. Pitts and a second the meeting was adjourned at 10:48 a.m.**