

1 **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 Regular Meeting of the Board of Supervisors
4 September 18, 2023

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Directors was held on Monday, September 18th, 2023, at 10:00 a.m. at the HGCDD
7 Clubhouse, 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. Neil Dorrill called the meeting to order and advised that the meeting was properly
18 noticed. Four board members were present at the meeting establishing a quorum. Mrs.
19 Connor was not in attendance. The Pledge of Allegiance was recited in unison.

20 **APPROVAL OF AGENDA**

21 **On MOTION by Mr. Shelton and a second by Mr. Meszaros, with all in favor, the**
22 **agenda was approved as presented.**

23 **PUBLIC COMMENT**

24 No public comments were received at this time.

25 **APPROVAL OF MEETING MINUTES FOR AUGUST 2023**

26 Mr. Shelton asked for an update on the public comment from last month's meeting.
27 Christopher Dorrill stated that the county sent him a notice regarding the lights, and he
28 can forward that response to the resident and copy the board. Mr. Shelton clarified that
29 the area in question.

1 **The minutes were accepted on a MOTION by Mr. Shelton and a second by Mrs.**
2 **Pitts, with all in favor.**

3 **FINANCIALS**

4 Mr. Dorrill presented the 10-month financials for the end of July 2023. The balance
5 sheet shows \$208,000 in cash, \$31,000 is in the operating account and \$176,000 is in
6 the reserve account. There was \$2,000 in bills payable at that time. Total year to date
7 revenues on the assessment side collected are \$260,000 against budget of \$263,000.
8 The YTD interest is going to show approximately double due to interest rates at the
9 moment. On the expense side, we undertook several projects. YTD, the District is over
10 budget. Let's review, for the record, the issues which may require a budget amendment.
11 First, the repairs to the gate, which have been a chronic problem this year. YTD we are
12 \$4k over the budgeted forecast of \$2k. We also had an increase in costs associated
13 with preserve maintenance. If you remember, we are back charging the Club, as part of
14 the agreement we have with them. Repairs and maintenance to the sidewalks is a YTD
15 expense of \$14k, against the budget of \$4k. The difference being due to repairs and the
16 building of a new sidewalk area. Let's also discuss YTD other capital outlay. This is
17 capitalized expenses from painting of the wall and roof of the guardhouse. These will all
18 be reflected from a change order from reserves and into operating. As we discussed
19 prior, most of the projects accomplished this year have been completed and Mr. Dorrill
20 complimented the Board on the appearance of the entrance. Mrs. Pitts mentioned that
21 Crestview had also been motivated to update their appearance.

22 **The financials were accepted on a MOTION by Mrs. Pitts and a second by Mr.**
23 **Meszaros, with all in favor.**

24 **MANAGERS REPORT**

25 Mr. Dorrill had nothing to report at this time.

26 **NEW BUSINESS**

27 No new business was received at this time.

28 **SUPERVISOR REQUESTS**

29 A notification was made by Mr. Shelton regarding a new flag at the entrance. It will be
30 put up today.

1 Mr. Meszaros asked about the workplan for the Christmas lights. Mr. Dorrill mentioned
2 that we were pleased with last year's work. Mr. Meszaros asked about requesting
3 different bulbs/colors and when we could request those items. Mr. Dorrill stated that we
4 will check with the vendor. Discussion was had regarding landscape annuals. A photo
5 was shown by Mr. Meszaros with an idea for red and green foliage. Mr. Dorrill
6 mentioned that American Farms was a reputable great vendor. Landscaping ideas were
7 further discussed for summer annuals/landscape plan.

8 Mr. Shelton discussed the issues with gate vendor, Envera, and the guardhouse. He
9 asked about recommendations for hiring a new gate vendor versus hiring guard staff.
10 Mr. Dorrill mentioned that pricing for staff was about \$18k per month. He also
11 mentioned that he would investigate purchasing the current leased equipment if need
12 be. Mr. Meszaros/Mrs. Pitts mentioned cost concerns and that the CDD would be
13 starting over with new equipment with another company. Mr. Dorrill mentioned that we
14 have a relationship with the guard staff at the Strand. He agreed to reach out to Gilyard
15 Protective Services to see if they would be interested in putting together a proposal.

16 Christopher mentioned to Mr. Shelton that the Master pays for Summit Broadband,
17 which apparently runs some of the guardhouse equipment. Mr. Shelton was aware of
18 this issue and explained the historical reasoning. He agreed to resolve this issue with
19 the Master board as the liaison. He would like to coordinate with Christopher, as well as
20 the vendors, Summit, Envera, and Comcast at a later date.

21 **PUBLIC COMMENTS**

22 No further public comments were received at this time.

23 **NEXT MEETING**

24 The next meeting will be October 16th, 2023, at 10:00 a.m. at the Heritage Greens
25 Clubhouse.

26 **ADJOURNMENT**

27 **On MOTION by Mrs. Pitts, and a second by Mr. Shelton, with all in favor, the**
28 **meeting was adjourned at 10:25 a.m.**