

**MINUTES OF MEETING
HERITAGE GREENS
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Greens Community Development District was held Monday, October 16, 2017 at 6 p.m. at the Heritage Greens Community Center, 2215 Heritage Greens Drive, Naples, Florida.

Bryan Landry	Chairman
Barbara Pitts	Vice Chairperson
John Jordan	Assistant Secretary
Marsha Coghlan	Assistant Secretary
Hank Michaelson	Assistant Secretary (After being sworn in)

Also present were:
Cal Teague Premier District Manager
Residents

The following is a summary of the actions taken at the October 16, 2017 Heritage Greens CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and Chairperson Landry called the roll. All were present.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

This Order of Business being addressed with the Pledge of Allegiance, the next Order of Business followed.

THIRD ORDER OF BUSINESS

Approval of Agenda

The Agenda was presented for this meeting and was approved.

On MOTION by Mr. Jordan seconded by Ms. Pitts with all in favor, the October 16, 2017 Agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There being no Audience Comments on Agenda Items the next Order of Business followed.

FIFTH ORDER OF BUSINESS

Approval of the Minutes

The Regular Meeting Minutes from August 21, 2017 were presented. It was noted that the header of all pages subsequent to Page 1 needed to be changed from Laguna Lakes CDD to Heritage Greens CDD.

On MOTION by Ms. Pitts seconded by Mr. Jordan with all in favor, the Regular Meeting Minutes from August 21, 2017 were approved with changes indicated.

SIXTH ORDER OF BUSINESS

Organizational Matters

A. Appointment to fill Vacancy of Seat #4

It was discussed that there was still a 2/2 vote split regarding this matter. Chairperson Landry presented that either two (2) of the four (4) candidates present speak to see if the vote would change or perhaps Mr. Hank Michaelson would resume his seat until the next election, whichever pleased of the Board of Supervisors. Mr. Michaelson advised that he would be willing to carry on until next election. Therefore,

On MOTION by Mr. Jordan seconded by Ms. Pitts with all in favor, re-appointment of Mr. Hank Michaelson was approved.

B. Swearing in the Newly Elected Official

The swearing in of Mr. Hank Michaelson then commenced and was accomplished.

C. Reorganization of the Board of Supervisors – Resolution 2018-01 Election of Officers

Anytime there is a change in elected officials, a vote of officers, called a reorganization is necessary. District Manager Teague presented the current offices being held by Supervisors and stated that the Board could just agree to retain the current structure or they could elect new officers for these positions. He presented a proposed resolution to fill these offices with incumbents or new officers. Mr. Michaelson would be added as either an Assistant Secretary or one of the officer positions. The Board agreed to retain all officers in their current positions and to add Mr. Michaelson as an Assistant Secretary. Therefore Resolution 2018-01, was presented and was accepted as presented.

On MOTION by Ms. Coghlan seconded by Ms. Pitts with all in favor, Resolution 2018-01 keeping all officers as currently seated was approved.

SEVENTH ORDER OF BUSINESS**Old Business****A. Gate Access Discussion**

Discussion was held regarding the gate access with Chairperson Landry advising that they tried to take all the input from the Association Presidents, etc., with the hopes that common sense would prevail. He stated that the biggest issue which people did not seem to understand is that the CDD really does not have an issue with who enters the community and that it would have been much easier to just mail two (2) stickers to everyone and be done. However, he stated that after very extensive prior discussion by the Board of Supervisors it was agreed by all that there must be some control over renters inside of Heritage Greens recognizing that this course will create various inconveniences in trying to render a fair and equitable policy to all. It was also agreed that the residents would have to be present at a distribution site at dates and times provided, providing their car registration and if a renter, provide the lease. The code on the sticker would expire when the lease expires unless a copy of the lease is provided beforehand so that the code on the sticker can be extended. Fobs, however, have been ordered for seasonal people who rent cars every time they come in. This service is provided at a rate of \$50.00 each. Chairperson Landry clarified the rationale behind this charge. He stated that approximately 58% of the homeowners have at least one (1) sticker spoken for. Thus, he indicated there still remains a good deal of work especially with the upcoming "season" but reiterated that the manner of contact for him remains via email. It was also clarified that the clickers will be operational until 12/31/2017.

B. Sidewalk Repairs

This was again tabled until storm damage repairs have been completed.

C. Sign Post Painting Warranty Info

Extensive discussion was held regarding the painting, etc. of the street signs and it was felt that this should be put on hold until other more pressing issues are addressed, i.e., post hurricane costs.

EIGHTH ORDER OF BUSINESS**New Business****A. Resident Complaint: Flooding at 1628 and 1616 Morning Sun Lane**

District Manager Teague obtained plats for the above properties and stated it was the position of the CDD that if the structure is flooding, then the CDD must provide for

disposal of the flood water by getting it to the street or into a drain, (the CDD's Storm Water Management System). All concurred that this is not otherwise a CDD matter.

B. Resident Complaint: Drain Blocked at 2336 Heritage Greens Drive

After extensive discussion, it was determined that cleaning of blocked drains is the resident's responsibility and would require some preplanning amongst themselves to keep them from becoming blocked with debris from trees and bushes.

C. Tree Trimming on Immokalee Road

District Manager Teague reported that FPL will not help with this and the County would not allow PDM to take care of it either. Therefore, bids will be obtained and presented at next meeting.

D. Storm Cleanup / Lessons Learned Discussion

- i. Pat from PJM Landscaping will take the debris from the entry area to the landfill.
- ii. Question was also raised as to the responsibility of the CDD for cleaning etc., of the Preserve area and that this should be checked into.
- iii. Also, District Manager Teague presented some possible concerns that could limit losses prior to a "next storm" arrival which are listed below:
 - a. Pre-storm inspection to identify potential concerns
 - b. Secure gates and remove arms
 - c. Mark storm grates
 - d. Secure any standing items, i.e., flag poles and if they can be stored lying down, to do so.
 - e. Keep up with tree trimming throughout the year
 - f. Signs need to be more secure—deeper concrete base
 - g. Televising storm drains
 - h. Consider generator for guardhouse and gates
 - i. Post-storm inspection as soon as possible
 - j. Quickly identify safety hazards and address these first
 - k. Communication updated on the web
 - l. Prepare for insurance & FEMA Claim – Lots of photos and documentation of losses

NINTH ORDER OF BUSINESS

Manager’s Report

A. Financial Statements for Period Ending August 31, 2017

Financial Statements for period ending August 31, 2017 were presented.

B. Financial Statements for Period Ending September 30, 2017

Financial Statements for period ending September 31, 2017 were presented.

On MOTION by Ms. Coghlan seconded by Ms. Pitts with all in favor, the Financial Statements for months ending August 31, 2017 and September 30, 2017 were accepted as presented.

C. Follow-up

There being none, the next Order of Business followed.

TENTH ORDER OF BUSINESS

Attorney’s Report

There being none, the next Order of Business followed.

ELEVENTH ORDER OF BUSINESS

Engineer’s Report

There being none, the next Order of Business followed.

TWELFTH ORDER OF BUSINESS

Supervisors’ Requests and/or Comment

There being none, the next Order of Business followed.

THIRTEENTH ORDER OF BUSINESS

Audience Comments (Limited to 3 per speaker)

There was comment regarding the parking stickers and why it is taking so long and being unable to get hold of anyone, lack of communication and a reply was given.

FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further business and,

On MOTION by Ms. Pitts seconded by Ms. Coghlan with all in favor, the meeting was adjourned at 7:00 p.m.

Calvin Teague
Secretary

Bryan Landry
Chairman