

MINUTES OF MEETING

The following is a summary of the actions taken at the Heritage Greens Community Development District (CDD) Board of Supervisors meeting.

HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Greens CDD was held March 18, 2019 at 6:00 p.m. at the Heritage Greens Community Center at 2215 Heritage Greens Drive in Naples, Florida.

Present and constituting a quorum:

Vacant	Chair
Barbara Pitts	Vice Chair
Leigh Connor	Assistant Secretary
Dorothy Thompson	Assistant Secretary
Dale Meszaros	Assistant Secretary

Also present were:

Calvin Teague	District Manager
Gregory Urbancic	District Attorney
Residents	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

The meeting was called to order and the District Manager called roll. All were present for today's meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

After reciting the Pledge of Allegiance, the next Order of Business followed.

THIRD ORDER OF BUSINESS

Appointment to Fill Vacancy of Seat 4

None currently. It was discussed that the Board reached out for suggestions on residents to appoint. It was also discussed that the vacancy is up on the website and perhaps it should go up on channel 102 to get more interest.

FOURTH ORDER OF BUSINESS

Reorganization of the Board

A. Resolution 2019-03

Delayed until the vacancy is filled.

FIFTH ORDER OF BUSINESS

Approval of Agenda

The Agenda was presented with the following additions:

- 9. A. Replacement of the Sign at the Entrance of the Community
- 9. B. Barriers for the Left Side of the Exit Lane
- 9. C. Extension of Sidewalk

On MOTION by Vice Chair Pitts, seconded by Supervisor Meszaros, with all in favor, the Agenda was approved as amended.

SIXTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next Order of Business followed.

SEVENTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from February 18, 2019

The Meeting Minutes were presented and approved.

On MOTION by Supervisor Connor, seconded by Vice Chair Pitts, with all in favor, the Regular Meeting Minutes from February 18, 2019 were approved as presented.

EIGHTH ORDER OF BUSINESS

Old Business

A. Wall Repair Project Update

Supervisor Meszaros updated the Board with the following points being made:

- Repairs have been completed by the contractor and it looks good. It is painted, and the end caps were fixed. It is not perfect but it better than expected given the low cost of the project.
- The Board is still waiting on an estimate from the contractor for the section of fence that is missing. The District Manager informed the Board that he feels the contractor does not want to do the project as he has not received the estimate yet. Therefore, there was discussion on getting estimates to present at the next meeting from other companies for the work, as it does not have to be done by a construction company.

B. Front Entry Enhancement

- There was an update that the concrete slab and fountain have both been removed successfully.
- The Board discussed when they would receive a lighting update regarding the project from the HOA.
- There was no decision on what to do regarding whether they would like to replace the fountain there. For now, the area is being landscaped.

C. Discussion of Transferring Gate Sticker Process to HOA

Vice Chair Pitts reported that there has been no progress on this item. She is still in charge of the gate stickers and cards for now.

D. Virtual Guard Project Update

District Attorney was present to discuss the progress on the Envera contract changes and express concern on the indemnity clause. The District Manager also expressed concern on the indemnity clause. The District Manager discussed the other virtual guard company in terms of their willingness to do a contract without this clause and for a lower rate overall. However, the Board agreed that they prefer Envera as they are well established in the area and have great references. The Board decided that the good outweighs the risks with Envera. Therefore, the Envera contract has been approved for signature pending the verification of two items of concern. One item is that there is an internet back-up in case the main source of internet goes down and the second item is whether the comcast contract can be broken.

On MOTION by Supervisor Thompson, seconded by Vice Chair Pitts, with all in favor, the Envera Contract is approved for signature by Vice Chair Pitts, pending verification of the two items of concern.

NINTH ORDER OF BUSINESS

New Business

A. Replacement of the Sign at the Entrance of the Community

There are two signs to be replaced, one on each side of the monuments at the entrance of the community. The Board would like something updated and nicer than the current signs. It was decided that staff would get some idea of cost for this project by talking to vendors. The District Manager stated that at the next meeting he would present three ratios of cost ranging from more expensive to a medium cost level and a less expensive cost ratio. At the next meeting, the cost will be discussed as well as specifics such as lighting and materials for the sign.

B. Barriers for the Left Side of the Exit Lane

Staff is to get estimates on bollards for this or find another type of barrier to block off the left side of the exit lane. The issue is that cars think the exit lane is two lanes and it is one. The cars that go on the left side of the exit lane block the view for cars on the right side of the exit lane to get out of the community safely. The issue is for safety and how backed up the exit lane gets due to this issue. The It was discussed that the Board considered this project previously however, the cost was a deterrence. Therefore, the cost must be reasonable for them to move forward with this project.

C. Extension of Sidewalk

Staff is to get estimates for the sidewalk to be extended. There is a gap in the sidewalk from the entrance gate near the guardhouse to Immokalee. The Board is concerned for residents walking or bicycling getting hit by a car, as there is a history in other communities of this happening.

TENTH ORDER OF BUSINESS

Manager’s Report

A. Financial Statements for Period Ending February 28, 2019

The financial statements were presented and accepted.

On MOTION by Supervisor Thompson, seconded by Supervisor Connor, with all in favor, the Financial Statements for period ending February 28, 2019 were accepted.

B. Fiscal Year 2020 Budget Schedule

The District Manager reviewed the Budget Schedule with the Board and it was accepted without any changes.

C. Fiscal Year 2020 Draft Budget

The District Manager distributed the Draft Budget and items such as the idea of lowering assessments and what to do with reserve funds were discussed briefly. Next meeting, the Board will be working on the Draft Budget and any changes needed more in depth.

D. Website ADA Compliance Update

The District Manager informed the Board that the project has commenced and should be up and running in July. There was some concern expressed about a second set of lawsuits starting in this regard. However, the District Manager

informed the Board that there are disclaimers up on the website and the website had been stripped, thus the CDD should not have a problem.

E. Follow-up

There being none, the next Order of Business followed.

ELEVENTH ORDER OF BUSINESS

Attorney's Report

The District Attorney thanked the Board for allowing him to be there and informed them that the legislative session has begun. As such, there are a few bills that could affect the CDD. One has to do with changing the audit selection process, again. If this bill passes, then the CDD may have to go through the audit selection process all over again. The District Attorney will keep the Board updated on these bills.

TWELFTH ORDER OF BUSINESS

Engineer's Report

There being none, the next Order of Business followed.

THIRTEENTH ORDER OF BUSINESS

Supervisor's Requests and/or Comment

There being none, the next Order of Business followed.

FOURTEENTH ORDER OF BUSINESS

Audience Comments (Limited to 3 per speaker)

Aaron Thompson notified the Board that the Master Association will be using the front entry fountain reserve funds for landscaping, given the Board is unsure if they want another fountain in the future. He asked to be informed ahead of time if the Board decides to put another fountain there, so that the Master Association can have time to replenish the reserve funds for that project.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business, and

On MOTION by Vice Chair Pitts, seconded by Supervisor Thompson, with all in favor, the meeting was adjourned at 7:15 p.m.

Next Meeting: April 15, 2019 at 6:00 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair