

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 August 19, 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:

Dorothy Thompson	Chair (telephone)
John Shelton	Vice Chair
Barbara Pitts	Assistant Secretary
Leigh Connor	Assistant Secretary
Dale Meszaros	Assistant Secretary

Also present were:

Calvin Teague Residents	District Manager
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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 with Chair Thompson participating via telephone.

On MOTION by Supervisor Pitts, seconded by Supervisor Meszaros, with all in favor, Chair Thompson is allowed to participate in the meeting via telephone.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

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

THIRD ORDER OF BUSINESS

Approval of the Agenda

The Agenda was approved with additions as follows:

- 8. D. Sidewalk Power Washing
- 8. E. Storm Drain Markings
- 8. C. iv. Premier District Management

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

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

There being none, the next Order of Business followed.

FIFTH ORDER OF BUSINESS

Budget Public Hearing

The District Manager discussed the budget briefly and stated that assessments will be decreasing by 4.6% or \$21.21.

On MOTION by Supervisor Pitts, seconded by Supervisor Meszaros, with all in favor, the budget public hearing is opened at 6:18 p.m.

There being no public comments and,

On MOTION by Supervisor Pitts, seconded by Supervisor Connor, with all in favor, the budget public hearing is closed at 6:19 p.m.

A. Resolution 2019-04

On MOTION by Vice Chair Shelton, seconded by Supervisor Connor, with all in favor, Resolution 2019-04 is accepted.

B. Resolution 2019-05

On MOTION by Supervisor Pitts, seconded by Supervisor Meszaros; with all in favor, Resolution 2019-05 is accepted.

SIXTH ORDER OF BUSINESS

Approval of Meeting Minutes

A. Regular Meeting Minutes from July 15, 2019

The Meeting Minutes were approved as presented.

On MOTION by Supervisor Meszaros, seconded by Supervisor Pitts, with all in favor, the Regular Meeting Minutes from July 15, 2019 were approved as presented.

SEVENTH ORDER OF BUSINESS

Old Business

A. Center Island Upgrade

Supervisor Connor updated the Board that they must wait two weeks to plant the flowers.

B. Front Monument Sign Replacement Update

The Board received an estimate from Casa Grande Electric for \$500 per sign for the electrical work. Given the low cost of the estimate, the Board decided it would be best to contact Casa Grande Electric and make sure they fully understand the scope of work before approving the estimate.

C. Extension of Sidewalk Project Update

The Board is waiting to hear back from the Master Association regarding whether this project will be paid for by the Capital Contribution Fund.

D. Power Washing School Side of Wall and Bee Removal Update

The Board was updated that the bees have all been removed from this area.

An estimate to power wash the wall was received for \$700 from JL23 Pressure Cleaning Services. The Board agreed to wait and communicate with JL23 Pressure Cleaning Services to make sure that they will be able to remove all of the build up on the wall before proceeding with the project.

The Board wishes to either paint the iron fencing black or replace it and as such two contractors submitted estimates for both projects. One estimate was from Sapphire Maintenance for \$5475 to replace the iron fencing and \$2400 to paint it. The other estimate was from Mando Services for \$7900 to replace the fencing and \$4800 to paint it.

E. Community Access Discussion

The Board discovered that hang tags will be able to work in place of the card readers and as such ordered hang tags.

On MOTION by Chairman Thompson, seconded by Supervisor Pitts, with all in favor, key cards can be exchanged for hang tags free of charge and going forward hang tags will be available for purchase at \$50 each.

Chair Thompson requested that the District Manager update the website and sticker application form to make certain that it is updated to say \$15 per sticker and to add Vice Chair Shelton to the website.

i. Key Card Exchange for Hang Tags

Discussed above at 7. E.

ii. Key Card Buy Back

The Board decided that the buyback program is not necessary, as key cards can be exchanged for hang tags.

EIGHTH ORDER OF BUSINESS

New Business

A. Half Wall Exit Gate Side

The Board asked that staff get estimates to have this wall taken down as it is a safety concern.

B. Guardhouse Converted to Office

The Board decided to discuss this Agenda item at a future meeting.

C. Management Proposals

i. Resort Management

The Board discussed that they have had issues with Resort Management in the past and are concerned about having issues in the future if they were to choose this company to manage the CDD. The Board also discussed their concern that this company has no CDD management experience.

ii. Inframark

Justin Faircloth from Inframark attended the meeting to discuss this proposal briefly.

iii. Dorril Management Group

Chairman Thompson stated that Dorril Management Group is located in Naples, unlike the other companies. The Board agreed that they would prefer a local management company.

On MOTION by Chairman Thompson, seconded by Supervisor Pitts, with all in favor, the Board accepts Dorril Management Group as their new management company.

iv. Premier District Management

On MOTION by Chairman Thompson, seconded by Supervisor Connor, with all in favor, the Board agreed to terminate the contract with Premier District Management effective immediately with 60 days' notice.

D. Sidewalk Power Washing

This Agenda item was not discussed.

E. Storm Drain Markings

This Agenda item was not discussed.

NINTH ORDER OF BUSINESS

Manager's Report

A. Financial Statements

The financial statements were presented and accepted.

On MOTION by Supervisor Meszaros, seconded by Supervisor Connor, with all in favor, the Financial Statements were accepted.

B. Website Update

The CDD's current GoDaddy website will be updated and turned over to the new management company. Chair Thompson asked that the topic of website ADA compliance come off the Agenda for future meetings.

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.

TWELVTH ORDER OF BUSINESS

**Supervisor's Requests and/or
Comments**

There being none, the next Order of Business followed.

THIRTEENTH ORDER OF BUSINESS

**Audience Comments (Limited
to 3 per speaker)**

Jan Neubauer asked about purchasing and posting no parking signs for overnight parking. Chair Thompson and Mrs. Neubauer discussed posting these signs on stop signs to show they are posted. If the signs are posted then the police can ticket cars for violations. Mrs. Neubauer asked for the CDD's permission to go ahead and contact the county on this topic. Mrs. Neubauer also asked about the road pavement costs in the budget.

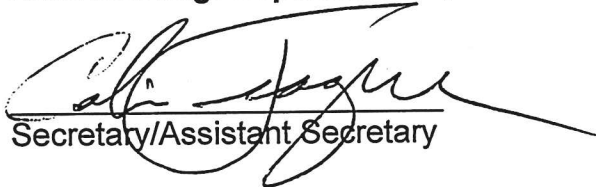
FOURTEENTH ORDER OF BUSINESS

Adjournment

There being no further Orders of Business and,

On MOTION by Supervisor Pitts, seconded by Vice Chair Shelton, with all in favor, the meeting was adjourned at 7:59 p.m.

Next Meeting: September 16, 2019 at 10:00 a.m.


Secretary/Assistant Secretary


Chair/Vice Chair