

1           **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**  
2                           **NAPLES, FLORIDA**  
3                   **Regular Meeting of the Board of Supervisors**  
4                           **October 18, 2021**

5   The regular meeting of the Heritage Greens Community Development District Board of  
6   Directors was held on Monday, October 18, 2021, at 10:00 a.m. at the HGCDD  
7   Clubhouse, Naples, Florida.

8   **SUPERVISORS PRESENT**

9   Dale Meszaros

10   John Shelton

11   Barbara Pitts

12   Leigh Connor

13   **ALSO PRESENT**

14   Neil Dorrill, Manager, Dorrill Management Group

15   **ROLL CALL/PLEDGE OF ALLEGIANCE**

16   Mr. Dorrill called the meeting to order and advised that the meeting was properly  
17   noticed. Four Board Members were present. The Pledge Allegiance was recited in  
18   unison.

19   **APPROVAL OF AGENDA**

20   Mr. Dorrill noted an additional item to the Manager's Report as 7a. Update on Painting.

21   Also, 7b. Speed Enforcement Trailer. Finally, under Old Business, we will discuss 6a.  
22   Sidewalk Entrance Easement.

23   **Barbara Pitts made a motion to approve the agenda as amended. The motion was**  
24   **seconded by Leigh Connor, with all in favor.**

25   **PUBLIC COMMENT**

26   No public comment was made at this time.

1 **APPROVAL OF SEPTEMBER 2021 MINUTES**

2 **A motion was made by Barbara Pitts to approve the minutes. The motion was**  
3 **seconded by Dale Meszaros, with all in favor.**

4 **FINANCIALS**

5 Mr. Dorrill indicated that as the CDD approaches year-end, there is \$254,000 in cash.  
6 \$222,000 is in Reserves, with a forecast of a positive variance due to the receipt of the  
7 FEMA funds. The Accounts Receivable amount is a partial cost due to the CDD's out-  
8 of-pocket cost due to the illegal clearing in the preserve. There are \$8,800 in payables  
9 at the end of August. Total YTD Revenues are \$245,000 against the budget.  
10 Furthermore, in reviewing all the cost centers of the budget, none are over-budget. The  
11 single item that will be partially adjusted with be the funding of the Reserve Contribution  
12 at year-end with a true-up.

13 Historically, Mr. Dorrill also indicated that there has not been an increase in the  
14 Maintenance Reserves in 5 years. If the Board would like to perform work related to  
15 road resurfacing in the next 5 years, the CDD would need to borrow funds to do so.  
16 Furthermore, bank interest rates currently remain very low. He advised that next fiscal  
17 year, they would discuss about a 10 to 15% increase due to items like insurance, and  
18 possibly a modest increase from the landscape contractor.

19 **A MOTION to accept the financials was made by Dale Meszaros, and a second by**  
20 **Barbara Pitts, with all in favor.**

21 **OLD BUSINESS**

22 **A. Sidewalk Entrance Easement**

23 Mr. Dorrill indicated he has sidewalk easement document along with a survey from the  
24 CDD's engineer. He will present this documentation to Coral Hospitality for  
25 implementation, then obtain a right-of-way permit from the County to connect the CDD's  
26 sidewalk to Immokalee Road. The original estimate we received was approximately  
27 \$7,000. Mr. Meszaros added that we should also consider how this will impact the new  
28 landscaping work that has been completed at the entrance way. Mrs. Connor shared  
29 her experience about how serious the blind spot currently is. The Board agreed that  
30 safety is a major priority in this case.

1 **MANAGER'S REPORT**

2 Mr. Dorrill conveyed that Christopher had obtained a proposal for the Christmas  
3 Lighting, and that the vendor was a hard worker. Mr. Shelton said that he met with him  
4 to talk about areas where he will be stringing lights, and the Board agrees that it will  
5 look very nice when the work is complete.

6 **A. Update on Painting**

7 The work has been complete for re-painting of the entrance wall.

8 Mr. Shelton shared with the Board that he met a new pressure washing vendor in the  
9 community. He added that this was a start-up business and expressed interest in  
10 possibly using him as a vendor in the future.

11 **B. Speed Enforcement Trailer**

12 Christopher confirmed with the Collier Sheriff Deputy that we are back on schedule for  
13 placement of the Speed Enforcement Trailer in about 30 days.

14 **SUPERVISORS' REQUESTS**

15 The Board discussed a few open items. Mr. Meszaros mentioned that the fountain was  
16 not working. Mr. Dorrill indicated the vendor who works with the CDD for those issues is  
17 Solitude.

18 Mrs. Pitts asked where the CDD stands with the landscape lighting work. Mr. Dorrill  
19 followed up and said that they are on schedule to work on the lighting over the next  
20 couple of weeks.

21 The Board members had an open discussion about the traffic from the elementary  
22 school. The issue is that it is more convenient for them to enter through the community,  
23 then to wait in the Immokalee Road traffic. However, they do not live within Heritage  
24 Greens. Mr. Shelton mentioned putting together a school committee. Currently, there is  
25 no crossing guard that walk children from the school to the community, it is usually a  
26 parent.

27 Mrs. Connor asked if the CDD ever heard back from the County regarding a traffic light  
28 installation in junction with the light at Laurel Oak Elementary. Mr. Dorrill indicated that  
29 the County shot the idea down, even if the CDD agreed to paid for it. He added that the  
30 County has issues with traffic on Immokalee so much, that they have opened a massive  
31 study of traffic flow in these areas. Mr. Shelton included that an engineer performed a

1 study about 20 years ago and implied that the traffic light installation would be too close  
2 to the light at Laurel Oak Elementary. There is a flashing light on Immokalee, showing  
3 not to block the intersection, but no one seems to pay attention to it.

4 **PUBLIC COMMENTS**

5 None.

6 **NEXT MEETING**

7 The next meeting will be November 15, 2021, at 10:00 a.m. at the Heritage Greens  
8 Clubhouse.

9 **ADJOURNMENT**

10 **A motion to adjourn was made by John Shelton, with all in favor.**