HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT
NAPLES, FLORIDA
Regular Meeting of the Board of Supervisors
September 15, 2025

The regular meeting of the Heritage Greens Community Development District Board of Supervisors was held on Monday, September 15th, 2025, at 10:00 a.m. at the HGCDD Clubhouse, Naples, Florida.

SUPERVISORS PRESENT

John Shelton

Dale Meszaros

Leigh Connor

Barbara Pitts

Steven Joos

ALSO PRESENT

Neil Dorrill, Dorrill Management Group

Christopher Dorrill, Dorrill Management Group

ROLL CALL/PLEDGE OF ALLEGIANCE

Mr. Neil Dorrill called the meeting to order and advised that the meeting was properly noticed. A copy of the notice and affidavit are on file with the District Office at 5672 Strand Court, Naples, FL 34110. All five board members were present at the meeting establishing a quorum. A moment of silence and prayer for the Kirk family was conducted. The Pledge of Allegiance was recited in unison.

APPROVAL OF AGENDA

On MOTION by Mr. Meszaros and a second by Mr. Joos, with all in favor, the agenda was accepted as presented.

PUBLIC COMMENT

Dan Anderson from Crestview inquired about last month's meeting minutes. Mr. Dorrill explained the confusion regarding the meeting time change. Although the meeting had been moved to 9:00 a.m., out of caution in case the published notice still reflected 10:00 a.m., three Board members and Mr. Dorrill also conducted a 10:00 a.m. session.

Community members provided comments at that time, and Mr. Anderson requested that those remarks be included in the official 9:00 a.m. minutes. Mr. Dorrill confirmed they will be incorporated.

APPROVAL OF MEETING MINUTES FOR AUGUST 2025

Mr. Anderson requested that the 9:00 a.m. meeting minutes be updated to include public comments regarding speed humps/tables and the potential purchase of a portable speed monitoring device that could be moved throughout the neighborhood.

The minutes were accepted as amended on a MOTION by Mr. Shelton, a second by Mr. Joos and all in favor.

FINANCIALS - JULY 2025

Financials through the end of July. $274,000 in cash, about $125,000 in operating account and $147,000 in reserve account. $16,600 in payables. Total non-ad- valorem assessments are right at $280,000 or 94% of original budget forecast. Difference represents discounts for early payment. Total year to date $279,000 against budget of $303,000.

Interest income is slightly below budget year-to-date. Transponder sticker revenue is over budget year-to-date but is expected to finish the year near the forecasted amount. Legal advertising is slightly over budget due to the cost of running notices in the Naples Daily News, currently $3,800 versus a budget of $3,500. The Envera contract is slightly over budget year-to-date because of the annualized cost of an added license plate reader. Preserve management and canal mowing expenses are also slightly over budget due to vendor increases after the budget was adopted. Overall, total year-to-date expenditures are $38,000 under budget.

The financials were accepted as presented on a MOTION by Mrs. Connor with a second by Mrs. Pitts and all in favor.

MANAGERS REPORT

A. Speed Table Proposal

The speed table project is currently in the bid phase. The engineer is soliciting a bid from the preferred vendor, Bonness Inc., who also handles sidewalk grinding and repairs in the community. The project will require permits, pavement markings, and potentially some signage. Bids are expected to be ready for Board consideration next month. There are currently 12 speed bumps, and once a bid is awarded, an insubstantial change to the site plan will be required.

B. Envera Outage

There was a service interruption at the controller. Mr. Dorrill was initially unable to reach the account representative, and a case was established on Sunday. It took two weeks for a technician to be dispatched. Mr. Dorrill may consider short-paying Envera if he believes it is defensible. The attorney noted similar issues with Envera at other locations and suggested reviewing the liquidated damages provisions in the contract. Terminating the contract would be costly. Envera service technicians are dispatched from Sarasota and there are only three covering Southwest Florida. NewIQ does not have a live operator, which prevents them from serving as the provider. Mr. Anderson requested that, in the event of any outage, someone immediately contacts Zack so a message can be sent to inform the community.

C. Sheriff Patrol Summary

Since the program began, there have been seven patrols, resulting in 27 traffic stops: 20 written warnings, one citation with a fine, one verbal warning, and a traffic accident in June or July. Officers also made seven separate resident contacts related to the County's e-bike ordinance for juveniles, which restricts children under 14 from riding certain classes of e-bikes. The program costs $320 per detail, totaling approximately $4,000 per year. The Board will discuss whether to continue the program at the December meeting.

SUPERVISOR REQUESTS

A. Zoom

Mr. Meszaros made a MOTION to start streaming the meetings on Zoom. Mr. Shelton made the second and all were in favor. The frequency to vary, will see how the first goes. Meetings will not be recorded.

B. Radar Sign

The District engineer is coordinating with Jay Ahmad, the County's Chief Traffic Engineer, to determine if existing signage can be modified to include LED lighting.

PUBLIC COMMENTS

Mr. Anderson inquired about the cost of a portable speed trailer. Mr. Dorrill responded that the community typically has the sheriff's department trailer present a few times a year and noted that, in his opinion, the community's reserves are underfunded. While a quote or bid could be obtained, he is reluctant to use reserve funds for the purchase.

Mr. Shelton made a MOTION to get bids for solar speed trailer. Mrs. Pitts made the second, all were in favor.

Mr. Anderson asked when the speed bump issue could be resolved. Mr. Dorrill responded that the project requires permits. If the bid is awarded next month, construction could potentially be completed before the end of the year, but it will be subject to the County's approval of any insubstantial changes.

A question was raised regarding administrative costs. Mr. Dorrill explained that when he was hired after Hurricane Irma seven years ago, his fee was lower than the previous manager's, and no markup is applied to additional services. He has only received cost-of-living increases; the fee is a base fee.

Mr. Anderson noted that CDDs are required to pay for items such as Naples Daily News notices, property appraiser fees, and tax collector fees due to the nature of being a CDD. Mr. Shelton added that dissolving the CDD was investigated in the past and would require the County to take over. Eliminating the CDD would necessitate conveying public assets to the Board of County Commissioners and creating a dependent taxing district under the County, resulting in the loss of the Board's powers and authority.

NEXT MEETING

The next meeting will be October 20th, 2025, at 10:00 a.m. at the Heritage Greens Clubhouse.

ADJOURNMENT

The meeting was adjourned at 11:05 a.m. on a MOTION by Mrs. Pitts and a second by Mr. Joos, and all in favor.