

1 **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**

3 **Regular Meeting of the Board of Supervisors**
4 **January 19, 2026**

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Supervisors was held on Monday, January 19th, 2026, at 10:00 a.m. at the HGCDD
7 Clubhouse, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 John Shelton
10 Dale Meszaros
11 Leigh Connor
12 Barbara Pitts

13 **ALSO PRESENT**

14 Neil Dorrill, Dorrill Management Group
15 Christopher Dorrill, Dorrill Management Group

16 **ROLL CALL/PLEDGE OF ALLEGIANCE**

17 Mr. Neil Dorrill called the meeting to order and advised that the meeting was properly
18 noticed. A copy of the notice and affidavit are on file with the District Office at 5672
19 Strand Court, Naples, FL 34110. Four board members were present at the meeting
20 establishing a quorum. The Pledge of Allegiance was recited in unison.

21 **APPROVAL OF AGENDA**

22 **On MOTION by Mrs. Pitts and a second by Mr. Meszaros, with all in favor, the**
23 **agenda was approved as presented.**

24 **PUBLIC COMMENTS**

25 No public comments were received at this time.

26 **APPROVAL OF MEETING MINUTES FOR NOVEMBER 2025**

27 **The minutes were accepted as presented on a MOTION by Mrs. Connor, a second**
28 **by Mr. Meszaros and all in favor.**

1 **FINANCIALS - NOVEMBER 2025**

2 Mr. Dorrill presented the financials as of November 30, 2025. The District had \$281,000
3 in cash, about \$104,000 in operating and \$178,000 in the reserve account. The prepaid
4 insurance premiums for the year were paid in October. There was \$16,000 in payables.
5 Almost \$100,000 was received and deposited in the month of November for non-ad-
6 valorem taxes. \$800 was received in miscellaneous revenues primarily attributed to
7 vehicle gate access stickers.

8 Mr. Dorrill pointed out on page 3 under capital outlay and projects the total for cost
9 center was about \$75,000. The contingency reserve budgeted was \$15,000. Mr. Dorrill
10 is going to request the Board approve to spend some of that for additional sidewalk
11 repair.

12 **The financials were accepted on a MOTION by Mr. Meszaros with a second by**
13 **Mrs. Pitts and all in favor.**

14 **MANAGERS REPORT**

15 **A. Contract Sheriff Patrols**

16 This discussion was originally scheduled for the previous month and focused on
17 evaluating the Sheriff's Office contractual patrols within the community. During the
18 patrol detail conducted on the Friday before Thanksgiving in November, there were a
19 total of 14 traffic stops. Four written citations were issued, along with 11 written
20 warnings and two verbal warnings, which were typically related to children operating e-
21 bikes. All stops were for stop-sign violations. Average speeds recorded during the detail
22 ranged from 20 to 22 mph.

23 During the patrol on December 10, there were six traffic stops, which is considered
24 average. No citations were issued, and most interactions resulted in verbal warnings.
25 Patrol costs are \$320 per shift, totaling just under \$2,000 for six months.

26 Mr. Shelton suggested pausing the Sheriff's contractual patrols to evaluate the
27 effectiveness of the radar speed sign once installed. Mrs. Connor expressed support for
28 continuing the patrols, noting the value of a visible law enforcement presence in the
29 community and that the service is already budgeted. Mrs. Pitts, Mrs. Connor, and Mr.
30 Meszaros were in favor of continuing the patrols. Mr. Anderson suggested exploring
31 technology-based solutions for long-term monitoring and speed reduction. Mr. Dorrill

1 commented that many officers are on patrol near school zones in the mornings. He will
2 inquire about morning patrol availability.

3 **B. Speed Radar Sign**

4 The radar speed sign has shipped and is anticipated to be installed by mid-February.
5 Mr. Dorrill requested that the contractor purchase a second pole and speed limit sign for
6 Morning Sun Lane. The radar device will be movable between locations.

7 The sign that is on the way will be installed on the northbound, outbound side of
8 Crestview. The second speed limit sign will be installed on Morning Sun Lane. Mr.
9 Dorrill recommended placing the sign on the southbound side of Morning Sun Lane to
10 capture traffic entering the community. He asked whether the Board preferred
11 placement before or after the golf cart crossing. After discussion, the Board agreed the
12 sign should be installed near the curb in that general area. Mr. Dorrill will identify a
13 specific location and provide the physical address.

14 **C. License Plate Cameras**

15 Both license plate reader cameras failed approximately two weeks ago. The visitor lane
16 camera sustained water damage attributed to sprinkler spray after a seal failed. The
17 sprinklers have since been adjusted, and Mr. Dorrill authorized the necessary repairs.

18 The resident lane camera failure was caused by palm rats chewing through the lid of a
19 PVC junction box, entering the box, and stripping insulation from the wiring, which
20 caused a short. Repairs have been completed. While the cameras were down Mr. Dorrill
21 had Envera lock the gates in the open position.

22 Mr. Anderson asked whether the license plate reader should function for residents when
23 their transponders fail to read. Mr. Meszaros suggested that residents place
24 transponders on their headlights and clarified that license plate readers are installed
25 only on the guest lane, not the resident lane. He will inquire about replacing the
26 transponder scanner.

27 **D. Sidewalk Repairs**

28 Mr. Dorrill presented the 2026 sidewalk repair proposal from the preferred vendor,
29 Bonness Paving. The proposed work is limited to Avion and Crestview. He
30 recommended removing sidewalk panels at 12 locations that have previously been
31 ground once or twice but are now lifting.

1 A resident asked about trees along Avion where the sidewalk becomes slippery. It was
2 clarified that the Board has requested the trees be cut back and that the trees are not
3 the CDD's responsibility. Mr. Shelton asked whose responsibility the tree maintenance
4 falls under. Mr. Anderson stated that the Colonial Links Board previously decided not to
5 remove the trees and that tree maintenance is the responsibility of Colonial Links. Their
6 Board will not approve cutting down the trees. Mr. Meszaros stated that the trees do not
7 need to be removed, only trimmed back.

8 Mr. Shelton stated that a letter will be sent to the Colonial Links Board requesting the
9 work be completed, and if it is not addressed, the CDD will complete the work and bill
10 Colonial Links. Mr. Anderson stated he will bring the issue before the Board again
11 tomorrow.

12 **The 2026 sidewalk repair for \$9,975 and necessary budget amendment to use
13 money from the contingency fund was approved on a MOTION by Mr. Shelton, a
14 second by Mrs. Pitts, and all in favor.**

15 **SUPERVISOR REQUESTS**

16 **A. Immokalee Right Turn Only Sign**

17 Mr. Shelton asked whether the County could install better signage, as the current sign
18 indicates a right-hand turn, but drivers often stop and wait instead of turning. Vehicles
19 need to turn into the right lane rather than waiting until there is no traffic so they can
20 enter the left lane which they legally are not supposed to do. Mr. Dorrill said he is not
21 sure what additional wording the sign could include.

22 Ms. Pitts suggested including language in the monthly Master Letter to encourage
23 drivers to make a right turn as soon as it is safe to do so, especially during season when
24 traffic is heavier, rather than waiting for all lanes to be clear.

25 Mr. Anderson agreed that including information in the newsletter would be helpful, but
26 noted that many landscaping crews and golf course patrons would not receive it and are
27 also contributing to the issue. Mrs. Connor also suggested a "No Straight Through" sign.

28 **B. White Box Outbound**

29 Mrs. Connor commented that there seemed to be messy adhesive on the white gate
30 arm box. Mr. Dorrill will send a handyman to look at it.

1 **C. Gate Arm**

2 Mr. Meszaros said the gate arm boxes are likely the originals and have been in place for
3 over 20 years. A few weeks ago, there was a gate issue, and he went on site and has
4 been working with Envera. He sent pictures of the internal hardware, and the Envera
5 associate stated it is old technology. Mr. Meszaros believes the District should look into
6 updating the system. He thinks it would be easier to have one company handle
7 everything, as opposed to having to coordinate between New IQ and Envera as is
8 currently done. Mr. Shelton responded that this has been discussed previously and that
9 New IQ cannot handle the IT side.

10 Mr. Dorrill said there is a liquidated damages provision, and the District's agreement
11 with Envera was amended 3.5 years ago when the license plate readers were added.
12 He needs to confirm but believes the agreement states that if the District cancels
13 services during the initial three-year term, it must pay for the full three years. The
14 District is currently beyond that term and in the renewal period, which changes the
15 warranty provisions. The agreement is year-to-year, and the District would be
16 responsible only for that year. Mr. Dorrill stated that alternatives in the marketplace are
17 worse than Envera; Ramco and HandsFree are the two other options, and they are not
18 the answer.

19 Mr. Dorrill will obtain a proposal for replacing the gate arm operators. He also added
20 that he now has the cell phone number for the primary Envera service technician who
21 services this area out of Sarasota County. The technician has a partner who also
22 services Collier and Lee Counties.

23 **D. Truck Removal**

24 Mr. Shelton thanked Mr. Dorrill and Mrs. Connor for getting the Samford & Sons truck
25 out of the community. Mr. Dorrill contacted the non-emergency dispatch center and
26 reached a deputy to have the truck removed due to it causing a road and line-of-sight
27 obstruction. The initial towing contractor refused to tow the vehicle, but the sheriff's
28 office instructed the tow company to remove it, and the owner of the truck was arrested.

29 **PUBLIC COMMENTS**

30 A resident asked whether any reserve funds are invested in short-term CDs. Mr. Dorrill
31 responded that they are not, because the funds are governmental tax dollars and must
32 be invested in what the State designates as a Florida Certified Public Depository. The
33 District piggybacks on the Board of County Commissioners' banking contract, which

Heritage Greens Community Development District - Minutes

January 19, 2026

Page 6

1 allows the District to receive an outstanding rate of return. A certified public depository
2 is required to show government funds on its balance sheet as fully collateralized and
3 solely reserved for those funds.

4 Mr. Anderson asked why the gate arm was left up. This was addressed earlier in the
5 meeting; the gate was left open because it was broken due to a palm rat intrusion. The
6 first gate is typically scheduled to close at 7:00 p.m. The second gate closes at 10:00
7 p.m. During the summer months the first gate closes at 8:00 p.m.

8 **NEXT MEETING**

9 The next meeting will be February 16th, 2026, at 10:00 a.m. at the Heritage Greens
10 Clubhouse.

11 **ADJOURNMENT**

12 **The meeting was adjourned at 10:48 a.m. on a MOTION by Mr. Meszaros and a
13 second by Mrs. Pitts.**