

1           **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**  
2                           **NAPLES, FLORIDA**  
3                   Regular Meeting of the Board of Supervisors  
4                           February 16, 2026

5   The regular meeting of the Heritage Greens Community Development District Board of  
6   Supervisors was held on Monday, February 16th, 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 Mrs. Connor, 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 JANUARY 19, 2026**

27   Mr. Dorrill noted several corrections to the January meeting minutes. References  
28   attributed to Mr. Anderson should instead be attributed to Mr. O'Reilly. The corrections  
29   occur on page four lines four, ten, and twenty-five.

1 **On a MOTION by Mr. Meszaros and a second by Mrs. Pitts, the minutes were**  
2 **approved as amended with all in favor.**

### 3 **FINANCIALS - DECEMBER 2025**

4 Mr. Dorrill reported that at the end of December the District had \$439,629 in cash, split  
5 between the operating account at \$254,000 and \$178,000 in the reserve account. The  
6 balance sheet also reflects prepaid insurance premiums which are paid quarterly  
7 throughout the year. There were \$7,111 in payables reflected on the liability portion of  
8 the balance sheet. \$182,000 in non-ad valorem assessments were received during the  
9 month of December. Year-to-date tax revenues total \$279,000, representing  
10 approximately 82% of the anticipated revenue for the fiscal year. Operating expenses  
11 include front-loaded annual costs such as insurance, pressure washing, and audit  
12 services, along with landscaping repairs.

13 Overall year-to-date operating expenses are approximately \$4,000 below budget. The  
14 District's audit for the prior fiscal year has been completed and issued as a clean audit  
15 without exception. Total assets of the District exceed liabilities, and the net fund position  
16 at the end of the fiscal year was just under \$1,500,000. The ending cash fund balance  
17 was approximately \$230,000, with about 90% of that amount held in reserves. The  
18 District's overall fund position increased by approximately \$9,626 over the prior year.  
19 Total assets of the District, net of depreciation, were reported at \$1,478,166 compared  
20 with \$1,589,000 the prior year, reflecting depreciation of District infrastructure. This is  
21 primarily the value of the preserves owned by the District. The infrastructure is just  
22 about fully depreciated.

23 **On a MOTION by Mrs. Pitts and a second by Mr. Meszaros, with all in favor, the**  
24 **Board accepted the financials and the independent auditor's report as presented.**

### 25 **MANAGERS REPORT**

#### 26 **A. Sidewalk Update**

27 Mr. Dorrill reported that the District's annual sidewalk repair project was recently  
28 completed and overall the quality of the work was very good. This is the fourth year the  
29 District has used this contractor. During construction several irrigation lines were  
30 damaged because the original irrigation system had been installed directly beneath the  
31 sidewalks without protective sleeves. A total of approximately ten irrigation main repairs  
32 were identified and authorized for repair by the District's landscaper. Most of the  
33 damaged lines were entangled in oak tree roots.

1 Mr. Dorrill reported that, to his knowledge, all damaged irrigation lines have been  
2 repaired. Sod will be installed once the irrigation system repairs have been verified. Ms.  
3 Debbie Lerra noted that there may be a repair that was missed and Mr. Dorrill will  
4 confirm.

5 Mr. Dorrill authorized a proposal to perform a wet check and make any repairs  
6 associated with the construction project. The Board authorization from last month also  
7 included a budget amendment because \$10,000 was spent pressure washing the  
8 sidewalks, curbs, and gutters and an additional \$10,000 was spent for irrigation repairs,  
9 which will place the project slightly over budget. Overall, Mr. Dorrill stated that the  
10 contractor did a good job. The project resulted in almost a dozen irrigation repairs for  
11 approximately 21 sections of sidewalk that were replaced.

12 Mr. Anderson disagreed with the assessment that the contractor did a good job and  
13 commented that communication with residents regarding the sidewalk repairs could  
14 have been improved. He also witnessed concrete poured before the irrigation lines were  
15 appropriately repaired, which did not make sense for him. He also noted that there are  
16 multiple irrigation contractors for the various associations in the District. Mr. Dorrill  
17 responded that staff attempted to contact the appropriate association irrigation  
18 representatives but encountered difficulty identifying the correct contacts, as the  
19 information was pulled from association websites. Mr. Dorrill was in the community  
20 Thursday and Friday evaluating the irrigation damage. This is the first time in six years  
21 that irrigation damage has occurred during sidewalk repairs.

## 22 **B. Radar Speed Sign**

23 Mr. Dorrill reported that the radar speed signs have arrived in the United States and are  
24 expected to be delivered and installed on Thursday. If not, they should be installed the  
25 following week. The contractor was out in advance to paint the location on the line that  
26 was selected by Mr. O'Reilly or his board. The other location is near Mrs. Pitts' house  
27 on the south side of the curve on Morning Sun.

## 28 **C. CCSO Traffic Enforcement**

29 Mr. Dorrill reported on the status of the Collier County Sheriff's Office traffic  
30 enforcement details within the community. The Board previously requested efforts to  
31 schedule some enforcement details during school dismissal hours which was  
32 communicated to the CCSO; however, this continues to be difficult due to staffing  
33 limitations.

1 Mr. Dorrill provided the schedule of traffic enforcement details for the remainder of the  
2 year. These details occur at random days and times and typically average six to seven  
3 traffic stops per enforcement detail. Most stops have been for stop sign violations rather  
4 than speeding.

#### 5 **D. Envera Payment Dispute**

6 Mr. Dorrill reported that the District continues to address service issues with Envera. On  
7 three occasions during the past year the District has withheld payment for portions of  
8 Envera's invoices due to service interruptions. The most recent issue involved a failed  
9 license plate recognition camera. Mr. Dorrill negotiated a partial credit for the  
10 replacement of that equipment and has withheld payment for approximately two weeks  
11 of service while discussions continue with Envera's finance and accounting department.

12 Mr. Dorrill reported that the electrical repairs that were required after palm rats damaged  
13 wiring in the gate control box have been completed and coordinated with Envera. No  
14 new complaints regarding the system have been received for approximately three  
15 weeks. The adhesive residue on the box is also scheduled to be cleaned.

#### 16 **E. Candidate Qualifying**

17 Mr. Dorrill shared about the upcoming qualifying period for Board seats that will be up  
18 for election later this year. He will verify which seats are up for election.

#### 19 **SUPERVISOR REQUESTS**

20 No supervisors' requests were discussed.

#### 21 **PUBLIC COMMENTS**

22 No public comments were received at this time.

#### 23 **NEXT MEETING**

24 The next meeting will be March 16<sup>th</sup>, 2026, at 10:00 a.m. at the Heritage Greens  
25 Clubhouse.

#### 26 **ADJOURNMENT**

27 **The meeting was adjourned at 10:25 a.m. on a MOTION by Mr. Meszaros and a**  
28 **second by Mrs. Pitts, and all in favor.**