

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

3 Regular Meeting of the Board of Supervisors

4 May 18, 2026

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Supervisors was held on Monday, May 18th, 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 Steven Joos

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 Mr. Shelton and a second by Mr. Meszaros, with all in favor, the**
23 **agenda was approved as presented.**

24 **PUBLIC COMMENT**

25 Mr. Anderson commented that the speed limit sign remained at the entrance. He stated
26 that the item had been discussed the prior month, but the sign was still there.

27 He also commented on the condition of the annuals and weeds at the entrance. He
28 noted that Keeping It Green is the new landscaper and that workers appeared to be
29 pulling weeds that morning, but the weeds where the annuals were planted looked poor

1 and were nearly as tall as the annuals. Mr. Dorrill stated staff would address it with the
2 landscaper and noted that the summer annuals had been planted.

3 **APPROVAL OF MEETING MINUTES FOR APRIL 2026**

4 **The minutes were accepted as presented on a MOTION by Mr. Meszaros, a**
5 **second by Mr. Shelton, and all in favor.**

6 **FINANCIALS - MARCH 2026**

7 Financials through March 31. \$382,000 in cash along with prepaid insurance premiums,
8 for total current assets of \$386,278. There was \$3,900 in payables at the end of the
9 month along with the various fund reserves pursuant to the Board policy regarding
10 reserves.

11 \$5,140 in non-ad-valorem tax assessments was received in March before the
12 assessments would have become delinquent in April. He stated additional revenue
13 would be shown in April for those who waited until the last day to pay. Total year-to-date
14 assessments were \$314,000, which represented a little over 92% of the total anticipated
15 for the year. He also noted that year-to-date interest earnings were down slightly from
16 the original forecast, but only by approximately \$100.

17 Mr. Dorrill reviewed expenses and noted that the tax collector and property appraiser
18 expenses were slightly over budget. He stated that some of that was a reflection of the
19 year-to-date actual column on the tax collector side because the District was
20 approaching 93% of total expenses for the year.

21 Under landscape irrigation repairs, Mr. Dorrill stated the District was over budget
22 primarily due to the sidewalk repair project and related irrigation repairs. The District
23 had spent approximately \$3,600, almost all of which was associated with irrigation
24 repairs in the community following the new sidewalk work. Landscape enhancement
25 had also used the entire budget for the year within the first six months.

26 On the sidewalk repair and maintenance line item, Mr. Dorrill stated the original budget
27 was \$8,000. The Board had expanded the scope of the concrete replacement and also
28 pressure washed the entire community. Year to date, the District was approximately
29 \$10,000 over budget on that line item, or close to \$14,000 over budget when the related
30 irrigation repairs were included. Overall, including capital and the annual contribution to
31 reserves, the District was only \$593 over budget at mid-year.

1 Mr. Dorrill stated that, as transfers are made toward the end of the year, the reserve
2 fund is expected to be up an additional \$15,000 from its current position. He did not
3 expect the District would need to tap into reserves.

4 **The financials were accepted as presented on a MOTION by Mr. Shelton, a second**
5 **by Mrs. Connor, and all in favor.**

6 **MANAGERS REPORT**

7 **A. FY 27 Budget Approval**

8 Mr. Dorrill presented the proposed Fiscal Year 2027 budget and stated the Board
9 needed to approve a tentative budget so it could be submitted to the County, which
10 serves as the depository for CDD budgets prior to formal adoption. He stated the formal
11 adoption hearing would likely occur in July.

12 The proposed budget reflected an overall assessment increase of approximately 2.9%.
13 The current assessment is \$649 per equivalent residential unit, and Mr. Dorrill
14 recommended increasing it to \$668 per equivalent residential unit.

15 Mr. Dorrill stated the proposed increase in the non-ad valorem assessment was
16 \$10,000, or 2.9%, taking the revenue line to \$352,000. He explained the non-ad
17 valorem discount shown in the budget is required by law because governments in
18 Florida must budget a revenue reserve for property owners who take advantage of early
19 payment discounts.

20 The administrative cost center was proposed to increase approximately \$3,000, or
21 2.9%. Mr. Dorrill noted small insurance adjustments and stated the management fee,
22 audit fee, and landscape fee were budgeted with a 2.8% increase based on the cost-of-
23 living adjustment at the time the budget was prepared.

24 Under public safety, Mr. Dorrill explained the budget includes the off-duty sheriff
25 deputies and Envera. Envera had not indicated a rate increase, so that line remained at
26 \$35,000. Overall, public safety was proposed to increase to \$51,400, which represented
27 an increase of approximately \$700, or about 1%. He stated public safety represented
28 approximately \$100 of the proposed \$668 per equivalent residential unit assessment.

29 Under landscape and irrigation, Mr. Dorrill recommended modest increases for preserve
30 management and related services. He had not yet budgeted an increase for the
31 landscaper but stated that adjustment could be made before final adoption if the

1 landscaper contacted the District. Mulch remains the same. The landscape cost center
2 represented approximately \$130 per equivalent residential unit and was proposed to
3 increase by approximately 3.5%.

4 Under roads and sidewalks, Mr. Dorrill recommended increasing sidewalk repairs from
5 \$8,000 to \$15,000 for next year. He stated that at some point the District would catch up
6 with sidewalk replacement associated with root upheaval, but the District has spent
7 substantially more than budgeted on sidewalk repairs over the last two years. The
8 increase would still allow for sidewalk pressure washing, which had been the Board's
9 practice. The roads and sidewalks cost center was proposed to increase by
10 approximately 30%, or \$79 per equivalent residential unit.

11 The Board discussed sidewalks on Avion Court and trees that continue to stain and dirty
12 the sidewalks shortly after they are cleaned. There was discussion regarding whether
13 the trees are located on private property, HOA property, or within the right-of-way, and
14 whether the responsible party is the homeowner or the Colonial Links HOA. Mr. Dorrill
15 stated the District does not have the same police powers as the master homeowners
16 association but could potentially produce an invoice or pursue a lien for unpaid costs,
17 although that could become adversarial. The Board discussed reviewing the applicable
18 documents and/or survey information to determine responsibility for trimming and
19 maintenance.

20 Mr. Dorrill stated the proposed increase equated to approximately \$19 per year, or
21 about \$1.50 per month. The budget will not be formally adopted until the July meeting.

22 **The tentative Fiscal Year 2027 budget was approved as submitted, and the public**
23 **hearing was set for July 20, 2026 on a MOTION by Mr. Shelton, a second by Mrs.**
24 **Connor, and all in favor.**

25 **B. Median Sod/Ground Cover**

26 Mr. Dorrill stated his understanding from the prior meeting was that the Board had
27 discussed the entrance median repair and potential installation of a low ornamental
28 fence and ground cover. The Board clarified that no fence had been approved. Staff had
29 obtained an estimate of approximately \$4,100 for a fence and a separate estimate of
30 approximately \$450 to replace the damaged existing shrub material.

31 The Board discussed possible options for the entrance median, including keeping the
32 existing wooden posts, removing the damaged shrubs, and installing podocarpus or
33 similar taller plant material to blend with or screen the posts. There was also discussion

1 regarding whether sod and mulch would be needed after removing the existing plant
2 material. Mr. Dorrill noted that if podocarpus were installed as a hedge, the contractor
3 would likely recommend sod for the remaining area because the current bed is wider
4 than the proposed hedge area.

5 The Board discussed having the contractor meet on site so the Board could review the
6 area and obtain more accurate pricing for removal, replanting, sod, and mulch. No final
7 action was taken.

8 **C. SFWMD Notice of Violation**

9 Mr. Dorrill reported that the District received a notice of violation from the South Florida
10 Water Management District regarding damage within the preserve area that had
11 previously been damaged once before. He provided an aerial and stated that small
12 trees had been illegally cut down in the preserve. He believed the damage was primarily
13 caused by middle school-aged boys who live next door, who also dug a deep hole, took
14 rakes from the sand traps, and left them in the preserve.

15 Mr. Dorrill also stated that he believed the golf superintendent may have sprayed and
16 killed some plants within the preserve because of a line-of-sight issue related to the golf
17 course. He explained that he had a partial agreement with the golf course owners to
18 help with required repairs, as had been done once before, in order to avoid a five-year
19 monitoring requirement.

20 Mr. Dorrill authorized a proposal in the amount of \$3,000 to remove the illegally cut
21 vegetation, haul away the debris, and begin the required repairs. The District will also
22 need to replant shrubs and trees in the damaged area.

23 The Board discussed the possibility that the boys may live in Saturnia and that law
24 enforcement and/or the club may know their identities. The Board discussed whether a
25 police report should be filed, whether the parents should be contacted, and whether the
26 District should pursue reimbursement. Mr. Dorrill stated that, at a minimum, the District
27 would need a police report and case number if it intended to pursue a claim, while the
28 decision whether to prosecute would be separate.

29 **D. Law Enforcement Summary**

30 Mr. Dorrill reviewed the law enforcement summary for April and stated that deputies
31 were also in the community over the past weekend. For the first time, a written warning
32 was issued for speeding. The Board discussed the sheriff's practice of issuing written

1 warnings, which are entered into the database so deputies can see whether a driver has
2 been stopped previously.

3 Mr. Dorrill stated he had not yet received the activity summary from the Saturday shift,
4 but the deputy is required to send a text when arriving on site and another text at the
5 end of the shift noting anything unusual. He stated that the off-duty sheriff program is
6 budgeted to continue through the end of the current fiscal year and into the next fiscal
7 year, and he believed the program had generally been well received.

8 **E. Registered Voter Certification**

9 Mr. Dorrill stated the Supervisor of Elections is required to notify the District of the total
10 number of registered voters in the community. As of April 15, 2026, there were 658
11 registered voters in Heritage Greens.

12 **SUPERVISORS' REQUESTS**

13 The Board discussed the entrance and exit area at Immokalee Road. Mr. Joos stated
14 that the area is being treated as an intersection, but it is not truly an intersection, and
15 the wording on the sign may confuse drivers. He suggested the sign should say "Do Not
16 Block Entrance" rather than "Do Not Block Intersection." Mr. Dorrill stated the County
17 had striped the intersection area vertically with paint on the road and clearly marked the
18 area they did not want drivers to block.

19 The Board discussed the visibility of the signage and whether an LED flashing sign
20 could be installed. Mr. Dorrill stated Pelican Bay had used new LED flashing signs and
21 that his crews had installed them there. He was not certain whether Collier County
22 would approve such a sign at Immokalee Road, but he would ask the question. The
23 Board also discussed contacting the County's transportation engineer regarding the
24 sign, lighting, and possible redesign of the entrance area.

25 Mr. Dorrill stated that in 2028, Immokalee Road is expected to be significantly impacted
26 by planned transportation projects, including a County overpass at Livingston Road and
27 Immokalee Road, a Florida Department of Transportation diverging diamond
28 interchange at Immokalee Road and I-75, and additional County lane and turning lane
29 improvements from Logan Boulevard to Livingston Road. He stated the District might be
30 able to seek redesign of the Heritage Greens Boulevard and Immokalee Road
31 intersection signage as part of that work.

32 **PUBLIC COMMENTS**

1 Mr. Anderson suggested that the Board send a note to District Commissioner Saunders
2 regarding the entrance and remind him that Heritage Greens has an ongoing safety
3 issue. He stated it had not been long since an additional development was approved
4 between Heritage Greens and Saturnia, which will push more traffic onto an already
5 failing road. He suggested that, at a minimum, an LED light should replace the existing
6 amber flashing light.

7 Mr. Anderson also asked about the sign located near the entrance. Mr. Dorrill stated the
8 sign is not monitoring speeds and is a special license plate reader sign in continuous
9 contact with law enforcement operations. He stated law enforcement was looking for a
10 particular individual and vehicle and had asked that only limited information be shared
11 at a public meeting.

12 The Board discussed traffic exiting Heritage Greens. Mrs. Connor stated that drivers
13 often wait in the exit lane because they want to cross Immokalee Road rather than turn
14 right, which delays other drivers who are attempting to make the right turn. The Board
15 discussed whether additional signage or striping could make expectations clearer and
16 whether drivers should proceed right and make a U-turn or use a signalized
17 intersection. Mr. Dorrill will seek guidance regarding how the movement should be
18 handled when he contacts the County engineer about the LED signs.

19 **NEXT MEETING**

20 The next meeting will be June 15th, 2026, at 10:00 a.m. at the Heritage Greens
21 Clubhouse.

22 **ADJOURNMENT**

23 **The meeting was adjourned at 10:47 a.m. on a MOTION by Mr. Meszaros, a**
24 **second by Mr. Joos, and all in favor.**