

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

3 Regular Meeting of the Board of Supervisors
4 June 15, 2026

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Supervisors was held on Monday, June 15th, 2026, at 10:00 a.m. at the HGCDD
7 Clubhouse, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 John Shelton

10 Dale Meszaros

11 Barbara Pitts

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 **The agenda was approved as presented on a MOTION by Mr. Meszaros, a second**
23 **by Mr. Shelton, and all in favor.**

24 **PUBLIC COMMENT**

25 Gordon Brown - Crestview Way - Mr. Brown commented regarding the speed bumps on
26 Heritage Greens Drive. He stated that now that the speed limit had been increased to
27 25 miles per hour, the speed bumps were no longer commensurate with the speed limit.
28 He stated the speed bumps should be adjusted and reduced so that they are
29 appropriate for vehicles traveling 25 miles per hour and do not punish the car or its
30 passengers.

1 Dan Anderson - Crestview Way - Mr. Anderson stated he had two items that had been
2 sent to him by residents. The first concerned weeds in the front flower bed. He stated
3 the Board discussed the same issue at the prior meeting, and although crews were out
4 pulling weeds at that time, the weeds appeared to be back in full force. Mr. Dorrell asked
5 that the landscaper be contacted, noting that after the prior meeting, workers were
6 already on their hands and knees pulling weeds before he left the community.

7 Mr. Anderson also commented regarding the wrought iron gates. He stated the gates
8 appeared discolored and oxidized and asked whether they were scheduled to be
9 painted. Mr. Dorrell stated there was no current schedule, but staff would inspect the
10 gates. He explained the gates are powder coated and that he has had limited
11 experience painting over powder coating because paint tends to fail. He stated that to
12 powder coat the gates again, they would have to be sandblasted to the base metal, and
13 it may be more economical to purchase new gates. He also noted there is a specialty
14 vendor in the Pine Ridge industrial park that powder coats streetlight fixtures and that
15 could be evaluated as option, potentially in the new fiscal year.

16 **APPROVAL OF MEETING MINUTES FOR MAY 2026**

17 **The minutes were approved as presented on a MOTION by Mr. Shelton, a second**
18 **by Mrs. Pitts, and all in favor.**

19 **FINANCIALS - APRIL 2026**

20 Mr. Dorrell presented the financials through April 30, 2026, the seventh month of the
21 fiscal year. He reported that at the end of April the District had a combined \$380,000 in
22 cash, including approximately \$197,000 in the operating account and approximately
23 \$178,000 in the reserve account. Outstanding payables totaled approximately \$3,700.

24 On the income statement, Mr. Dorrell reported that the District received \$10,600 in non-
25 ad valorem tax payments during April. He stated those payments would have been
26 delinquent by that time and would have included penalties or additional late fees. He
27 further reported that another \$8,700 was received and booked in May, which would
28 have been paid just before the tax certificate auction. He noted that this was somewhat
29 unusual, but the District was right at 95% of year-to-date assessment collections, which
30 is what he would expect net of fees and discounts.

31 Mr. Dorrell stated that certain line items continue to be impacted by timing and
32 seasonality, including insurance premiums, tax collector fees, and property appraiser
33 fees. He reported that the administrative cost center was only approximately \$3,000

1 over budget, and if adjusted for those timing items, the cost center would be under
2 budget. He stated the same was true for the public safety and landscaping cost centers.

3 Total operating expenses year-to-date were approximately \$174,000 against a budget
4 of approximately \$146,000, or about \$27,000 over budget for the reasons noted.
5 Including the capital contribution and reserve, the District was approximately \$9,700
6 year-to-date under budget. Mr. Dorrill stated the Board would see the annual \$15,000
7 contribution to the reserve fund and believed that transfer had been made in May, which
8 he would confirm at the next meeting.

9 **The financials were accepted as presented on a MOTION by Mr. Meszaros, a**
10 **second by Mr. Shelton, and all in favor.**

11 **MANAGERS REPORT**

12 **A. Immokalee Road Entrance LED Signage**

13 Mr. Dorrill reported that, following the Board's request from the prior meeting, staff
14 followed up with Collier County regarding whether the County would install updated LED
15 lighting on the eastbound Immokalee Road "Do Not Block Intersection" signs. He stated
16 the County would support the District installing the LED lighting, but the County would
17 not pay for it. If the District chooses to proceed, the County would require the District to
18 permit the work.

19 Mr. Dorrill stated he spoke with the County's chief of engineering, and County staff was
20 quick to state that, in their opinion, those types of "Do Not Block Intersection" signs are
21 not effective in the urban area. Mr. Dorrill noted that the existing signs are almost
22 worthless because, even with the cross-striping and flashing lights, traffic still blocks the
23 intersection when the light at the elementary school stops traffic, especially during
24 season.

25 Mr. Dorrill also reported that the County believed some improvement may be seen after
26 the opening of the Vanderbilt Beach Road Extension, which opened the Friday before
27 the meeting. He described it as the largest public works project in the history of the
28 County and a seven-mile extension of Vanderbilt Beach Road intended to capture traffic
29 from Golden Gate Estates. Mr. Shelton stated he had observed traffic at the intersection
30 of Vanderbilt Beach Road and Collier Boulevard and saw a significant number of
31 vehicles continue straight down Vanderbilt Beach Road instead of turning toward
32 Immokalee Road, which he believed would help the community.

1 Mr. Dorrill stated his staff at Pelican Bay had installed similar LED flashing signs at four-
2 way stops, and the cost was approximately \$1,000 per sign with a solar panel. He
3 stated the Heritage Greens signs may need amber lighting, and the District may be able
4 to hardwire them. He explained that because LED lighting requires a transformer to step
5 down the voltage, the District would evaluate whether hardwiring or solar panels and
6 batteries would be more appropriate.

7 Mr. Dorrill stated that, at a minimum, he would ask the engineer to prepare a right-of-
8 way permit application and would confirm the cost to install two LED light systems
9 around the existing signs, one in the median and one along the streetscape/existing
10 pole area. The Board noted that anything that improves visibility and safety is better
11 than the existing condition.

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

13 Mr. Dorrill presented an update regarding the entrance median on the south side of the
14 guard gate, which had been continued from the prior meeting. He stated he had two
15 proposals related to the median repair, including the option to replace the damaged
16 ground cover or to install sod. He clarified the proposal amounts and stated that
17 replacing the damaged area with ground cover was approximately \$650 and the sod
18 option was approximately \$1,175, with related removal/installation work also discussed.

19 Mr. Shelton stated that the District had been discussing the issue for several months
20 and that he preferred to replace the damaged ground cover, potentially add another
21 post, and maintain the existing condition. He stated the current damage was primarily
22 from trucks and that replacing the damaged material would be a modest repair. He
23 expressed concern that removing the ground cover and installing sod would reduce the
24 security barrier and could allow bikes, scooters, or pedestrians to cut through the area.

25 Mr. Meszaros stated that the existing bushes are overgrown, irregularly trimmed, and do
26 not add to the appearance of the island. He stated the material covers the lighting and
27 requires ongoing trimming, and he believed sod would provide a cleaner look. The
28 Board discussed whether posts and chain could deter access, but there was concern
29 that chain or posts would not provide the same barrier as plant material.

30 Mr. Shelton made a MOTION to leave it the way it is. No one made a second.

31 Mr. Dorrill explained the existing material is a coastal shrub that is intended to grow
32 somewhat thick to sustain itself. The Board discussed having the landscaper hard-prune
33 the existing material so that it can fill in during the rainy season. Because the Board did
34 not have a consensus and only four members were present, no final action was taken.

1 Mr. Dorrill stated the item would be placed back on the agenda for the next meeting
2 when all five members may be present. In the meantime, staff will continue maintaining
3 the area and will have the landscaper prune the existing ground cover.

4 **C. SFWMD Notice of Violation**

5 Mr. Dorrill provided an update regarding the South Florida Water Management District
6 notice of violation for vandalism and damage in the south preserve. He stated staff has
7 a proposal to fill in the hole, remove trees that were cut down, and replace the state-
8 approved plants that were either sprayed or chopped down. The work was expected to
9 be completed during the week of the meeting, using the beginning of the rainy season
10 for the replanting work.

11 Mr. Dorrill stated the owners of the golf course would share in the cost because the golf
12 course had also sprayed herbicides in the area in an effort to improve the golf
13 experience from the adjacent tee box. The proposal to fill the hole, remove the cut
14 material, and replace the trees and shrubs was approximately \$3,000.

15 Mr. Dorrill stated he also filed a police report because the golf course owners provided
16 screenshots of juveniles on e-bikes and scooters who were involved in vandalism to the
17 greens in the same general area. If law enforcement can identify the individuals, the
18 District will ask that they be questioned regarding whether they were also responsible
19 for building a fort, digging the hole, and cutting down trees in the preserve area.

20 The Board discussed that the individuals appeared to be middle-school or high-school
21 age and may be from surrounding communities. There was discussion regarding
22 possible activity involving Saturnia, Ibis Cove, Island Walk, and other nearby areas, as
23 well as a path or bridge that juveniles may use to cross between communities. Mr.
24 Dorrill stated someone is likely to identify the individuals once law enforcement begins
25 questioning them, and staff will continue coordinating with the sheriff's office and the
26 golf course owners as appropriate.

27 **D. Law Enforcement Summary**

28 Mr. Dorrill reported that the Sheriff's Department was in the community on June 10,
29 2026 and remained until 10:00 p.m. He stated he receives a text notification when the
30 deputy arrives and when the deputy leaves. Because the agenda had already been
31 printed, he had not yet received the written activity summary from the coordinator. Mr.
32 Dorrill stated the activity summary would be provided at the next meeting.

33 **SUPERVISOR REQUESTS**

1 Mr. Shelton brought up the trees along Avian Court that overhang the walkway. He
2 stated that after the sidewalks are pressure washed, they become dirty again within a
3 short period of time because the tree canopy prevents sunlight from reaching the
4 sidewalk and allows mold or staining to return. The Board discussed that the trees
5 should be trimmed and that, if the District is responsible for the sidewalk, it creates
6 concern if the condition contributes to a slip and fall. Mr. Dorrill stated he would send a
7 letter or email to the applicable homeowners association contact requesting that the
8 trees be addressed.

9 It was noted that Mr. Christopher Dorrill had already ordered replacement flags for the
10 entrance, which were expected to arrive within the next few days.

11 Mr. Meszaros asked staff to obtain pricing for a permanent electrical solution for the
12 Christmas tree lighting at the entrance. He stated the District previously had issues with
13 power to the large tree and had to use an extension cord from the box behind the
14 clubhouse to keep the lights operating. The Board discussed running an underground
15 cable from the large tree to the receptacle behind the building, or otherwise having an
16 electrician evaluate whether a dedicated outlet, circuit, or service is needed. Mr. Dorrill
17 stated an electrician would be asked to evaluate the issue and provide pricing or bids so
18 the District can resolve the problem before the holiday season.

19 Mr. Dorrill reminded the Board that the next meeting would be July 20, 2026 and that
20 three Board members must be physically present because the meeting includes the
21 public hearing to adopt the budget. Board members confirmed anticipated availability.

22 The Board also discussed a prior sprinkler coverage issue near the entrance flowers.
23 Ms. Pitts recalled that one section of flowers had not been receiving adequate irrigation.
24 Staff indicated sprinkler heads or pop-ups had been addressed, and the matter
25 appeared to be resolved.

26 PUBLIC COMMENTS

27 Linda Schmidt - Heritage Greens - Mrs. Schmidt asked for clarification regarding the
28 LED signage discussed earlier in the meeting. Mr. Dorrill explained that the Board had
29 authorized the engineer to pursue a right-of-way permit for next-generation LED flashing
30 lights around the "Do Not Block Intersection" signs. He stated the County would permit
31 the improvement but would not pay for it and did not believe the signs would be
32 effective. The Board reiterated that anything that improves visibility would be better than
33 the current condition.

1 Mrs. Schmidt also asked about the front marquee sign used for community
2 announcements. It was stated that the marquee sign is the responsibility of the Master
3 Association.

4 **NEXT MEETING**

5 The next meeting will be July 20th, 2026, at 10:00 a.m. at the Heritage Greens
6 Clubhouse.

7 **ADJOURNMENT**

8 **The meeting was adjourned at 10:36 a.m. on a MOTION by Mr. Meszaros, a**
9 **second by Mr. Shelton, and all in favor.**