

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

3 **Public Hearing and Regular Meeting of the Board of Supervisors**
4 **July 20, 2026**

5 The public hearing and regular meeting of the Board of Supervisors of the Heritage
6 Greens Community Development District was held on Monday, July 20, 2026, at 10:00
7 a.m. at the HGCDD Clubhouse, 2215 Heritage Greens Drive, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 John Shelton

10 Dale Meszaros

11 Barbara Pitts, arrived at 10:14 a.m.

12 Steven Joos

13 Leigh Connor

14 **ALSO PRESENT**

15 Neil Dorrill, Dorrill Management Group

16 Christopher Dorrill, Dorrill Management Group

17 **PLEDGE OF ALLEGIANCE**

18 The meeting began with the Pledge of Allegiance.

19 **ROLL CALL/APPROVAL OF THE AGENDA**

20 A quorum was present. Ms. Pitts was expected to arrive shortly and arrived at 10:14
21 a.m.

22 **PUBLIC HEARING AND APPROVAL OF PROPOSED FY 2027 GENERAL FUND**
23 **BUDGET**

24 **The public hearing was opened on a MOTION by Mr. Joos, a second by Ms.**
25 **Connor, and all in favor.**

26 Mr. Dorrill stated that the agenda materials included a copy of the notice for the public
27 hearing and that the affidavit of publication and notice of mailing were on file at the
28 District office located at 5672 Strand Court. He stated that the introductory cover letter

1 outlined a \$19 increase as part of the following year's budget, increasing the total
2 assessment to \$668. He stated the increase was approximately 2.9% and that no
3 communications on the budget were received from residents or property owners.

4 Mr. Dorrill reviewed the budget and year-end forecast. He stated that the road and
5 sidewalk cost center was the only area slightly out of line because of sidewalk-related
6 repairs, irrigation repairs, and traffic sign rehabilitation. He stated the District expected
7 to be approximately \$10,000 over budget on sidewalk repairs, approximately \$4,000
8 over budget on irrigation repairs, and approximately \$4,000 over budget on road sign
9 repairs by the end of the year. He stated the total proposed budget was \$337,400
10 compared to the current year budget of \$326,950 and that the equivalent residential
11 units remained steady at 527 because the community is built out.

12 Carrie Stewart - Crestview - asked how much of the budget was allocated to police
13 presence and requested information regarding the actual ticketing activity in the prior
14 month or two.

15 Mr. Dorrill stated the District budgets approximately \$400 per month within the public
16 safety cost center, subject to the availability of sheriff's deputies. He stated the detail is
17 generally a four-hour shift, with a uniformed deputy in a marked vehicle, and that
18 deputies are required to text him when they arrive and when they leave. He stated the
19 District also receives a monthly activity summary from the sheriff.

20 Mr. Dorrill stated that, for the most recent month reported in June, there were six traffic
21 stops. He stated that approximately half were for stop sign violations and half were for
22 speeding, and that written warnings were issued. Mr. O'Reilly asked whether the
23 deputies could focus on speeding because children are out of school and are riding
24 bikes, e-bikes, and motorbikes. Mr. Dorrill stated that three of the June traffic stops were
25 for speeding at two different locations.

26 **There being no additional public comments on the budget, the public hearing was**
27 **closed on a MOTION by Mr. Meszaros, a second by Mr. Shelton, and all in favor.**

28 **A. Resolution 2026-3 Adopting the Final General Fund Budget for FY 2027**

29 **Resolution 2026-03, adopting the final general fund budget for fiscal year 2027,**
30 **was adopted on a MOTION by Mr. Meszaros, a second by Mr. Shelton, and all in**
31 **favor.**

B. Resolution 2026-4 Adopting the Levying of a Maintenance Assessment for FY 2027

Resolution 2026-04, levying a maintenance assessment within the Heritage Greens Community Development District for fiscal year 2027 in the amount of \$352,000, was adopted on a MOTION by Mr. Shelton, a second by Mr. Joos, and all in favor.

REGULAR BOARD MEETING

ROLL CALL/APPROVAL OF THE AGENDA

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

PUBLIC COMMENTS

Ms. Stewart stated that the police issue still concerned her. Mr. O'Reilly said if the sheriff's detail could focus more on speeding, the cost may be more worthwhile. Mr. Shelton stated that seeing the deputy present slows traffic down and that, after seeing the deputy at the Crestview and Morning Sun stop sign, he would be more careful to come to a complete stop. Mr. Dorrill stated the matter would be discussed further under the manager's report.

APPROVAL MEETING MINUTES FOR JUNE 2026

The June 15, 2026, meeting minutes were approved as submitted on a MOTION by Mr. Shelton, a second by Mrs. Connor, and all in favor.

FINANCIALS - MAY 2026

Mr. Dorrill presented the financials as of May 31, 2026, representing eight months of the fiscal year. He stated the District had \$367,000 cash on hand at the end of the month, with approximately \$186,000 in the operating account and \$178,000 in the reserve account. He stated there were \$6,800 in payables shown on the liability portion of the balance sheet.

Mr. Dorrill stated that \$1,337 in tax assessments were received during May, which indicated that two residences had not paid taxes on time. He stated those payments were either received shortly before the public auction or were purchased by an investor at the auction, and that the payments would include fines and penalties that accrue to

1 the District. He stated year-to-date receipts were at 95%, net of discounts for
2 prepayments, which is the maximum expected amount.

3 Mr. Dorrill stated many District costs are front-loaded, including insurance premiums,
4 tax collector fees, property appraiser fees, flowers, mulch, and other commodity costs.
5 He stated year-to-date operating expenses were \$192,000, which was \$24,000 over
6 budget, principally because of sidewalk repairs and traffic sign repairs. He stated that
7 variance should work itself out over the final four months of the fiscal year. He stated
8 the District was \$44,000 under budget overall because reserves had not been used and
9 the capital outlay portion of the budget had not been fully spent.

10 **The financials were accepted on a MOTION by Mrs. Connor a second by Mr.**
11 **Meszaros, and all in favor.**

12 **MANAGER'S REPORT**

13 **A. Law Enforcement Summary**

14 Mr. Dorrill stated that the June sheriff's detail was held in the early evening and that the
15 day and time are staggered each month so residents cannot anticipate the detail. He
16 stated there were six traffic stops in June, including three traffic sign violations and three
17 speeding violations. The locations included Crestview and the intersection of Morning
18 Sun Lane and Heritage Greens Drive.

19 Mr. Dorrill stated the deputy also contacted three middle-school-aged boys on e-bikes
20 or scooters and addressed the applicable county ordinance. He stated the July Friday
21 evening detail summary had not yet been received and would be reported the following
22 month.

23 Ms. Pitts stated that she observed two cars come down Morning Sun and fail to stop at
24 the Crestview and Morning Sun stop sign. She stated one vehicle entered with a sticker
25 and the second vehicle ran the gate behind it, and then the deputy activated his lights.
26 Mr. Dorrill stated there has not been an occasion where a deputy was present and did
27 not make traffic stops.

28 **B. CH 2026-169, Laws of Florida; Accepting Certain Forms of Payment**

29 Mr. Dorrill stated a newly signed bill gives individuals doing business with the District the
30 right to pay by credit card. He stated that, for Heritage Greens, this principally applies to
31 transponder payments. He stated residents may still pay by cash or check, and credit

1 card payments will include convenience fees. He also noted that a separate bill related
2 to recall provisions had been enacted.

3 **C. Entrance Sign, Landscaping, Lighting, and Gate Issues**

4 Mr. Dorrill provided an update regarding the vehicle incident involving the oak tree and
5 the crossing sign. He stated he and Christopher took the sign to the vendor, a
6 temporary pole and sign were installed the following week, and a proposal was signed
7 for a permanent replacement. He stated the permanent replacement could take a month
8 or more.

9 Mr. Dorrill stated the landscaper replaced the beach dune vine where the gap had been
10 created and would clean up remaining debris during the scheduled Monday service. He
11 stated the electrician installed a new GFI outdoor receptacle at the base of the large oak
12 and confirmed the circuit breaker panel had the capacity for the additional LED lighting
13 load. He stated the electrical work appeared to have been completed without damaging
14 the sod.

15 Mr. Shelton stated the exit gate arms were stuck up during the weekend and that he
16 had attempted to fix them and contacted Envera. Mr. Dorrill stated the issue appeared
17 to be lightning-related and not related to the recent electrical work. Ms. Pitts noted there
18 had been significant lightning in the neighborhood around Morning Sun and Crestview.

19 **D. Avian Court Trees and Sidewalk Mold**

20 The Board discussed trees on Avian Court that cover the sidewalk and contribute to
21 recurring mold. Mr. Shelton stated the trees need to be trimmed so the sidewalk can dry
22 out after pressure washing, otherwise the sidewalk becomes moldy again within about a
23 month and creates slip-and-fall concerns.

24 Mr. Shelton stated the trees should not simply be trimmed heavily on one side and
25 instead should be thinned or hurricane cut so sunlight can come through the trees. The
26 Board discussed whether the trees are maintained by the association or by individual
27 owners. Mr. Dorrill stated he would email after the association meeting to ask what
28 action the association is willing to take. The Board also discussed the possibility of
29 using a professional tree company, including Anytown Tree, to clean out the trees
30 properly.

1 **SUPERVISOR'S REQUEST**

2 Mrs. Pitts stated the flower bed by the exit sign appeared not to be receiving enough
3 water. Mr. Dorrill stated he had spoken with the landscaper, who indicated the issue
4 was irrigation-related rather than fungus, and that the issue was being addressed. Mrs.
5 Pitts also stated the landscaping near the exit side and the guardhouse door appeared
6 sparse and that the sprinklers did not appear to be reaching that area. Mr. Dorrill stated
7 he would have the landscaper check it. He also noted that a lightning strike had
8 damaged the Rain Bird controller and repairs had been authorized.

9 Ms. Connor raised concerns regarding the gate entry system. She stated visitors often
10 reported that the system did not harvest the license plate properly and required them to
11 push the button, wait, and provide the resident name and destination manually. She
12 stated other communities use a digital phone-based pass or QR code that can be sent
13 to visitors and scanned at the gate. The Board discussed whether such a feature is
14 available through New IQ, Envera, or another provider, and requested that staff look
15 into available options, upgrade costs, and the effect of any contract buyout.

16 The Board and residents discussed the recent vehicle incident involving the oak tree,
17 crossing sign, and mailbox. Staff stated a request had been made for the entry log for
18 the approximate time of the incident. Ms. Pitts stated her son found white paint on the
19 damaged mailbox and used the tire tracks to identify a likely small to midsize white
20 SUV, possibly similar to a Toyota RAV4. It was stated that the vehicle was coming into
21 Heritage Greens based on the way the mailbox was dragged across the driveway. The
22 Board discussed asking the golf course for nearby camera footage and contacting
23 Augie regarding the cameras.

24 Mr. Anderson - Crestview - stated that the delay in receiving information from Envera
25 was frustrating and that the vehicle appeared to have been traveling at a dangerous
26 speed. He asked that staff determine the contract term and buyout cost for Envera and
27 provide that information. Staff stated the request had been noted.

28 The Board discussed speed signage near Morning Sun, including the small speed limit
29 sign and whether the larger solar speed sign should be relocated or installed on a larger
30 pole so it is more visible. Staff was asked to review the signage before leaving the
31 neighborhood.

1 **PUBLIC COMMENTS**

2 Mr. Anderson asked whether there was an additional update on the LED lights at the
3 Heritage Greens entrance and Immokalee Road. Staff stated there was no update
4 available at the meeting and that Mr. Dorrill would be asked for an update regarding any
5 pricing or agreement because the County had indicated the District would need to pay
6 for the lights.

7
8 Mrs. Pitts asked whether trimming vegetation that hangs over the sidewalk is the
9 homeowner's responsibility. The Board confirmed it is the homeowner's responsibility.

10 Ms. Stewart identified an overgrown bush and plant near Tara's house that extends
11 across part of the sidewalk and creates clearance concerns for bicycles, wheelchairs,
12 and scooters. The Board also discussed concerns regarding vehicles parked far enough
13 out in driveways to block sidewalks.

14 **ADJOURNMENT - NEXT MEETING: AUGUST 17, 2026**

15 The next meeting was scheduled for August 17, 2026 at 10:00 a.m.

16 **The meeting was adjourned at 10:47 a.m. on a MOTION by Mrs. Pitts a second by**
17 **Mr. Meszaros, and all in favor.**