

# *Heritage Greens*

## *Community Development District*

BOARD OF DIRECTORS' MEETING  
OCTOBER 21, 2019, 10:00 A.M.  
HERITAGE GREENS CLUBHOUSE  
NAPLES, FL 34119

BOARD OF SUPERVISORS IN ATTENDANCE: Leigh Connor  
Dale Meszaros  
Barbara Pitts  
Dorothy Thompson

OTHERS IN ATTENDANCE: Neil Dorrill, Dorrill Management Group  
Ken Hess, Dorrill Management Group  
Nine Owners within Heritage Greens

### CALL TO ORDER

- The meeting was called to order by Neil Dorrill at 10:00 a.m. The Pledge of Allegiance was stated by those in attendance.

### ESTABLISH A QUORUM

- Four of five Board Members were in attendance thus establishing a quorum to conduct the meeting.

### APPROVAL OF AGENDA

- Dorothy Thompson requested that the topic of "Website/TV Channel" be added to the New Business section of the agenda as item "7D." A motion to add this item to the agenda was made by Leigh Connor, second by Dale Meszaros, with all voting in favor.

### INTRODUCTION OF DORRILL MANAGEMENT GROUP

- Neil Dorrill introduced Dorrill Management Group along with staff members who will be managing business for the Heritage Greens CDD. In particular, Alli Coleman will be onsite at the gatehouse to handle owners' questions and needs two times per month.

AUDIENCE COMMENTS – NO COMMENTS WERE RECEIVED AT THIS POINT IN THE MEETING

APPROVAL OF MINUTES – THIS WAS TABLED TILL THE NOVEMBER MEETING FOR THE 9/16/19 AND THE 9/23/19 MEETING MINUTES.

### OLD BUSINESS

- Questions were asked regarding the Landscape Maintenance Contract with Fields of Greens regarding the pots and annuals. Mr. Dorrill stated that it is best to have the potting soil re-nourished, and the flowers plants prior to Thanksgiving.

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- The east wall pressure washing and painting has not been done. Estimates had been received, but a contract not signed. Dale Meszaros added that there is vegetation that needs to be cleaned out near the wall.
- The annual pressure washing of the sidewalks, street curbs and gutters, and driveway aprons on the side of the street that the sidewalks are on are set to be done. An estimate from JL23 for \$6900 has been received. An additional estimate has been received from Premier PC for \$7000. Premier offers a discount of \$500 if a contract for three years is signed. A motion was made by Dorothy Thompson to approved and amount not to exceed \$6900 to use JL23. Leigh Connor seconded the motion, with all voting in favor. The price may come down by having JL23 do both the sidewalks, etc. and the east wall cleaning.
- An agreement with the Master Association to handle overnight street parking was renewed on 9/1/19. There is a 30-day notice requirement if the Master was returning responsibility to the CDD. No notice was received. Roads in Heritage are public roads. The Single Family Association has posted towing information. Discussion took place regarding who is responsible for the roads and parking.
- The half wall removal has been completed.

### NEW BUSINESS

- Discussion took place regarding a contact for annual maintenance. Since the landscape lighting contract included a warranty, the Board decided not to pursue a separate contract for maintenance on the new lights.
- Trademark, a lake maintenance vendor has proposed \$100 per year to do bi-annual maintenance on the lake fountain. The lake fountain has an old-style bulb, and Neil Dorrill stated he would ask the vendor whether it could be switched to LED.

### DISTRICT MANAGER'S REPORT

- Neil Dorrill reported that the 2018 Financial Audit has been received. The report reflected \$239,000 in current assets against \$5,000 in payables. Capital outlay was over due to the expenditure of new signs. Budget was \$234,000 and the expenses were \$247,000. A motion to accept the auditor's report was made by Dorothy Thompson, seconded by Barbara Pitts, with all voting in favor.
- Resolution 2020-1 – Neil Dorrill asked the CDD Board to pass a resolution which recognizes a change in the location of public records from Ft. Myers to Dorrill Management Group at 5672 Strand Ct., Suite #1, Naples, FL 34110. The motion to approve the resolution was made by Dorothy Thompson, seconded by Dale Meszaros, with all voting in favor.
- Resolution 2020-2 –A motion was made by Leigh Connor to designate Neil Dorrill as the public records liaison. The motion was seconded by Dorothy Thompson, with all voting in favor.
- Resolution 2020-3 –A motion was made by Dorothy Thompson to designate Neil Dorrill as recording secretary. The motion was seconded by Barbara Pitts. Neil Dorrill

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requested that a limit of \$2,500 on non re-occurring expenses that would require a second signature. Authority for John Shelton and Leigh Connor to serve as second signees was added to the resolution. All voted in favor.

- Neil Dorrill encouraged the Board of Supervisors to consider moving their accounts to Florida Integrity Bank to improve earned interest rates. As a governmental entity, higher rates can be earned under the same benefits as local governments under the Treasury Account Services. A motion to change banks was made by Dorothy Thompson to move the accounts from Iberia to Florida Integrity Bank, seconded by Leigh Connor, with all voting in favor.
- Dorothy Thompson stated that the website will need to be updated with the new management information and that entrance stickers will need to be handled by Dorrill Management Group. Hangtags are used for owners using rental cars. Renters obtain stickers that are deactivated when their stay has expired. New residents received 2 stickers, \$15 each after the first two. Hangtags may be switched for regular stickers without cost.
- Christmas decorations are the responsibility of the Master Board.
- Dorothy Thompson raised the issue of the golf course infringing upon preserves by trimming some areas to widen those areas.

NEXT MEETING: November 18, 2019, 10:00 a.m. at the Heritage Greens Clubhouse.

ADJOURNMENT: A motion to adjourn was made by Dorothy Thompson, seconded by Barbara Pitts. The meeting adjourned at 11:06 a.m.