

1 **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **January 16, 2023**

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Directors was held on Monday, January 16, 2023, 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 **ALSO PRESENT**

13 Neil Dorrill, Dorrill Management Group

14 Christopher Dorrill, Dorrill Management Group

15 **ROLL CALL/PLEDGE OF ALLEGIANCE**

16 Mr. Dorrill called the meeting to order and advised that the meeting was properly
17 noticed. 3 of 4 board members were present in person. The Pledge of Allegiance was
18 recited in unison.

19 **APPROVAL OF AGENDA**

20 **On a MOTION by Ms. Pitts and a Second by Mr. Shelton the agenda was**
21 **approved.**

22 **PUBLIC COMMENT**

23 Request for an update on the status of the request for proper paint over the speed
24 bumps to improve visibility.

25 **APPROVAL OF DECEMBER 2022 MINUTES**

26 **On a MOTION by Mr. Shelton and a second by Mr. Meszaros the minutes were**
27 **approved.**

1 **FINANCIALS**

2 The November financials reflect \$250,000 in cash. Of that, \$71,000 went into the
3 Operating Account and \$175,000 went into the Capital Reserve Account. The only
4 other assets showing for the month are those that went toward the prepaid insurance
5 premium. There was \$28,000 in outstanding payables at the end of the month. Early
6 payments in the non-ad valorem assessments were \$51,000 as expected, to get the full
7 benefit to the taxpayers. Mr. Dorrill pointed out that other payments made on the last
8 day of the month aren't recorded until December but the benefit still goes to the tax
9 payers. Interest income is slightly higher than forecast due to the interest rates
10 increasing which is very welcome. The expenditures throughout the call centers
11 through end of two months in operating are about \$3,200 over budget because the
12 insurance package was prepaid for the year. The budget is expected to catch up
13 quickly throughout the year.

14 **The financials were accepted on a MOTION by Mr. Shelton and a second by Mr.**
15 **Meszaros.**

16 **MANAGERS REPORT**

17 **A. Mulch Approval**

18 \$4,500 has been authorized for the mulch budget. Scheduling of the mulch
19 replacement will be done after the painting is finished.

20 **B. Wall Painting Proposal**

21 \$7,500 has been authorized for the painting of the front side of the walls and the end
22 caps. Wall painting to be done Monday January 23, 2023. Concern was brought up
23 regarding leaving the back side of the wall facing Immokalee Road unpainted as those
24 leaving the property and those on the golf course will notice it is a different color and
25 complaints will start to come in. Quote will be obtained while the painter is on the
26 property on the 23rd and if reasonable, Mr. Dorrill has permission to approve the
27 painting of the back wall. Sherwin Williams paint colors have been selected. The wall
28 color is SW 7566 – West Highland White which is an off-white color, and the trim color
29 is SW 7020 – Black Fox which is a cocoa brown color. The Sienna Lakes Community
30 on Orange Blossom Trail uses the same SW 7020 paint color.

1 **C. Guard House Proposal and Replacement Decorative Wall Cap Proposal**

2 Work on the Guard House is included in the original painting proposal and will be done
3 at the same time as the wall painting.

4 **D. Exotic Control Contract**

5 Mr. Dorrill informed the members that bushhogging of the canal bank portion of the
6 drainage easement that runs along the entire East side of the property needs to be
7 done twice a year. The price each time is \$1,150 for a total of \$2,300 annually. There
8 is also an annual contract in place with Earth Tech Environmental to spray the two
9 preserve areas on the property. One preserve area is located at the South end of the
10 property and the other is located on the West side of the Community. Each spraying
11 event costs around \$4,900 for a total of \$14,850 annually.

12 **On a MOTION by Mr. Meszaros and a second by Ms. Pitts all items on the**
13 **Managers Report were approved.**

14 **NEW BUSINESS**

15 There was no new business at this time.

16 **SUPERVISOR REQUESTS**

17 **A. Sidewalks**

18 Concern brought up over the raised edges of some of the sidewalks in the community.
19 Mr. Christopher Dorrill to do a walk through with the painting vendor in February when
20 the annual survey is conducted. Mr. Neil Dorrill pointed out that the painting vendor
21 also does asphalt repair, concrete grinding and replacement, and pavement striping.

22 **B. Fountain**

23 Ms. Pitts requested an update on the decision at the previous meeting regarding the
24 fountain. A new fountain will be added to the lake. The fountain was previously looked
25 at and chosen by the board.

26 **C. Guard House A/C**

27 The A/C in the guard house is now 22 years old. Done Right recommends installing a
28 Mini Split in the guard house as a larger A/C will not be necessary to cool the small
29 space. Believe it is a good idea to be proactive and get a price now should the A/C stop
30 working.

1 **D. Guard House Roof**

2 Plan to get an estimate for replacing the guard house roof as the current roof is looking
3 bad. Would like to be proactive and have an estimate in place should the roof start
4 leaking.

5 **PUBLIC COMMENTS**

6 No public comments were received at this time.

7 **NEXT MEETING**

8 The next meeting will be February 20, 2023, at 10:00 a.m. at the Heritage Greens
9 Clubhouse.

10 **ADJOURNMENT**

11 **With no further business, the meeting was adjourned at 10:19 a.m.**