

1 **HERITAGE GREENS COMMUNITY DEVELOPMENT DISTRICT**
2 **NAPLES, FLORIDA**
3 **Regular Meeting of the Board of Supervisors**
4 **February 20, 2023**

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Directors was held on Monday, February 20, 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 Mr. Shelton and a second by Ms. Pitts the agenda was approved.**

21 **PUBLIC COMMENT**

22 Bill O'Reilly, Vice President of operations for the Master board at Colonial Lakes Villas
23 asked if the CDD has to come before the ARB regarding improvements of the front
24 entrance. Mr. Dorrill responded that historically the CDD not required to get ARB
25 approval for any assets they own or improvements they've undertaken because the
26 assets are either in public road right of way or platted zone easement. Believes the golf
27 and country club are also exempt from ARB approval. CDD defined as a special
28 purpose government per Florida law and not typically bound by deed restrictions.

29 Mr. O'Reilly posed a second comment regarding adding speed bumps within the
30 community. Mr. Dorrill stated that over time the community has had engineered speed

1 bumps designed and installed and that they have an item on the agenda that discusses
2 that topic. Mr. O'Reilly concerned with people far exceeding the speed limit throughout
3 Crestview and expressed an interest in their community paying for the installation of
4 speed bumps. Mr. Walch pointed out that the speed bumps need to be designed and
5 spaced within national traffic safety standards

6 Gordon Brown, Colonial Lakes Villas asked if the very first speed bump as you come
7 into the entrance is up to code. Mr. Dorrill responded that yes, the speed bump is up to
8 code, it is at the school entrance so larger than the others.

9 **APPROVAL OF JANUARY 2023 MINUTES**

10 **On a MOTION by Ms. Pitts and a second by Mr. Meszaros the minutes were**
11 **approved.**

12 **FINANCIALS**

13 Through the end of the first quarter of the fiscal year showing \$381,000 cash. Of this,
14 \$201,000 was put into the operating account and \$175,000 was put into the reserve
15 account. Payables were \$10,000 at end of month. The income statement poses a
16 record, \$177,000 in non-ad valorem assessments. Year to date revenues are \$230,000
17 on the assessment side. Interest income year to date is \$330 which is about 50%
18 higher than the original forecast amount. During month of December \$1,200 went
19 toward unforeseen gate repairs. This is still below the yearly budget which is \$2,000.
20 Hurricane debris removal which was not budgeted was expensed during December for
21 \$3,400. Asking you to authorize a budget amendment from the reserves into the
22 operating account to reimburse the \$3,400 debris removal cost. The annual preserve
23 maintenance completed under landscape and irrigation budget came in over the original
24 forecast budget of \$3,600. The final cost was \$4,950. The year-to-date expenses are
25 right at \$57,000, the total budget is \$64,000 so we have a strong cash position.

26 **The financials were accepted with authorization to include budget amendment for**
27 **hurricane debris on a MOTION by Mr. Meszaros and a second by Ms. Pitts as**
28 **outlined above.**

1 **MANAGERS REPORT**

2 **A. Mulch Installation**

3 The mulch installation has been delayed slightly to coincide with the completion of the
4 perimeter wall painting. Proposal was approved and the work is scheduled for
5 Wednesday or Thursday of this week.

6 **B. Wall/Gatehouse Painting Status**

7 Substantial completion on the wall and gatehouse painting. There was a polyfoam
8 endcap that needed to be repaired and repainted but that has not been completed.
9 There is one additional cap near the first house on the left as you come into the
10 community that is in bad shape. It will be patched and painted. The board is very
11 happy with the painting work.

12 **C. Guard House Proposals**

13 There was a discussion on whether or not to paint the cement tile roof on the guard
14 gate. The board is not opposed. It is the original roof that is probably 30 years old.
15 There is one tile broken, an estimate priced at \$2,000 has been obtained to repair the
16 broken tile and paint the roof the same color as the trim. Mr. Dorrill will obtain another
17 estimate. **On a MOTION by Mr. Meszaros and a second by Ms. Pitts the project will**
18 **be awarded to the lowest, most responsive bidder not to exceed \$2,200.**

19 **D. Traffic**

20 There was an issue brought up that has been resolved. A resident asked the county a
21 series of questions relating to the roads. The county falsely stated that the roads are
22 private roads. While the roads are not county roads, they are most definitely public
23 roads owned by the CDD. The resident was advised by the county accordingly. Mr.
24 Dorrill has been corresponding with Lieutenant Commander Neal Bohannon of district
25 two. He has had sheriff's deputies on patrol in the community in 2 of the last 3
26 weekends as a courtesy to observe speeding and stop sign running.

27 **NEW BUSINESS**

28 There was no new business.

29 **SUPERVISOR REQUESTS**

1 **A. Sidewalk Power-wash and Grinding**

2 Survey has been done. Looking for a new vendor to power wash all the sidewalks.
3 Two vendors suggested to consider, Supreme Services is the first and Imperial
4 Pressure Wash is the second.

5 **B. Gate Adjustments**

6 For the visitor side gate the vendor has not been out to adjust the gate or change the
7 light color. The gate is sitting about 6 inches higher than necessary and the LEDs are
8 the wrong color. If the vendor that did the work is not responsive will investigate hiring
9 another vendor. MLR Electric was suggested as a potential candidate.

10 **C. Conditioned Split for May**

11 A price for a mini split has been obtained from A/C Done Right. They estimate the cost
12 between \$1,800 and \$2,000. Will start working on a tentative budget to be presented in
13 May. In the meantime, will get another estimate from Conditioned Air.

14 **PUBLIC COMMENTS**

15 No public comments were received at this time.

16 **NEXT MEETING**

17 The next meeting will be March 20, 2023, at 10:00 a.m. at the Heritage Greens
18 Clubhouse.

19 **ADJOURNMENT**

20 **With no further business, the meeting was adjourned at 10:49 a.m.**