

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

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Directors was held on Monday, March 20, 2023, at 10:00 a.m. at the HGCDD
7 Clubhouse, Naples, Florida.

8 **SUPERVISORS PRESENT**

9 John Shelton
10 Dale Meszaros
11 Leigh Connor
12 Barbara Pitts

13 **ALSO PRESENT**

14 Neil Dorrill, Dorrill Management Group
15 Christopher Dorrill, Dorrill Management Group

16 **ROLL CALL/PLEDGE OF ALLEGIANCE**

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

20 **APPROVAL OF AGENDA**

21 **On a MOTION by Ms. Pitts and a second by Ms. Connor the agenda was**
22 **approved.**

23 **PUBLIC COMMENT**

24 No public comment was received at this time.

25 **APPROVAL OF FEBRUARY 2023 MINUTES**

26 **On a MOTION by Ms. Pitts and a second by Ms. Connor the minutes were**
27 **approved.**

1 **FINANCIALS**

2 These are the financials through the end of January. \$361,000 in cash. \$183,000 in
3 the operating account and \$175,000 in reserves. Only \$3,000 in payables under liability
4 portion. \$8,300 in non-ad valorem assessments, most are people that paid on final day
5 of December. Year to date revenues actuals almost \$240,000 over, 90% of the annual
6 revenues have already been received. \$526 in interest, anticipated \$300. On the
7 expense side over in a couple areas. \$250 a month over on management fees,
8 important to reflect that our contract represents a cost-of-living increase. For public
9 safety repair to gate entry was made, cost was \$2,800. Over budget on maintenance or
10 repairs of gate, this goes back to the vehicle strike that damaged the gate. There was
11 unbudgeted horticultural hurricane debris removal. Previously approved a budget
12 amendment to account for fact that was unbudgeted, \$3,400 that occurred in October.
13 Slightly over on preserve management. Some of the money will be recovered through
14 the owner of the golf course due to illegal clearing they undertook. This is tied to a 5-
15 year monitoring report as part of the agreement. He'll reimburse those costs. Year to
16 date total expenditures are about \$18,000 under budget, which is where we want to be.
17 Previously undertook some projects such as painting of the wall which was very popular
18 but had not originally been budgeted. Some budget amendments were approved to
19 account for that.

20 **The financials were accepted on a MOTION by Mr. Meszaros and a second by Ms.**
21 **Pitts.**

22 **MANAGERS REPORT**

23 **A. Sidewalk Grinding/Replacement**

24 No surprise that there are areas of root upheaval that affect the sidewalks as well as
25 some driveways. The cost is slightly higher than anticipated. It is a bad time to get
26 prices from subcontractors who are otherwise overcommitted. The combined proposal
27 is \$11,988 which includes grinding or removing and replacing gutter and sidewalk.
28 Ideally the tree should be removed to thwart the issue in the future. Mr. Dorrill will
29 check on the property appraiser's website to see who owns the tree. **On a MOTION by**
30 **Mr. Meszaros and a second by Ms. Connor the proposal is accepted contingent**
31 **on tree ownership.**

32 **B. Pressure Cleaning Schedule**

33 To pressure wash all sidewalks may be quite expensive. Might be a good idea to break
34 the project up and do half this year and the remaining 50% next year. At this time the

1 district will focus on making the problem areas a priority for this year. Need to find a
2 new pressure washing vendor.

3 **C. Wall Painting Completion**

4 The wall painting project is done except for one little piece which Mr. Dorrill believes
5 was just an oversight on behalf of the painting vendor. The section is down near the
6 lake by the elementary school. Will have a handyman paint that small section with
7 some of the remaining wall paint. The paint project looks great, vendor went to great
8 lengths to clean and spackle everything prior to painting.

9 **D. Mulch Installation Complete**

10 The mulch has been installed and looks good.

11 **E. Fountain Installation Complete**

12 The fountain is installed. The lights are not on yet, there is an old electrical cord that
13 needs to be replaced. Ordering a new one and the lights should be working soon.
14 Money needs to be put in the budget for May to replace the circuit breaker panel and
15 box that provides the pumps to the fountain.

16 **NEW BUSINESS**

17 No new business was suggested at this time.

18 **SUPERVISOR REQUESTS**

19 **A. Irrigation Repair**

20 Irrigation pipe at the entrance on the right-hand side that is seeping. The landscaper is
21 fixing the irrigation leak now. 2 to 3 calls were received over the weekend about the
22 leak, it has been shut down in the meantime which is the reason the fountain is not
23 currently running.

24 **B. Rail Fence**

25 About a 50-foot section of the iron fence in the front is damaged. Part of it was replaced
26 years ago with fencing from either Home Depot or Lowe's, which would be acceptable
27 for this repair as well. Fencing comes in 8-foot sections, 9 sections are needed. The
28 fencing should cost around \$900, probably looking at twice that cost for labor.

1 **C. Speed Signs**

2 There is a total of 8 posted speed limit signs in the community, most of which are in golf
3 cart crossings. Might be a good idea to add some more signs. The minimum
4 enforceable posted speed limit is 25 mph.

5 **PUBLIC COMMENTS**

6 Bill O'Reilly pointed out speeding issues on Crestview. There are no signs except for
7 right at the entry. He recommends adding more signs.

8 Debbie Weller, Crestview's treasurer asked why it was important to keep a certain
9 amount of cash in reserves. A certain amount needs to be kept in reserves to pay for
10 hurricane cleanup and as cash flow for contingency. It is also used at the start of the
11 fiscal year which begins in October, the district doesn't collect any money until around
12 Thanksgiving in November.

13 Claudia Basson stated she is happy with the bougainvillea plants; however, they are
14 right against the wall. Requests that they are moved away from the wall by about 3
15 feet.

16 **NEXT MEETING**

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

19 **ADJOURNMENT**

20 **On a MOTION by Mr. Meszaros and a second by Ms. Pitts the meeting was**
21 **adjourned at 9:40 a.m.**