

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

3 Regular Meeting of the Board of Supervisors

4 March 17, 2025

5 The regular meeting of the Heritage Greens Community Development District Board of
6 Supervisors was held on Monday, March 17th, 2025, 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 Steven Joos

13 **ALSO PRESENT**

14 Neil Dorrill, Dorrill Management Group

15 Christopher Dorrill, Dorrill Management Group

16 **ROLL CALL/PLEDGE OF ALLEGIANCE**

17 Mr. Neil Dorrill called the meeting to order and advised that the meeting was properly
18 noticed. A copy of the notice and affidavit are on file with the District Office at 5672
19 Strand Court, Naples, FL 34110. Four board members were present at the meeting
20 establishing a quorum. The Pledge of Allegiance was recited in unison.

21 **APPROVAL OF AGENDA**

22 **On MOTION by Mr. Meszaros and a second by Mr. Joos, with all in favor, the**
23 **agenda was approved as presented.**

24 **PUBLIC COMMENT**

25 Chris Swanger thanked Mr. Dorrill for staying on top of the Envera issue, noting that the
26 community had also expressed appreciation for his efforts. He mentioned that the
27 towing policy would be sent out to residents through the master association. Mr.
28 Meszaros inquired whether a board member needs to be present when a car is towed.
29 Mr. Dorrill clarified that no one required to be present.

1 **APPROVAL OF MEETING MINUTES FOR FEBRUARY 2025**

2 **The minutes were accepted as presented on a MOTION by Mr. Meszaros, a**
3 **second by Mr. Shelton and all in favor.**

4 **FINANCIALS - JANUARY 2025**

5 **A. Budget Amendment, Fence Project**

6 Mr. Dorrill presented the financials through January 31, showing \$370,000 in total cash,
7 with approximately \$221,000 in operating funds and \$150,000 in the reserve account.
8 There was \$17,000 in payables, and \$257,000 has been collected out of a budgeted
9 \$303,000 in non-ad-valorem assessments, which is about 85% of the expected amount.
10 Year-to-date expenses are within budget in all cost centers, except for the fence
11 replacement, which was originally budgeted for the prior year. Mr. Dorrill presented a
12 budget amendment to account for this expense of \$14,860. Resolution 2025-1 will
13 authorize the transfer of funds from the reserve account to the operating account to
14 cover this cost.

15 **The financials were accepted, and Resolution 2025-1 was approved with the**
16 **chairman authorized to sign on a MOTION by Mr. Shelton with a second by Mrs.**
17 **Pitts and all in favor.**

18 **MANAGERS REPORT**

19 **A. Emergency Access, Laurel Park Elementary**

20 The elementary school has expressed a desire to build an active shooter evacuation
21 gate in the perimeter fence, claiming they spoke with the Master HOA about this
22 approximately two years ago. The perimeter fence is owned by the CDD. Mr. Dorrill
23 shared a map outlining the school board's preferred location for the gate, which is a
24 wide triangular piece of property along the boulevard, just before reaching the first
25 house. This location is considered the best and closest to the rear of the school. The
26 school would bear the cost of this project. Mrs. Pitts requested clarification on when the
27 gate would be locked and unlocked.

28 **The school board was given permission to move forward with this project on a**
29 **MOTION by Mr. Joos, a second by Mr. Shelton, and all in favor.**

1 **B. Envera Feb Payment & Service**

2 The Envera system was hacked and experienced a collapse, resulting in 15 days
3 without active access control. Mr. Dorrill has yet to hear from the accounts receivable
4 department regarding how they plan to address the issue. As a result, he has withheld
5 the January payment and is seeking a substantial credit for February before releasing
6 the January payment. During this time, a boutique security company provided 4-hour
7 overnight shifts, offering some patrolling services.

8 Staff is speaking with NewIQ regarding CDD public roads, as the NewIQ system does
9 not offer live virtual guard services. They are still working on the pricing and bid for their
10 regular access control system. The Board is trying to avoid using pin numbers due to
11 their likelihood of being shared, especially at school. Additionally, information has been
12 requested about the possibility of a third-party call center with another local firm.

13 **C. Overnight Parking**

14 **SUPERVISOR REQUESTS**

15 Mr. Joos inquired about the sheriff's presence in the community. Mr. Christopher Dorrill
16 responded that they patrol once or twice a month. Mr. Shelton requested that the speed
17 trailer be brought into the community.

18 **A. Median Sod**

19 Mr. Meszaros suggested removing the bushes in the big island at the front and
20 replacing them with sod. Mr. Dorrill will request an estimate from Chad for the work.

21 **B. Electric Notification Board**

22 The Master Association is looking into replacing the manual sign with an electric one.

23 **C. Parking on Sprinklers**

24 Mr. Shelton has noticed a man parking in the area where the sign is located, and as a
25 result, sprinkler heads have been broken. He asked the individual not to park there, and
26 since then, he has not seen him park in that spot again.

27 **PUBLIC COMMENTS**

28 No public comments were received at this time.

1 **NEXT MEETING**

2 The next meeting will be April 21st, 2025, at 10:00 a.m. at the Heritage Greens
3 Clubhouse.

4 **ADJOURNMENT**

5 **The meeting was adjourned at 10:31 a.m. on a MOTION by Mr. Joos and a second**
6 **by Mr. Meszaros, and all in favor.**