

**MINUTES OF MEETING  
HERITAGE SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Springs Community Development District was held on Monday, January 15, 2018 at 2:30 p.m. at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, Florida.

Present and constituting a quorum were:

Steve Wertovitch	Chairman
Joe DePompa	Vice Chairman
George Kachavos	Assistant Secretary
Ken McEwan	Assistant Secretary

Also present were:

Andrew Mendenhall	District Manager
Robert Dvorak	District Engineer
Residents	

*The following is a summary of the minutes and actions taken at the January 15, 2018 Heritage Springs Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Mendenhall called the meeting to order and noted all Board members are in attendance.

**SECOND ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of the November 20, 2017 Meeting**
- B. Approval of the Financial Statements**
- Line 49 - should be discussed rather than addressed.
- Line 84 - add in Section 3.

On MOTION by Mr. Wertovitch seconded by Mr. Kachavos, with all in favor, the consent agenda was approved, as amended.
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**THIRD ORDER OF BUSINESS**

**Public Comment on Agenda Items**

None.

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

- Mr. Wertovitch noted Mr. Vericker needs to tell them what is needed in the way of homeowner permission for the trench for the electrical for the Walstone Court work.
  - Mr. Mendenhall will contact Mr. Vericker.

**FIFTH ORDER OF BUSINESS**

**Engineer's Report**

- Mr. Dvorak reported on the Hole 17 project.
  - Mr. Wertovitch will set up a meeting with Roger regarding the project.

Mr. Wertovitch moved to proceed with getting a preliminary proposal. The motion died for lack of a second.
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- Mr. Dvorak outlined the survey around Robert Trent Jones wetland (Wetland 171-C).
  - Mr. Dvorak reported on a pond bank stabilization product; he will obtain more information on the product(s).
- Mr. Dvorak noted for Walstone Court, Mr. Wertovitch had asked him to confirm with SWFWMD that the sub-pump and rebuilding of the berm would not require a permit.
  - SWFWMD does not have a problem with it but does require a minor modification to ensure they have a record of everything attached to the permit.

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

- Mr. Mendenhall reported he emailed Mr. Vericker about the electrical and what is needed and his response was they will need a utility easement which he will prepare once they determine the residence.

**SEVENTH ORDER OF BUSINESS                      Maintenance Items**

- Mr. DePompa reviewed the 2018 Maintenance Plan noting he extended the four 2017 projects not completed into 2018.
- Discussion followed on:
  - The wetland north of the back gate and whether the property is CDD or Adam Smith Enterprises.
  - 151-I will be monitored.
  - Pond at the back of Hole 3/4 or 5/6 where the 48” pipe has the outlet. The collar is separated from the pipe and there is bank erosion with it being noted the collar is serving no purpose and does not need repair.

**EIGHTH ORDER OF BUSINESS                      Supervisors’ Requests**

- Mr. Wertovitch addressed ACPLM noting he spoke with her again and told them unless he hears from them by tomorrow afternoon they will no longer do business with them. If he does not hear from them they will go back to the estimate from BioMass.
  - Mr. DePompa noted the BioMass estimate is for Morning Rose Place only and is for \$4,353. ACPLM is \$3,800.
- Mr. Wertovitch reported for Walstone Court he has found a contractor who will put a pump in but is concerned about permits.
  - The cost is \$9,300 for Curry Electric plus the cost of the pump, hose and the berm.
  - Mr. Dvorak will provide a diagram/legal description of the easement to be included as an exhibit to the Easement Agreement.

On MOTION by Mr. McEwan seconded by Mr. Wertovitch, with all in favor, the Easement Agreement for the electricity with the homeowner was approved.

- Discussion followed on when BioMass will be onsite again.
- Mr. Wertovitch addressed the appointment to fill the vacancy in Seat 2.

- Mr. Johnstone has withdrawn his name for consideration.

On MOTION by Mr. Wertovitch seconded by Mr. McEwan, with all in favor, Mr. Leslie (Les) Elwonger was appointed to Seat 2 (11/2018).

- Mr. DePompa noted Mr. Elwonger will be assigned Section 4 of the community and will be provided a diagram of the assigned area.
- Mr. Mendenhall being a Notary Public of the State of Florida administered the oath of office to Mr. Elwonger; a copy of the signed oath is attached hereto and made a part of the public record.
- Mr. Mendenhall outlined the Sunshine Law, Form 1 and qualifying for the general election.
- Mr. Wertovitch inquired if the Board would appoint Mr. Elwonger as the project manager for the Hole 17 project. The consensus of the Board is yes.
- Mr. Wertovitch will send a letter to the other two candidates letting them know of the appointment and thanking them for their interest.
- Mr. Kachavos noted everything in Section 3 is pretty stable.
- Mr. McEwan addressed the resident concern regarding lighting in the parking lot. He contacted Duke Energy and did not get a reply for two months. He was informed there is a department that can do a remote lumens report with recommendations as to whether they are sufficient for the area they are intended. He will follow-up with them.
- Discussion followed on the priority list with Mr. Wertovitch noting he has the information but needs to review and compile the list.
- Mr. McEwan addressed Pond 161-C noting there is some concern about the plantings.
- Mr. Wertovitch inquired as to what they decided to do about a financial reserve analysis?
  - Mr. Mendenhall responded the Board was still debating and Mr. McEwan had provided some information from Reserve Advisors.

- Mr. McEwan noted he will provide information for another company they used.
- Discussion continued on a having reserve analysis done.

**NINTH ORDER OF BUSINESS**

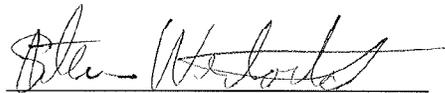
**Audience Comments**

None.

**TENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Kachavos seconded by Mr. McEwan,  
with all in favor, the meeting was adjourned.



Steve Wertovitch  
Chairman