

**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, March 19, 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
Les Elwonger	Supervisor

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 March 19, 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 February 19, 2018 Meeting**
- B. **Approval of the Financial Statements**

Mr. Wertovitch MOVED to approve the consent agenda and Mr. Kachavos seconded the motion.
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- Mr. DePompa addressed Mr. Elwonger being identified as a Supervisor.
 - Mr. Mendenhall noted there was no resolution making him an Assistant Secretary, but a Board member can make a motion to do so.

- Mr. DePompa noted the financials show the maintenance area as \$14,466 as actual to date which is correct for the ACPLM invoice, the invoice was not listed as an item for this month in the payments. There is also an invoice for BioMass, but it is not listed.
 - Mr. Mendenhall noted he will find out; it is probably a timing issue.

On VOICE vote, with all in favor, the motion was approved.

THIRD ORDER OF BUSINESS

Public Comment on Agenda Items

None.

FOURTH ORDER OF BUSINESS

Attorney’s Report

None.

FIFTH ORDER OF BUSINESS

Engineer’s Report

- Mr. Dvorak reported on the following:
- Hole 17 improvements.
 - Discussion followed on the delay in starting. Mr. Wertovitch will contact James to address.
- Walstone Court
 - The ERP for the minor modification is ready to be submitted to SWFWMD.
- Robert Trent Jones and Wetland 171-C was discussed.
 - Mr. Dvorak will provide a grading plan.
- Other areas to be considered while BioMass is onsite:
 - Clearing 171-C at Warrington Way [yearly maintenance]
 - Clearing 151-I

SIXTH ORDER OF BUSINESS

Manager’s Report

- Mr. Mendenhall noted with regard to the invoice questions the accountant said due to the accounting being an accrual based system when the invoice comes in it is booked clears through the check register once paid.

- There was a question last month regarding the wording of the advertisement related to the budget. On the advertisement it shows a dollar figure that is going to be due for assessments. It only shows the O&M and does not include Debt Service. There is verbiage in the ad which states the Debt Service is not included.
- Discussion continued on investing funds with the consensus being to roll into an 18-month CD.
- Mr. Mendenhall has spoken with MBS Capital Markets and they have committed to providing an update each August.

SEVENTH ORDER OF BUSINESS Maintenance Items

- Mr. DePompa reviewed the 2018 Maintenance Plan.
- Discussion followed on:
 - Walking BioMass through all the projects for them to provide estimates.
 - Geo-web for the berm project with Mr. Dvorak noting it was decided not to use on this project. If it is determined it is needed it can be added.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

- Mr. Wertovitch reported:
 - He received a call from Sam at ACPLM. She showed the owners pictures of the cleanup done on the street, asked them to do some more and they refused. She will continue to try to get the requested repairs done.
 - Discussion continued on the work and cleanup performed by ACPLM.
 - He is meeting with Mr. John Wilson tonight to sign the easement.
 - Further addressed his aggravation with ACPLM and BioMass.
 - Ms. Kelly Smith, candidate for the County Commission, has volunteered to meet with the Board/community on May 14th to discuss drainage issues in Southwest Pasco. Mr. McEwan will ask Mr. D'Amours about doing an e-blast to the community.
- Mr. Kachavos reported:
 - Holes 4 to 9 have no problems; ponds are in excellent condition.
- Mr. Elwonger reported:

- A bid of \$546 from Joe Bates for the sidewalk cracking issues on Yellow Finch and Steeple Court.
- Mr. DePompa noted there is an item they have been carrying on the maintenance list for the inlet on Fallowfield Drive and requested it be added to the list of concrete work.
- Mr. McEwan reported:
 - Lighting in the parking lot and provided and outlined the site lighting calculation he received this morning from Duke Energy.
 - Blue Water did additional spraying for Hydrilla.
 - At the next meeting he hopes to bring to the Board the water testing proposal and the Phase 2 planting proposal.
 - The other items on his to do list are a set of articles for distribution on behalf of the CDD and developing an RFP for the aquatic contract.

NINTH ORDER OF BUSINESS

Audience Comments

None.

TENTH ORDER OF BUSINESS

Adjournment

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

Steve Wertovitch
Chairman