

**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, April 16, 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 April 16, 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 March 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 carrying the work done on the two street inlets as a maintenance item. He noted they have been posted to R&M - Stormwater System

rather than R&M - Ponds which has a \$75,000 budget and what they are tracking it against.

- Mr. Mendenhall noted it can be reclassified as R&M - Ponds.

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.
    - He noted the contract terms specified completion within 60 days from execution of the contract which was the first week in March.
    - Discussion followed on the project.
  - Walstone Court
    - The ERP application was submitted to SWFWMD and is currently under review.
  - Robert Trent Jones at Wetland 171-C was discussed.
    - The grading plan and proposed path was reviewed.
    - Discussion followed on the elevations. *Increase by six inches.*
    - Mr. Wertovitch reported on an erosion area on 171-F with it being noted Jeremy does not think it is runoff, he believes it is a well/pump issue.
  - Mr. Dvorak noted he received an email from Mr. McEwan regarding the assessment of ponds noting he did not recall anything about him doing so.
    - Mr. Wertovitch noted there is an item on the priority list to investigate the long term effects of pond embankment erosion and whether there should be a scheduled program for armoring them and investigating different types of repairs.

- Discussion followed on who should do the lake bank assessments.
- Discussion followed on lake bank options and aesthetics versus repair.

**SIXTH ORDER OF BUSINESS**

**Manager's Report**

**A. Resolution 2018-2 – General Election**

- Mr. Mendenhall reviewed Resolution 2018-2.
- Mr. Mendenhall reported the terms for Seats 1 and 2 expire in November and outlined the qualifying process.

On MOTION by Mr. Wertovitch seconded by Mr. DePompa, with all in favor, Resolution 2018-2 a resolution of the Board of Supervisors of the Heritage Springs Community Development District confirming the District's use of the Pasco County Supervisor of Elections to continue conducting the District's election of Supervisors in conjunction with the General Election was adopted.

- Mr. Mendenhall outlined the budget process and setting the public hearing.
- The easements have been signed and sent to the attorney for review and recording.

**SEVENTH ORDER OF BUSINESS**

**Maintenance Items**

- Mr. DePompa reviewed the 2018 Maintenance Plan.
  - Items 9 - 13 have been added to the plan and were reviewed.
- Discussion followed on:
  - The annual cleanup for the area near Pond 171-E.
  - BioMass estimates for items 11 and 13 were reviewed.

Mr. Werovitch MOVED to approve the BioMass proposals [Item 11] #1776 at \$2,543.09 and [Item 13] #1777 at \$3,489.

- For the Walstone Court berm Mr. Dvorak will provide plans for BioMass.

Mr. Kachavos seconded the motion, with all in favor, BioMass proposals [Item 11] #1776 at \$2,543.09 and [Item 13] #1777 at \$3,489 were approved.

- Discussion returned to the Walstone Court project.
  - The electrical installation is \$9,300.

**EIGHTH ORDER OF BUSINESS**

**Supervisors' Requests**

- Mr. Wertovitch addressed:
  - The General Election noting Mr. McEwan and Mr. Elwonger need information regarding the dates for qualifying.
  - The information is available at PascoVotes.com.
  - Qualifying dates are noon, June 18<sup>th</sup> through noon, June 22<sup>nd</sup>.
- The next meeting is May 21. Ms. Kelly Smith, candidate for the Pasco County Commission, has been invited to the meeting. She would like to listen to them and discuss drainage issues in southwest Pasco County. It will be reiterated to Ms. Smith that the meeting is not a campaign forum.
- Mr. McEwan reported:
  - Blue Water to do water sampling tomorrow with the Board's approval. The cost is \$90.50 per sample for a total cost of \$270.
  - The water sampling table was reviewed.
  - The Phase 2 Aquatic Planting Program [Ponds 151-D, 141-A, 161-A, 191-E, 191-F, 172-C, 171-E and 172-A] was reviewed.

On MOTION by Mr. Kachavos seconded by Mr. McEwan, with all in favor, the Blue Water proposal for plantings at \$1,485 and water testing was approved.

- Discussion followed on an RFP for drain cleanouts for east Winding Willow, east end of Garden Lakes and Stag Run Court.
  - Mr. Mendenhall noted Inframark does this service also.

- Catch basins and drains were discussed with the consensus being to start with a quote for Winding Willow to clean the catch basin and flush the pipe.
- Mr. McEwan addressed:
  - An RFP for aquatic maintenance noting Blue Water has been doing the maintenance for 12 years.
  - A handout regarding the lighting in the parking lot and a proposal from Duke Energy noting it would be an additional \$300 per month for the rental.
  - Discussion followed on transferring the lighting obligation/responsibility to the HOA with funding from the CDD. Mr. Mendenhall will address it with Mr. Vericker to see if it is possible to shift the responsibility to the HOA.
  - Potential CDD topics for communication with the community and providing articles for those topics.
- Mr. Elwonger reported:
  - He attended the stormwater task force meeting. He spoke with Mr. George Thomas is the new county engineer with the Storm Management Division. He requested information for the issues the community is experiencing. He also spoke with the new Government Affairs Regional Manager for SWFWMD, Mr. Joel Brown, who also requested details. Mr. Elwonger will provide them the requested information.
  - Discussion continued on the Anclote River basin.
- Discussion followed on the new SWFWMD model.

**NINTH ORDER OF BUSINESS**  
None.

**Audience Comments**

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

April 16, 2018

Heritage Springs CDD



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Steve Wertovitch  
Chairman