

**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, October 19, 2020 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
Les Elwonger	Assistant Secretary
Ken McEwan	Supervisor

Also present were:

Andrew Mendenhall	District Manager
John Vericker	District Counsel (via phone)
Robert Dvorak	District Engineer

The following is a summary of the minutes and actions taken at the October 19, 2020 Heritage Springs Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Mendenhall called the meeting to order and identified Board members and staff for the record.

SECOND ORDER OF BUSINESS

Consent Agenda

- A. **Approval of the Minutes of the August 17, 2020 Meeting**
- B. **Approval of the Financial Statements**

On MOTION by Mr. Wertovitch seconded by Mr. Kachavos, with all in favor, the Consent Agenda was approved.

THIRD ORDER OF BUSINESS

Public Comment on Agenda Items

None.

FOURTH ORDER OF BUSINESS

Attorney's Report

- Mr. Vericker reported virtual meetings will be coming to end at the end of the month.
- Mr. DePompa inquired if oaths can be administered today.

- Mr. Vericker noted they should wait until the new term starts.

A. American Ecosystems Contract

- Mr. Mendenhall reported Mr. Vericker put together a contract based on the proposal submitted with the pricing and it has been signed off on by the vendor. He also noted Blue Water has been notified of the termination of their contract.
- The American Ecosystems start date is November 1st.

FIFTH ORDER OF BUSINESS

Engineer's Report

- Mr. Dvorak reported:
 - He sent information regarding Geotech firms to the resident with the plumbing problem.
- Mr. Dvorak addressed the sump skimmer in the area at Rain Hollow Court noting it is covered with Brazilian peppers and needs to be cleared out.
 - Mr. DePompa noted once the water levels recede, they will have Bio-Mass do a clean out to determine if it is functioning; they believe it is.
 - Mr. Wertovitch noted he will check with Roger again about cutting the trees back.

SIXTH ORDER OF BUSINESS

Manager's Report

A. Resolution 2021-1 – Budget Amendment

- Mr. Mendenhall outlined the budget amendment for FY 2020.

Mr. Wertovitch MOVED to approve Resolution 2021-1 and Mr. McEwan seconded the motion.

- Mr. DePompa inquired to the amount.
 - Mr. Mendenhall noted it is \$100,000 being moved to R&M – Ponds and \$75,000 being moved to R&M – Stormwater System. Discussion followed.

On VOICE vote, with all in favor, Resolution 2021-1 was adopted.

B. Motion Assigning FY 2020 Reserves

- Mr. Mendenhall outlined the motion assigning reserves.

On MOTION by Mr. Wertovitch seconded by Mr. Elwonger, with all in favor, the motion assigning FY 2020 Reserves - Ponds \$902,391 and Operating Reserve \$ 88,130 was approved.

C. Audit Engagement for FY 2020

- Mr. Mendenhall outlined the audit engagement for FY 2020 with Grau & Associates noting the price increase of \$100.

Mr. Wertovitch to approve the audit engagement with Grau & Associates and Mr. DePompa seconded the motion.

- Mr. McEwan inquired how long Grau has been the auditor and if it is customary for districts do a due diligence looking at different auditors every few years.
 - Mr. Mendenhall noted he believes Grau has been the auditor for about 13 years. He noted other districts will look at other auditors if there was an unusually large increase or if there is some sort of an issue such as providing the audit late.

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

SEVENTH ORDER OF BUSINESS Maintenance Items

- Mr. DePompa reviewed Maintenance Plans.
- Mr. McEwan noted there is work to be done on 191-F.
- Mr. DePompa will add it.

EIGHTH ORDER OF BUSINESS Supervisors' Requests

- Mr. Elwonger addressed American Ecosystems noting he assumes some of the work requires licenses noting they should have those on file.
 - Mr. Mendenhall will get copies of the licenses for the CDD file at the front desk.
- Mr. Elwonger inquired if they would establish what kind of report they want from American Ecosystems.
 - Mr. Wertovitch will address it.
- Mr. Elwonger reviewed the water level monitoring reports noting they need to work on some areas to try to get the water to flow.

- Mr. Wertovitch addressed meeting with American Ecosystems and doing an in-depth look at most of the ponds and where there were. The Operations Manager, Dan Strous, said he would email the reports one or two days after the visit. Doug, who does the work, said he does the report while onsite and will leave a copy of the report at the front desk. They will look at all the ponds once a month.
 - They will spray the riprap and weirs for weed control.
 - They will do plant control and overspray the aquatic plants using as much care as possible.
- Mr. Wertovitch addressed tracking visits for American Ecosystems noting with Blue Water he provided a pass for one year at the gate.
 - Mr. Wertovitch noted he will speak with Amanda.
- American Ecosystems to be placed on next agenda.
- Mr. Kachavos noted the pond levels are very stable considering they have had very little rain and inquired why.
 - Mr. Elwonger noted most of the ponds are interconnected.
- Mr. Kachavos inquired why maintenance costs are so high and how one is related to the other.
 - Mr. Elwonger noted you have to keep them maintained to keep them working. He addressed silt, sediment accumulations and retention areas.
 - Mr. Dvorak noted the stormwater system serves a function and requires regular maintenance. The banks are a function of that system. At some point the ponds may need to be dredged. There will always be maintenance with the system.
 - Mr. Wertovitch addressed reducing retention noting the system was designed to hold water but the conditions it was designed for changed underneath those assumptions.
- Mr. Dvorak addressed the question regarding the ponds being stable noting at some point everything equalizes with the ground water.
- Mr. DePompa noted the other problem they experience with the banks is the winds pushing the water onto the banks and grass causing erosion.
- Mr. Kachavos inquired if there was to be granite on Hole 17 on the discharge behind the headwall.

- 141 ○ Mr. Wertovitch noted they had riprap there on both sides of the weir.
- 142 • Mr. McEwan addressed the quality of the pond maintenance in the northeast quadrant and
- 143 he anxiously awaiting the new company to see what they can do.
- 144 • Mr. McEwan addressed the Awareness Communication noting he has some articles ready.
- 145 He has been waiting for the new newsletter to appear, but it will be awhile yet.
- 146 ○ Mr. Wertovitch noted Amanda sent him a note asking for input for the monthly
- 147 newsletter. They can start there.

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149 **NINTH ORDER OF BUSINESS**

Audience Comments

150 None.

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152 **TENTH ORDER OF BUSINESS**

Adjournment

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

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Steve Wertovitch
Chairman

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