



Heritage Springs CDD  
May 18, 2026, Meeting

39 correspondence. The email stated that the remaining balance of \$211,965.45 in the trust accounts was  
40 transferred to the Valley operating account on May 5, 2026. Of that amount, \$141,027.30 will be  
41 refunded to the 710 property owners who paid the debt through the November tax bill. It was noted  
42 that approximately seven property owners still have outstanding balances totaling about \$1,400,  
43 which will be added to the \$211,965 once all payments have been collected. Finance cannot identify  
44 the owners who made payments. At this time, finance must wait until the payments are 100%  
45 collected before making reimbursements. The remaining balance of approximately \$70,000 in the  
46 new Valley account may be used for any lawful District purpose. Mr. DePompa asked who would  
47 receive the refunds, and Ms. Burgess explained that if ownership of a property had changed, the  
48 current homeowner would receive the refund, as the debt is attached to the property.

49 On MOTION by Mr. Johnstone, seconded by Mr.  
50 Wertovitch, with all in favor, the Board approved to refund  
51 \$196.63 to the homeowner of record. 5-0

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53 Mr. Wertovitch asked whether a process had been established for issuing the refunds, and Ms.  
54 Burgess responded that checks would be mailed with a supporting cover letter, with Inframark  
55 working alongside Mr. Wertovitch on the letter. Mr. Waugh commented that while bond payoffs had  
56 been handled more effectively in the past, this process could have been managed better. Ms. Burgess  
57 acknowledged that improvements could have been made, and further discussion followed. It was also  
58 noted that approximately \$72,000 would return to the operating account.  
59 Additional discussion took place regarding the status of the assessment collections, with Mr. Vega  
60 reporting that 99% of the assessments had been collected.

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62 **B. Approval of Regular Meeting Minutes held on April 20, 2026**

63 Mr. DePompa commented that on page 15 of the agenda, the accrued amount listed was  
64 \$112,706, while the amount for the current month was \$162,793. Mr. Neal reviewed the Finn  
65 Outdoor invoice with Mr. DePompa, which reflected the payments made to Finn Outdoor as well as  
66 the remaining balance requested. Mr. Wertovitch stated that the Board should receive the bill first,  
67 after which he would confirm payment, and Mr. Neal agreed to work with him on this process. Mr.  
68 Johnstone and Mr. Wertovitch also requested that reimbursement records for certain Staples  
69 purchases and hat purchases be reviewed, and Mr. Neal stated that follow-up would be conducted to  
70 determine what reimbursements had already been processed.

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On MOTION by Mr. Waugh, seconded by Mr. Johnstone with all in favor, the Meeting Minutes for April 20, 2026, was approved. 5-0

**C. Consideration of Resolution 2026-04; Approving Proposed Budget and Setting Public Hearing**

Mr. Neal reviewed the line items to which the \$10 increase had been applied. Mr. DePompa responded that the \$10 increase should instead be applied to the pond line item, resulting in an additional \$13,370 allocated to that category. The Board then discussed the possibility of reducing the Interest Investments line item. However, the Board ultimately decided to maintain the amount at \$40,000. Further discussion focused on ensuring that the line items reflected in the financial statements matched those included in the budget. The Board directed that “Pond Bank Point Repairs & Maintenance” be revised to remove “Point,” and that the “R&M Stormwater System” line item be updated to “Weir and Wetland Maintenance,” while also removing “ProfServe Wetlands.” It was confirmed that all of these revisions had been incorporated into the proposed budget. The Board also requested that the supporting increase letter specifically emphasize the \$10 increase to residents and clarify that the increase represents an annual amount.

On MOTION by Mr. Johnstone, seconded by Mr. DePompa with all in favor, the Board approved Resolution 2026-04; Approving Proposed Budget and Setting Public Hearing. 5-0

A brief discussion of the Ponds ensued.

**D. Announcing of the Registered Voter Count**

This is just for informational purposes and there are 2016 registered voters within the District.

**FOURTH ORDER OF BUSINESS** **Staff Reports**

**A. District Accountant**

**i. Approval of April 2026 Financial Statements**

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On MOTION by Mr. DePompa, seconded by Mr. Johnstone with all in favor, the April 2026 Financial Statement was approved. 5-0

**B. District Engineer**

Mr. Dvorak provided an update on the work being completed by Finn Outdoor. Mr. Rider commented that Finn had done an excellent job on a recent project, which led to further discussion regarding the work performed and the techniques utilized. Mr. Dvorak also discussed establishing a process for the Board to review projects before drawings are finalized and stated that he would bring the relevant materials to the next meeting for Board review.

Additional discussion followed regarding a pond assessment request focused only on the areas directly behind residents’ homes rather than the entire pond. Robert confirmed that photos would be taken of the remaining ponds to document the current conditions, particularly due to the unusually low water levels. Mr. Johnstone asked whether Mr. Dvorak had a cost estimate for completing the assessments, and he responded that each pond assessment would require approximately 2 to 2 and 1/2 hours to complete and should ideally be finished before the rainy season begins. Mr. Waugh suggested establishing a not-to-exceed amount for completing the assessments and photographs, while also recommending that efforts focus on areas that had not previously been documented. Mr. Dvorak estimated that the cost to obtain updated photos would be approximately \$3,000, which prompted additional discussion, including Mr. Wertovitch’s request for an aerial overlay. Mr. Waugh then questioned the overall importance of the photos, and Mr. Dvorak explained that the documentation becomes essential when additional repair or maintenance work is needed in the future.

On MOTION by Mr. Johnstone, seconded by Mr. Waugh with all in favor, the Board approved a NTE amount of \$3,000 for the photos in accordance with the pond evaluation and maintenance report. 5-0

Robert further stated that, in consideration of the current budget cycle, rates would remain unchanged through 2026, although he anticipated a 3% to 4% increase for Fiscal Year 2027. Additional discussion regarding ongoing repair work followed.

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144 **C. District Manager**

145 Mr. Neal informed the Board that the next meeting was scheduled for June 15 at 2:30 p.m.  
146 Mr. Johnstone requested that, going forward, a formal meeting invitation be sent to the Board  
147 along with the agenda package rather than only distributing the information by email, allowing  
148 Board members to respond directly to the meeting invite.  
149 The Board also directed that the financial statements and invoices be removed from the agenda.  
150 Additionally, Mr. Johnstone requested that the meeting schedule include a line indicating when  
151 the agenda package will be distributed.

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153 On MOTION by Mr. Rider, seconded by Mr. Johnstone with  
154 all in favor, the Board approved the Ratification of Estimate  
155 #1140 for Drain Repair that was completed last Wednesday  
156 for \$850. 5-0  
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159 **FIFTH ORDER OF BUSINESS** **Maintenance Items**

160 Mr. DePompa provided the Board with an update on maintenance items related to the ongoing  
161 pond work, followed by Board discussion. During the discussion, Mr. Neal requested that Mr.  
162 DePompa provide the data sheet referenced in his update. Mr. Wertovitch also requested that  
163 Finn Outdoor provide a proposal for repair work to the gabion at Pond 161-B, noting that the  
164 proposal had previously been requested but not yet received. Mr. Wertovitch recalled that the  
165 estimated cost of the repair was approximately \$30,000, and additional discussion followed.

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167 On MOTION by Mr. Johnstone, seconded by Mr. DePompa  
168 with all in favor, the Board approved a NTE amount of  
169 \$35,000 for repairs behind the gabion at Pond 161-B. 5-0  
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171 Mr. DePompa then continued with his maintenance update. Mr. Rider stated that an additional  
172 grate was needed near the driving range.

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174 On MOTION by Mr. Rider, seconded by Mr. Johnstone with  
175 all in favor, the Board approved a NTE amount of \$1,000 for  
176 the purchase of one cast iron grate measuring 53" x 36". 5-0  
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178 Joe concluded by continuing his update regarding projected maintenance expenditures and  
179 amounts already spent.

180 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests or**  
181 **Comments**

182 Mr. Waugh asked who would be signing Resolution 2026-04, which was followed by Board  
183 discussion.

184 Mr. Johnstone then relayed a request from Joe Davis regarding an inlet located behind several  
185 homes adjacent to a wetland area, and explained that the inlet has an approximately 6-inch-deep  
186 and 6-foot-wide gap that requires a cover, prompting discussion regarding the type of structure and  
187 appropriate repair method. Mr. Johnstone also provided a handout outlining a potential solution for  
188 the Board's review. Mr. Dvorak suggested that Finn Outdoor review the issue while onsite, noting  
189 that the drain had previously been covered with sod. The structure was identified as Control  
190 Structure 51, located behind 1220 Winding Willow Road. Mr. Dvorak stated that a plate cover  
191 would be necessary for the gap and recommended the use of angle iron or galvanized steel for  
192 durability. Robert indicated that he would work toward resolving the issue, although DM could  
193 also inspect the area.

194 Mr. Vega commented that he had received a response from Mr. Johnstone with Finn Outdoor  
195 confirming that the previously quoted price of \$30,000 for the gabion work would be honored and  
196 that the work could likely be completed within four to six weeks. Additional discussion followed,  
197 and Mr. Johnstone was directed to send an updated estimate with the current date to Mr.  
198 Wertovitch by Tuesday.

199 Mr. Wertovitch also provided an update regarding erosion at Pond 161-C, noting that repairs had  
200 not yet been completed. He explained that the area borders the Villages of Trinity Lakes  
201 community and that water was flowing from a resident's yard and washing out the bank, and stated  
202 that two French drains originating from a resident's property were believed to be the cause.  
203 Although the drains had been removed, erosion continued to occur. The Board discussed whether  
204 responsibility for the affected property fell under the CDD or HOA and ultimately confirmed that  
205 it was HOA property. Mr. Vega suggested that the HOA's attorney send a letter regarding the  
206 issue, and further discussion followed. Mr. Wertovitch stated that he would visit the area with  
207 Dave from the HOA to review the conditions.

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208 Mr. Wertovitch also advised that a resident had requested permission to add plants to Pond 151-B,  
209 located near the estate homes section of the community, and stated that he would contact Clearvue  
210 to determine what could appropriately be planted in the area.

211 In addition, Mr. Wertovitch commented on concerns regarding downspouts and water discharging  
212 into a pond, although the exact location was uncertain. Mr. DePompa suggested regrading or  
213 crowning the ground to help slow the discharge of water into the pond.

214 Mr. Johnstone then commented on water overflow issues at Pond 171-D, and additional discussion  
215 followed.

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217 **SEVENTH ORDER OF BUSINESS** **Adjournment**

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219 There being no further business,

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221 On MOTION by Mr. DePompa, seconded by Mr. Rider, with all in  
222 favor, the meeting was adjourned at 4:57 p.m. 5-0

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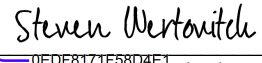
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Signed by:  
  
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Steven Wertovitch  
Chairperson