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, June 15, 2026, and called to order at 2:29 p.m. at the Heritage Springs Community Clubhouse, 11345 Robert Trent Jones Parkway, New Port Richey, Florida.

Present and constituting a quorum were:

Steven Wertovitch	Chairperson
Joe DePompa	Vice Chairperson
Gary Rider	Assistant Secretary
Richard Waugh	Assistant Secretary
Robert Johnstone	Assistant Secretary

Also, present were either in person, video (TEAMs) or voice conference call:

Howard Neal	District Manager
Robert Dvorak	District Engineer

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Neal called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Audience Comments**

A resident led a discussion regarding the depth, sediment accumulation, and overall condition of Pond 152-B, located behind the amenity center. This pond serves as the water source for the pool's geothermal system, and concerns have arisen due to debris entering the system, causing the newly installed filters to require cleaning twice daily. Mr. Johnstone stated that the pond is approximately 13 feet, 4 inches deep and noted that debris entering the pond could contribute to changes in depth over time through sediment buildup. It was suggested that the current location of the intake pipe be identified and evaluated.

Another resident asked whether any treatment options were available to improve the water quality. Mr. Wertovitch explained that Clearvue, the community's monthly pond maintenance vendor, treats the pond as needed based on observed conditions. Treatments vary from month to month depending on the issues identified during inspections. The discussion then shifted to current drought conditions and their potential impact on the pond. It was also noted that a weir had been installed to help maintain the water level in Pond 152-B.

Questions were raised regarding the necessity of the recently installed filters, as the geothermal system had operated successfully from 2011 through 2025 without them. The filters are currently collecting silty and sandy sediment, as well as algae. Mr. Johnstone provided information regarding components that had recently been replaced within the geothermal system, which prompted further discussion among attendees. Mr. DePompa suggested raising the intake pipe closer to the water's surface to reduce the amount of sediment being drawn into the system. It was noted that the intake is currently located approximately 3.5 feet below the surface. Another resident suggested exploring the installation of a well as an alternative water source.

The Heritages Springs general manager inquired about the possibility of replacing the pond liner. A discussion followed regarding the typical lifespan of pond liners, which is approximately 25 to 30 years. Mr. DePompa noted that prolonged exposure to sunlight and ultraviolet radiation contributes to liner deterioration over time. The discussion concluded with concerns regarding the pond's turbidity. Mr. Wertovitch agreed to consult with Clearvue to determine whether additional treatment options are available to improve water clarity. Further discussion followed regarding potential solutions and next steps.

THIRD ORDER OF BUSINESS **Business Administration**

A. Approval of Regular Meeting Minutes held on May 18, 2026

> On MOTION by Mr. Johnstone, seconded by Mr. DePompa, with all in favor, the Meeting Minutes for May 18, 2026, was approved. 5-0

B. Consideration of Resolution 2026-05; Removing and Redesignating New Secretary

Mr. Neal advised the Board that the name listed on the Resolution had a typographical error, and needed to be changed from Dan to David.

> On MOTION by Mr. Waugh, seconded by Mr. Johnstone with all in favor, the Board approved Resolution 2026-05; Removing and Redesignating New Secretary with changes. 5-0

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

i. Approval of May 2026 Financial Statements

Mr. DePompa stated that several items had been coded incorrectly and need to be reviewed. He then reviewed the maintenance projects spreadsheet with the Board, identifying where certain allocations should be assigned among Categories A, B, C, and D. District Management advised that coding will be corrected moving forward and will also review previously processed invoices to determine whether any recoding is necessary.

The Board discussed the requirement to wait for all assessment payments to be received before proceeding with disbursements and refunds. Members noted that only four property owners remain outstanding and questioned why disbursements cannot move forward based on the known amounts currently due. The Board requested clarification on whether refunds and distributions can be processed now, with any outstanding balances reconciled once the remaining assessment payments are received.

The Board also discussed the overpayment made to Consolidated Land Services. Management advised that over payment had been identified and that CLS will be refunding $44,049.00 to the District. Further discussion followed regarding the reconciliation and return of these funds.

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

ii. Review of Cash Flow Analysis as of June 3, 2026

Mr. Johnstone commented on the yellow box, which outlined the pond projects that are currently underway.

B. District Engineer

Mr. Dvorak provided an update regarding the Board's prior request for photographs of the ponds that have not yet been repaired. He advised that Kirk was scheduled to obtain the updated photographs during the week. The Board subsequently discussed whether the photographs were still necessary given current conditions. He also reported that, after speaking with Mr. Wertovitch, more current satellite imagery may be available for review. However, due to recent heavy rainfall, pond levels have risen significantly, and the ponds have largely refilled. After discussion, the Board agreed to postpone further evaluation until the next dry season. As a result, the not-to-exceed (NTE) amount approved at the May meeting has been tabled.
Mr. Johnstone requested that the pond overlays be updated and asked Mr. Dvorak to provide a cost proposal for this work at the next Board meeting.

Mr. Dvorak then addressed conditions at inlet 51, where an open grate has been identified as a potential trip hazard. To address the safety concern, he recommended installing a galvanized steel plate, bolted to the structure, to provide a durable solution while minimizing corrosion. The Board inquired whether Robb of Finn Outdoors had provided a timeline for the planned gabion repair work. District Management was directed to follow up with Robb to obtain a project schedule. The Board also discussed the feasibility of completing the work given the current elevated pond water levels. Mr. Dvorak provided additional information regarding Finn Outdoors' construction methods and the process typically used to perform this work. He also agreed to discuss pricing with Robb for the galvanized steel plate recommended for inlet 51.

Mr. DePompa inquired about efforts to map the external communities surrounding the Heritage Springs Community Development District. Robert explained that he has been coordinating with the Southwest Florida Water Management District to obtain permit-related information but has encountered challenges, particularly the costs associated with large-scale records requests. He noted that staff is pursuing the information on a smaller scale; however, the process is expected to take additional time. Mr. DePompa also raised concerns regarding pond water levels on the north side of the District. The Board discussed these concerns, potential contributing factors, and possible next steps for monitoring and evaluation. Further discussion followed.

C. District Manager

Mr. Neal reviewed the management report and reminded the Board that the next Board meeting is scheduled for July 20, 2026, at 2:30 p.m. Mr. Neal reminded Board members that their 2025 Form 1 financial disclosure forms were due by July 1, 2026, and advised that links to the required ethics training and Form 1 filing information would be distributed.

Mr. Wertovitch requested that all invoices be routed through him for review and approval prior to processing. He asked that invoices be sent directly to him so that he can sign off before payment is authorized.

Mr. Neal reported that a replacement grate measuring 53 inches by 36 inches had been ordered at a cost of $850.00 and was expected to be delivered to the maintenance building by the middle to end of the week. The grate will be installed in the center of the driving range. It was subsequently determined that delivery should instead be made to the pro shop. Mr. Neal agreed to contact Daryl and coordinate the delivery arrangements accordingly. Mr. Neal also noted that the Trustee Fee line item in the budget is no longer necessary, and may be reallocated within the FY 2027 Budget. The current allocation for this line item is $4,971.00. A discussion followed regarding potential uses for the available funds.

FIFTH ORDER OF BUSINESS **Maintenance Items**

Mr. DePompa reviewed the maintenance projects currently underway and provided updates on their status. He noted that the recently approved $850 grate replacement project will be added to the maintenance projects spreadsheet for tracking purposes.

Mr. Wertovitch discussed the bond-related entries reflected in the financial reports. He explained that the monthly entries represent funds being added to the bond accounts in accordance with funding requirements and are not withdrawals or reductions of funds.

Mr. Johnstone raised concerns regarding the amount of outstanding tax collections. The Board discussed the current balance of unpaid taxes and the impact of these outstanding amounts on District finances. Further discussion followed regarding collection status and anticipated receipt of the remaining funds.

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

Mr. Waugh reported ongoing erosion and washout issues at Pond 191-E and stated that he had visited the site with Steve and Jeremy to assess the conditions. It was determined that the washouts are being caused by stormwater discharge from residential downspouts. Similar conditions were also observed at Pond 161-A, where erosion has exposed tree roots. It was suggested that homeowners install downspout diffusers to reduce the velocity and impact of water entering the pond embankments. Mr. Waugh noted that the repairs at Pond 191-E may need to be redone. The Board discussed potential methods for addressing these issues, including coordinating with the affected homeowners' associations. Mr. DePompa recommended working directly with the individual village communities where these conditions exist, and the Board discussed involving the HOA boards in the effort.

Mr. Johnstone suggested that the CDD send a formal letter to the applicable HOA boards outlining the erosion concerns and requesting assistance in addressing downspout-related drainage issues. Steve recommended monitoring the situation before taking further action, and additional discussion followed. Mr. DePompa proposed meeting with the village boards or community presidents to explain the causes of the erosion and discuss potential corrective measures. During the discussion, Steve commented that the sod installation performed by Consolidated Land Services was unsatisfactory, and Mr. Waugh agreed. Mr. Waugh specifically noted concerns with the quality of the sod work at Pond 191-E. Mr. Johnstone stated that the replacement sod was required to match the existing sod in accordance with the project scope of work. He requested that a post-project review of the work performed at Ponds 191-E and 161-A be included as a discussion item at the next Board meeting.

Mr. Wertovitch suggested creating a reference document to preserve institutional knowledge and provide guidance for future Boards regarding pond projects, maintenance practices, and lessons learned. The Board discussed the benefits of developing such a document.

Mr. Waugh further discussed conditions at Pond 161-A, noting that CLS had excavated the area and installed additional geotextile fabric. However, water has since migrated beneath the fabric, causing portions of it to bubble up and become visible. While Jeremy previously indicated that the issue would be addressed, the Board was uncertain whether corrective action had been completed. Following discussion, the consensus was that CLS should revisit the site and make additional repairs.

Mr. Johnstone and Mr. Rider reported no additional matters for discussion.

Mr. Wertovitch revisited an older issue regarding a depression located near 1034 Winding Willow Drive. The matter had previously been referred to the County for review. Mr. DePompa recalled that the concern was believed to be near a sanitary manhole structure, although not CDD-owned. The Board discussed concerns related to the valley gutter and agreed that additional follow-up with the County is warranted. Joe Davis advised that Golf Maintenance staff would contact the County again regarding the issue.

Mr. Wertovitch then discussed Pond 161-F and reported that Finn Outdoors had damaged an irrigation pipe during construction activities when stakes were installed. Sainsbury Irrigation was subsequently retained to complete the repairs. Steve reviewed the invoice from Sainsbury Irrigation and expressed concerns regarding labor charges associated with the repair. He also noted that the repair highlighted the type of irrigation components being used by Finn Outdoors, specifically Toro parts, which are not preferred by the District. He further stated that contractors should not leave a project site before verifying that the irrigation system is fully operational. He recommended that future requests for proposals include language requiring contractors to ensure that irrigation systems are fully functional before project completion and final acceptance. Mr. Johstone added that irrigation systems should also be tested before construction activities begin. The Board discussed these recommendations and potential updates to future project specifications.

Mr. Wertovitch also noted that Ms. Montagna had previously mentioned a three-month management fee credit. District Management agreed to follow up on the matter and provide additional information.

Mr. DePompa raised concerns regarding electronic project records that were originally stored on a disc and subsequently transferred to a flash drive. He reported that several map files on the flash drive are generating corruption errors and are inaccessible. Mr. Dvorak agreed to provide

Mr. DePompa with a replacement flash drive containing the available files. Mr. DePompa also requested that the maps be potentially organized into separate files rather than grouped together, as the current file structure appears disorganized and potentially corrupted. Additional discussion followed regarding the availability of historical records and mapping information. Mr. Johnstone asked whether the original CAD files were available, and Mr. Dvorak advised that they were not.

Mr. DePompa introduced a summary document entitled "Understanding Embankment Drawings." He explained that the purpose of the document is to provide a clear overview of pond project planning, design considerations, and construction processes. He reviewed the document with the Board, outlining the key steps involved in a pond project, important evaluation criteria, and factors that should be considered when assessing embankment repairs and other pond-related improvements. The Board discussed the document and its potential value as a reference tool for future projects and decision-making.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. Waugh, seconded by Mr. Johnstone, with all in favor, the meeting was adjourned at 5:31 p.m. 5-0

Signed by:

Steven Wertovitch

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Steven Wertovitch
Chairperson