

Heritage Isles Community Development District

Board of Supervisors

Dan Barravecchio, Chairman

Stephen Stark, Vice Chairman

Elizabeth Rodriguez, Assistant Secretary

Cindy Bollinger, Assistant Secretary

Roy Bollinger, Assistant Secretary

Mark Vega, District Manager

David Jackson, District Counsel

Tonja Stewart, District Engineer

Rich Unger, Golf Dir. & Community

Operations Manager

Revised Regular Meeting Agenda

Wednesday, November 18, 2020 – 6:30 p.m.

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1. Roll Call
 2. Audience Comments (*Limited to 3 Minutes*)
 3. Organizational Matters
 - A. Oath of Office (2) Elizabeth Rodriguez (Seat 3) & Stephen Stark (Seat 1)
 4. Consent Agenda
 - A. Approval of the October 21, 2020 Minutes *Page 2*
 - B. Acceptance of Declaration of Seat 2 Vacancy, formerly held by Roy Bollinger
 - C. Acceptance of Declaration of Seat 4 Vacancy, formerly held by Cynthia Bollinger
 - D. Consideration of Resolution 2021-01, Designation of Officers *Page 6*
 - E. Consideration of Resolution 2021-02 Amending the FY2020 Budget
(Under Separate Cover)
 5. Staff Reports
 - A. Golf Director/Community Operations Manager
 - B. Attorney
 - C. Engineer
 - D. Restaurant
 - E. District Manager
 6. Supervisor Requests
 7. Audience Comments (*Limited to 3 Minutes*)
 8. Adjournment

Next regular meeting scheduled for December 16, 2020

District Office:

2654 Cypress Ridge Boulevard, Suite 101
Wesley Chapel, Florida
813-991-1116

Meeting Location:

Heritage Isles Clubhouse Library
10630 Plantation Bay Drive
Tampa, Florida

**MINUTES OF MEETING
HERITAGE ISLES
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Heritage Isles Community Development District was held on Wednesday, October 21, 2020 at 6:37 P.M. via Zoom at: <http://us02web.zoom.us/j/89475084510> Meeting ID: 894 75084510, Phone in number: (929) 436-2866

Present via Zoom and constituting a quorum were:

- | | |
|------------------|---------------------|
| Dan Barravecchio | Chairman |
| Stephen Stark | Vice Chairman |
| Roy Bollinger | Assistant Secretary |
| Cindy Bollinger | Supervisor |

Also present via Zoom were:

- | | |
|----------------|-----------------------------------|
| Angel Montagna | District Manager |
| Mark Vega | District Manager |
| Rich Unger | Golf/Community Operations Manager |
| Eddie Bujarski | Bayscape Owner |

Residents

The following is a summary of the minutes and actions taken at the October 21, 2020 Heritage Isles Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Montagna called the meeting to order and all Supervisors were in attendance.

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the September 16, 2020 Minutes**
- B. Financial Report – August 2020**

On MOTION by Mr. Bollinger seconded by Mr. Barravecchio with all in favor the consent agenda items A & B were approved.
4/0

FOURTH ORDER OF BUSINESS

Staff Reports

- A. Golf Director/Community Operations Manager**
The following was discussed by Mr. Unger:

- 45 • Last Friday we had OLM’s landscape inspection of LMP. Everything was
- 46 satisfactory; they had a rating of 91. We have some new Knock Out roses for the
- 47 front entry of the parking lot.
- 48 • One of the tennis court lights was repaired last week.
- 49 • A bubbler was purchased for the driving range to help to push the balls along.
- 50 • Met with a health insurance representative who will put together a plan for full-
- 51 time employees and it will be discussed at the next meeting.
- 52 • Spoke to LMP about the trees along Crosscreek. They are putting a proposal
- 53 together to manually remove all the moss in those trees and treat them.
- 54 • Talked about tennis court bleachers; found an aluminum four-tier, 15-foot wide
- 55 riser (2) with shipping at a cost of \$3,900.
- 56 • Golf revenue – in 2019 we did \$72,500 for the entire month of October. Through
- 57 today we are at \$73,000.

D. Restaurant

Eddie reported September was a little bit off, but October is trending nice.

B. Attorney

No report.

- 62 ○ The Board discussed having the next meeting on November 4th in-person in the library.

C. Engineer

None.

E. District Manager

No report.

SIXTH ORDER OF BUSINESS

Supervisor Requests

69 Dr. Stark questioned the reason for this meeting since there was so little information to

70 discuss. He also noted he receives very little information between meetings from the District

71 Manager and very little information on what is going on in the community. He would like to

72 receive emails in between meetings regarding district matters to assist him in determining if a

73 subsequent meeting is needed or whether a meeting should be cancelled. There needs to be more

74 communication about what is going on and more detail in the staff reports. He stated Mr. Unger

75 mentioned items they need to discuss at future meetings such as the health insurance item

76 mentioned earlier in this meeting by Mr. Unger, security issues in the area making sure the rover

77 is aware of the issues.

78 *The record will reflect Mr. Vega joined the meeting by phone.*

79 Dr. Stark expressed his opinion regarding receiving updates from staff between
80 meetings. He indicated today’s meeting may not have been needed.

81 Mr. Vega discussed some information he received today regarding the district.

82 Mr. Unger offered to give a report on projects going on in the district utilizing his
83 three-page to-do list and Dr. Stark recommended doing that for future meetings and Mr. Unger
84 briefly reported on the following:

- 85 ○ He is putting together a map for the roads and sidewalks with addresses and hopes
86 to complete by next week.
- 87 ○ We had an issue with standing water in front of a resident’s curbing and the City
88 is waiting for funding to repair those types of issues since the City says they are
89 low on funding for these types of things.
- 90 ○ Waiting on proposals to install shade areas behind the cart barn area.
- 91 ○ Working with a company to see what it would cost to help with our clubhouse
92 electric bills.
- 93 ○ Don is ordering sod for along #11 to help some of the erosion issues.
- 94 ○ We had a slow drain along Nassau Pointe and contacted the City to look at it.
95 Dr. Stark noted the area that borders the CDD and Nassau Pointe HOA, the
96 corner, is a disgrace and we need to do something about it.
- 97 ○ Ordered new carpet for the pro-shop, \$2,300, to be in next week. New fixtures a
98 week after that.
- 99 ○ Ordered new range balls, 730 dozen will be coming in the first of November.
- 100 ○ Adjusted the contract for the golf carts, down to 12 for the winter.
- 101 ○ Checked fire lights in the fitness center.
- 102 ○ Blood drive for the 1st or 2nd Saturday in November.
- 103 ○ Ordered new pool rings and ropes for the pool.

104 There was a consensus of the Board not to allow any floating devices in the pool.

- 105 ○ Holiday hours were discussed.

106

107 **SEVENTH ORDER OF BUSINESS**

Audience Comments

108 Two candidates, Elizabeth and Ron, currently running for a board seat in the upcoming
109 election made comments.

110 Street parking was discussed by Ron who is on the HOA and he wants the CDD to allow
111 overnight parking by the gym. The parking item will be discussed at the next workshop meeting.

112 A resident would like to be considered as a candidate for a board seat the next time a seat
113 becomes available. Mr. Vega responded by asking him to send his resume to him for
114 distribution to the Board.

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116 **EIGHTH ORDER OF BUSINESS**

Adjournment

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118 On MOTION by Mrs. Bollinger seconded by Mr. Barravecchio
119 with all in favor the meeting was adjourned at 8:12 P.M. 4/0

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RESOLUTION 2021-01

A RESOLUTION DESIGNATING OFFICERS OF THE HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Heritage Isles Community Development District at a regular business meeting following the November 3, 2020 General Election, desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF HERITAGE ISLES COMMUNITY DEVELOPMENT DISTRICT:

- 1. The following persons were appointed to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
<u>Mark Vega</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Alan Baldwin</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS, 18th DAY OF NOVEMBER 2020.

Chairman

Secretary

**Resolution 2021-02
Amending the FY2020 Budget
(Under Separate Cover)**