

Heritage Bay Community Development District

Board of Supervisors

- ☐ Edwin Hubbard, Chairperson
- ☐ F. Jack Arcurie, Vice Chairperson
- ☐ Vacant, Assistant Secretary
- ☐ Steven Bachenberg, Assistant Secretary
- ☐ Allen Soucie, Assistant Secretary

District Staff

- ☐ Justin Faircloth, District Manager
- ☐ Gregory Urbancic, District Counsel
- ☐ Jeffrey Satfield, District Engineer

Regular Meeting & Budget Public Hearing Agenda

Thursday, September 4, 2025 – 9:00 a.m.

1. **Call to Order/Roll Call**
2. **Approval of Agenda**
3. **Public Comments on Agenda Items**
4. **Public Hearings for Adoption of Fiscal Year 2026 Budget**
 - A. Fiscal Year 2026 Budget Discussion
 - B. Consideration of Resolution 2025-04, Adopting Fiscal Year 2026 Budget
 - C. Consideration of Resolution 2025-05, Levying Assessments for Fiscal Year 2026
5. **Engineer's Report**
 - A. Revised Proposal for 2026 Stormwater System Review
 - B. Next Scheduled Water Test Event – September 2025
6. **SOLitude Lake Management**
 - A. Monthly Inspection & Service Reports
 - B. Update on Status of Approved Plantings Lake 2 Railroad Vine
 - C. Water Testing Overview & Recommendations
7. **Legal Update**
8. **Old Business**
 - A. Infrastructure & Facilities Management Report
 - B. Consideration of Resolution 2025-06, Approving Revised Fiscal Year 2026 Meeting Schedule
9. **New Business**
 - A. Next Field Service Review – November 2025
 - B. Fiscal Year 2026 Insurance Proposal Review
10. **Manager's Report**
 - A. Approval of the Minutes of the August 7, 2025 Meeting
 - B. Acceptance of Financial Report as of July 31, 2025
 - C. Consideration of Fiscal Year 2025 Audit Engagement Letter from Grau & Associates
 - D. Presentation of 2nd Quarter Website Audit Report
 - E. Review & Discussion of August 2025 District Manager's Action Items Report
11. **Supervisor Comments**
12. **Chairperson Comments**
13. **Audience Comments**
14. **Adjournment**

The next CDD Meeting is scheduled to be held Thursday, November 6, 2025 at 9:00 a.m.

District Office:

Inframark, Infrastructure Management Services
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076
(954) 603-0033

Meeting Location:

Heritage Bay Clubhouse
10154 Heritage Bay Boulevard
Naples, Florida 34120
(239) 353-7056

www.heritagebaycdd.com