

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

- Jennifer Goldyn, Regional Director
- Gregory Urbancic, District Counsel
 - Jeffrey Satfield, District Engineer
- Howard Neal, Field Services Director
- Fernand Thomas, District Accountant
- Janice Swade, Administrative Assistant

Regular Meeting Agenda
Thursday, February 5, 2026 – 9:00 a.m.

- 1. Call to Order/Roll Call**
- 2. Approval of Agenda**
- 3. Public Comments on Agenda Items**
- 4. Authorization to Enter Into a Contract With Selected Auditor**
- 5. Engineer’s Report**
 - A. Water Testing Event March 2026
- 6. SOLitude Lake Management**
 - A. Monthly Inspections & Service Reports.....Page 4
 - B. Stormwater System Observations and Recommendations
 - C. Results of Water Testing for Lake 6 & Potential to Utilize SOLitude for Future Water Testing.....Page 17
 - i. Consideration of SOLitude Proposal for Water Testing.....Page 21
 - D. Quarry Fishing Club Request for Weed Mapping in Boulder Lake.....Page29
- 7. Legal Update**
- 8. Old Business**
 - A. Infrastructure and Facilities Management Report.....Page 30
 - i. Status of Copeland Southern CDD and Association Projects
 - a. Terrace 3
 - b. Veranda 2
 - c. Coach Homes 1
 - B. CDD Parking Lot Observations – Completion of Coach Homes Roof Projects
 - C. Potential for Additional Signage at Lake 30B Outfall Structure
 - i. District Attorney, Gregory Urbancic, Communications and Recommendations.....Page 40
- 9. New Business**
 - A. Review & Discussion Regarding Update of “Quarry Lakes and Docks Use Regulations”.....Page 49
 - B. Review of Crocker Land Development Quotes for Terrace 3 Drainage and Lake Bank Rebuild.....Page 60
 - C. Next Field Review – February 19, 2026 – Concentration Lakes 15-21
 - D. Discussion Regarding Posting to Fill Seat 3..... Page 63

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

10. Manager’s Report

- A. Approval of the Minutes of the November 6, 2025 Meeting.....Page 71
- B. Acceptance of Financial Report as of December 31, 2025.....Page 76
- C. Field Service Review and Recommendations – November 20, 2025 Review.....Page 91
- D. Review & Discussion of November 2025 District Manager’s Action Items Report.....Page 99
- E. Special District 2026 Intent to Run Seats 4 and 5

11. Supervisor Comments

12. Chairperson Comments

13. Adjournment

The next CDD Meeting is scheduled to be held Thursday, March 5, 2026 at 9:00 a.m.

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