

Heritage Bay Community Development District

Board of Supervisors

Edwin Hubbard, Chairperson
F. Jack Arcurie, Vice Chairperson
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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, March 5, 2026 – 9:00 a.m.

- 1. Call to Order/Roll Call**
- 2. Approval of Agenda**
- 3. Public Comments on Agenda Items**
- 4. Engineer’s Report**
 - A. Water Testing Event March 2026
 - B. Stormwater Drainage Structures Assessment
- 5. SOLitude Lake Management**
 - A. Monthly Inspection & Service Reports.....Page 4
 - B. Stormwater System Observations and Recommendations
- 6. Legal Update**
- 7. Old Business**
 - A. Status of Approved Copeland Southern CDD and Association Projects
 - i. Terrace 3 Drainage and Lake Bank Rebuild
 - ii. Lake 21 Lake Bank Rebuild
 - iii. Lake 23 Lake Bank Rebuild
 - iv. Lake 20 RCP Repair and Extension
 - B. Veranda 2 Drainage Project Update
 - C. CDD Parking Lot Observations – Completion of Coach Homes Roof Projects
- 8. New Business**
 - A. Discussion Regarding Potential Projects for 2027
 - i. Lake 10 – Single Family Homes (11) Drainage Installation and Lake Bank Rebuild.....Page 15
 - ii. Lake 4 – Rebuild of Lake Bank Between Terraces 5 and 6.....Page 20
 - B. Discussion of Potential Additional and Unapproved Work on Pine 1 Fairway Lake Bank.....Page 23
 - C. Discussion of Posting to Fill Seat 3
 - D. Status of Digitization of All CDD Documents
 - E. Update on Transition Activities and Inframark’s Action Plans

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

9. Manager’s Report

- A. Approval of the Minutes of the February 5, 2026 Audit Committee & Regular Meeting, and February 19, 2026 Continued Meeting..... Page 25
- B. Acceptance of Financial Report as of January 31, 2026.....Page 33
- C. Acceptance of Fiscal Year 2025 Audit..... Page 50
- D. Consideration of Resolution 2026-01, for the 2026 General Election..... Page 80

10. Supervisor Comments

11. Chairperson Comments

12. Adjournment

The next CDD Meeting is scheduled to be held Thursday, April 5, 2026 at 9:00 a.m. (If Necessary)

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