

# Heritage Bay Community Development District

## Board of Supervisors

- ☐ Edwin Hubbard, Chairman
- ☐ F. Jack Arcurie , Vice Chairman
- ☐ Vacant
- ☐ Rick Phelps, Assistant Secretary
- ☐ Allen Soucie, Assistant Secretary

- ☐ Justin Faircloth, District Manager
- ☐ Gregory Urbancic, District Counsel
- ☐ Albert Lopez, District Engineer

## Regular Meeting Agenda

December 7, 2023 – 9:00 a.m.

Call-in Number: 1-646-838-1601 Meeting ID: 951092195#

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1. Roll Call
  2. Approval of Agenda
  3. Public Comments on Agenda Items
  4. Engineer's Report
    - A. Water Testing Update – September 2023
      - i. Discussion of Open Items and Potential Concerns with pH Levels – Mr. Soucie
  5. SOLitude
    - A. Monthly Inspections and Service Reports
    - B. Discussion of Any Items Identified in the November Field Manager's Quarterly Report
  6. Attorney's Report
  7. Old Business
    - A. Project Planning 2024
      - i. Veranda IV: Request for Gutter Installations & Drainage Requirements – Association Acceptance
      - ii. Copeland Southern Communications Regarding Approved Contracts & Potential Timing of Work
        - a. Request Copeland to Quote on Lake 4/SE Corner Rip Rap Removal
      - iii. Joint CDD and Club Projects for Summer 2024
    - B. Performance Review & Update – Inframark
  8. New Business
    - A. CDD Property Parcels Discussion
  9. Manager's Report
    - A. Approval of the Minutes of the November 2, 2023 Audit Committee and Regular Meeting
    - B. Acceptance of the Financials – October 2023
      - i. Resolution of Concerns Raised – Year End September 2023 Financials
    - C. Field Manager & Supervisors' Quarterly Report Update – Tour Conducted November 7
    - D. Review and Discussion of Actions Items on DM's November 2 "Open Items" Report
  10. Supervisors' Reports, Requests, and Comments
  11. Chairman's Comments

### District Office:

210 N. University Drive, Suite 702  
Coral Springs, FL 33071  
954-603-0033

### Meeting Location:

Heritage Bay Clubhouse  
10154 Heritage Bay Blvd.  
Naples, Florida

12. Audience Comments
13. Adjournment

**The next meeting is March 21, 2024 at 9:00 a.m.**

**PLEASE NOTE: To be held in small dining room with no phone hook-up**