

Heritage Bay Community Development District

Board of Supervisors

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

District Staff

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

Regular Meeting Agenda

March 21, 2024 – 9:00 a.m.

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

1. Call to Order/Roll Call

2. Public Comments on Agenda Items

3. Board Organizational Matters

- A. Acceptance of Mr. Phelps Resignation and Motion to Leave Seat 4 Open
- B. Seat 3 Open Position and Interview of Candidates
- C. Appointment of Supervisor to Seat 3
- D. Oath of Office for Newly Appointed Supervisor to Seat 3
- E. Board Reorganization and Selection of Officers (Resolution 2024-01)
- F. Timing and Requirements for Reelection for Seats 1, 2 and 3

4. Engineer's Report

- A. Water Testing Update- March 5, 2024
- B. Surface Water Management System Retention Guidelines
 - i. SFWMD Permissible Alterations to Actual Retention Areas and Requirements for Approvals

5. SOLitude Lake Management

- A. Monthly Inspections and Service Reports
- B. Lakes Review with Field Service Manager-February

6. Legal Update

- A. Status of Required Ethics Training

7. Old Business

- A. Project Planning 2024
 - i. Vernada 4: Request for Gutter Installations and Drainage Requirements - Association ARC Approval?
 - ii. Joint CDD and Club Projects for Summer 2024
 - iii. Lake 1- North Lake Bank - Approval to Proceed with Golf Maintenance Staff
 - iv. Lake 21/Oak 22 Tee Timing of Lake Bank Sodding
 - v. Update on CDD 2024 Projects

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

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

www.heritagebaycdd.com

8. Planned Club Upgrade and Drainage Project of Cart Path

9. Copeland Southern - Terrace 4, Lake 19, Lake 15 and Lake 20 Work

10. Performance Review and Update - Inframark

11. New Business

- A. Annual Best Practices Meeting April 11, 2024
- B. Golf Course Planned Cultivation Schedule
- C. Installation and Use of Turbidity Barriers

12. Manager's Report

- A. Approval of the Minutes of the December 7, 2023 Meeting
- B. Acceptance of Financial Reports as of January 31, 2024 and February 29, 2024
- C. Consideration of Resolution 2024-02 for the 2024 General Election
- D. Discussion of the Proposed Fiscal Year 2025 Budget
- E. Field Manager and Supervisors' Quarterly Report Update - Next Planned Tour April
- F. Review and Discussion of Action Items on District Manager's November 2, 2023 "Open Items" Report

13. Adjournment

The next CDD Meeting is scheduled to be held Thursday, May 2, 2024 at 9:00 a.m.

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