

MINUTES OF MEETING
HERITAGE PARK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heritage Park Community Development District was held on Thursday, May 21, 2015 at 1:00 p.m. at the Heritage Park Amenities Center, 225 Hefferon Drive, St. Augustine, Florida 32084.

Present and constituting a quorum were:

Ken Kinnecom	Chairman
Mark Masley	Vice Chairman
Michele Arreguin	Supervisor
Ralph Pennington	Supervisor
Rod Philbrick	Supervisor

Also present were:

Jim Oliver	District Manager
Mike Eckert	District Counsel
Jenny Urcan	District Engineer
Louis Cowling	GMS Operations

FIRST ORDER OF BUSINESS

Roll Call

Mr. Oliver called the meeting to order at 1:00 p.m.

SECOND ORDER OF BUSINESS

Public Comment

There were no members of the public present.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 19, 2015 Meeting

On MOTION by Mr. Pennington seconded by Mr. Philbrick with all in favor the Minutes of the March 19, 2015 Meeting were approved.
--

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2015-03 Approving the Proposed Budget for Fiscal year 2016 and Setting a Public Hearing Date for Adoption

Mr. Oliver stated essentially we have a resolution to approve the budget, which starts the budget process. We will provide a copy of the approved budget to St. John's County. We will also set a public hearing to be held if we have adoption. Your next regular meeting date would be July 23, and that will meet the 60+ days between approval and the budget hearing. There will be tweaking over the next couple of months, but the most important part is assessments stay the same, there is no increase in assessments. We will shift line items as needed, especially as any maintenance concerns come into effect. Once we have the public hearing in July, you will be able to adopt the budget after that.

On MOTION by Mr. Kinnecom seconded by Mr. Masley with all in favor to adopt Resolution 2015-03 accepting the proposed FY16 budget and setting the public hearing for July 23, 2015 was approved.

FIFTH ORDER OF BUSINESS

Update Regarding Conveyances

Mr. Eckert stated there is one item. I know Carl has been working with the District Manager to get one deed wrapped up between the HOA and the CDD. That is the final piece of the puzzle that we need to get and record, and then we are done with that. That is one of the reasons why we are not recommending an increase next year in our fees because our fees jumped this year to deal with all the real estate clean-up issues. We don't expect that will carry into next fiscal year.

SIXTH ORDER OF BUSINESS

Update Regarding Traffic Calming Study

Mr. Oliver stated I communicated yesterday with Andy Ames, the county engineer within the Public Works Department. He has indicated that the traffic calming study is going to proceed. It will be the last study using FY15 funds. I shared that information with the chairman. As soon as he has more information to provide us, we will get things moving. It is good that you asked for it because you got it.

Mr. Kinnecom stated once the bidding and whatever the cost involved are, out of the budget process for the year, there is only \$100 left as a cushion. We are the last study to take place for this fiscal year for the county.

Mr. Oliver stated right now Andy is negotiating with their consultant to put a price on this package that the county is funding.

SEVENTH ORDER OF BUSINESS

Update Regarding the SJC Construction of Replacement Pedestrian Bridge

Mr. Kinnecom stated I have no further information other than the last contacts that we have had with the county engineers that were present here for the public meeting with HOA. They are seeking additional funds. The monies that they received from DR Horton for the entity across the street is far from sufficient to do the work to widen the road from Lewis Speedway to Heritage Park Drive, the south entrance. They do want 12' lanes and 4' shoulders. They have already notified FPL, I saw copies of that, to move utility poles back further toward the District property line, but they are seeking more funds, \$500,000, to do the project. I am not sure that this has anything to do with that road widening from the south entrance. Head south about 50', and you will see that a drain pipe, a 24" or 18" drain pipe, and they put dirt over it so somebody can drive and have access, I don't know if that has anything to do with the plan to straighten that curve heading toward Publix, but you will notice that they have the big tractors in there with the cutters, and they cut the brush way back so that you get a better view on that curve. So where they have filled in that dirt, no doubt there is going to be access for some equipment. I see behind the bushes land cleared and trees cut down, so that might have something to do with curing the danger of that curve in the road. A lot of people like to take that curve at 50 or 60 mph, so we will see what happens. Other than that, I have no new information.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Eckert stated I want to let the board know that a lot of the legislative things that we were watching just died when people left town. We don't anticipate at the June special session when they come back they will revisit any of our issues. Mostly what they are going to deal with is budget and healthcare. We do anticipate that some of the issues impacting CDDs will come

back next year. The session starts in January instead of March, so that means everything gets bumped up and compressed, so it will probably be even more difficult for people to pass legislation over this next year. When you combine that with it being a session before an election year also makes it difficult. We will keep monitoring.

B. Engineer

There was no Engineer's report.

C. Manager

Mr. Oliver stated under Manager's report there is a letter in your agenda packet from the Supervisor of Elections, and it shows the District now has 1,330 registered voters living in the District. We are required by statute to put this on the record.

D. Operations Manager

Mr. Cowling stated Austin did come through and bumped up their schedule. We had some extra mowing. The ponds are in good shape. We have started to see a little bit of algae. Future Horizons is on a twice-a-month treatment schedule now. The fountains are operational, but we have had thunderstorms so if they go out, please give me a call, and we can reset those.

TENTH ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Kinnecom stated to give you an update, some people present know about an issue to do in the villas, but we did have some occupants of Unit 380, with little children wading and swimming in the ponds behind the house. That is only the beginning of the problems. One day a nearby deputy got off from work, and he told them to get out of the pond, and if you don't get out now, you will be arrested. So we have filed a comment with the Sheriff's office that any violators that are doing recreational activity in the ponds are subject to trespass. I haven't had any more complaints about them swimming. There was more than one occasion of them going in the pond, but I feel sorry for anybody going into that filthy terrible bacteria-filled water. They are not allowed to go in the pool because that unit was foreclosed on about April 27.

Mr. Oliver stated Ken, when you talked about notifying the Sheriff's office, I have a form to go out on behalf of the CDD if you are talking about the CDD notifying the Sheriff's office unless the HOA already has. I can do that.

Mr. Kinnecom stated if the supervisors agree we put it in the form of a motion to notify the Sheriff's office with that document.

Mr. Oliver stated this is a document that actually was for Rivertown, but I will submit the same request to SJSO that these particular areas can't be used for recreational purposes and users are subject to trespass.

On MOTION by Mr. Kinnecom seconded by Mr. Masley with all in favor to have the District Manager send written trespass enforcement authorization to St. John's Sheriff's Office to keep people from using District owned SMFs/ponds for recreational purposes was approved.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Oliver stated the unaudited financials are through April 30, 2015. There are no unusual variances. You are still projecting a slight surplus for the end of the fiscal year.

B. Approval of Check Register

Mr. Oliver stated included in your agenda package is a check register.

On MOTION by Mr. Kinnecom seconded by Ms. Arreguin with all in favor the Check Register was approved.

C. Assessment Receipts Schedule

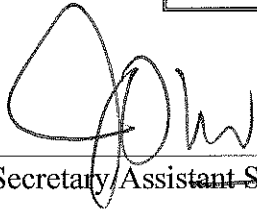
Mr. Oliver stated you are 98.71% collected.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 23, 2015

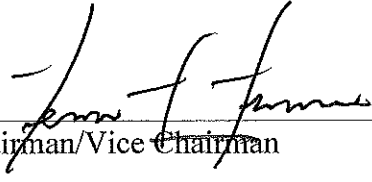
Mr. Oliver stated the next scheduled meeting is July 23, 2015.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Pennington seconded by Mr. Masley with all in favor the meeting was adjourned.



Secretary/Assistant Secretary



Chairman/Vice Chairman