

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, January 22, 2026 at 1:00 p.m. at the Heritage Park Amenity Center, 225 Hefferon Drive, St. Augustine, Florida 32084.

Present and constituting a quorum were:

Thomas Ferry	Chairman
Robert Curran	Vice Chairman
Joanne Wharton	Supervisor
Judith Kinnecom	Supervisor
Louis Pingotti	Supervisor

Also present were:

Matt Biagetti	District Manager
Kyle Magee (<i>via phone</i>)	District Counsel
Ryan Stilwell	District Engineer
Jeff Johnson	Operations Manager
Geraldine Ferry	HOA President
Residents	

The following is a summary of the actions taken at the January 22, 2026 meeting. A copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Biagetti called the meeting to order at 1:00 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Biagetti opened the public comment period. Resident Ann Germain of 907 Oak Arbor Circle reviewed prior minutes regarding the pond banks and discussed the following:

1. In May, Ms. Wharton mentioned that she was having difficulty contacting the AG Center but never updated the Board.

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2. In May, Future Horizons was asked to place a measuring stick in the pond to measure the depth of the water, but that was never done. *Mr. Johnson confirmed that Future Horizons did so and provided a diagram from the center of the pond, all the way out to the edge of the pond with the depths.* Ms. Germain pointed out that it was never made public and wanted to know how they were supposed to know what was going on, if information was not made available. *Ms. Wharton recalled that this was discussed at the last meeting.*
3. In August, the Board approved \$10,000 for pond bank erosion. At every meeting the Board keeps approving money, yet nothing was getting done. *Mr. Biagetti reported that there would be a response under that agenda item.*
4. In August, Ms. Wharton requested that Mr. Oliver's office absorb the cost for office supplies and the CDD absorb the postage cost, but not the photocopies or the xerox paper. *Ms. Wharton pointed out that there would be follow up at this meeting.* Also at this meeting, Ms. Wharton questioned how the experimental grasses were doing on Pond 1800 and it was reported that they lost a few of the bushes. Yellowstone was supposed to come to the September meeting.

Mr. Johnson confirmed that Yellowstone did not attend the September meeting; however, they replaced all of the grasses on Pond 1800. Ms. Wharton recalled that Yellowstone repaired the irrigation, which caused them all of the grasses to die. Ms. Germain voiced concern about the ponds, if a hurricane were to hit and recalled questioning at the November meeting, whether they would have to wait until January before anything gets done, as any approval would take another two months. She was told by Mr. Johnson that he would get right on it. Mr. Johnson confirmed that they were in a holding pattern, until there was approval from the homeowner to run an electrical line to the pond, Pond 100. However, this was a rental home, which was run by a management company. Mr. Biagetti confirmed that a letter was sent by District Counsel and numerous follow-ups have been made to the company that owns the home at 809 Oak Arbor Circle. Ms. Wharton requested that they flag this one and asked if the owner received two notices. Mr. Biagetti confirmed that the owner received one notice on December 15th and they confirmed receipt. In that time, there were three other requests. Ms. Ferry would have Kristen expedite it.

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5. At the September meeting, there was supposed to be an emergency meeting in two weeks, but this never occurred.

Mr. Biagetti recalled that this was in regards to the pond restoration. It was suggested by Mr. Pingotti, because two Board Members could not meet without noticing it. Mr. Pingotti confirmed that the meeting was not held. Ms. Wharton recalled that this was discussed at the November meeting. Ms. Germain had an issue, because there they spent a great deal of time walking that pond and there was no formal report to the committee, to residents or to the management company. Ms. Wharton felt that was a reasonable request and suggested having something in writing with the highlights of their findings.

6. At the November meeting, there was a correction in the minutes on Page 14, regarding Ms. Charlotte Kolb. Ms. Germain did make a presentation on behalf of Ms. Kolb. It was Geraldine Ferry.
7. At the November meeting, Ms. Lauren Kirikiti of the St. Johns County Biological Conservation & Management promised to provide the names of two local vendors, who were working on the problems that they were seeing. Ms. Kirikiti provided that information to Ms. Germain. Ms. Germain was concerned about having to wait another two months and then there would be another excuse.
8. At the November meeting, Yellowstone was supposed to put in a number of stakes to measure something, but Ms. Germain and Ms. Kinnecom only found one stake. *Mr. Johnson confirmed that Yellowstone put in plenty of markers around the pond.*
9. The hole was still on Pond 100, at the top of the bank. *Mr. Johnson explained that this was part of the erosion project, which they could not start until there was a way to get water to the plantings.* Ms. Germain pointed out that this goes back to 2023 and was something that she was seeing every day. *Mr. Biagetti reported that an update would be provided to the Board with the steps that were taken and where they stand today.*

Mr. Chris Fagan of 156 Pine Arbor Circle questioned the reason for this CDD. Mr. Biagetti explained that Heritage Park was a Community Development District (CDD), which was a local unit of government. Tax exempt bonds were used to develop certain infrastructure within Heritage Park, mainly the stormwater management system and ponds that control the

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water intake and outtake. Mr. Fagan reported that a year and a half ago, someone from the county asked if he could cross Mr. Fagan's property to look at the pond aerators. He told Mr. Fagan that there was supposed to be a fountain behind his house to aerate the water so it did not get stagnant. Ms. Wharton questioned which pond this was. Mr. Fagan confirmed that it was Pond 172 behind Quail Ridge. Ms. Wharton asked Mr. Johnson to check on it. Mr. Johnson recalled according to the map, there were supposed to be two fountains on this pond. They could move one down to Mr. Fagan's location, but it would require running electric down further. Ms. Wharton wanted to inspect the pond first, to see if it was substantially worse at that end. Ms. Santana Whited of 172 Pine Arbor Circle surmised that the fountain was there, because of the way the lake was angled and all of the debris came towards them. Ms. Wharton believed that was how the aerator was designed. Mr. Fagan pointed out that his pond was shaped like a boomerang and Ms. Whited lived on the corner of that boomerang. Mr. Johnson would reach out to Future Horizons for an additional fountain or to see if they could move the fountain.

Mr. Fagan voiced concern about the ducks, as they were shedding a large amount of duck feces, which ended up in the water. Without the aeration, the pond was in bad shape. Mr. Pingotti felt that it made sense to have the fountain there than in the middle. Mr. Stilwell explained that all of the ponds were stormwater treatment ponds, with the purpose of catching contaminants and treating the water in accordance with the St. Johns River Water Management District (SJRWMD). Fountains did not provide any additional treatment. They were aerating the water, but the two fountains were not aerating the water. The purpose was to keep surface materials moving in the pond. The wind was blowing all of the feathers and grass clippings to the north end of the pond, when there was a south wind. When that was occurring, they should notify GMS, so they could get Future Horizons to clean that area, as having a fountain, would keep everything at the north end. Mr. Fagan further pointed out that when Yellowstone mowed, they use a big mower going down to the water's edge. Ms. Wharton recalled that Yellowstone was no longer allowed to mow within 10 feet of the pond. Mr. Johnson would inform Yellowstone not to do so. Ms. Wharton pointed out that they also stopped weed control along the banks, so that the grass could grow into the water and hold the bank. Part of the problem was communication of the crews. Ms. Germain reported that Future Horizons was running around the ponds with their big truck. Mr. Johnson indicated that they had two options of spraying the ponds; one was by

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boat or using a side by side with a pump on the back. Ms. Germain suggested that they use a longer hose.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 20, 2025 Meeting

Mr. Biagetti presented the minutes of the November 20, 2025 meeting, which were included in the agenda package. Ms. Germain’s comment on Page 14 would be incorporated. Ms. Wharton indicated on Page 5, where Mr. Johnson confirmed that it was Bahia grass, “Palms” should be “Ponds.”

On MOTION by Ms. Wharton seconded by Mr. Curran with all in favor the Minutes of the November 20, 2025 Meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, General Election

Mr. Magee presented Resolution 2026-02, Requesting that the St. Johns County Conduct the District’s General Election, Providing for Compensation, Setting Forth the Terms of Office and Authorizing Notice of the Qualifying Period, which was included in the agenda package. It indicated that Seats 1, 3 and 5 were General Election seats, which were up this year. There would be a General Election in November of this year. Mr. Biagetti pointed out that the qualifying period for the St. Johns County Supervisor of Elections was June 8th through June 12th.

On MOTION by Ms. Wharton seconded by Mr. Ferry with all in favor Resolution 2026-02, Requesting that the St. Johns County Conduct the District’s General Election, Providing for Compensation, Setting Forth the Terms of Office and Authorizing Notice of the Qualifying Period was adopted.

FIFTH ORDER OF BUSINESS

Discussion of Pond Banks

Mr. Johnson reiterated the Pond 100 was on hold, until they could get approval for the electrical line and once received, they would be ready to proceed. It should transpire quickly. Ms. Wharton questioned what would be at the top of the bank. Mr. Johnson explained that a drain box would be installed, which would have a pipe running into Pond 100. Ms. Wharton

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asked if the rock, plantings and irrigation for that pond were approved. Mr. Johnson replied affirmatively. Ms. Wharton did not want to wait another 30 days. Mr. Johnson pointed out that once they received approval from the homeowner to go through their yard, he would have the contractor to start right on it, as everything was lined up. There was no easement and they could not just go through the homeowner's yard, without their approval. Ms. Wharton asked if there was another lot that they could access. Mr. Johnson indicated that it was a possibility, but it would cost an exorbitant amount of money to run electrical halfway around the pond and this was the best option. Ms. Germain recalled that both homes were rentals. Mr. Ferry asked whether someone who rented a house could give permission. Mr. Johnson confirmed that the owner must grant permission. Mr. Biagetti recalled that a Temporary Access Easement was sent to the owner and asked if there was anything else that they could do to help expedite a response from the owner. Mr. Magee saw no other option, as the tenant did not have the right to sign over the access and until the owner provided that approval, the District had no right to that property.

Mr. Johnson reported that Pond 1100 had erosion issues from the tree line. He had done some investigation work on the black pipe that was in the root system and it turned out to be a downspout. There were actually two downspouts on the bank and an additional downspout 50 to 60 feet further down. Ms. Wharton surmised that they would have to put some additional pipe in. Mr. Johnson pointed out that they must eliminate that piping altogether, starting at the downspouts and re-direct the water somewhere else. Ms. Wharton asked if should go to the parking lot. Mr. Johnson recommended going downward, so that it went along the backside, in order to eliminate the waterflow down the bank. Ms. Wharton felt that the tree was still viable. Mr. Johnson agreed. Ms. Wharton recalled discussing putting boards up to help hold the bank and asked if they could extend the pipe down to the bank from that point. Mr. Johnson believed that it would be possible, but preferred to eliminate the watershed altogether, because it was washing it out. Ms. Wharton did not think that they could eliminate it, because it could create a new erosion problem, unless they directed it to the parking lot.

Ms. Wharton recommended getting together with the HOA, because it was their downspout and the CDD needed permission to take it into the water. Mr. Stilwell agreed, as they could add a yard drain, to direct any surface water into that pipe, so it could serve a double benefit. Mr. Johnson pointed out that a sprinkler head owned by the HOA, needed to be capped and relocated. Ms. Wharton asked if they needed to have something in writing. Mr. Biagetti

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offered to work with Mr. Magee on this matter. Mr. Pingotti asked if a resident was feeding the ducks on the pond that was being eroded, whether the CDD could go after the resident financially to recoup some of the money. Ms. Wharton indicated that the resident was feeding the ducks on their own property. Mr. Johnson reported that a do not feed the wildlife sign was posted on Pond 1400, on the bank line. They also treated the bank and would probably go back and do two more treatments on the Pond 1400 pond bank, with a geese and duck deterrent. Mr. Chris Fagan of 156 Pine Arbor Circle noted that paid \$100 per gallon to do the exact same thing in his entire yard and it did not work. Mr. Johnson confirmed that it was a deterrent, but not a bulletproof scenario, because if the resident was feeding the ducks, there was nothing that he could do about it. Mr. Fagan pointed out that this particular resident was feeding the ducks every morning and night, which attracted hundreds of ducks. He could no longer go in his backyard, which was not fair.

Mr. Biagetti pointed out that the CDD did not have the authority to fine. There was also evidence of damage to the pond bank by the ducks. A cease-and-desist letter was sent to the individual who was feeding the ducks, in order to preserve the pond banks and appreciated the HOA's assistance with communications over the past couple of months. Mr. Pingotti questioned the repercussions if the resident ignored the letter. Mr. Johnson indicated that he tried to approach it in a professional manner. Mr. Magee pointed out if it reached the point of where pond banks were being torn up and repairs were necessary, the CDD could try to recoup that cost from the homeowner. In other Districts that he represented, the enforcement mechanism was an amenity suspension, but the CDD did not run the amenity center in this community. Therefore, if the pond bank gets to the point of where repairs were necessary, a bill could be sent to the homeowner, but it was likely that the homeowner would not pay it and they may have to take them to small claims court. Then the CDD must decide whether or not it was worth it, as there would be legal fees involved.

Mr. Fagan pointed out that there were duck feces all over the sidewalk. Ms. Ferry was informed by the Board of Health, if there were duck feces on the sidewalks, they would come out and look at it, as it was a health hazard. Mr. Ferry asked if there was anything in the Florida Statutes about feeding wildlife. Mr. Johnson explained that it was reported several times to the Fish and Wildlife Conservation Commission (FWC), but other than continuing to file reports with FWC, there was not much else that they could do. Ms. Wharton requested research on

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the stormwater inlet that had holes in it. Ms. Wharton asked if it was a French drain. Mr. Stilwell did not want to call it a French drain, as a French drain goes down into the ground and the water disappears. In this situation, water goes into this pipe, connects to the inlet and goes to the pond. Under drains were used throughout Northeast Florida and put into roads, because when groundwater rises, it prevented the groundwater from getting into the base and destroying the pavement. It disintegrated the lime rock base, which was typically used in this area. It was a gray area as to who was responsible for it, but typically if someone owned a road or parking lot, they owned the under drain as well. It was there for groundwater and was not collecting the rainwater going to the ponds. Based on discussion that he had with Mr. Magee, this was more of a parking lot issue, as opposed to a stormwater piping issue.

Ms. Wharton questioned whether the under drain needed to be replaced or extended. Mr. Stilwell indicated that he did not investigate the asphalt, because it was not the CDD's, but it was his understanding that a pothole formed or there was some failing asphalt in the proximity of this under drain. Ms. Gerry Ferr, HOA President, pointed out that the drains that go around the lot like a horseshoe, which was supposed to drain into the pond, stop in the middle, blocking the water from going into the pond and causing the lot to sink. According to the schematics, it was due to the storm drain. Mr. Stilwell pointed out that even if they dig a hole, there could be groundwater 2 to 3 feet below the surface of the water, as the water level of the groundwater fluctuates throughout the year. When they get into the rainy season, the water would come up, but when it was dry, as it was now, the groundwater was low. According to the video, they added the water. Typically, an under drain had water in it, as it pulled water out of the ground, so it did not destroy the pavement. The TV showed the water being clogged, but it was technically not a CDD pipe. The CDD piping ended at that inlet and that under drain was tied to that inlet. However, the purpose of that under drain was not to collect the rain water falling from above. It was to prevent the groundwater from rising. This was more of a parking lot issue, as opposed to a stormwater issue. From the CDD's perspective, the CDD's responsibility stops at that inlet and recommended that the replace the under drain, before milling the parking lot. Ms. Ferr requested a formal letter stating that.

Mr. Stilwell received the names of two companies that Ms. Lauren Kirikiti of St. Johns County Biological Conservation & Management recommended for the ponds. The goal was to understand the order of magnitude and provide linear footage options for budgeting purposes in

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the future, to ensure that they were doing what the Board wanted. Ms. Wharton preferred to have a 10-to-15-minute presentation from each company, of their suggestions and assessment of the ponds. Mr. Stilwell would provide the name of a company that he recommended. Mr. Curran asked if Solitude Lake Management was one that Mr. Stilwell recommended. Mr. Stilwell indicated that Ms. Kirikiti recommended Solitude and Aquagenix. Mr. Curran asked if it was good to have them both at the same meeting. Mr. Stilwell planned to have a conversation with each of them, to explain what the CDD was looking for. However, they may not come, if the CDD was not paying them, which was why he wanted another vendor that he knew would come, which performed work in another CDD. Ms. Wharton pointed out if they did not want to come, they could forward some information. For the last several months, she provided some information to Mr. Oliver, that she wanted to be provided to the Board, on maintenance of the pond banks with plants. Mr. Biagetti would follow up.

C. Manager

Ms. Wharton questioned the status of 862 East Red House Branch Road, regarding the fence line that was encroaching on the CDD access point for Pond 900. It was approved by the HOA and a letter was sent. At the last meeting, she requested that a deadline be set for December 10th, for the owner to remove the fence. She also requested the status of 329 Hefferon Drive. Mr. Biagetti confirmed that a second letter was sent to 862 East Red House Branch Road; however, this was a situation where an entity owned the house and there has been no response. A third letter would be sent to the management company, once there was a confirmed date from a fence company to remove the fence. Mr. Magee reviewed the letters that were sent and felt that there was more than enough notice at this point for the CDD to remove the fence. Ms. Wharton questioned the amount of time to give these people and whether the letter needed to be registered mail, signature required. Mr. Magee recommended that the letter be sent registered mail, so that there was confirmation that the letter was received. At this point, he would give 15 days between when the letter was sent and when the fence was removed. Ms. Wharton preferred to send a certified letter be sent to the resident, registered owner and management company, informing them that the fence would be removed after 30 days. Mr. Johnson indicated that the temporary access that they were given by the homeowner for pond maintenance on Pond 900, was no longer in effect, as the homeowner was no longer allowing the CDD to have access. They had

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some time as it was Winter, but they would eventually need access. Ms. Wharton hoped to have someone remove the fence in 30 days.

Mr. Biagetti reported that they took no action on 329 Hefferon Drive, as there was an access point or easement elsewhere that they could use for Pond 1600. Ms. Wharton still wanted the fence to be moved off of the easement, as the CDD had legal access to that property. They had permission from the HOA for now, but there was no recorded deed. Mr. Magee indicated that the CDD had the right to utilize the easement, if it had the legal right to do so and would be happy to provide notification. Mr. Biagetti pointed out that if the HOA approved this, the CDD would have access. Ms. Ferry asked if the CDD needed to have a legal document for access. Mr. Biagetti replied affirmatively. Mr. Johnson indicated that both vendors were fine with accessing the top side of Pond 1600. Ms. Wharton requested that the owner be sent a reminder letter, informing them that their fence could be moved at any time and was approved in error. Mr. Ferry recalled a similar case, where they split the cost with the homeowner to remove the fence. Mr. Pingotti pointed out that there was discussion at the last meeting, whereby if the CDD made them move the fence, the CDD would pay for the cost and there was also discussion about the fence going between this property and the neighbor's property. However, the neighbor would have to move their bushes 5 feet. Mr. Johnson believed with the Access Agreement, the CDD would still have access to Pond 1600. Ms. Wharton preferred to leave it alone. Mr. Biagetti pointed out that the CDD language explained that situation with the easement and even though the situation was different, if something happens with the HOA access in the future, the HOA could approach the CDD, which was his recommendation.

D. Operations Manager

1. Report

Mr. Johnson presented the Operations Manager Report, which was included in the agenda package. He worked with Future Horizons on a reduction for the non-spraying of the banks and was able to get them to drop the contract price from \$1,945 to \$1,550, providing a savings of \$400 per month. This would be the price until the Board decided to reinstate the spraying of the banks, at which time, the cost would go back to \$1,945. Ms. Germain questioned what the banks were being sprayed for. Mr. Johnson indicated that they put the spray down at the baseline of the water, to keep the grasses from growing, but on a windy day, the spray ends up on the bank, causing erosion. What the Board was trying to do, was allowing that grass to grow, in order to

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seed up the banks, which was why they were no longer spraying the banks. As there was excessive growth, it may look untidy and would not be as clean cut as in year's past, but they were trying to get everything to grow. However, this would take time, in order to get the root system to develop on the pond bank edge.

Mr. Johnson has been working hard to get Florida, Power & Light (FPL) to repair the main light pole on Hefferon Drive and Woodlawn Road. There was no documentation on record showing that the CDD owned the pole. FPL confirmed that it was not their pole. Ms. Wharton recalled that the pole was installed right before the speed bumps were installed. Mr. Johnson confirmed that lights were installed on Heritage Park Drive by FPL, but there was no documentation showing that the CDD was responsible for the light on Hefferon Drive. Therefore, it was either an HOA or community light, as there were no markings on it and the light did not match anything that FPL uses. Ms. Wharton asked if there was a problem with the light. Mr. Johnson confirmed that it has been out for years. Ms. Ferry questioned who was paying for the electricity, because if they could find out where the electricity was going, they could find out who owned it. Mr. Pingotti felt that was a good point. Mr. Johnson indicated that FPL had no record of that light on their documentation; however, the one directly across the street, was FPL's.

EIGHTH ORDER OF BUSINESS

Audience Comments

Resident Ann Germain of 907 Oak Arbor Circle reported that in front of her house was a big concrete square box, which had a crack in it and asked whether that was being addressed, as it was below the water line. Ms. Wharton requested that a patch be placed on it, now that the water was low. Mr. Johnson would look at it. Ms. Germain suggested that the homeowner who needed to remove their fence, agree to put in gates that would be unlocked. Ms. Wharton was okay with it, but since there was a 6- or 8-foot-wide fence on both sides, it would not be a standard gate. Mr. Johnson pointed out that they would need access for their boats. Ms. Wharton noted that they could have a 10-foot gate, but it would be expensive and it was less expensive to move the fence off of the easement. A Resident pointed out that according to their cameras, kids were going through his yard at 2:00 a.m. to 3:00 a.m. and cutting through his yard during school hours. Mr. Biagetti reported that the CDD had No Trespass Authorization Form filed with the Sheriff's Office, for anyone trespassing on the pond banks and suggested contacting the Sheriff's

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Office. Ms. Germain thanked whoever sent her the minutes this morning. Mr. Biagetti apologized for the late response. Typically, in advance of the meeting, the minutes would be uploaded to the Heritage Park CDD website, as they were included in the agenda package. The Board requested a hard copy of the minutes. If Mr. Biagetti brings them to the office, Ms. Ferry would hand them out. Mr. Pingotti asked if the resident could call the Sheriff's Department about the trespassers or whether a CDD Board Member had to contact them. Mr. Biagetti indicated that it was for any concerned resident. They would just need to provide their name, address and inform them that the CDD had a No Trespass Authorization Form filed with their office. Ms. Ferry pointed out that the HOA had the same form. Mr. Biagetti indicated that the CDD's form was updated this past Summer, as it expired after two years.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Ferry assumed that the truck that carries the boat was wider than the truck spraying, which was why they could not get in. Mr. Johnson reported that this was the case. He was informed by Future Horizons that this community was bid as a side-by-side spray and not a boat spray. However, the rest of the ponds were sprayed by a side by side. Mr. Johnson would reach back out to Future Horizons to see if they could put an extension on it. If they go outside the scope of what they bid it as, there was going to be an additional cost. Mr. Ferry pointed out that Ms. Germain wanted the truck on the top of the bank with a longer hose. Mr. Johnson indicated if they had to get off of the rig to walk down to the bank and spray, they needed more time, which would incur additional costs. However, side by sides were not as detrimental to the bank as a mower and did not believe that they were doing any more damage than was already created and they should leave everything as-is.

Ms. Wharton questioned what Future Horizons was doing, if they were no longer treating the ponds. Mr. Johnson confirmed that they were treating the ponds but were not spraying the banks to kill off the grasses. Mr. Curran asked about the email he sent about the tire tracks on Pond 1400. Mr. Johnson confirmed that they were caused by Future Horizons. Mr. Curran believed that it was caused by a mower. Mr. Johnson reported that he walked this property with Yellowstone last week and discussed with them about the outfall structures and pond banks. They spent two and a half hours walking these ponds. He had a lengthy conversation with them about staying off of the banks and would follow up regarding the backside of Pond 1400, to

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ensure that they stayed off of the pond banks. However, a communication gap occurred from time to time and he would continue to talk to them about this and perform inspections. Ms. Wharton felt that there was already improvement on this bank, which she appreciated.

TENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Biagetti presented the Unaudited Financial Statements through December 31, 2025, which were included in the agenda package. The capital reserve balance was \$155,816 and in the budget for Fiscal Year 2026, they would adding another \$40,000. Ms. Wharton recalled that they dropped it down to \$20,000, but this may have been for the pond contingency. Mr. Biagetti confirmed that this was not the case for the capital reserve, noting that there was \$10,000 budgeted. There was a positive variance of \$12,000 for the first three months of the fiscal year, between the expenses and revenues. Ms. Wharton requested that Mr. Biagetti check the pond bank contingency, as it should be \$20,000. Mr. Biagetti recalled that a line item was added for lake contingency of \$10,000 and \$10,000 for pond bank erosion, according to Page 3 of the financials. Next year, Ms. Wharton wanted to increase this line item.

B. Assessment Receipt Schedule

Mr. Biagetti presented the Assessment Receipt Schedule, which was included in the agenda package. 21% of assessments were collected, but they requested an updated one from the Assessment Roll Coordinator. According to a handout that he provided, there was a collection on January 14th and the District was now 89.34% collected. Ms. Wharton anticipated that by the end of the month, they would be at 90%.

C. Approval of Check Register

Mr. Biagetti presented the Check Register for November 1, 2025 to December 31, 2025, in the amount of \$44,692.77, which was included in the agenda package. Ms. Wharton recalled mentioning to Mr. Oliver about lowering management fees. Mr. Biagetti would remind Mr. Oliver about it. The second invoice on the Check Register was the tax to the county that was paid on the parcel that was purchased. The District has gone through the tax-exempt status process. Ms. Wharton noted that everything looked good but requested that Mr. Biagetti also mention to Mr. Oliver about GMS covering the office supplies and copies.

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On MOTION by Mr. Ferry seconded by Ms. Kinnecom with all in favor the Check Register for November 1, 2025 to December 31, 2025 in the amount of \$44,692.77 was approved.

ELEVENTH ORDER OF BUSINESS

Next Scheduled Meeting – March 26, 2026 @ 1:00 p.m.

Mr. Biagetti stated that the next meeting was scheduled for March 26, 2026 at 1:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Curran seconded by Mr. Pingotti with all in favor the meeting was adjourned.

Signed by:

Matt Biagetti

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Secretary/Assistant Secretary

Signed by:

Thomas Ferry

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Chairman/Vice Chairman