

# Heritage Bay Community Development District

## Board of Supervisors

- Edwin Hubbard, Chairperson
- F. Jack Arcurie, Vice Chairperson
- Vacant, Assistant Secretary
- Steven Bachenberg, Assistant Secretary
- Allen Soucie, Assistant Secretary

## District Staff

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

## Regular Meeting Agenda

Thursday, November 7, 2024 – 9:00 a.m.

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### 1. Call to Order/Roll Call

### 2. Approval of Agenda

### 3. Public Comments on Agenda Items

### 4. Organizational Matters

- A. Oath of Offices for Newly Elected Supervisors Via General Election for Seats 1 & 2
- B. Consideration of Resolution 2025-01 – Election of Officers

### 5. Engineer's Report

- A. September Water Quality Monitoring Review – September 3 & 4

### 6. SOLitude Lake Management

- A. Monthly Inspections & Service Reports
- B. Progress in the Control of Torpedo Grass
- C. Removal of all Carolina Willow in Lake 4 Littoral Shelf – Northwest Corner
- D. Lake 19 Proposal

### 7. Legal Update

- A. Update on Potential to Challenge FEMA Ruling Precluding Return of Funds from Hurricane Irma

### 8. Old Business

- A. Joint CDD & Club Projects for Summer 2024
  - i. Lake 1 – North Bank
  - ii. Rebuild of CS-102 Retention Area
- B. Club Plans for Control of Fluff Elevation on a Regular Basis
- C. Lake 7 West Bank Washout – Satellite Pool Area
- D. Club Pools Discharge of Water – Collier County Dewatering Protocol
- E. Infrastructure & Facilities Management Report
  - i. Potential Projects for Consideration – Summer 2025
- F. Adherence to HB 7013 – Special Districts' Performance Measures & Standards

### 9. New Business

- A. Presentation of 3<sup>rd</sup> Quarter Website Audit Report

#### 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

**10. Manager's Report**

- A. Approval of the Minutes of the September 5, 2024 Meeting
- B. Acceptance of Financial Report as of September 30, 2024
  - i. District Manager Summary Report of All Expenditures to Date – Surface Water Management System
- C. Motion to Assign Fund Balance
- D. Consideration of Fiscal Year 2024 Audit Engagement Letter
- E. Field Manager & Supervisors' Quarterly Report – November 14, 2024
- F. Review & Discussion of Action Items on District Manager's September 5, 2024 "Open Items" Report
- G. Inframark Field Management Services Discussion

**11. Supervisor Comments**

**12. Chairperson Comments**

**13. Audience Comments**

**14. Adjournment**

**The next CDD Meeting is scheduled to be held Thursday, December 5, 2024 at 9:00 a.m.**

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