

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, March 6, 2025 – 9:00 a.m.

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comments on Agenda Items

4. Engineer's Report

- A. Update on Heritage Bay Community Pool Discharge Requirements

5. SOLitude Lake Management

- A. Monthly Service Reports
- B. Update on Lake 19 Aqua Range Maintenance Plans in Conjunction with Club Management
- C. Removal of all Willows, Plants & Grasses in Northwest Corner of Lake 4 Littoral Shelf

6. Legal Update

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

7. Old Business

- A. Letter to Homeowner Regarding Lake 20 Bank Damage
- B. Joint CDD and Club Projects for Summer 2024
 - i. Lake 1 North Lake Bank
 - ii. Re-build of CS 102 Retention Area and Club Plans for Installation of Cell Tower
- C. Update on Proposed Signage for Recreational Lake 30B
- D. Update on Veranda 3 Oak Tree
- E. Infrastructure & Facilities Management Report
 - i. Update on Projects Planned for Summer 2025

8. New Business

- A. Initial Review of Fiscal Year 2026 Budget
- B. February 2025 Field Service Review
- C. Review and Approval of Proposed Communication to Homeowners
- D. Acceptance of Fiscal Year 2024 Audit
- E. Discussion of IRS Notice

9. Manager's Report

- A. Approval of the Minutes of the December 5, 2024 Meeting
- B. Acceptance of Financial Report as of January 31, 2025
- C. Review & Discussion of Action Items on District Manager's December 5, 2024 "Open Items" Report

District Office:

Inframark, Community Management Services
11555 Heron Bay Boulevard
Coral Springs, Florida 33076
(954) 282-0070

Meeting Location:

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

- 10. Supervisor Comments**
- 11. Chairperson Comments**
- 12. Audience Comments**
- 13. Adjournment**

The next CDD Meeting is scheduled to be held Thursday, May 1, 2025 at 9:00 a.m.

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