

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, May 1, 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. Presentation of March 2025 Water Quality Monitoring Events & Report
- B. Comments and Observations from Field Review
 - i. Stormwater Management Lakes Assessment Proposal
- C. FY 2025-26 Water Quality Monitoring Proposal

5. SOLitude Lake Management

- A. Monthly Inspection & Service Reports
 - i. Comments and Observations from Field Review
- B. Update on Status of Approved Plantings: Littorals Lake 5/Tee 17 and Railroad Vine (4 Locations)
- C. Proposal for Planting Littorals in Lake 20 Littoral Shelf and Lake 5/Tee 17 Canna Plantings
- D. CS-102 Discussion

6. Legal Update

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

7. Old Business

- A. Update on Proposed Signage for Recreational Lake 30B and Security Support
- B. Infrastructure & Facilities Management Report
 - i. Update on Projects Planned for Summer 2025

8. New Business

- A. Second Review of Fiscal Year 2026 Budget
- B. Terraces President's Council and Drainage Installation Status Report
- C. Drainage Installation Update – By Association- and Home-Type – April 2025
- D. April 2025 Field Service Review
- E. CDD Parking Lot
- F. Terrace 3 Drainage Line Concerns – Copeland Quote
- G. Veranda 2 Drainage Line Concerns
- H. Lake 21/Single Family Homes Drainage Installation Proposal

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

9. Manager's Report

- A. Approval of the Minutes of the March 6, 2025 Meeting
- B. Acceptance of Financial Report as of March 31, 2025
- C. Review & Discussion of Action Items on District Manager's March 6, 2025 Action Items Report
- D. Report on Number of Registered Voters (940)
- E. Electronic Filing Versus Box Storage – Inframark Proposal

10. Supervisor Comments

11. Chairperson Comments

12. Audience Comments

13. Adjournment

The next CDD Meeting is scheduled to be held Thursday, June 5, 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