

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, June 5, 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. Water Testing Proposal to Conduct One Testing Event Per Year
- B. CPH Proposal for Stormwater Management Lakes Assessment

5. SOLitude Lake Management

- A. Monthly Inspection & Service Reports
- B. Update on Status of Approved Plantings: Littorals Lake 5/Tee 17 and Railroad Vine (4 Locations), Littorals on Lake 20 Shelf
- C. Review and Approval of the Planting of Beach Sunflower – Tee 27/Lake 19

6. Legal Update

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

7. Old Business

- A. Update on Proposed Signage for Recreational Lake 30B and Security Support
- B. Infrastructure & Facilities Management Report
- C. Terrace 3 Drainage Line Installation Update – 2026
- D. Veranda 2 Drainage Line update – 2026
- E. Parking Lot – Recommended Next Required Actions and Timing

8. New Business

- A. Fiscal Year 2026 Proposed Budget
 - i. Consideration of Resolution 2025-02, Approving Budget & Setting Public Hearing
- B. Consideration of Resolution 2025-03, Approving Fiscal Year 2026 Meeting Schedule
- C. Field Service Reviews – Revised Protocol and Timing of Lake Inspections
- D. Review and Approval of Proposed Lake 23 Drainage Installation and Lake Bank Rebuild

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 May 1, 2025 Meeting
- B. Acceptance of Financial Report as of April 30, 2025
- C. Presentation of First Quarter Website Audit Compliance Report
- D. Review & Discussion of Action Items on District Manager's May 1, 2025 Action Items Report

10. Supervisor Comments

11. Chairperson Comments

12. Audience Comments

13. Adjournment

The next CDD Meeting is scheduled to be held Thursday, July 10, 2025 at 9:00 a.m., which is the second Thursday of the month.

District Office:

Inframark, Community Management Services
210 North University Drive, Suite 702
Coral Springs, Florida 33071
(954) 603-0033

Meeting Location:

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10154 Heritage Bay Boulevard
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