

# 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, July 10, 2025 – 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. Engineer's Report

- A. Review of Results of Control Structure Analyses

### 5. SOLitude Lake Management

- A. Monthly Inspection & Service Reports
- B. Update on Status of Approved Plantings
- C. Discussion of Potential New Chemicals for Treatment of the Recreational Lakes

### 6. Legal Update

- A. Ethics Training Requirements for 2025

### 7. Old Business

- A. Update on Proposed Signage for Recreational Lake 30B
- B. Infrastructure & Facilities Management Report
- C. Recommended Potential Actions and Timing for CDD Parking Lot
  - i. Discussion Regarding Appropriate Use of the Parking Lot
- D. Copeland Southern Enterprises – Review of Three Potential New Projects for Summer 2026
  - i. Proposed Repair of Located RCP
- E. Fiscal Year 2026 Budget Discussion

### 8. New Business

- A. Field Management Reviews – Discussion Regarding Quarterly Reviews and Recommended Deliverables of Assigned Lakes' Reviews
- B. Discussion Regarding Identification of Potential Vendors for Key CDD Work
- C. Discussions with Golf Staff Regarding Planned Golf Course Renovations

### 9. Manager's Report

- A. Approval of the Minutes of the June 5, 2025 Meeting
- B. Acceptance of Financial Report as of May 31, 2025
- C. Review and Discussion of June 5, 2025 District Manager's Action Items Report

#### District Office:

Inframark, Community Management Services  
11555 Heron Bay Boulevard  
Coral Springs, Florida 33076  
(954) 603-0033

#### 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, August 7, 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

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