

## 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 & Budget Public Hearing Agenda

Thursday, September 4, 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. **Public Hearings for Adoption of Fiscal Year 2026 Budget**
  - A. Fiscal Year 2026 Budget Discussion
  - B. Consideration of Resolution 2025-04, Adopting Fiscal Year 2026 Budget
  - C. Consideration of Resolution 2025-05, Levying Assessments for Fiscal Year 2026
5. **Engineer's Report**
  - A. Revised Proposal for 2026 Stormwater System Review
  - B. Next Scheduled Water Test Event – September 2025
6. **SOLitude Lake Management**
  - A. Monthly Inspection & Service Reports
  - B. Update on Status of Approved Plantings Lake 2 Railroad Vine
  - C. Water Testing Overview & Recommendations
7. **Legal Update**
8. **Old Business**
  - A. Infrastructure & Facilities Management Report
  - B. Consideration of Resolution 2025-06, Approving Revised Fiscal Year 2026 Meeting Schedule
9. **New Business**
  - A. Next Field Service Review – November 2025
  - B. Fiscal Year 2026 Insurance Proposal Review
10. **Manager's Report**
  - A. Approval of the Minutes of the August 7, 2025 Meeting
  - B. Acceptance of Financial Report as of July 31, 2025
  - C. Consideration of Fiscal Year 2025 Audit Engagement Letter from Grau & Associates
  - D. Presentation of 2<sup>nd</sup> Quarter Website Audit Report
  - E. Review & Discussion of August 2025 District Manager's Action Items Report
11. **Supervisor Comments**
12. **Chairperson Comments**
13. **Audience Comments**
14. **Adjournment**

The next CDD Meeting is scheduled to be held Thursday, November 6, 2025 at 9:00 a.m.

#### District Office:

Inframark, Infrastructure Management Services  
11555 Heron Bay Boulevard, Suite 201  
Coral Springs, Florida 33076  
(954) 603-0033

#### Meeting Location:

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