

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, November 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. September 2025 Water Test Results
- 5. SOLitude Lake Management**
 - A. Monthly Inspection & Service Reports
 - B. Stormwater System Observations and Recommendations
 - i. Control of Algae in Lakes
- 6. Legal Update**
- 7. Old Business**
 - A. Infrastructure & Facilities Management Report
 - B. Discussion Regarding Water Testing Procedures
 - C. CDD Parking Lot
 - D. Potential Additional Signage at Lake 30B Outfall Structure
- 8. New Business**
 - A. Next Field Service Review – November 13, 2025
 - B. Audit Committee Selection Process
 - i. Appointment of Committee Members
 - ii. Establishment of RFP Evaluation Criteria
 - iii. Authorization to Proceed with RFP
- 9. Manager's Report**
 - A. Approval of the Minutes of the September 4, 2025 Meeting
 - B. Acceptance of Financial Report as of September 30, 2025
 - C. Motion to Assign Fund Balance
 - D. Presentation of Auditor General Documentation
 - E. Review & Discussion of September 2025 District Manager's Action Items Report
 - i. FY2025 Goals & Objectives Report
- 10. Supervisor Comments**
- 11. Chairperson Comments**
- 12. Audience Comments**
- 13. Adjournment**

The next CDD Meeting is scheduled to be held Thursday, February 5, 2026 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