

**Board of Supervisors**

**District Staff**

- ◆ Edwin Hubbard, Chairperson
- ◆ F. Jack Arcurie, Vice Chairperson
- ◆ Vacant, Assistant Secretary
- ◆ Steven Bachenberg, Assistant Secretary
- ◆ Allen Soucie, Assistant Secretary

- Jennifer Goldyn, Regional Director
- Gregory Urbancic, District Counsel
  - Jeffrey Satfield, District Engineer
- Howard Neal, Field Services Director
- Fernand Thomas, District Accountant
- Janice Swade, Administrative Assistant

**Regular Meeting Agenda**  
 Thursday, February 5, 2026 – 9:00 a.m.

- 1. Call to Order/Roll Call**
- 2. Approval of Agenda**
- 3. Public Comments on Agenda Items**
- 4. Authorization to Enter Into a Contract With Selected Auditor**
- 5. Engineer’s Report**
  - A. Water Testing Event March 2026
- 6. SOLitude Lake Management**
  - A. Monthly Inspections & Service Reports.....Page 4
  - B. Stormwater System Observations and Recommendations
  - C. Results of Water Testing for Lake 6 & Potential to Utilize SOLitude for Future Water Testing.....Page 17
    - i. Consideration of SOLitude Proposal for Water Testing.....Page 21
  - D. Quarry Fishing Club Request for Weed Mapping in Boulder Lake.....Page29
- 7. Legal Update**
- 8. Old Business**
  - A. Infrastructure and Facilities Management Report.....Page 30
    - i. Status of Copeland Southern CDD and Association Projects
      - a. Terrace 3
      - b. Veranda 2
      - c. Coach Homes 1
  - B. CDD Parking Lot Observations – Completion of Coach Homes Roof Projects
  - C. Potential for Additional Signage at Lake 30B Outfall Structure
    - i. District Attorney, Gregory Urbancic, Communications and Recommendations.....Page 40
- 9. New Business**
  - A. Review & Discussion Regarding Update of “Quarry Lakes and Docks Use Regulations”.....Page 49
  - B. Review of Crocker Land Development Quotes for Terrace 3 Drainage and Lake Bank Rebuild.....Page 60
  - C. Next Field Review – February 19, 2026 – Concentration Lakes 15-21
  - D. Discussion Regarding Posting to Fill Seat 3..... Page 63

**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

**10. Manager’s Report**

- A. Approval of the Minutes of the November 6, 2025 Meeting.....Page 71
- B. Acceptance of Financial Report as of December 31, 2025.....Page 76
- C. Field Service Review and Recommendations – November 20, 2025 Review.....Page 91
- D. Review & Discussion of November 2025 District Manager’s Action Items Report.....Page 99
- E. Special District 2026 Intent to Run Seats 4 and 5

**11. Supervisor Comments**

**12. Chairperson Comments**

**13. Adjournment**

**The next CDD Meeting is scheduled to be held Thursday, March 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