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On MOTION by Mr. Arcurie, seconded by Mr. Bachenberg, with all in favor, the agenda for the meeting was approved, as amended. (4-0)

THIRD ORDER OF BUSINESS **Public Comments on Agenda Items**

- Mr. Hubbard noted he was willing to take any interested residents on a tour of the District.

FOURTH ORDER OF BUSINESS **Engineer’s Report**

- A. Update on Heritage Bay Community Pool Discharge Requirements**
 - Mr. Lopez provided an update on communications with SFWMD.
 - Mr. Lopez noted water quality testing would occur soon.

SIXTH ORDER OF BUSINESS **Legal Update**

- A. Update on Potential to Challenge FEMA Ruling Precluding Return of Funds from Hurricane Irma**
 - Discussion ensued on the proposed contract with Disaster Law Center.

On MOTION by Mr. Hubbard, seconded by Mr. Bachenberg, with all in favor the Contract with Disaster Law Center was approved, as presented. (4-0)

SEVENTH ORDER OF BUSINESS **Old Business**

- A. Letter to Homeowner Regarding Lake 20 Bank Damage**
 - Mr. Hubbard reviewed recent developments regarding the Lake 20 bank damage, and noted that a variety of irrigation heads were discovered and changes to the irrigation implemented, so it will not wash out the bank going forward.
 - The homeowner also agreed to complete work to ensure the lake bank is not impacted by the pool/spa overflows.
- B. Joint CDD and Club Projects for Summer 2024**
 - i. Lake 1 North Lake Bank**
 - Mr. Hubbard noted that the work by the Club has been completed on Lake 1.
 - ii. Re-Build of CS 102 Retention Area and Club Plans for Installation of Cell Tower**
 - Mr. Hubbard commented on the efforts to dig out and re-grade the CS 102 Retention Area.

- 78 **C. Update on Proposed Signage for Recreational Lake 30B**
- 79 • Mr. Faircloth noted he had recently received comments from Mr. Urbancic
- 80 regarding signage for the outfall structure on Lake 30B, and read Mr. Urbancic's
- 81 comments to the Board.
- 82 • The Board was in agreement for staff to obtain two signs to place at either end of
- 83 the fencing for Outfall Structure L30COCO2, to be approved by the chairperson.
- 84 **D. Update on Veranda 3 Oak Tree**
- 85 • Mr. Hubbard provided an update on the Veranda 3 Oak Tree notating that the Club
- 86 has agreed to take care of the concerns regarding the tree.
- 87 **E. Infrastructure & Facilities Management Report**
- 88 **i. Update on Projects Planned for Summer 2025**
- 89 • Mr. Hubbard reviewed the Infrastructure & Facilities Management Report, and
- 90 provided comments on planned work.
- 91 • Mr. Hubbard requested items on Lakes 4, 10, 13, 17, & 21 be reviewed during the
- 92 next inspection.

93 *The record shall reflect Mr. Maher of SOLitude Lake Management joined the meeting.*

94
95 **FIFTH ORDER OF BUSINESS** **SOLitude Lake Management**

96 **A. Monthly Service Reports**

97 The monthly service reports were presented to the Board.

- 98 • Mr. Faircloth inquired about the six reports each month as required by the contract.
- 99 Mr. Soucie noted that the reports have a created date, but the date the work is
- 100 completed is not stated.
- 101 • Mr. Maher noted that Ms. Cherie Horn has been hired to replace Ms. Bailey Hill,
- 102 and would begin on March 10, 2025.

103 **B. Update on Lake 19 Aqua Range Maintenance Plans in Conjunction with Club**

- 104 **Management**
- 105 • Discussion of the maintenance of Lake 19 ensued. Mr. Faircloth noted that littorals
- 106 were transplanted from the Lake 19 lagoon to Lake 20.
- 107 • Mr. Hubbard noted that the canna growing up the bank near the bridge would
- 108 remain.

110 **C. Removal of All Willows, Plants & Grasses in Northwest Corner of Lake 4**
111 **Littoral Shelf**

- 112 • Mr. Maher noted the work had been completed, but he would double-check with
113 his staff to ensure the stumps were also treated to prevent regrowth.

114 **D. Review of Proposed Lake Plantings**

- 115 • Discuss ensued on the railroad vine planting proposal by SOLitude.

116

117 On MOTION by Mr. Hubbard, seconded by Mr. Arcurie, with all in
118 favor, the Proposal from SOLitude Lake Management in the amount
119 of \$2,200 for planting of the railroad vine, was approved. (4-0)

120

121

122 On MOTION by Mr. Hubbard, seconded by Mr. Bachenberg, with
123 all in favor, SOLitude Lake Management was authorized to plant
124 canna littorals on Lake 5 Adjacent to the #17 Tee Box, in an amount
125 not to exceed \$1,000. (4-0)

126

- 127 • Mr. Hubbard thanked Mr. Maher for the work SOLitude is doing and noted how
128 great the lakes appear.

129

130 **EIGHTH ORDER OF BUSINESS** **New Business**

131 **A. Initial Review of Fiscal Year 2026 Budget**

132 Mr. Faircloth reviewed the draft Fiscal Year 2026 Budget with the Board.

- 133 • Mr. Hubbard requested the Board consider their thoughts of assessments, and be
134 prepared to discuss at the May meeting.

135 **B. February 2025 Field Service Review**

136 Mr. Faircloth reviewed the report with the Board, and answered questions.

137 **C. Review and Approval of Proposed Communication to Homeowners**

- 138 • Mr. Hubbard reviewed the proposed communication to homeowners, and the Board
139 provided comments.

- 140 • Mr. Hubbard commented on the vacancy remaining on the Board.

141 **D. Acceptance of Fiscal Year 2024 Audit**

- 142 • Mr. Faircloth and Mr. Arcurie provided comments on the Audit, and noted it was a
143 clean Audit with no findings.

144

145 On MOTION by Mr. Arcurie, seconded by Mr. Soucie, with all in
146 favor, the Fiscal Year 2024 Audit was accepted. (4-0)

- 147 **E. Discussion of IRS Notice**
- 148 • Mr. Faircloth discussed the notice with the Board, and the comments received from
- 149 Mr. Urbancic.
- 150 • The Board was in agreement not to pursue the matter further.

151 **NINTH ORDER OF BUSINESS** **Manager’s Report**

152 **A. Approval of the Minutes of the December 5, 2024 Meeting**

153 Mr. Faircloth presented the Minutes of the December 5, 2024 Meeting, and requested any

154 additions, corrections or deletions.

155 There being none,

156 On MOTION by Mr. Arcurie, seconded by Mr. Bachenberg, with all

157 in favor, the Minutes of the December 5, 2024 Meeting were

158 approved, as presented. (4-0)

159 **B. Acceptance of Financial Report as of January 31, 2025**

160 There being no comments or questions,

161 On MOTION by Mr. Hubbard, seconded by Mr. Soucie, with all in

162 favor, the Financial Report as of January 31, 2025, was accepted. (4-

163 0)

164 **C. Review & Discussion of Action Items on District Manager’s December 5, 2024**

165 **“Open Items” Report**

166 Mr. Faircloth reviewed the action items with the Board.

- 167 • Mr. Hubbard requested the name of the report be updated to match the report name
- 168 on the agenda for Item 24 on the list.

169 **TENTH ORDER OF BUSINESS** **Supervisor Comments**

- 170 • Mr. Soucie commented on Lake 14 monitoring.

171 **ELEVENTH ORDER OF BUSINESS** **Chairperson Comments**

172 Mr. Hubbard commented on the following items:

- 173 • Meeting attendance.
- 174 • Use of high lifts around buildings adjacent to lakes.
- 175 • Drainage work.
- 176 • Upcoming Club work on the golf course.

184 **TWELFTH ORDER OF BUSINESS**

Audience Comments

- 185 • Residents noted they would be willing to accept Mr. Hubbard’s offer to tour the
186 property to become more familiar with items which the CDD oversees, and would
187 like to have a copy of a District map so they could follow along in the meeting as
188 the Board discusses lake numbers.
- 189 • Residents commented on how well the community looks.
- 190 • Residents also commented on the District's efforts to reclaim funds from FEMA
191 where possible.

192
193 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

194 There being no further business,

195
196 On MOTION by Mr. Hubbard, seconded by Mr. Bachenberg, with
197 all in favor, the meeting was adjourned at 11:19 a.m. (4-0)

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Edwin Hubbard
Chairperson