

**MINUTES OF MEETING  
HERITAGE BAY  
COMMUNITY DEVELOPMENT DISTRICT**

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The regular meeting of the Board of Supervisors of the Heritage Bay Community Development District was held Thursday, February 5, 2026 at 9:00 a.m. at the Heritage Bay Clubhouse, located at 10154 Heritage Bay Boulevard, Naples, Florida 34120.

Present and constituting a quorum were:

Edwin Hubbard	Chairperson
F. Jack Arcurie	Vice Chairperson
Steven Bachenberg	Assistant Secretary
Allen Soucie	Assistant Secretary

Also present were:

Wesley Elias	District Manager
Matthew Drake	SOLitude Lake Management
Jason Liggett	Field Manager, Inframark

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Elias called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

There being no amendments,

On MOTION by Mr. Hubbard seconded by Mr. Arcure, with all in favor, the agenda for the meeting was approved, as presented. (4-0)

**THIRD ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being no public comments on agenda items, the next order of business followed.

41 **FOURTH ORDER OF BUSINESS** **Authorization to Enter Into a Contract**  
42 **with Selected Auditor**

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45 On MOTION by Mr. Arcurie, seconded by Mr. Soucie, with all in  
46 favor, selection of Grau & Associates to provide Auditing Services  
47 for the District was approved. (4-0)

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50 **FIFTH ORDER OF BUSINESS** **Engineer’s Report**

51 **A. Water Testing Event March 2026**

52 A water testing event will be coordinated with Mr. Allen.

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54 **SIXTH ORDER OF BUSINESS** **SOLitude Lake Management**

55 **A. Monthly Inspections & Service Reports**

56 The Board reviewed the reports and discussion was held.

57 **B. Stormwater System Observations and Recommendations**

58 A brief discussion was held regarding Lakes 20, 28 and 29.

59 **C. Results of Water Testing for Lake 6 & Potential to Utilize SOLitude for Future**  
60 **Water Testing**

61 Discussion was held regarding water testing/sample testing. Mr. Soucie provided his  
62 observations and recommendations on water testing.

63 **i. Consideration of SOLitude Proposal for Water Testing**

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66 On MOTION by Mr. Soucie, seconded by Mr. Arcurie, with all in  
67 favor, the Proposal from SOLitude Lake Management in the amount  
68 of \$10,030.00 for water testing was approved. (4-0)

69

70 **D. Quarry Fishing Club Request for Weed Mapping in Boulder Lake**

71 A brief discussion was held.

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73 **SEVENTH ORDER OF BUSINESS** **Legal Update**

74 An update was provided regarding potential legislative changes.

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76 **EIGHTH ORDER OF BUSINESS** **Old Business**

77 **A. Infrastructure and Facilities Management Report**

78 **i. Status of Copeland Southern CDD and Association Projects**

79 **a. Terrace 3**

80 There was no update.

81 **b. Veranda 2**  
82 An update was provided, and three quotes shall be gathered.

83 **c. Coach Homes 1**  
84 An update was provided on completed building.

85 **B. CDD Parking Lot Observations – Completion of Coach Homes Roof Projects**  
86 Mr. Bachenberg provided an update to the Board.

87 **C. Potential for Additional Signage at Lake 30B Outfall Structure**  
88 **i. District Attorney, Gregory Urbancic, Communications and**  
89 **Recommendations**  
90 A brief discussion was held.

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92 **NINTH ORDER OF BUSINESS** **New Business**

93 **A. Review & Discussion Regarding Update of “Quarry Lakes and Docks Use**  
94 **Regulations”**  
95 A brief discussion was held.

96 **B. Review of Crocker Land Development Quotes for Terrace 3 Drainage and**  
97 **Lake Bank Rebuild**  
98 Crocker proposed \$26,505.00.  
99 Copeland proposed \$44,000.00

100 No motions were made at this time.

101 **C. Next Field Review – February 19, 2026 – Concentration Lakes 15-21**  
102 The next Field Review will concentrate on Lakes 15-21.

103 **D. Discussion Regarding Posting to Fill Seat 3**  
104 A brief discussion was held.

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106 **TENTH ORDER OF BUSINESS** **Manager’s Report**

107 **A. Approval of the Minutes of the November 6, 2025 Meeting**  
108 There being no additions, corrections or deletions,

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110 On MOTION by Mr. Arcurie, seconded by Mr. Soucie, with all in  
111 favor, the Minutes of the November 6, 2025 Meeting were approved,  
112 as presented. (4-0)

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114 **B. Acceptance of Financial Report as of December 31, 2025**  
115 There being no comments or questions,

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117 On MOTION by Mr. Hubbard, seconded by Mr. Bachenberg, with  
118 all in favor, the Financial Report as of December 31, 2025, was  
119 accepted. (4-0)

120 **C. Field Service Review and Recommendations – November 20, 2025 Review**

121 A brief discussion was held.

122 **D. Review & Discussion of November 2025 District Manager’s Action Items**  
123 **Report**

124 **E. Special District 2026 Intent to Run Seats 4 and 5**

125 There being no updates, the next order of business followed.

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127 **ELEVENTH ORDER OF BUSINESS** **Supervisor Comments**

128 There being no Supervisor comments, the next order of business followed.

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130 **TWELFTH ORDER OF BUSINESS** **Chairperson’s Comments**

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On MOTION by Mr. Hubbard, seconded by Mr. Arcurie, with all in 134 favor, discussion of Inframark District Management Services, was 135 approved. (4-0)
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137 Discussion was held and Mr. Hubbard provided examples as to what led to the Board’s  
138 decision to seek other management services. Mr. Hubbard provided a Termination Contract of  
139 Inframark District Management Services, effective February 5, 2026.


140 The February 19, 2026 Field Inspection has been cancelled.

141 The Board would like a Continuation Meeting scheduled for Thursday, February 19, 2026,  
142 where Premier Management will be presenting.

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144 **THIRTEENTH ORDER OF BUSINESS** **Continuation**

145 This meeting has been continued to Thursday, February 19, 2026, at 2:00 p.m., at the same  
146 meeting location.

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Signed by:  
  
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Edwin Hubbard  
Chairperson