

**MINUTES OF MEETING
HERITAGE OAK PARK
COMMUNITY DEVELOPMENT DISTRICT**

The recessed meeting of the Board of Supervisors of the Heritage Oak Park Community Development District held on Thursday, May 21, 2009 at 10:00 a.m. was reconvened on Thursday, June 11, 2009 at 9:00 a.m. at the Heritage Oak Park Lodge, 19520 Heritage Oak Boulevard, Port Charlotte, Florida.

Present and constituting a quorum were:

Olin Earl Bell	Chairman
David C. Davis	Vice Chairman
Julia McIntyre	Assistant Secretary
Douglas P. Blake	Assistant Secretary
Betty Keller	Assistant Secretary

Also present were:

Cal Teague	District Manager
Mike Bell	District Engineer
Dan Bond	Wilson Miller
Thomas Huff	Architect
Kim Ueding	Property Manager
Several Residents	

The following is a summary of the minutes and actions taken at the June 11, 2009 continued meeting of the Heritage Oak Park Community Development District Board of Supervisors.

FIRST ORDER OF BUSINESS

Roll Call

The Chairman noted the District Engineer and the Architect have prior commitments and requested they make their presentation at the beginning of the meeting, after which the regular agenda will continue.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

FOURTH ORDER OF BUSINESS**Old Business****B. Drainage Improvements**

- Mr. Blake noted in January the Board authorized the study of specific drainage areas in the park which needed attention. The lack of drainage in those areas impeded residents' use of their driveways for significant periods of time and caused deterioration of the asphalt in the roadways. Wilson Miller has been working on developing plans to improve those drainage areas.
- A power point presentation was given and plans reviewed that were developed for the drainage improvement areas. The Master Drainage Plan was discussed by Mr. Bell and Mr. Bond in detail.
- With Mr. Blake, they walked the site in January where areas of concern were identified. They researched SWFWMD files to review Master Drainage Plans originally developed for the site to get an idea of the drainage patterns for this development. With this information, they developed a report for the Board with general recommendations, developed a plan to implement and provide to a contractor in order to construct the improvements.
- The power point presentation showed the drainage plan, existing site conditions, runoff blocked by sod at the edge of roadways, construction plans, typical roadway swales, Improvement Areas 'A', 'B', 'C' and 'D'.
- The Board will need to make a cost benefit decision. It is up to the Board to decide how much to do, what phase to do, do all of it or none of it.
- District Engineer noted the next step is to acquire bids, summarize them for each area and then the Board can choose to do all or none.
- The Chairman recommended a workshop to discuss this, ask the engineers and the contractors concerned to have the costs for the entire project and each individual phase to present to the Board.
- The Board wanted an estimate on how much the project will improve the situation.
- District Engineer noted if authorized to go out to bid, he can receive prices from three contractors to present at the next Board meeting which is July 16, 2009.

A. Maintenance Garage Discussion

- Mr. Blake noted the Board has been working on solving the maintenance garage issue and decided by unanimous vote to find a location for this. Help was received from Wilson Miller and Severn Trent. Twelve possible sites were dwindled down to four. Those four were analyzed for pros and cons. The site of the existing dumpster was considered which is centrally located on CDD property, does not trespass on residential property, has relatively easy access, relatively low development costs and will improve the appearance over the existing dump. The site was presented and approved by this Board.
- The Board proceeded with recommendations from Wilson Miller to retain the services of Mr. Huff who designed all of the original CDD buildings in the park as well as the villas.
- Mr. Huff had been contracted to prepare preliminary renderings for the Board to consider and comment on prior to a final vote. Following the final vote, which may or may not occur today; it would go to the Architectural Committee for approval. They have final authority over new construction or alterations in the park.
- Mr. Huff discussed design parameters, the code analysis, two different schemes to consider as solutions, budget comparison, a project schedule and a recommendation for the Board. He understands the Board wants a building approximately 25 feet square with an overhead door, possibly a mezzanine; aesthetically to fit in with the surrounding community, built as cost effective as possible and to include electrical outlets.
- Mr. Huff discussed the two schemes.
- The cost for concrete/masonry for the proposal with the mezzanine would be \$12,500 and the cost for concrete/masonry in the proposal without the mezzanine would be \$7,500.
- The total cost for the proposal with a mezzanine would be \$55,300 and the proposal without the mezzanine would be \$45,300, but these figures can change. The dumpster enclosure costs \$5,000.

Mr. Blake MOVED to authorize the Architect, Mr. Huff, to proceed with the maintenance garage project going out for bids and using scheme #2 without the mezzanine including the dumpster enclosure and a door on the side, if necessary, in order to provide enough space for the dumpster and to open this up for discussion and Mr. Davis seconded the motion.

- Mr. Huff discussed lighting, electric and pipes in the maintenance garage. He spoke of the pros and cons of windows and skylights.
- Ms. McIntyre wanted the motion to be amended to include the addition of two windows with wind resistant glass.

Ms. McIntyre MOVED to amend the prior motion to add two windows with wind resistant glass and Mr. Blake seconded the motion.

On VOICE vote with all in favor the amendment was approved.

- District Engineer clarified that the motion includes adding the dumpster and putting the door on the side.
- Mr. Huff reviewed a projected schedule including the design development phase, the construction document phase, permitting phase, contractor selection phase and the construction phase.
- Mr. Huff explained the process of getting three bids. He will inform Mr. Blake and Mr. Teague of results and believes the project can be completed by September, 2009.

Let the record reflect the Board took a five minute recess.

THIRD ORDER OF BUSINESS

Audience Comments

- Tom Bunyon thanked the Board for their hard work. He voiced his objection to moving the library.

- Michael Gronin spoke about summer meetings. It seems to him a lot of costly items are discussed by the Board during the summer months. He also opposed moving the library.
- Elvin Loche objected to moving the library and noted there will not be a toilet or a bathroom there.
- Rob Robinson opposed moving the library and also noted the lack of bathrooms.
- Lenwood Owens wanted the library to be left alone.
- Maryland Lang opposed the library move and asked what is the rate increase for maintenance fees with all these projects.
- Chairman Bell noted that question will be answered later.
- Karlene Service voiced her concern about moving the library to the lodge because it will no longer be a quiet place to read.
- Joan Loche read from prepared comments, "There has been much discussion and emails among the residents since the agenda was posted over a week ago. Prior to this, there had been no mention about moving the library since the last time it was brought up two years ago. At that time, residents spoke and you accepted their desire not to move the library and now it is being brought up again. The residents do not want the library moved. She feels when there is a major change such as moving the library it should take place when the majority of residents are here".
- Bill Calderwood was opposed to moving the library and noted a new maintenance shed would look better than the present dumpster. The craft room can be used rather than the library if office space is needed.
- Eyvonne Robinson read several emails from other residents who opposed moving the library.
- Jo Terry also voiced her opposition to moving the library.
- Chairman Bell noted before moving on to the next agenda item, he wanted to announce that the CDD assessments did not decrease this year; it did not increase; it will be exactly the same as was paid last year because of the due diligence of the other four Board Supervisors. They should be applauded.

FIFTH ORDER OF BUSINESS**New Business****A. Change of Office Location**

- Mr. Davis thought this was a continued meeting only to discuss two items, the maintenance building and the irrigation problem. He questioned why there is New Business on this agenda for a meeting that was completed except for these two items.
- Chairman Bell questioned Supervisor Davis who saw the agenda posted earlier why he did not request these items be removed.
- Mr. Blake was also under the same assumption as Mr. Davis. He spoke to Ms. Ueding about this lengthy agenda.

Mr. Blake MOVED to continue with the agenda as presented for today's meeting.

- The Chairman asked Mr. Teague for his legal opinion, are we in good standing by going with this agenda. Mr. Teague noted the two items listed as New Business were actually asked to be put under New Business at the last meeting. However, they were not discussed at that meeting. He noted he is not an attorney, but does not think legally there is a problem.
- Mr. Davis noted the Administrative Rules of Procedures states, "The agenda may be changed, before or at the meeting, hearing or workshop, for good cause stated by the presiding officer and recorded in the minutes". At the time, he remembers Mr. Teague agreed and that there would have to be a good cause to add something to a continuation meeting.
- Mr. Davis noted at the last meeting, the proposals were distributed and there was no discussion on them. The proposals were given to each Board member and it was stated, "This is for your information and study and to be on the agenda of the next meeting". To him, the "next meeting" is the next scheduled meeting, not afterwards, when the Board decided to continue that meeting. He feels there should be a just cause given as to why we should discuss and make a decision on these items today as opposed to next Thursday.

Ms. McIntyre seconded Mr. Blake's motion noting people came to the meeting today to hear discussions on the subjects listed on the posted agenda.

On VOICE vote with Ms. McIntyre, Mr. Blake, Ms. Keller and Mr. Bell voting aye and Mr. Davis voting nay the prior motion was approved.

- Changing the office location from the lodge to the library and the library to the lodge was discussed.
- Ms. McIntyre noted this issue of the library has been discussed many times. It is an ongoing problem.
- Mr. Blake wanted to avoid moving the library; however, he does not think residents understand the amount of traffic on average in and out of season who comes through the office. He thinks the average resident does not understand the amount of phone calls, he does not think the average resident is aware of the fact that there are five CDD supervisors, 12 HOA directors, 12 neighborhood chair persons, plus the residents, plus the vendors, plus the contractors who come in here that need the services of that office and it is inefficient.
- We have taken a large step by investing in a new computer system and software in which our Property Manager is currently entering all data necessary to bring the program up to speed. She has to sift through ten years worth of records, capture them and put in the program. She is trying to do all this with a part time assistant, besides taking care of the rest of the business and other demands made on her time. It is unfair to the employees and residents who are not getting the service they deserve. He is not prepared to accept the library solution at this time.
- However, there are alternatives to investigate. One is with the improved phone system, have the part time assistant be outside the office area and serve as the receptionist as well as the part time assistant. This can be tried on a trial basis.
- Other options include enclosing the lanai area or adding office space to the new maintenance facility.
- Mr. Blake would like to table the office location issue to another time.

- Chairman Bell inquired how long should the Board table this issue?
- Mr. Blake noted the HOA has a committee who are supposed to be investigating the possibility of taking on full responsibility for their activities and no longer depend on the CDD for those services. If they do that, there will be space requirements for that operation which is one reason he hesitates making a move with the library.
- He feels the solution he offered on a trial basis with moving the part time assistant outside, we will be able to tell if it is working within 45 to 60 days. The Property Manager can tell us within that time whether it is working.
- The option of enclosing part of the lanai is another option.
- The Property Manager sees no problem with the moving the part time assistant outside the office area on a trial basis.
- The proposed cost to move the office and the library is \$1,115.

Mr. Blake MOVED to table the issue of the change of office location and Mr. Davis seconded the motion.

- Mr. Davis pointed out the procedure now would be to postpone, not to table this.
- Ms. Keller noted this was not open for discussion at the last meeting. Written packet information was distributed to the Board to review and discuss at a later time. How this information got to be on the website before it was even on public record at a meeting such as today's meeting, is beyond her understanding. She feels whoever the person who obtained the information and posted it was unfair. No one wants to take the library away from the residents. There will always be a library. All the Board is trying to do is make a proper and workable office space at the most reasonable cost to the residents.
- Ms. Keller noted a suggestion she heard from the audience was to build the office in the garage. That will cost another \$50,000.
- Mr. Davis noted people have expressed concern about the library and he felt moving it to the office will destroy the peace and quiet of the library.

On VOICE vote with all in favor the prior motion was approved.

B. Telephone System Upgrades

- The Chairman and the Property Manager have been working on this issue for over two months. He gave details on the system. Total cost for equipment, installation and shipping charge will be \$4,149.09. Monthly service will cost \$311.25. There is a long distance package included.
- The Board wants to review the information before making any decision.

SIXTH ORDER OF BUSINESS

Engineer's Report

- This has been covered by the District Engineer earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Community Development District Planning Committee

- Ms. McIntyre noted there was a meeting this month, but no meeting will be held in July. The next meeting will be the first Tuesday in August.

EIGHTH ORDER OF BUSINESS

Supervisor/Committee Reports

- There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Manager's Report

- Mr. Teague noted at the beginning of the meeting, a roll call was not made. He acknowledged visually who was present and the minutes will reflect that there was a quorum present and the meeting proceeded.

TENTH ORDER OF BUSINESS

Attorney's Report

- There not being any, the next item followed.

ELEVENTH ORDER OF BUSINESS

Property Manager's Report

A. Update on Miscellaneous Activities

- Ms. Ueding will give her report on updates at next week's meeting.

TWELFTH ORDER OF BUSINESS

HOP Community Association Report

- There not being any, the next item followed.

THIRTEENTH ORDER OF BUSINESS **Supervisor Requests**

- There not being any, the next item followed.

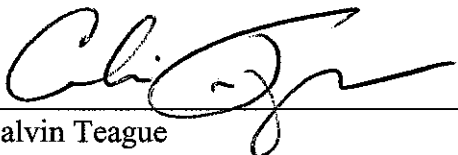
FOURTEENTH ORDER OF BUSINESS **Audience Comments**

- Alice Wohiler commented on the noise problem. She also noted there must be computer savvy people living in the community who can volunteer to help put in data.
- Rob Robinson commented on Supervisor's use of certain words. He also felt an elected official should not be attacking people.
- Joan Loche apologized to Ms. Keller if she feels there were lies and information was leaked to the residents. She felt this information should not be held in secret if it is going to be brought up for discussion at a meeting.

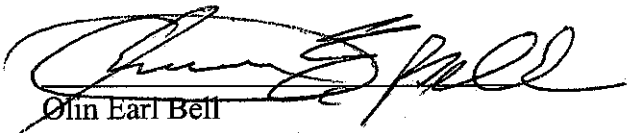
SIXTEENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. Blake seconded by Mr. Davis with all in favor the meeting was adjourned at 12:15 p.m.



Calvin Teague
Secretary



Olin Earl Bell
Chairman