

**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, July 30, 2009 at 10:00 a.m. was reconvened on Thursday, August 6, 2009 at 1:00 p.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
Kim Ueding	Property Manager
Residents	

*The following is a summary of the minutes and actions taken at the August 6, 2009 continued meeting of the Heritage Oak Park Community Development District Board of Supervisors.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Chairman Bell called the meeting to order and Mr. Teague called the roll.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Maintenance Garage Award Bid**

- Mr. Blake noted at the previous meeting we discussed the need to reduce the cost of the maintenance garage as much as possible. We were all surprised by the initial bids received.

- Mr. Blake, Mr. Teague and Mr. Hackney of Gillis Construction met at Mr. Huff's office yesterday at 9:00 a.m. for the express purpose of looking at specific items in the bid that were causing excessive costs.
- The first item identified was the site development where the dumpster now exists and has a drainage pipe which runs under the slab of the maintenance garage. They originally thought they could build on top of that, however, the Engineer subsequently determined it is at a shallow level and the construction pad of the new building would be resting on that pipe. In their report, they stated it had to be relocated and Mr. Huff agreed. To relocate the drainage pipe, it would cost between \$8,000 to \$10,000. To relocate, it would require a new site plan, new drawings, which would add additional expenses. We discussed adding fill to the site, however, that, too, would add additional expenses.
- We discussed the pitch of the roof, the length of the overhangs, eliminating the windows and more.
- At the conclusion of the meeting, Mr. Hackney stated based on our discussion, he would submit a revised bid. He did and it came in last night.
- We asked Mr. Huff to provide his estimate and his plan for cutting out some expenses. Consequently, we have one revised bid and one existing bid from Punta Gorda Construction.
- We can reduce the cost by a minimum of \$8,000 and possibly more if we can use the drainage pipe in relocating it. That would save some money; however, it is unknown at this point whether it is salvageable.
- The Gillis proposal would alter some construction details, such as the pitch of the roof. Mr. Huff's cuts do not change the pitch of the roof or the overhangs; they maintain the original design. Mr. Huff contends if we go with the lower pitch, we could save up to \$1,000, however, he would charge to revise the prints and we would have to get a new permit.
- Mr. Teague noted both are similar in price; maybe there is a difference of \$1,000.
- Mr. Blake suggested staying with the original plan and original design which will maintain the aesthetics of the building and conforms to the rest of the buildings in

- the Park. There would be one change in both contracts and that is a trowel painted finish which is the same as the villas and condominiums have.
- Ms. McIntyre noted neither quote reflects what the Board itemized a week earlier as to what we wanted them to quote and both are slightly different. We asked them to change the footprint of the building to 24 x 28; we asked them to retain the metal roof; we asked them to retain the Hardy board siding which is gone on both quotes. We decided to keep the metal roof and she sees one proposal is quoting shingles; we asked to eliminate both windows; neither reflects what we thought we would see today.
  - Mr. Blake noted Mr. Huff felt one or both windows can be removed with a savings of \$350 per window.
  - The big savings came in with the trowel finish. There was a \$5,000 savings with the trowel finish. With the Hardy board there is a savings of \$2,500.
  - Chairman Bell wondered why Mr. Huff and Mr. Hackney were not attending this meeting to answer questions.
  - Mr. Blake explained both had scheduling conflicts.
  - It was noted the cost would still be \$60,000.
  - The Board spoke briefly about an impact fee.
  - Mr. Teague noted the bulk of the cost is the site preparation.
  - This issue has been discussed in the past and it was agreed there really is no other site for a maintenance garage.
  - The Board was in favor of retaining the metal roof.
  - The following changes were approved:
    - Change the lap siding stucco detail to a stucco skip trowel finish.
    - Use existing pipe where possible for site work as detailed in the bid.
    - Eliminate one window.
    - Eliminate bond requirement.
  - The Board decided all material purchases go through the CDD in order to eliminate sales tax on purchases related to the building.

On MOTION by Mr. Blake seconded by Ms. Keller with all in favor the Board approved awarding the bid for the maintenance building to the low bidder, Punta Gorda Construction Management, with the understanding that changes will be made in the bid to reduce costs as identified in the Architect's memo with the exception of the roof, which will be metal as originally specified.

**FOURTH ORDER OF BUSINESS****Lodge Painting**

- Chairman Bell noted the Board received quotes presented by the Property Manager.
- Ms. McIntyre noted the bids changed considerably from the last time they were reviewed. The reason is because she and Ms. Ueding itemized everything which had to be included with the Lodge. There were 12 separate items, from the walkways to the gazebos by the parking lot, the covered walkways, uncovered walkways, which were not included in the original bids.
- The Board noted there is a considerable difference in the three quotes, with Peacock Painting being the lowest bidder.
- Ms. McIntyre noted for the exterior of the Lodge the Board estimated \$13,000 and the Peacock bid is roughly \$18,000.
  - When they originally estimated they did not include all the auxiliary structures and gazebos.
  - For the sports bar, the Board estimated \$2,000 and the quote is \$1,925.
  - For the library/craft room, the Board estimated \$2,000 and the quote is \$2,350.
  - For the exercise and pool room, we estimated \$7,000 which included the walkways; and the quote is \$1,850.
  - For the guardhouse, the Board estimated \$2,000 and the quote is \$950.
  - The exterior painting is in the 2009 budget; the interior painting is in the 2010 budget.
- The lowest bidder quoted \$53,475 for both the interior and exterior painting and the highest bidder quoted \$164,500 for both interior and exterior.
- Mr. Blake thought there was no urgency at this time in painting the exterior of the building.

- Peacock Painting had the most reasonable prices.

Ms. McIntyre MOVED to have the interiors of all buildings painted with the exception of the guardhouse and once that is completed, continue with the exteriors starting with the Lodge and ending with the guardhouse and Ms. Keller seconded the motion.

- Ms. McIntyre pointed out she is not including the back wall in her motion.
- Mr. Davis agreed with the above motion, doing the interior of the buildings first.

On VOICE vote with all in favor the prior motion passed.

- After more discussion, the Board decided to authorize Ms. Ueding and Mr. Teague to negotiate a contract for the work from Peacock Painting Services for the Board's consideration at the next meeting.

On MOTION by Ms. McIntyre seconded by Mr. Blake with all in favor the Board authorized the Property Manager and / or the District Manager to negotiate a contract for the painting work from Peacock Painting Services for the Board's consideration at the next Board meeting.

#### **FIFTH ORDER OF BUSINESS**

#### **Audience Comments**

- Joan Loche distributed notes on some maintenance issues that she and other residents have concerns about, namely:
  - New cushions on the chairs in the lodge
  - Temperature in the lodge at night is too cold.
  - The carpet in the sports bar is filthy.
  - The cushions on the chairs and the bar stools are filthy.
  - A paint can top is used to cover the floor electrical outlet.
  - In the pool area the outside shower mat is smelly and filthy.
  - The light switch in the men's room behind the exercise room needs to be looked at.
  - The pond area appearance is not very attractive.

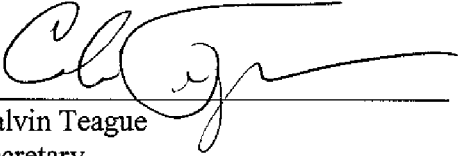
- The Property Manager explained how some of these items are being handled. She was requested to write a brief response to the above items and give to the Board.

**SIXTH ORDER OF BUSINESS**


**Adjournment**

- There being no further business,

On MOTION by Ms. McIntyre seconded by Mr. Blake with all in favor the meeting adjourned at 2:10 p.m.



Calvin Teague  
Secretary



Olin Earl Bell  
Chairman