

**Heritage Lake Park
Community Development District**

**June 5, 2023
Meeting**

AGENDA PACKAGE

Communications Media Technology Via Zoom

Meeting ID #:

Meeting URL:

<https://zoom.us/j/94537394539?pwd=R0UwMWdqaE9iNGFiS2F0ZjVmMU9rUT09>

Call-In #: 1-929-205-6099

Passcode: 902147

**HERITAGE LAKE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors

- VACANT, Chairperson
- James DeFilippo, Vice Chairperson
- Douglas Carville, Assistant Secretary
- Lawrence Forlano, Assistant Secretary
- Greg Krauss, Assistant Secretary

- Justin Faircloth, District Manager
- Andy Cohen, District Counsel
- Jeffrey Satfield, District Engineer

AGENDA

Monday, June 5, 2023 – 10:00 a.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Organizational Matter**
 - A. Appointment of Supervisor to Fill the Unexpired Term of Office (11/2024)
 - i. Letter of Interest – Niles Waring
 - ii. Letter of Interest – Julie Galvin – *Withdrawn*
 - B. Oath of Office of Newly Appointed Supervisor
 - C. Election of Officers – Resolution 2023-3
- 5. D.R. Horton Presentation**
- 6. Audience Comments on Agenda Items**
- 7. Approval of Consent Agenda**
 - A. Minutes of the May 1, 2023 Meeting
 - B. Acceptance of the Financial Statements
 - C. Ratifications under Resolution 2017-03
 - i. District Credit Card
- 8. Engineer’s Report**
 - A. SWFWMD May 1, 2023 Communication
- 9. Old Business**
 - A. Distribution of the Updated Fiscal Year 2024 Budget & Consideration of Resolution 2023-04 Approving the Budget and Setting the Public Hearing – *Budget Under Separate Cover*
 - B. Hurricane Ian Updates
 - i. Trowbridge Energy Proposal – Light Pole Replacement
 - ii. J4 Development Refund Summary Discussion
 - iii. Engle Martin Email Regarding Proof of Loss
 - iv. Fine Line Homes – Change Orders 1 & 2
- 10. New Business**
 - A. Envera Proposal for Repair/Replace Camera

District Office

Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071
239.245.7118

Meeting Location

Heritage Lake Clubhouse
25635 Heritage Lake Boulevard
Punta Gorda, FL

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- Greg Krauss, Assistant Secretary

- Justin Faircloth, District Manager
- Andy Cohen, District Counsel
- Jeffrey Satfield, District Engineer

11. Manager's Report

- A. Landscape/Irrigation Update
 - i. Quality Audit Report
 - ii. DTE – Hurricane Recover Letter
 - iii. DTE – Tree Removal Estimate 55142
- B. Report on Number of Registered Voters - 486
- C. Update on Follow-Up Actions
 - i. SOLitude Service Reports
 - ii. Roadway Discussions
 - a. Triton Parking Lot Damage Update
 - b. Gatehouse Repairs Update

12. Attorney's Report

- A. D.R. Horton Update
 - i. Proposed CDD Confirmation of Rights

13. Supervisors' Reports, Requests and Comments

14. Chairman's Comment

15. Audience Comments

16. Adjournment

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Heritage Lake Clubhouse
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Punta Gorda, FL

Fourth Order of Business

4A

4Ai

5/1/2023

Justin,

I would like to express my interest in applying for the open position on the CDD board. I am a resident of Florida and have been an owner in HLP since 2015. I look forward to working with the other supervisors to make HLP a great place to live.

Respectively submitted

Niles L Waring
2020 Willow Hammock Cir
A102

Resume:

I am originally from NW Pennsylvania and NE Ohio. My professional background was 43 years in Information Technology. I have held positions from Computer Operator, Programmer, to Vice President of IT.

I serviced the retail field for 18 years and manufacturing for 25 years. I continue to do consulting/support work for the manufacturing company that I retired from. I managed the staff, budgets and implementation of many systems.

I served on the Board of Governors of the Ashtabula Yacht Club and have held board positions with the Redbrook Boat Club, both in Ashtabula, Ohio.

I just finished two terms on the HLPCA Board of Directors with the last two years as Vice President. Being on the HLPCA Board, I experienced the structures of all of the different associations and Neighborhood Advisory Committees at HLP. I have also completed a Florida HOA certification course.

Respectively submitted

4Aii.

May 2, 2023

To whom it may concern,

This letter is to inform you of my interest in a seat on the CDD board.

I am a year-round resident of Heritage Lake Park. I attend all meetings of the board and understand the importance of this duty.

Attached is my background information.

Respectfully,

Julie Galvin

25558 Heritage Lake Blvd

248-909-0416

Julie Galvin

25558 Heritage Lake Blvd

Punta Gorda, FL 33983

Jasgalvin@gmail.com

248-909-0416

Full time resident of Florida

US Citizen

OBCA board, Waterford MI 48329

President 2003-2005

Vice President 2006-2008

Secretary 2009-20011

This board overlooked all the maintenance and property management of the deed appointed beach lot to the residents of Oak Beach Community Association located in Waterford MI.

Cheveux Salon /Owner

Royal Oak MI

1989-2000

As a business owner I have experience of being a positive influence in decision making.

Waterford Fitness Studio / Manager

2016-2021

I was hired to organize, create and implement a fitness studio to accompany Waterford School District Pool and Fitness program.

References,

Rhonda Lessel / Waterford school district

248-292-1041

Mindy Quisenberry/ Friend

248-830-7687

From: jasgalvin@gmail.com
To: [Faircloth, Justin](#)
Subject: CDD Board
Date: Monday, May 8, 2023 9:28:05 AM

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Justin,

I am informing you of my decision to withdraw my request for an opportunity to be considered for the CDD board.

My concern and focus is for the District and feel strongly that taking unnecessary time from important matters for a vote that going forward with my withdraw would not required.

The board has the ability to seat the vacancy and stay focused on important matters.

Respectfully,

Julie Galvin

Sent from [Mail](#) for Windows

4C

RESOLUTION 2023-3

A RESOLUTION DESIGNATING OFFICERS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Heritage Lake Park Community Development District at a regular meeting desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT:

- 1. The following persons were appointed to the offices shown, to wit:

_____	Chair
_____	Vice Chair
<u>Justin Faircloth</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Justin Faircloth</u>	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS 5th DAY OF JUNE, 2023.

Chair

Secretary

Seventh Order of Business

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

The regular meeting of the Board of Supervisors of the Heritage Lake Park Community Development District was held on Monday, May 1, 2023 at 10:00 a.m. at the Heritage Lake Park Clubhouse, 25635 Heritage Lake Boulevard, Punta Gorda, Florida.

Present and constituting a quorum were:

Paul Eberhardt	Chairperson
James DeFilippo	Vice Chairperson
Douglas Carville	Assistant Secretary
Lawrence Forlano	Assistant Secretary
Greg Krauss	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
Louis Sheehan	Down to Earth
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Faircloth called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Eberhardt seconded by Mr. Krauss, with all in favor, the agenda was approved as presented.

FOURTH ORDER OF BUSINESS

Audience Comments on Agenda Items

- Residents inquired about the wall, pool and Envera.

FIFTH ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes from the April 3, 2023 Regular Meeting
- B. Acceptance of the Financial Statements
- C. Ratifications under Resolution 2017-03
 - i. HPW Estimate 9090-A

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On MOTION by Mr. Carville seconded by Mr. Forlano, with all in favor, the consent agenda was approved.

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SIXTH ORDER OF BUSINESS

Engineer’s Report

- None.

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SEVENTH ORDER OF BUSINESS

Old Business

A. Hurricane Ian Updates

- Mr. Faircloth updated the Board on Hurricane Ian projects.
 - Progress with Fine Line Homes was discussed.
 - Mr. DeFilippo updated the Board on developments with the street lights.
 - Mr. Faircloth updated the Board on the wall contract.
 - The Board requested staff check in with Signature Privacy Walls on the status of the permit with the County.
 - The Board requested we follow up with Restless on the pool work and contract.

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B. AED Unit Proposals & Training

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On MOTION by Mr. Krauss seconded by Mr. DeFilippo, with all in favor, proposal #1 from the CPR School, LLC in the amount of \$5,450 to purchase two new AED units was approved.

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- Mr. Krauss noted he wanted the second unit to be installed outside of the Fitness Center.
- The Board tabled the discussion on training to be considered again in the Fall.

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EIGHTH ORDER OF BUSINESS

New Business

A. McLean Email – Parking/Storage Proposal

- The Board tabled the discussion on the McLean Email – Parking/Storage Proposal.

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B. Summer Quorum Discussion

- The Board discussed Quorum issues throughout the Summer and may consider canceling the September meeting.
- Mr. Eberhardt provided a resignation notice effective at the end of the meeting.

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C. Wenzel Electrical Services, Inc Annual Fire Alarm Inspection/Fee Increases

May 1, 2023

- 83 • Mr. Faircloth presented the Wenzel Electrical Services, Inc annual fire alarm inspection to
- 84 the Board and their fee increases. The Board had not objection to the increase in fees.

85

86 **NINTH ORDER OF BUSINESS**

Manager’s Report

- 87 **A. Distribution of Proposed Fiscal Year 2024 Budget & Consideration of**
- 88 **Resolution 2023-02 Approving the Budget and Setting the Public**
- 89 **Hearing**

- 90 • Mr. Faircloth discussed the FY2024 budget.

91

92 On MOTION by Mr. DeFilippo seconded by Mr. Forlano, with all in

93 favor, for District Counsel to develop a contract with Triton

94 regarding their use of the District’s Clubhouse parking lot with the

95 following requirements: The motor home to be moved immediately,

96 Certificates of Insurance to be provided listing the CDD as an

97 additional insured, they must vacate by 8/1/23, a \$10,000 deposit to

98 be paid to the District for possible damages to be returned once any

99 and all repairs are completed, if Triton refuses to sign the agreement

100 they must vacate immediately or their items will be removed was

101 approved.

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103 On MOTION by Mr. DeFilippo seconded by Mr. Krauss, with all in

104 favor, Resolution 2023-02 approving the budget and setting a public

105 hearing thereon was adopted.

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- 107 **B. Field Manager’s Report**

- 108 • Mr. Whitlock reviewed the field management report with the board and answered
- 109 questions. Mr. Whitlock was requested to ensure the pool chair lift was operational
- 110 during future inspections.

111

- 112 **C. Landscape/Irrigation Update**

- 113 **i. DTE – Front Entrance and Preserve Enhancement Proposal**

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115 On MOTION by Mr. DeFilippo seconded by Mr. Krauss, with all in

116 favor, DTE proposal 52053 with a not to exceed amount of \$26,147

117 with a contingency that funds from escrow be released to the District

118 prior to the District fiving approval to Down to Earth was approved.

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- 120 **ii. DTE – Drought Letter**

- 121 • Mr. Faircloth provide the drought letter from DTE to the Board for review.

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May 1, 2023

123 C. Update on Follow-Up Actions
124 i. SOLitude Service Report

- 125 • Mr. Faircloth previously provided comments on follow up items in the meeting.

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128 TENTH ORDER OF BUSINESS Attorney's Report

129 A. D.R. Horton Update
130 i. Construction Schedule
131 ii. 4/19/23 Request
132 iii. Escrow Update

- 133 • Mr. Faircloth updated the Board on the following:
 - 134 ○ That D.R. Horton agreed to attend the 6/5/23 meeting.
 - 135 ○ The draft construction schedule from D.R. Horton was provided for review by the
 - 136 Board.
 - 137 ○ The request for use of the District's mailbox kiosk by D.R. Horton was discussed.
 - 138 ○ Progress with D.R. Horton on having the funds of the land sale released from
 - 139 escrow.

140

141 On MOTION by Mr. Krauss seconded by Mr. Carville, with all in
142 favor, for staff to work with D.R. Horton on their proposed items of
143 contract changes, use of the mailbox kiosks along Royal Tern Circle
144 if the Post Office determines there is sufficient vacant space for the
145 new units, and to install a sign with landscape enhancements at the
146 front of the community provided that D.R. Horton authorizes the
147 release of funds from escrow immediately and allowing Mr.
148 DeFilippo to make decisions on D.R. Horton contract items was
149 approved.

150

151 B. Persson, Cohen, Mooney, Fernandez & Jackson, P.A. April 18, 2023 CPI
152 Increase Letter

- 153 • Mr. Faircloth presented the CPI increase letter from the attorney. The Board had no
154 objection to the rate increase.
- 155 • Mr. Faircloth noted he inquired with the attorney about taking over the complete irrigation
156 system within the District and Mr. Cohen stated the District could oversee the irrigation for
157 other areas not on CDD property, but the District would have to bill the association(s) as a
158 pass through and agreements would need to be developed with the various parties if the
159 Board wished to pursue the matter further.

160

May 1, 2023

161 **ELEVENTH ORDER OF BUSEINSS** **Supervisors' Reports, Requests and**
162 **Comments**

- 163 • Mr. DeFilippo commented on mailbox kiosk repairs and the pool chair lift
- 164 • Mr. Carville commented on lake debris removal.
- 165 • Mr. Krauss commented on Clubhouse furniture.

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167 **TWELFTH ORDER OF BUSINESS** **Chairman's Comments**

- 168 • The Chairman previously provided his resignation effective at the end of the meeting.

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On MOTION by Mr. Krauss seconded by Mr. Forlano, with all in favor, the resignation of Mr. Eberhardt was accepted and Seat 5 declared vacant.

- 173
174 • The Board requested a vacancy advertisement be posted.

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176 **THIRTEENTH ORDER OF BUSINESS** **Audience Comments**

- 177 • Residents commented on the about a missing irrigation valve cover for the box near 2160
178 Heron Lake Drive, J Building, and the dead tree near the wetland area for Lake 1.
- 179 ○ Mr. DeFilippo indicated he would review and see if the dead tree is in the wetland
180 area or not.

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182 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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On MOTION by Mr. Krauss seconded by Mr. DeFilippo, with all in favor, the meeting was adjourned at 12:01 p.m.

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Chairman / Vice Chairman

7B.

**Heritage Lake Park
Community Development District**

Financial Report

April 30, 2023



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**Heritage Lake Park
Community Development District**

Financial Statements

(Unaudited)

April 30, 2023

Balance Sheet
April 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2005 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 581,363	\$ -	\$ 581,363
Cash On Hand/Petty Cash	800	-	800
Assessments Receivable	48,323	15,207	63,530
Allow-Doubtful Collections	(48,323)	(15,207)	(63,530)
Investments:			
Money Market Account	351,662	-	351,662
Prepayment Account	-	243,342	243,342
Reserve Fund	-	103,895	103,895
Revenue Fund	-	178,545	178,545
Deposits	20,000	-	20,000
TOTAL ASSETS	\$ 953,825	\$ 525,782	\$ 1,479,607
<u>LIABILITIES</u>			
Accounts Payable	\$ 60,158	\$ -	\$ 60,158
Accrued Expenses	9,100	-	9,100
Sales Tax Payable	19	-	19
Deposits	105	-	105
TOTAL LIABILITIES	69,382	-	69,382
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	525,782	525,782
Assigned to:			
Operating Reserves	149,361	-	149,361
Reserves - Capital Projects	76,536	-	76,536
Reserves - Legal	3,792	-	3,792
Reserves - Roadways	209,779	-	209,779
Reserves - Stormwater System	58,581	-	58,581
Reserves - Wall	32,109	-	32,109
Unassigned:	354,285	-	354,285
TOTAL FUND BALANCES	\$ 884,443	\$ 525,782	\$ 1,410,225
TOTAL LIABILITIES & FUND BALANCES	\$ 953,825	\$ 525,782	\$ 1,479,607

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-23 ACTUAL</u>
REVENUES				
Interest - Investments	\$ 400	\$ 6,586	1646.50%	\$ 1,238
Recreational Activity Fees	8,000	-	0.00%	-
Special Assmnts- Tax Collector	723,561	816,268	112.81%	94,745
Special Assmnts- Discounts	(28,942)	44,846	-154.95%	72,735
Settlements	-	179,085	0.00%	-
Other Miscellaneous Revenues	500	8,182	1636.40%	-
Gate Bar Code/Remotes	1,000	1,928	192.80%	272
TOTAL REVENUES	704,519	1,056,895	150.02%	168,990

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	8,000	66.67%	1,000
FICA Taxes	918	612	66.67%	77
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,195	-	0.00%	-
ProfServ-Engineering	4,000	-	0.00%	-
ProfServ-Legal Services	24,844	28,532	114.84%	6,422
ProfServ-Mgmt Consulting	62,290	36,336	58.33%	5,191
ProfServ-Trustee Fees	4,771	4,771	100.00%	-
ProfServ-Web Site Maintenance	1,356	791	58.33%	113
Auditing Services	3,725	-	0.00%	-
Postage and Freight	600	274	45.67%	11
Insurance - General Liability	4,447	3,381	76.03%	-
Printing and Binding	50	3	6.00%	-
Legal Advertising	2,000	104	5.20%	104
Misc-Bank Charges	100	254	254.00%	22
Misc-Assessment Collection Cost	14,471	14,743	101.88%	3,350
Office Supplies	35	66	188.57%	8
Annual District Filing Fee	175	175	100.00%	-
Total Administration	137,577	98,042	71.26%	16,298

Field

ProfServ-Field Management	6,078	3,546	58.34%	507
ProfServ-Mgmt Consulting	-	2,094	0.00%	-
ProfServ-Wetlands	11,000	6,417	58.34%	917
Contracts-Landscape	74,170	42,461	57.25%	5,377
Contracts-Buffer Wall	7,000	-	0.00%	-
R&M-General	9,600	53	0.55%	6
R&M-Irrigation	12,000	7,896	65.80%	55
R&M-Lake	5,000	895	17.90%	-
R&M-Mulch	7,200	-	0.00%	-
R&M-Sidewalks	3,000	-	0.00%	-
R&M-Trees and Trimming	5,995	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-23 ACTUAL</u>
R&M-Lights	4,000	-	0.00%	-
R&M-Wall	8,000	77	0.96%	-
Misc-Contingency	16,950	293,447	1731.25%	43,107
Cap Outlay - Streetlights	-	16,428	0.00%	-
Total Field	169,993	373,314	219.61%	49,969
<u>Utilities</u>				
Communication - Telephone	900	536	59.56%	73
Electricity - General	6,000	3,614	60.23%	572
Internet Services	3,141	2,199	70.01%	238
Total Utilities	10,041	6,349	63.23%	883
<u>Gatehouse</u>				
Towing Services	250	-	0.00%	-
Contracts-Gates	1,080	1,080	100.00%	-
Contracts-Security System	61,148	35,632	58.27%	5,115
Electricity - General	3,000	1,341	44.70%	214
R&M-Buildings	500	4	0.80%	-
R&M-Gate	3,000	1,410	47.00%	-
Misc-Contingency	5,000	6,882	137.64%	-
Total Gatehouse	73,978	46,349	62.65%	5,329
<u>Clubhouse and Recreation</u>				
Payroll-Salaries	26,000	13,660	52.54%	1,500
Payroll-Maintenance	10,400	5,470	52.60%	500
Payroll Taxes	2,785	1,463	52.53%	153
Workers' Compensation	800	1,047	130.88%	1,047
Fire Alarm Monitoring	540	405	75.00%	135
Contracts-Fountain	680	-	0.00%	-
Contracts-Security Camera	550	-	0.00%	-
Contracts-Pools	15,580	8,770	56.29%	1,281
Contracts-Cleaning Services	12,420	4,856	39.10%	637
Contracts-HVAC	1,968	-	0.00%	-
Contracts-Pest Control	1,800	1,499	83.28%	300
Contracts-Security System	10,162	5,928	58.33%	847
Pest Control - Bldg/Gnds	1,620	-	0.00%	-
Electricity - General	18,000	12,817	71.21%	1,913
Utility - Refuse Removal	3,179	1,920	60.40%	274
Utility - Water & Sewer	6,500	3,932	60.49%	584
Insurance - Property	33,251	30,067	90.42%	-
R&M-General	4,000	-	0.00%	-
R&M-Fountain	500	-	0.00%	-
R&M-Pools	8,694	1,776	20.43%	323
R&M-Tennis Courts	6,000	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-23 ACTUAL</u>
R&M-Fitness Equipment	2,800	245	8.75%	-
R&M-Fitness Center	2,000	779	38.95%	-
R&M-Security Cameras	1,000	708	70.80%	-
R&M-Backflow Inspection	154	-	0.00%	-
Fire Ext Inspection & Repairs	500	-	0.00%	-
R&M-Fire Alarm	500	340	68.00%	-
Fire Alarm Inspection	200	-	0.00%	-
R&M-Fire Sprinklers	500	-	0.00%	-
R&M - Computer/Internet	2,500	856	34.24%	-
Misc-Cable TV Expenses	1,398	859	61.44%	132
Misc-Clubhouse Activities	4,800	-	0.00%	-
Misc-Contingency	10,000	2,315	23.15%	120
Office Supplies	3,000	659	21.97%	170
Cleaning Supplies	2,600	32	1.23%	-
Cleaning Services	500	-	0.00%	-
Total Clubhouse and Recreation	197,881	100,403	50.74%	9,916
Reserves				
Reserves - Irrigation System	15,000	-	0.00%	-
Reserve - Roadways	32,394	-	0.00%	-
Reserve-Stormwater System	29,220	-	0.00%	-
Reserve - Tennis Court	10,000	-	0.00%	-
Reserves - Wall	28,435	-	0.00%	-
Total Reserves	115,049	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	704,519	624,457	88.64%	82,395
Excess (deficiency) of revenues				
Over (under) expenditures	-	432,438	0.00%	86,595
OTHER FINANCING SOURCES (USES)				
Extraordinary Gain / Loss	-	(165,897)	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	(165,897)	0.00%	-
Net change in fund balance	\$ -	\$ 266,541	0.00%	\$ 86,595
FUND BALANCE, BEGINNING (OCT 1, 2022)	617,902	617,902		
FUND BALANCE, ENDING	\$ 617,902	\$ 884,443		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>APR-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 10	\$ 3,690	36900.00%	\$ 1,310
Special Assmnts- Tax Collector	180,800	207,624	114.84%	26,879
Special Assmnts- Prepayment	-	228,615	0.00%	-
Special Assmnts- Discounts	(7,232)	14,620	-202.16%	21,599
TOTAL REVENUES	173,578	454,549	261.87%	49,788
<u>EXPENDITURES</u>				
<u>Administration</u>				
Misc-Assessment Collection Cost	3,616	3,709	102.57%	970
Total Administration	3,616	3,709	102.57%	970
<u>Debt Service</u>				
Principal Debt Retirement	85,000	-	0.00%	-
Principal Prepayments	-	5,000	0.00%	-
Interest Expense	98,040	49,020	50.00%	-
Total Debt Service	183,040	54,020	29.51%	-
TOTAL EXPENDITURES	186,656	57,729	30.93%	970
Excess (deficiency) of revenues Over (under) expenditures	(13,078)	396,820	n/a	48,818
<u>OTHER FINANCING SOURCES (USES)</u>				
Extraordinary Gain / Loss	-	(47,716)	0.00%	-
Contribution to (Use of) Fund Balance	(13,078)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(13,078)	(47,716)	n/a	-
Net change in fund balance	\$ (13,078)	\$ 349,104	n/a	\$ 48,818
FUND BALANCE, BEGINNING (OCT 1, 2022)	176,678	176,678		
FUND BALANCE, ENDING	\$ 163,600	\$ 525,782		

**Heritage Lake Park
Community Development District**

Supporting Schedules

April 30, 2023

**Non-Ad Valorem Special Assessments - Charlotte County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Interest Costs	Final Judgement	Gross Amount Received	ALLOCATION BY FUND	
							General Fund	Series 2005 Debt Service Fund
Assessments Levied						\$ 904,362	\$ 723,562	\$ 180,800
Allocation %						100%	80%	20%
Real Estate Installment								
11/04/22	\$ 13,449	\$ 773	\$ 274	\$ -	\$ -	\$ 14,497	\$ 11,492	\$ 3,005
04/13/23	14,123	234.4	288.21	-	-	14,646	11,611	3,036
Real Estate Current								
12/01/22	3,900	166	80	-	-	4,146	3,301	845
12/01/22	19,580	832	400	-	-	20,812	16,504	4,309
12/01/22	29,370	1,249	599	-	-	31,219	24,755	6,463
Final Judgement	(52,851)	-	-	-	52,851	-	-	-
12/01/22	213,107	9,061	4,349	-	-	226,517	184,443	42,074
Final Judgement	(157,547)	-	(3,215)	83,228	77,534	-	-	-
Net	55,560	9,061	1,134	83,228	77,534	226,517	184,443	42,074
Real Estate Current								
12/08/22	104,647	4,449	2,136	-	-	111,232	88,294	22,938
12/15/22	315,152	13,400	6,432	-	-	334,984	266,719	68,265
01/12/23	107,104	4,142	2,186	-	-	113,432	89,945	23,487
02/09/23	26,165	600	246	-	-	27,011	22,165	5,758
03/09/23	16,965	196	346	-	-	17,508	13,906	3,602
Real Estate Delinquent								
04/06/23	197,514	290	4,031	(94,858)	-	106,978	83,134	23,844
	823,109	34,384	17,589	(11,630)	130,385	993,837	793,165	201,583
TOTAL	\$ 850,682	\$ 35,392	\$ 18,152	\$ (11,630)	\$ 130,385	\$ 1,022,980	\$ 816,268	\$ 207,624
% COLLECTED						113.12%	112.81%	114.84%
TOTAL OUTSTANDING						\$ (118,618)	\$ (92,706)	\$ (26,824)

Cash and Investment Balances
April 30, 2023

<u>ACCOUNT NAME</u>	<u>ACCOUNT TYPE</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Public Funds	Checking	Synovus	0.00%	\$ 581,363
Cash On Hand/Petty Cash				800
			Subtotal	\$ 582,163
Public Funds	Money Market	BankUnited	4.50%	200,561
Government Interest	Checking	Valley National Bank	4.50%	151,101
			Subtotal	\$ 351,662
DEBT SERVICE FUND				
Series 2005 Prepayment Account		U.S. Bank	4.42%	243,342
Series 2005 Reserve Fund		U.S. Bank	4.42%	103,895
Series 2005 Revenue Fund		U.S. Bank	4.42%	178,545
			Subtotal	\$ 525,781 (1)
			Total	\$ 1,459,606

Note 1 - Invested in US Bank First American Government Obligation Fund

Heritage Lake Park CDD

Bank Reconciliation

Bank Account No. 9900 SYNOVUS GF CHECKING
 Statement No. 04-23
 Statement Date 4/30/2023

G/L Balance (LCY)	581,362.86	Statement Balance	606,067.94
G/L Balance	581,362.86	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	606,067.94
Subtotal	581,362.86	Outstanding Checks	24,705.08
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	581,362.86	Ending Balance	581,362.86
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
4/18/2023	Payment	11141	KENNEDY ELECTRIC CO OF PUNTA GORD	16,427.69	0.00	16,427.69
4/21/2023	Payment	11145	HOWARDS POOL WORLD INC	1,281.15	0.00	1,281.15
4/21/2023	Payment	11146	INFRAMARK, LLC	6,996.24	0.00	6,996.24
Total Outstanding Checks.....				24,705.08		24,705.08

Settlements
April 30, 2023

<u>DATE</u>	<u>COMPANY</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
GENERAL FUND			
10/28/22	Preferred Governmental Insurance Trust	Property Damage	\$ (10,720)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(3,173)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(23,137)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(121,600)
1/13/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(3,740)
2/16/23	Preferred Governmental Insurance Trust	Deductible Refund	(2,500)
3/14/23	Preferred Governmental Insurance Trust	Catastrophic Property Loss	(14,216)
			<u><u>\$ (179,085)</u></u>

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SYNOVUS GF CHECKING - (ACCT#XXXXX9900)							
CHECK # 11137							
04/07/23	Employee	LAWRENCE G. FORLANO	PAYROLL	April 07, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 11138							
04/06/23	Vendor	WENZEL ELECTRICAL SERVICES INC	246355	ALARM MONITORING APR - JUNE 2023	Fire Alarm Monitoring	001-531082-57212	\$135.00
						Check Total	\$135.00
CHECK # 11139							
04/13/23	Employee	DAVID M. GROUT	PAYROLL	April 13, 2023 Payroll Posting			\$257.05
						Check Total	\$257.05
CHECK # 11140							
04/18/23	Vendor	FEDEX	8-089-58727	FEDEX TO FINE LINE CUSTOM HOMES	Postage and Freight	001-541006-51301	\$37.20
						Check Total	\$37.20
CHECK # 11141							
04/18/23	Vendor	KENNEDY ELECTRIC CO OF PUNTA GORDA, INC	20784	REPLACE POLE AND LIGHTS HEAD THAT WAS HIT BY CAR	Cap Outlay - Streetlights	001-564090-53901	\$16,427.69
						Check Total	\$16,427.69
CHECK # 11142							
04/18/23	Vendor	COVERALL NORTH AMERICA, INC.	1160279450	MAR 2023 JANITORIAL SVCS	Contracts-Cleaning Services	001-534082-57212	\$636.88
						Check Total	\$636.88
CHECK # 11143							
04/27/23	Employee	DAVID M. GROUT	PAYROLL	April 27, 2023 Payroll Posting			\$164.70
						Check Total	\$164.70
CHECK # 11144							
04/21/23	Vendor	HERITAGE LAKE PARK- C/O US BANK N.A	04142023 2005	TRSF TAX COLLECTIONS	Due From Other Funds	131000	\$47,508.19
						Check Total	\$47,508.19
CHECK # 11145							
04/21/23	Vendor	HOWARDS POOL WORLD INC	M770105	APR 2023 POOL CLEANING/EXTRA WKLY CLEANING	EXTRA WKLY CLEANING	001-534078-57212	\$480.00
04/21/23	Vendor	HOWARDS POOL WORLD INC	M770105	APR 2023 POOL CLEANING/EXTRA WKLY CLEANING	MONTHLY POOL SVC	001-534078-57212	\$801.15
						Check Total	\$1,281.15
CHECK # 11146							
04/21/23	Vendor	INFRAMARK, LLC	91831	MAR 2023 MGMT FEES	WEB ADMIN	001-531094-51301	\$113.00
04/21/23	Vendor	INFRAMARK, LLC	91831	MAR 2023 MGMT FEES	FIELD MGMT	001-531016-53901	\$506.50
04/21/23	Vendor	INFRAMARK, LLC	91831	MAR 2023 MGMT FEES	POSTAGE	001-541006-51301	\$18.60
04/21/23	Vendor	INFRAMARK, LLC	91831	MAR 2023 MGMT FEES	ADMIN FEES	001-531027-51201	\$5,190.83
04/21/23	Vendor	INFRAMARK, LLC	91831	MAR 2023 MGMT FEES	COPIES	001-547001-51301	\$2.73
04/21/23	Vendor	INFRAMARK, LLC	91831	MAR 2023 MGMT FEES	PROJECT MANAGER	001-531027-53901	\$1,156.25
04/21/23	Vendor	INFRAMARK, LLC	91831	MAR 2023 MGMT FEES	RECORDING STORAGE FEES	001-551002-51301	\$8.33
						Check Total	\$6,996.24
CHECK # 11147							
04/21/23	Vendor	DOWN TO EARTH LANDSCAPE & IRRIGATION	INV151774	MAR 2023 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$5,482.66
						Check Total	\$5,482.66
ACH #DD1247							
04/07/23	Employee	DOUGLAS L. CARVILLE	PAYROLL	April 07, 2023 Payroll Posting			\$154.70
						ACH Total	\$154.70
ACH #DD1248							
04/07/23	Employee	PAUL R. EBERHARDT	PAYROLL	April 07, 2023 Payroll Posting			\$184.70
						ACH Total	\$184.70
ACH #DD1249							
04/07/23	Employee	JAMES G. DEFILIPPO	PAYROLL	April 07, 2023 Payroll Posting			\$144.70
						ACH Total	\$144.70
ACH #DD1250							
04/07/23	Employee	JAMES G. KRAUSS	PAYROLL	April 07, 2023 Payroll Posting			\$184.70
						ACH Total	\$184.70
ACH #DD1251							
04/14/23	Vendor	CHARLOTTE COUNTY UTILITIES	032423-121310 ACH	2/16-3/22/23 SVC	Utility - Water & Sewer	001-543021-57212	\$79.07
						ACH Total	\$79.07
ACH #DD1252							
04/14/23	Vendor	CHARLOTTE COUNTY UTILITIES	032423-125125 ACH	2/16-3/22/23 SVC	Utility - Water & Sewer	001-543021-57212	\$504.50
						ACH Total	\$504.50

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 4/1/23 to 4/30/23

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
ACH #DD1253							
04/14/23	Vendor	COMCAST	031423-6702 ACH	3/14-4/13/2023 SVCS	Misc-Internet Services	001-549031-53903	\$209.40
04/14/23	Vendor	COMCAST	031423-6702 ACH	CREDIT 100.00 TO NEW ACCOUNT PER G KRAUSS	Internet Services	001-549031-53903	(\$100.00)
ACH Total							\$109.40
ACH #DD1254							
04/14/23	Vendor	COMCAST	032323-3872 ACH	BILL PRD 4/6-5/5/23	Misc-Internet Services	001-549031-53903	\$130.01
ACH Total							\$130.01
ACH #DD1255							
04/14/23	Vendor	WASTE MANAGEMENT INC OF FLORIDA	9956124-0336-1	REFUSE REMOVAL APRIL 2023	Utility - Refuse Removal	001-543020-57212	\$274.30
ACH Total							\$274.30
ACH #DD1258							
04/12/23	Employee	LINDA C. ROSS	PAYROLL	April 12, 2023 Payroll Posting			\$755.84
ACH Total							\$755.84
ACH #DD1260							
04/26/23	Employee	LINDA C. ROSS	PAYROLL	April 26, 2023 Payroll Posting			\$514.29
ACH Total							\$514.29
ACH #DD1261							
04/27/23	Vendor	COMCAST	040623-2663 ACG	BILL PRD 4/19-5/18/23	Misc-Cable TV Expenses	001-549039-57212	\$131.58
04/27/23	Vendor	COMCAST	040623-2663 ACG	BILL PRD 4/19-5/18/23	Communication - Telephone	001-541003-53903	\$72.50
04/27/23	Vendor	COMCAST	040623-2663 ACG	BILL PRD 4/19-5/18/23	Misc-Internet Services	001-549031-53903	\$138.03
ACH Total							\$342.11
ACH #DD1262							
04/27/23	Vendor	FPL SUMMARY BILLING	041223 ACH	BILL PRD 3/13/23-4/12/23	Electricity - General	001-543006-53903	\$571.56
04/27/23	Vendor	FPL SUMMARY BILLING	041223 ACH	BILL PRD 3/13/23-4/12/23	Electricity - General	001-543006-53904	\$213.87
04/27/23	Vendor	FPL SUMMARY BILLING	041223 ACH	BILL PRD 3/13/23-4/12/23	Electricity - General	001-543006-57212	\$1,912.86
ACH Total							\$2,698.29
ACH #DD1274							
04/20/23	Vendor	VALLEY NATIONAL BANK	032123-6536 ACH	FEB / MAR PURCHASES	MICROSFT MEMBERSHIP	001-551002-57212	\$8.25
04/20/23	Vendor	VALLEY NATIONAL BANK	032123-6536 ACH	FEB / MAR PURCHASES	THE UPS STORE	001-551002-57212	\$53.30
04/20/23	Vendor	VALLEY NATIONAL BANK	032123-6536 ACH	FEB / MAR PURCHASES	POOL HANDRAIL COVER	001-546074-53901	\$64.61
04/20/23	Vendor	VALLEY NATIONAL BANK	032123-6536 ACH	FEB / MAR PURCHASES	PERSONNEL CONCEPTS	001-551002-57212	\$108.90
ACH Total							\$235.06
Account Total							\$85,423.13

Eighth Order of Business

8A



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)
On the Internet at: WaterMatters.org

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

May 01, 2023

Heritage Lake Park Community Development District
c/o Inframark - Attn: Justin Faircloth, District Manager
210 N. University Dr. Ste 702
Coral Springs, FL 33071

Subject: REMINDER of Inspection Report Coming Due
Permit No: 43026404.000
Project Name: Heritage Lake Park

A condition of your permit requires that you submit an inspection report to the District in accordance with a specific schedule. This inspection report is due on July 24, 2023. This letter was generated to remind you of this requirement in sufficient time for you to complete the inspection and submit the report to the District by the due date.

Inspection reports provide assurance to the District that the surface water management system is properly operated and maintained. The inspection report must include the District form "Statement of Inspection for Proper Operation and Maintenance" available at <https://www.swfwm.d.state.fl.us/sites/default/files/medias/documents/04.10R-023.pdf>. The form must be certified by a Florida registered Professional Engineer.

Information can be submitted online using eCompliance by visiting the District's Environmental Resource Permitting System in ePermitting located on the District's website at <http://WaterMatters.org/LogInERP>. If you do not have an account you can sign up by clicking the "Register Now" button.

If any maintenance procedures or remedial actions are necessary prior to submittal of the certified District form, please advise the District in writing. The inspection report must be submitted to the District by the date above.

If you have already complied with this requirement, please notify us so we can update our customer records. If you have questions, please contact the Sarasota Service Office at (941) 377-3722 or (800) 320-3503 (FL only).

Sincerely,

Joanne Hoyt
Regulation Processing Specialist
Regulatory Support Bureau
Regulation Division

Ninth Order of Business

9A

RESOLUTION 2023-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2023-2 AND APPROVING A REVISED PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Heritage Lake Park Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT:

1. **REVISED PROPOSED BUDGET APPROVED.** The Revised Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved Revised Proposed Budget remains for the following date, hour and location:

DATE:	August 7, 2023
HOUR:	10:00 a.m.
LOCATION:	Heritage Lake Park Clubhouse 25635 Heritage Lake Boulevard Punta Gorda, FL

3. **TRANSMITTAL OF REVISED PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Revised Proposed Budget to Charlotte County at least 60 days prior to the hearing set above.

4. **POSTING OF REVISED PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Revised Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and the Revised Proposed Budget shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF JUNE 2023.

ATTEST:

**HERITAGE LAKE PARK
DEVELOPMENT DISTRICT**

Secretary

Chairman

Exhibit A: Approved Revised Proposed Budget for Fiscal Year 2023/2024

9B

9Bi

Trowbridge Energy Group Inc.

33430 Walnut Drive
 Punta Gorda, FL 33982
 Phone 610-675-9748

Invoice

TEGHLP004

Date

23-May-23

Bill To:

Heritage Lake Park

Ship to:

Heritage Lake Park
 Punta Gorda, FL 33983

Quantity	Description	AMOUNT
1	Install (1) Stresscrete pole, wire from new junction box, up pole, and install Acorn fixture. (1) replace second broken junction box. (4) poles in back have no power. Locate/fault finding to assess/provide further estimate for anything beyond small repair in back construction area. Note: Stresscrete pole is estimated to take 10-12 weeks for delivery.	5,937.50
Total		5,937.50
Down Payment		2,968.75
Tax		Exempt
Shipping		Included
Final Payment		\$2,968.75

Quote is good for 30 days

50% deposit required to order material and schedule work to be completed

Balance upon completion of install and testing of system

If you have any questions concerning this quote please contact Jim Trowbridge at 610.675.9748

9Bii



16790 – Heritage Lake Park
 25635 Heritage Lake Blvd.
 Punta Gorda, Florida 33983
 United States

Consolidated Costs and Credits

Description	Contract Amount	Job Cost Incurred
Mail Kiosk	9,059.07	\$ 7,450.04
Exterior Soffit	\$2,771.75	\$ 5,500.00
Commercial Project Management	\$15,626.00	\$ 6,972.90
Total	\$27,456.82	\$ 19,922.94
Profit & OH	\$21,032.82	\$ 3,984.59
Client Paid to Date		\$ 38,552.17
Credit to Client		\$ -14,644.64

9Biii

From: [Saris, Renee](#)
To: [Faircloth, Justin](#)
Cc: [Karwoski, Mike](#); [Porcelli, Gina](#)
Subject: PROOF OF LOSS | Preferred Muni – Heritage Lake Park CDD | CAT 61-Hurricane Ian | Date of Loss: September 28, 2022 | PGCS Claim # 407629 | EM File # 1000381165
Date: Friday, May 19, 2023 10:53:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Proof of Loss \\$79,096.50.pdf](#)
[Updated Damage and Deductible Schedule 05-18-23.xlsx](#)

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Good morning Mr. Faircloth,

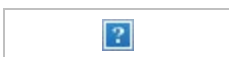
On behalf of Mike Karwoski attached is a Proof of Loss in the amount of \$79,096.50 along with our Damage and Deductible Schedule. We ask that you execute the Proof of Loss and email the executed document to us at your earliest convenience.

In regards to the proof, please also complete and initial the “Title and Interest” portions of the proof and list any mortgage holders or additional loss payees that may have an interest in the properties/locations. If there is no mortgagee or any other parties that have an interest, please write **“NONE”** and **INITIAL** your entry in the Title and Interest space on the Proof of Loss.

Upon receipt of the executed Proof of Loss we will forward it to Preferred for processing the payment.

Should you have any questions or require additional information, please do not hesitate to contact Mike at mike.karwoski@englemartin.com | (813) 749-5568 or Gina Porcelli at gporcelli@englemartin.com | (954) 294-4167.

Thank you,



Renee Saris
Claims Administrator

Fort Lauderdale, FL
O: 954-688-5772

Mailing Address
5565 Glenridge Connector | Suite 900

TF: 800.818.5619
rsaris@englemartin.com

Atlanta, Georgia 30342
www.englemartin.com

[Submit a claim](#)



\$2,201,910.00
AMOUNT OF POLICY AT
TIME OF LOSS

UNDISPUTED SWORN STATEMENT
IN
PROOF OF LOSS
TO THE

PK FL1 0084003 21-12/407329
POLICY/CLAIM NUMBER
Daytona Beach, FL
AGENCY AT
Public Risk Insurance Advisors
AGENT

10/01/21
ISSUED
10/01/22
EXPIRES

Preferred Governmental Insurance Trust
of Lake Mary, Florida
At time of loss, by the above indicated policy of insurance our insured
Heritage Lake Park Community Development District
against loss by All Risk to the property described under the above policy, according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN A Hurricane Ian loss occurred on the 28th day of September, 2022
The cause and origin of the said loss were: CAT 61 - Hurricane Ian wind damage to multiple locations

OCCUPANCY The building described, or containing the property described, was occupied at the time of loss as follows,
and for no other purpose whatever: Multiple City Locations

TITLE AND INTEREST At the time of the loss the interest of your insured in the property described therein was: OWNER
No other person had any interest therein or encumbrance thereon, except: None

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy,
possession, location or exposure of the property described, except: None Known

TOTAL INSURANCE THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of
the loss, \$2,201,910.00 as more particularly specified in the apportionment attached under
the policy besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE OF said property at the time of loss was Not Determined

LOSS THE WHOLE LOSS AND DAMAGE was UNDISPUTED \$ 370,080.69

DEDUCTIBLE Less the APPLICABLE DEDUCTIBLE \$ (75,318.30)

DEPRECIATION \$ (36,446.72)

PAID TO DATE Less PAID TO DATE ACV Payments(s) \$ (180,640.49)

AMOUNT CLAIMED THE AMOUNT CLAIMED under the above numbered policy is ACV Payment \$ 79,096.50

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

Pursuant to s. 817.234, Florida Statutes, "any person who, with the intent to injure, defraud, or deceive any insurer or insured, prepares, presents, or causes to be presented a proof of loss or estimate of cost or repair of damaged property in support of a claim under an insurance policy knowing that the proof of loss or estimate of claim or repairs contains any false, incomplete, or misleading information concerning any fact or thing material to the claim commits a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084, Florida Statutes."

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of _____ X
County of _____ Insured

Subscribed and sworn to before me this _____ day of _____ 20____

Notary Public



DAMAGES AND DEDUCTIBLE SCHEDULE

Insured: Preferred-Heritage Lake Park CDD
 Location of Loss: Multiple
 Nature of Loss: **Hurricane IAN - CAT 61**
 Date of Loss: September 28, 2022
 Policy Number: PK FL1 0084003 21-12
 PGCS Claim Number: 407629
 Our File Number: 1000381165

Reference No.	Policy Schedule No.	Location	TIV Bldg and Contents Combined	% Deductible	Calculated Deductible	Estimate of Damages (RCV)	Depreciation	Calculated Loss - Less Deductible and Depreciation/Prior Payment	Payment Request	Comments	
1		Various Irrigation control panels and valves 25635 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 22,500.00	3.00%	\$ (675.00)	\$17,122.24	\$	\$ -	16,447.24	Per Down to Earth Invoice 141176 & Down to Earth Invoices 145275, 143067, 143069, 143612, 146535	
2		Tennis Court Fence, Nets & Lights 25633 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 128,900.00	3%	\$ (3,867.00)	\$ 29,612.56	\$	\$ (2,608.52)	23,137.04	Per EM Preliminary Estimate	
3		Swimming Pool, 25635 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 29,070.00	3%	\$ (872.10)	\$ 250.00	\$	\$ -		Per Ultramarine Pools Invoice & Restless MLS Services, LLC Invoice - Below Deductible	
4		Gatehouse, 25500 Heritage Lake Blvd., Punta Gorda, FL 33983	\$ 75,400.00	3%	\$ (2,262.00)	\$ 2,155.00	\$	\$ -		Per Envera Repair Proposal Below Deductible	
5		Fitness Center, 25633 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 215,700.00	3%	\$ (6,471.00)	\$ 2,711.56	\$	\$ -		Per EM Preliminary Estimate-Below Deductible	
6		Clubhouse 25635 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 1,167,600.00	3%	\$ (35,028.00)	\$ 175,647.69	\$	\$ (19,019.70)	121,814.99	Per Neice LLC Water Mitigationand Repair Estimates & New IQ, LLC Estimate for Repairs to Building Surveillance Cameras & Envera Invoice	
7		6,030' Wall North, East, South and Portion of West Side Punta Gorda, FL 33983	\$ 306,300.00	3%	\$ (9,189.00)	\$ -	\$	\$ -		Awaiting Repair Proposals	
8		5 Mailbox Kiosks 25635 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 25,000.00	3%	\$ (750.00)	\$ 4,489.64	\$	\$ -	3,739.64	Per Neice, LLC Temporary Repair Estimate & CDD Petty Cash Withdrawal for Parts for Repairs	
9		7 Irrigation Pumps, 25635 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 72,240.00	3%	\$ (2,167.20)	\$ -	\$	\$ -			
10		2000 Ft Fence (PVC Material) Rampart Blvd on either side of Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 66,700.00	3%	\$ (2,001.00)	\$ -	\$	\$ -	726.58	Awaiting Repair Proposals	
11		1,343' Wall on Westside of CDD 25635 Heritage Lake Blvd, Punta Gorda, FL 33983	\$ 73,700.00	3%	\$ (2,211.00)	\$ -	\$	\$ -		Awaiting Repair Proposals	
12		22 Double Lamp Street Lights - Other Inland Marine - ACV	\$ 165,000.00	3%	\$ (4,950.00)	\$ -	\$	\$ -			
13		25 Single Lamp Street Lights - Other Inland Marine - ACV	\$ 162,500.00	3%	\$ (4,875.00)	\$ 98,790.00	\$	\$ (14,818.50)	79,096.50	79,096.50	Per Trowbridge Energy Group, Inc. Invoices TEGHLP001 and TEGHLP002
14		Trees			\$	24,527.00				Per Down to Earth Invoices 139410, 142641 and 46766 Under Review	
15		Debris Removal			\$	14,775.00		\$	14,775.00	Per Copeland Southern Enterprises, Inc. Invoice #386 - Debris/Payment	
TOTALS					\$ (75,318.30)	\$ 370,080.69		\$	259,736.99	\$ 79,096.50	

9Biv.



-- Change Order 01--

To: Jacob Whitlock

Company: Inframark

Phone Number: 239-381-7999

E-Mail: Jacob.whitlock@inframark.com

From: Matt Moulton

Date: 5/26/2023

Project Name: Heritage Lake Park

Project Location: 25635 Heritage Lake Blvd.

The following change order will be added to the final invoice at completion.

Description

- Content manipulation for paint - \$1,260.00.

**TOTAL ADD FOR CHANGES:
\$1,260.00**

All material is guaranteed to be as specified. All work will be completed in a substantial workman like manner according to specifications submitted, per standard practices. Any alteration or deviation from the specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. No back charges will be accepted unless agreed upon in writing by Fine Line Custom Homes, LLC prior to the execution of the work performed. All agreements are contingent upon strikes, accidents or delays beyond our control.

Job Specific Notes



-- Change Order 02--

To: Jacob Whitlock

Company: Inframark

Phone Number: 239-381-7999

E-Mail: Jacob.whitlock@inframark.com

From: Matt Moulton

Date: 5/26/2023

Project Name: Heritage Lake Park

Project Location: 25635 Heritage Lake Blvd.

The following change order will be added to the final invoice at completion.

Description

- Front Entry Repairs – labor, materials to repair, paint not included - \$1,500.00

**TOTAL ADD FOR CHANGES:
\$1,500.00**

All material is guaranteed to be as specified. All work will be completed in a substantial workman like manner according to specifications submitted, per standard practices. Any alteration or deviation from the specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. No back charges will be accepted unless agreed upon in writing by Fine Line Custom Homes, LLC prior to the execution of the work performed. All agreements are contingent upon strikes, accidents or delays beyond our control.

Job Specific Notes

TENTH ORDER OF BUSINESS

10A

Client/Community	Heritage Lake Park	Proposal Date:	5/9/2023
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Qty.	Equipment to Be Repaired/Replaced	Unit Cost	Extended Cost
1	Outdoor Dome Camera	821.00	\$ 821.00
1	Dome Camera junction box	61.00	\$ 61.00
1	Hourly Labor	85.00	\$ 85.00
1	Trip Fee	42.00	\$ 42.00

1009.00

Total Charges \$ 1009.00
(Plus any applicable taxes)

Scope of Work:

Main Gate - Replace the Main room camera

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	Tiffany Knighton
Title / Position	Service Coordinator
Date	5/9/2023

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

Proposal pricing is valid for 30 days

Eleventh Order of Business

11A.



HERITAGE LAKE PARK

April 27th weekly report

MAINTENANCE: Mow and trim crew

- 1) Mowed common areas
- 2) Started trimming coco plums along the outside wall
- 3) Sprayed for weeds in all areas
- 4) Edged in all areas
- 5) Picked up trash and debris
- 6) Blew off all areas of operation

PEST CONTROL: No pest control

IRRIGATION: Nothing to report

LANDSCAPE IMPROVEMENTS: Spoke with Enhancement and they are working on a new set of diagrams for the front entrance enhancement

11Ai



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland,
[CompanyStateProvinceName]
32751

Agenda Page #65

Quality Audit Report

Heritage Lake Park Community Development District

Audited By: Louis B Sheehan III on 05/07/23

Mowing

Mowed all common areas around property

Weed Control

Sprayed and pulled weeds around common areas, Club house, front entrance and mailboxes

Trimming

Trimmed around Club house

Irrigation

No issues reported

Pest control

No issues reported

11Aii



Hurricane and Severe Weather Debris and Clean-up

Down To Earth understands the unpredictability of Florida weather and, over the past 30 years, we have offered quick responses to clean up debris and damage. Our extensive manpower, strong network of vendors, and equipment allow us to act quickly and address issues efficiently. More importantly, DTE will take preventive measures to lessen the impact of a disaster, including pre-storm tree trimming and removal of loose debris, to avoid damage caused by the wind.

In addition to our current maintenance staff, our Construction Division employees and subcontract partners are available to restore your property to pre-storm conditions.

Our record over the years, and **ICARE** values, have proven that we will do everything we can to eliminate the problems and stress caused to our clients in these situations in a 3-phase approach:

- Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
- Phase 2: Complete clean-up, staking, and specific re-builds as requested, so that recurring maintenance can begin.
- Phase 3: Property re-build: Normal enhancement rates would apply.

When a hurricane threatens or a disaster strikes, you can count on Down To Earth to keep your property beautiful and operating safely*.

Regular Hour clean-up & Stake Labor (First 40 hours)	\$ 80/hr.
Overtime/Holiday labor rates to prepare or clean up	\$ 95/hr.
Chainsaw Operator	\$ 90/hr.
Irrigation Repairs or Diagnostics	\$ 95/hr.
Lodge Pole w/Staking Rope	\$ 30/unit.
2x4 w/Banding Kit	\$ 40/kit.
4x4 w/Banding Kit	\$ 65/kit.
Dump fees	\$ 85/Cubic yard
Machine (Skid steer, loader...etc.) includes operator.	\$190/hr.
Crane	\$ Priced per request

** Rates are per person, per hour and will continue until DTE is notified to stop work or regular maintenance resumes. Given the nature of these services, payments are progress billed, and due immediately for all hurricane and/or severe weather-related charges. Also, please note that any preparation material or replacement material will be billed separately.*

During a storm, people and resources are stretched to the maximum, so thank you for your continued support as we truly value our partnership.



If you would like Down To Earth to prioritize severe weather services at your property/community, please authorize by signing this form and giving it directly to your Account Manager or emailing it to Storm_Prep@down2earthinc.com:

Property Name: _____

Property address: _____

Name of person completing this request: _____

Contact Phone Number: _____

Notes on priorities: _____

Authorized and signed _____

Date: _____

By signing and authorizing the above, you are agreeing to the terms and conditions to include the above billed rates.

11Aiii



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #55142

Customer Address

Inframark
Justin Faircloth
210 North University Drive Suite 702
Coral Springs, Florida 33071
justin.faircloth@inframark.com

Billing Address

Inframark AP Invoices
Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Physical Job Address

Heritage Lake Park Community
Development District
25635 Heritage Lake Boulevard
Punta Gorda, FL 33983

Job

Removal and trimming of Small
Pines around community

Estimated Job Start Date

June 21, 2023

Proposed By

Louis B Sheehan III

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)	Each	1	\$3,628.53	\$3,628.53
			Subtotal	\$3,628.53
			Job Total	\$3,628.53

We hereby propose to provide all labor, materials and equipment necessary to complete the following work as per plans and specifications, including the installation of the above, for all other Terms & Conditions please visit <https://dtlandscape.com/terms-and-conditions/>.

Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Anything underground that cannot be marked by "No Cuts" if damaged is not covered in the above estimate. Estimates require a 50% deposit to order and schedule any approved work.

Down to Earth will provide all materials, labor and equipment needed to complete this scope of work.

Please remove all Tress marked with blue tape (As shown in picture below)

Please trim branches of trees marked twice with blue tape (As shown below)



Proposed By:

Agreed & Accepted By:

Louis B Sheehan III

Down to Earth
Landscape & Irrigation

05/25/2023

Date

Inframark Date

11B.



May 1, 2023

Inframark
210 N University Dr Ste 702
Coral Springs, FL 33071

Attention: Sandra H. Demarco

Dear Ms. Demarco;

Per your request for the number of registered voters as of April 15, 2023 within Heritage Lake Park Community Development District, Heritage Oak Park Community Development District and Riverwood Community Development District is as follow.

Heritage Lake Park Community Development District - 486
Heritage Oak Park Community Development District - 727
Riverwood Community Development District - 1543

Please do not hesitate to contact me if you require further assistance.

Sincerely,

Vincenza F. Treppiedi, MFCEP
Chief Deputy
941-833-5407
vinnie@soecharlottecountyfl.gov
Representing the Office of
Hon. Leah Valenti

Supervisor of Elections
Charlotte County, FL

11C

11Ci



Work Order
 Work Order Number 00165480
 Created Date 4/27/2023

Account Heritage Lake Park CDD
 Contact Justin Faircloth
 Address 25614 Heritage Lake Blvd
 Punta Gorda, FL 33983

Work Details

Specialist Comments to Customer Treated sites for exotic invasive and nuisance species.
 Prepared By ROBERT BROOKINS

Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park Cdd Wetlands	Treated	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park Cdd Wetlands	INVASIVES CONTROL	
Heritage Lake Park Cdd Wetlands	LITTORAL SHELF	
Heritage Lake Park Cdd Wetlands		



Work Order
 Work Order Number 00209079
 Created Date 5/17/2023

Account Heritage Lake Park CDD
 Contact Justin Faircloth
 Address 25614 Heritage Lake Blvd
 Punta Gorda, FL 33983

Work Details

Specialist Comments to Customer: Maintanenced fountain. Cleaned and running well upon departure.
 Prepared By: Collin Brown
 Specialist State: FL
 License Number:

Work Order Assets

Asset	Status	Product Work Type
Heritage Lake Park CDD Fountain 1	Serviced	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Heritage Lake Park CDD Fountain 1	CHECK POWER CABLE	
Heritage Lake Park CDD Fountain 1	PANEL COMPONENT CHECK	
Heritage Lake Park CDD Fountain 1	LIGHTING INSPECTION (IF APPLICABLE)	
Heritage Lake Park CDD Fountain 1	FOUNTAIN FUNCTIONALITY	
Heritage Lake Park CDD Fountain 1		Cleaned fountain intake, float, and spray head. Voltage from breaker box was good. Amps were in good range. No further action needed.

Twelfth Order of Business

12A.

12Ai

CDD CONFIRMATION OF RIGHTS

HERITAGE LAKE PARK COMMUNITY DEVELOPMENT DISTRICT

 ~~May~~ , 2023

D.R. HORTON Southwest Florida
 10541 Six Mile Cypress, Fort Myers, FL 33966
 Attn: Landon Thomas

RE: Confirmation of Rights from Heritage Lake Park Community Development District (the “CDD”) to DR Horton | Agreement Approved at ~~May~~ , 2023 CDD Board Meeting

Dear Mr. Thomas:

The CDD Board of ~~Supervisors-Directors~~ had a meeting on ~~May~~ , 2023 to confirm the rights which you requested be confirmed. The following was ~~unanimously~~ approved by the Board of ~~SupervisorDirectors~~ by a vote of ÷

Confirmation of Rights from CDD to Neighborhood Developer, DR Horton. DR Horton is requesting and shall be ~~governed by applicable to~~ the confirmation of rights set forth below (collectively, the “**Confirmation of Rights**”). The purpose of the vote was to approve a written ~~approval~~ authorization by the Board of ~~Supervisors of the CDD Directors (as defined in the Declaration)~~ communicating the Confirmation of Rights.

The Board of ~~Supervisors of the CDD Directors shall authorize approved~~ the execution of these Confirmation of Rights by the ~~Chairman~~President of the Board of ~~SupervisorsDirectors~~ directly with ~~DR Horton any such builder that becomes a Neighborhood Developer and that may request such evidence in writing. This agreement shall serve as an agreement directly with DR Horton.~~ The Confirmation of Rights shall be as follows:

- (a) The CDD agrees that DR Horton shall be authorized to carry out development, sale, construction, and marketing activities on the Lots owned by DR Horton in the Park Villas IV Neighborhood at Heritage Lake Park (the “DR Horton Lots”) ~~and the Common Areas (as defined in the Declaration) and to allow the public to access the Community (as defined in the Declaration).~~ Such authorization shall include, without limitation, the right to maintain, in locations within the DR Horton Lots, temporary signage, flags, banners, model homes and trailers to the extent necessary to facilitate completion and sale of the DR Horton Lots and dwellings by DR Horton. DR Horton shall also have the right to maintain temporary signage, ~~flags~~flags, and banners on ~~CDD~~the ~~c~~Common ~~a~~Areas. DR Horton shall submit layout of such items on the ~~c~~Common ~~a~~Areas for approval by CDD, which approval shall not be unreasonably withheld, ~~conditioned~~conditioned, or delayed.

~~(b)~~ (b) The CDD agrees to use commercially reasonable efforts to cause the entry feature gates (the "**Gates**") ~~to keep such entry feature gates to remain in the open position for open for~~ access by ~~the public~~ DR Horton's vendors, contractors, subcontractors, employees and other construction personnel during the hours of ~~7:00~~ 7:00 am through 7:00 pm ~~Monday through Friday every day~~, unless otherwise agreed by DR Horton and the CDD, for all periods of time DR Horton is constructing, ~~marketing or selling homes within the cCommunity. As a CDD, with public roads, there is 24/7 entry for the public regardless of whether the Gates are in the open position or not.~~ Additionally, ~~the CDD agrees to use commercially reasonable efforts to cause the Gates open for use by DR Horton's vendors, contractors, subcontractors, employees and other construction personnel during the hours of 7:00 am through 7:00 pm every day, unless otherwise agreed by DR Horton and the CDD, for all periods of time DR Horton is constructing, marketing or selling homes within the Community.~~

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~~(c)~~ (c) DR Horton shall have full rights of ingress and egress to and through, and over and about the ~~CDD Community cCommon aAreas~~ during the period that DR Horton is engaged in any, development, construction or improvement work, sales, leasing or marketing of the DR Horton Lots within the ~~cCommunity~~. DR Horton shall further have an easement on the ~~CDD cCommon aAreas~~ for the use and maintenance of signs, banners, and the like being used in connection with the sale or promotion of the DR Horton Lots, ~~in conformance with the terms referenced above.~~ DR Horton shall further have the right to operate and maintain models, sales ~~centers~~ centers, and leasing offices to facilitate sales and marketing of the DR Horton Lots during the period of time that DR Horton is engaged in any construction or improvement work, sales, ~~leasing~~ leasing, or marketing of the DR Horton Lots. DR Horton shall submit layout ~~of~~ such items to the CDD for approval, which approval shall not be unreasonably withheld, ~~conditioned~~ conditioned, or delayed.

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~~(d)~~ (d) DR Horton shall have the right to park service, ~~delivery~~ delivery, and construction vehicles on and in ~~CDD common aArea~~ in the vicinity of the DR Horton Lots to carry on construction activities on the DR Horton Lots, DR Horton shall not unreasonably obstruct or interfere with traffic or access to the ~~cCommunity~~.

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~~(e)~~ (e) DR Horton shall have the right to remove trees and vegetation as needed to facilitate the development, ~~construction~~ construction, or improvement work of the DR Horton Lots within the ~~cCommunity~~. DR Horton shall submit landscape plans of such items to the CDD for approval, which approval shall not be unreasonably withheld, conditioned, or delayed, and no work shall cause the violation of the Charlotte County Building Code or any other governing body.

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~~(f)~~ (f) DR Horton, at its sole option, shall have the right to designate the DR Horton Lots as a Neighborhood (as defined in ~~applicable homeowner association~~ the Declarations) with additional maintenance obligations.

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(g) The CDD shall use best efforts to shorten the estoppel and transfer processes as it relates to CDD assessments for the sale of Lots. DR Horton shall provide the CDD with three (3) days' prior written notice of the transfer of title of DR Horton Lots.

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~~(b)~~ (h) The Confirmation of Rights referenced herein is an agreement between the CDD and DR Horton and DR Horton specifically recognizes and affirms that the CDD can only agree to certain issues that relate to CDD property and responsibilities and the CDD in no way controls or can provide approval for subject restrictions of the applicable homeowner associations in the community or applicable governing laws of local authorities including but not limited to Charlotte County. is in no way changes or alters the Declarant or Declarant rights under the Declaration.

Sincerely,

_____, Board ~~Chariman~~ President
Heritage Lake Park Community Development
District

Agreed and Accepted:

DR Horton, Authorized Representative