

MINUTES OF MEETING
HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Heron Isles Community Development District was held on Thursday, May 6, 2021 at 10:30 a.m. at Florida State College Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present and constituting a quorum were:

Greg Watson	Chairman
Kathy Blessing	Vice Chairman
Robert Martyn	Supervisor by telephone
Nicole Reams	Supervisor
Wayne Couch	Supervisor

Also present were:

Ernesto Torres	District Manager
Sarah Warren	District Counsel by telephone
Mike Yuro	District Engineer by telephone
Cheryl Graham	Facilities Manager
Luanne Smith	Associa Community Management Services

The following is a summary of the discussion and actions taken at the May 6, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 10:30 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Update on Underwriting Opinion on Refinancing

This item was on the agenda in error.

May 6, 2021

Heron Isles CDD

FOURTH ORDER OF BUSINESS**Discussion on Resident Request for a Basketball Court**

Mr. Watson informed the Board that this item came to be by resident request as kids are playing basketball in the street. Ms. Reams stated that she feels the kids are playing in the cul-de-sac because they feel it's a safe space to do so and she does not feel that they're encroaching on anyone. The consensus of the Board was to not consider a community basketball court at this time.

FIFTH ORDER OF BUSINESS**Discussion on Hog Issues**

Mr. Torres informed the Board this item is on the agenda due to resident concerns. Ms. Graham noted in the past an owner volunteered to set up traps, which was successful until the owner moved out of the community. She suggested seeking someone to do the same now and the Board agreed. Ms. Warren advised having an agreement in place with the trapper to provide the District with protection.

SIXTH ORDER OF BUSINESS**Update on Water Utilities**

Mr. Torres directed the Board to page four of the financial statements, which provides the monthly costs for utilities and noted in October and November expenses came in at \$5,000, December and January expenses came in at \$4,000. In March the expenses dropped significantly to \$1,600. He noted he would continue to monitor the numbers and expects it will take a few more months to see the savings from installing the irrigation wells but the numbers are heading in the right direction.

SEVENTH ORDER OF BUSINESS**Discussion on Future Storm Drain Repairs**

Mr. Torres noted there are depressions forming around various storm drains throughout the community and there have been capital funds spent to repair the depressions. He asked for the Board's opinion on how they'd like to handle future repairs. Mr. Watson felt that the contractor previously approved to fix similar areas over billed for the repairs. He walked the community with Rich Hall to look at the areas in need of repair and was advised that all but one of the areas had French drains installed and likely, the areas could be filled in with dirt or sod with exception to the damaged sidewalk, which will require a more extensive repair. Mr. Hall provided Mr. Watson with a quote of \$3,500 for each area in need of repair. Mr. Watson suggested seeking bids for the project. Mr. Yuro recommended the Board allow him to do an

May 6, 2021

Heron Isles CDD

inspection as the engineer of the District to form his own opinion on what needs to be done to repair the issues. Mr. Watson will meet with Mr. Yuro to inspect the areas.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2021-05, Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing Date for Adoption

Mr. Torres informed the Board the public hearing to adopt the budget will be held August 4, 2021 at 6:00 p.m. The meeting will be held at Florida State College Nassau Center if the meeting room is available on that date and time. If not, the meeting will be held at the Story & Song Bookstore Bistro. There is no increase in assessments with the budget as presented. The Board discussed the possibility of installing the remaining irrigation wells. If the savings are significant enough from the irrigation wells recently installed to use the funds currently allocated for the water and sewer budget line for paying for the installation of the future wells Mr. Torres noted there could be a budget amendment done later for that purpose. Mr. Watson noted the savings on water and sewer charges may also need to be used for repairing the sinkholes depending on the severity.

On MOTION by Mr. Watson seconded by Ms. Reams with all in favor Resolution 2021-05, approving the proposed budget for Fiscal Year 2022 and setting the public hearing for adoption for August 4, 2021 at 6:00 p.m. was approved.

NINTH ORDER OF BUSINESS

Selection of Audit Committee

Mr. Torres recommended the Board Supervisors serve as the audit committee members.

On MOTION by Ms. Blessing seconded by Mr. Watson with all in favor the Board members serving as the audit committee members was approved.

TENTH ORDER OF BUSINESS

Approval of Consent Agenda

A. Approval of the Minutes of the February 3, 2021 Meeting

There were no comments on the minutes.

B. Financial Statements

May 6, 2021

Heron Isles CDD

Mr. Torres gave an overview of the financial statements, copies of which were included in the agenda package.

C. Assessment Receipts Schedule

A copy of the assessment receipts schedule showing the District is 100% collected was enclosed in the agenda package.

D. Check Register

A copy of the check register totaling \$89,794.76 was enclosed in the agenda package.

On MOTION by Mr. Martyn seconded by Ms. Blessing with all in favor the consent agenda was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Warren informed the Board the legislative session has wrapped up and noted there were some bills that were passed that impact CDDs. Her firm is reviewing those now and will circulate information to the Board.

B. District Engineer

There being nothing to report, the next item followed.

C. District Manager – Report on the Number of Registered Voters (1,422)

As required by Florida Statutes, Mr. Torres reported to the Board the number of registered voters within the District boundaries, which is 1,422.

D. Property Manager

1. Report

Ms. Graham gave an overview of her report, a copy of which was included in the agenda package.

2. Proposals for Consideration

Ms. Graham presented three proposals for cleaning, sealing, and repainting several of the community signs that are cracked. The Board opted to approve Rineck’s proposal for the project. Rineck does not include the letters that attach to the sign in their proposal.

May 6, 2021

Heron Isles CDD

On MOTION by Mr. Watson seconded by Ms. Reams with all in favor Rineck's proposal for cleaning, sealing and repainting the community signs was approved.

Ms. Graham presented three proposals for painting the parking lot lines. The Board felt this project could be tabled.

Ms. Graham presented three proposals for uplights for the community signs and towers, as well as a pole light for the mailbox kiosk. Peacock's proposal provides for two lights each for more illumination, while the other proposals provide for one light each. The Board opted to approve Johnny's AC proposal for the uplights for the community signs and towers. A resident informed the Board that the HOA is planning to install a mailbox kiosk cover and lighting may be included in that installation so the proposals for lighting the mailbox kiosk were tabled until that is confirmed with the HOA.

On MOTION by Ms. Reams seconded by Mr. Watson with all in favor Johnny's AC proposal for lighting the community signs was approved.

Ms. Graham presented a proposal for repairing or replacing the fence panels that have fallen out on Heron Isles Parkway. The CDD is under no obligation to maintain the fence so Ms. Graham also gave the option of removing the fence, with notice to Blackrock out of courtesy if that is the decision made. Ms. Blessing asked that Ms. Graham obtain a proposal for removal of the fence.

Ms. Graham presented proposals for replacement of playground parts including a pull-up bar, two slides, a half bubble, and an activity board. The total of all the parts needing replacement are \$6,784.36. The proposals include the parts and shipping, but do not include installation. Mr. Torres noted Riverside Management Services could perform the installation.

On MOTION by Mr. Watson seconded by Mr. Couch with all in favor the proposal from Miracle – True North for replacing the playground equipment listed above was approved.

May 6, 2021

Heron Isles CDD

Mr. Couch asked about the mini tower pavers. Ms. Graham responded that she's been working to obtain proposals for the tiles.

**TWELFTH ORDER OF BUSINESS
Public Comments**

Supervisor's Requests and Public Comment

A resident asked if anyone knows what happened to the second sign at the end of Commodore. Ms. Graham responded that she would look into it. The resident also asked if the sinkhole repair work done by Dennis Armstrong was warrantied. Mr. Torres responded that he believes it was warrantied for at least a year. The resident expressed concern over people driving over and damaging the sidewalk near the park equipment due to the lack of parking and asked if there could be at least a spot or two added. Ms. Blessing responded that a parking area was considered a year ago and the addition would have been very expensive. Mr. Yuro stated he could pull up the sketch he created when the eight parking spaces were being considered and would provide an estimate on what he believes the expense would be to only add a couple of spots. The resident asked if Cheryl has an amount she is allowed to spend without having to wait for approval from the Board. Mr. Torres responded that emergency repairs will be taken care of between meetings, but enhancements wait for Board approval.

Supervisors' Requests

Mr. Watson informed the Board there was a storm drain found about 150-feet going into Coral Reef that is one-foot below the ground. Since it has not caused any problems thus far, the decision was made to cover it back up. Mr. Watson also asked that more bids be provided for each service such as janitorial service and lake maintenance. Mr. Watson asked Ms. Graham to investigate if landscape maintenance of the property west of the roundabout is being charged to the CDD rather than Blackrock.

Mr. Martyn noted there is a message board on Commodore Point on CDD property that could create a safety issue with someone parking to read the sign and asked if the CDD agreed to the signs being placed on the property. Mr. Torres and Ms. Graham responded that they did not authorize placement of the signs that were placed by the HOA. A resident suggested placing a larger sign just before Chester. Ms. Graham noted that property is on the side of a County road

May 6, 2021

Heron Isles CDD

and the County would remove it if it were in violation of their signage ordinance. The Board's general consensus was that they did not object to the HOA's signage remaining on District's property.

Mr. Watson asked what the status is of the paving of the area around the mailboxes. Ms. Graham responded that it was disapproved, but she has sent a modified request to the ARB. Mr. Torres noted ARB approval is not required, it was just requested as a courtesy.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 4, 2021 at 6:00 p.m.


Mr. Torres noted the location of the August meeting is to be determined.

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Reams seconded by Ms. Blessing with all in favor the meeting was adjourned.

DocuSigned by:

3FE774DC69854A7
Secretary/Assistant Secretary

DocuSigned by:

6852A3DE8558488
Chairman/Vice Chairman