

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 Tuesday, August 20, 2024 at 5:00 p.m. at Florida State College at Jacksonville, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida 32097.

Present and constituting a quorum were:

Greg Watson	Chairman
Nicole Reams	Vice Chairperson
Chase Coleman	Supervisor
Wendy Emanuelson	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Field Operations Manager
Terry Glynn	GMS

The following is a summary of the discussion and actions taken at the August 20, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 5:15 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Consent Agenda

- A. Approval of the Minutes of the May 21, 2024 Meeting**
- B. Financial Statements**
- C. Assessment Receipts Schedule**
- D. Check Register**

Copies of the minutes and financial documents were enclosed in the agenda package for the Board's review. Mr. Laughlin noted the check register totals \$83,360.33.

August 20, 2024

Heron Isles CDD

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

FOURTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2025 Budget

A. Consideration of Resolution 2024-02, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2025

Mr. Laughlin presented the budget for fiscal year 2025 noting that while there were changes to various line items, there is no increase in the overall budget, and therefore, no increase in assessments being proposed.

On MOTION by Mr. Watson seconded by Ms. Reams with all in favor the public hearing was opened.

There being no comments from the members of the public, a motion to close the public hearing followed.

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor the public hearing was closed

On MOTION by Ms. Emanuelson seconded by Mr. Coleman, with all in favor, Resolution 2024-02, relating to annual appropriations and adopting the fiscal year 2025 was approved.

B. Consideration of Resolution 2024-03, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2025

Mr. Laughlin stated that the assessments referred to in this resolution are used to fund the budget just adopted.

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor Resolution 2024-03, imposing special assessment and certifying an assessment roll was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Declaring Vacancies in Seats 1 and 5 as of November 19, 2024

August 20, 2024

Heron Isles CDD

Ms. Gentry stated that since no one qualified to run for Seats 1 and 5, this resolution would provide that those vacancies would be filled by an appointment by the Board, and until that appointment, the incumbents will hold their seats.

On MOTION by Ms. Reams seconded by Ms. Emanuelson with all in favor Resolution 2024-04, declaring vacancies in Seats 1 and 5 as of November 19, 2024 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pond Bank Repairs

Mr. Laughlin reminded the Board that a proposal was approved at the last meeting to make pond bank repairs, and the plan was to use a resident’s yard for access. The resident has since indicated she is not comfortable with that plan. The easement for the pond access is currently blocked by fences. The residents have been contacted and have requested that the CDD pay to remove the fencing and replace the fencing when the repair is complete. The quote to remove and replace the fencing has come in at \$1,520, along with a quote to place a temporary fence around one of the resident’s pool at a cost of \$200.

Ms. Gentry added that the District has the right to take the homeowner to court to get an injunction to require them to remove the fence.

Mr. Watson stated the concrete around the pool goes right up to the fence line, so it needs to be made clear to the homeowner that if the concrete is damaged during the project, she is responsible for the concrete repairs.

Mr. Watson motioned to approve funding removal and replacement of the homeowner’s fences for the pond bank repair. The CDD will not pay for any repairs to pool pavers or concrete damaged during the project, or to install a temporary fence surrounding the homeowner’s pool.

Ms. Reams expressed concern that by the CDD replacing the fence in its current location, the Board is essentially saying they’re okay with the fence blocking the easement.

Ms. Gentry stated that she will put a letter together that includes some disclosures that this is being done one time out of necessity and as a courtesy, and the District is not waiving any legal rights and it will not be responsible for the temporary pool fencing or damage to the concrete or pavers.

August 20, 2024

Heron Isles CDD

Mr. Watson asked if this has to be done again, if the District can require the homeowner to move the fence outside of the easement.

Ms. Gentry responded that these incidents can be considered on a case-by-case basis, however there are statutes of limitations that apply to enforcing easement rights.

Mr. Coleman seconded the motion to approve funding removal and replacement of the homeowner’s fences for the pond bank repair. The CDD will not pay for any repairs to pool pavers or concrete damaged during the project, or to install a temporary fence surrounding the homeowner’s pool. On VOICE VOTE with all in favor, the motion passed.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Dellinger stated that BrightView damaged an electrical box, and to his knowledge it has not yet been repaired.

Mr. Watson stated that he would give them a call.

Mr. Glynn stated that a request has been put in with the county to have the trees trimmed on Northside.

Mr. Dellinger presented a proposal from BrightView to increase the size of the expansion tanks and replace a controller box for the wells, totaling \$6,100.

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor the proposal from BrightView for well improvements totaling \$6,100 was approved.

B. District Counsel

Ms. Gentry reminded the Board members to complete the required four hours of ethics training by December 31st.

Mr. Laughlin stated that he received a call from AT&T wanting to service the neighborhood.

Ms. Gentry stated that her firm did some research on the FCC regulations that prohibit utilities from monopolizing service in certain communities. It’s debatable on whether that applies to CDDs.

August 20, 2024

Heron Isles CDD

Ms. Emanuelson stated that Hotwire is willing to release the easement, however the HOA would have to sign an agreement to allow Hotwire to continue to service within the community.

C. District Engineer – Bi-Annual Stormwater Inspection Report

Mr. Yuro presented the bi-annual stormwater inspection report noting that most of the stormwater system is functioning as designed, with exception to the one pond which is scheduled to be repaired.

On MOTION by Mr. Watson seconded by Ms. Reams with all in favor the bi-annual stormwater inspection report was approved.

D. District Manager

1. Consideration of Resolution 2024-05, Designating a Regular Meeting Schedule for Fiscal Year 2025

Mr. Laughlin presented a proposed meeting schedule for fiscal year 2025 including quarterly meetings on the third Tuesday at 5:00 p.m.

On MOTION by Mr. Watson seconded by Mr. Coleman with all in favor Resolution 2024-05, designating a regular meeting schedule for fiscal year 2025 was approved.

2. Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Laughlin informed the Board that legislation has been passed requiring special districts to adopt goals and objectives for each year, and to report if those goals were met. A proposed annual reporting form was included in the agenda package for the board’s review.

On MOTION by Mr. Watson seconded by Mr. Coleman with all in favor the performance measures / standards and annual reporting form was approved as presented.

E. Field Operations Manager – Report

Mr. Dellinger gave an overview of the operations report, a copy of which was included in the agenda package. He also presented a proposal from Snyder to repair the fan and thermometer in the bathroom at a cost of \$2,300 to reduce the humidity.

August 20, 2024

Heron Isles CDD

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor the proposal from Snyder to repair the fan in the bathroom and install a thermometer was approved.

Mr. Watson stated that the existing mold in the bathroom needs to be removed.

Mr. Dellinger stated that GMS will attempt to remove the mold before going to an outside company. Next, he presented a quote from Peacock Electric to replace the lighting features at the entrance at a cost of \$4,420. He suggested GMS install flood lights with integrated photosensors on 4x4 wooden posts for under \$1,000.

Mr. Watson suggested installing two floodlights for now to see how they look, and solar lights can be considered later if needed.

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor authorizing staff to install two ground lights was approved.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Public Comment

Ms. Emanuelson stated that there are people coming into the neighborhood on golf carts, and she witnessed a child driving in circles in the grass.

Mr. Laughlin stated that the police would have to enforce traffic violations and trespassing non-residents.

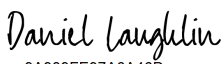
NINTH ORDER OF BUSINESS

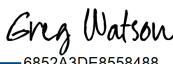
Next Scheduled Meeting – November 19, 2024 at 5:00 p.m. at Florida State College of Jacksonville, Nassau Center, 76346 William Burgess Boulevard, Yulee, Florida

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Watson seconded by Ms. Emanuelson with all in favor the meeting was adjourned.

Signed by:

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Secretary/Assistant Secretary

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Chairman/Vice Chairman