

HERITAGE ISLES

GOLF & COUNTRY CLUB

Letter from the President

Ron Sorensen HIGCC HOA President

Hello Heritage Isles, the best community on Cross Creek Blvd. None come close! Here we are again with our bimonthly newsletter. As I'm sure you have all seen from past issues, I have included information that is relevant to the efforts of both the CDD and the HOA. So as not to take up front page space, if you are so interested you can read a broad-brush explanation regarding the mechanics of each entity and the functionality with respect to the management of Heritage Isles on the back page.

Great news!

Let me begin with an important announcement for our community. Last year the Design and Review Board and I, along with our representative from Sherwin-Williams, met to revamp our community house painting color pallet and the revision was approved by the BOD at our last meeting. The goal was to weed out stale colors and get more in line with a more contemporary color palette. There will be six basic color groups: Blue, Gray, Green, Cream/White, Light Brown/Beige and Tan/Brown. All can be combined with two trim colors and four door colors resulting in over 105 possible color combinations. The existing

color book will not be discontinued but it has been culled down from 72 pages to 50. If your current color scheme is among those deemed obsolete, you can ask the DRB for an exception. The finishing touches are in the final stages, and we are working with Sherwin Williams to have the colors available online as well as several hard copy books available. In the interim, contact Condo Assoc. to see what's available.

CDD/HOA Housekeeping

As a result of an outpouring of concern for E-Bike operation safety, at our last HOA meeting, we had two guest speakers: Our Councilman Luis Viera and Captain Chuck Hathcox from TPA District 2. Both confirmed the pervasiveness and challenges with the problem. Captain Hathcox said the few rules are currently in effect is that any motorized two-wheel vehicle without pedals, such as a dirt bike, must be registered and operated by someone with a valid license, and E-Bikes on community sidewalks must yield to pedestrians. To state the obvious, if there is a collision between an E-Bike and a motor vehicle, the E-Bike loses. If you feel the need to report a dangerous E-Bike, call the non-emergency phone number for District 2 at the bottom of this page. I certainly understand the concern for our young adults, but the bottom line here is, first, that the situation is not unique to Heritage Isles second, neither entity, the CDD or HOA, has the jurisdiction or personnel to put a stop to

dangerous E-Bike operation. For now, parental guidance and common sense will have to suffice.

Lastly, we are quickly approaching prime time hurricane season. Please prepare properly and don't allow outdoor furniture, etc. to become dangerous projectiles. Let keep fingers crossed that we don't have to worry about it.

Please be safe out there.

Ron Sorensen

President



A Good Neighbor

A good neighbor is kind and helpful. They greet us with a smile and help in times of need. Good neighbors make the community a better place. They keep their surroundings clean and peaceful. Having kind neighbors makes life happier and more comfortable.

See something – Say something

Tampa PD non-emergency 813-231-6130 Heritage Isles nighttime security 813-385-4540



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SEPTEMBER / OCTOBER Heritage Isles EVENTS

SEPTEMBER

- 9/2 CDD Workshop 6:30 Library
- 9/6 Labor Day Pool Party - Details to follow
- 9/10 Nassau Pointe Board Meeting Athletic Center
- 9/16 CDD Board Meeting 6:30 Library
- 9/28 HOA Board Meeting Athletic Center

OCTOBER

- 10/7 CDD Workshop 6:30 Library
- 10/8 Nassau Pointe Board Meeting Athletic Center
- 10/10 Fall Community Garage Sale 7:30 AM to 1 PM
- 10/17 Corvettes on the course car show/concert
- 10/26 HOA Board meeting (Budget) Athletic Center

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Ladies Golf League

Let's have fun playing some golf. Ladies only.

Did you know the Heritage Isles has a women's golf league every Tuesday at 9:06 AM featuring three levels of play?

- **Fun** ...just go wack it. Keep score or not.
- **Fun** with closest to the pin on the par 3's for a \$2 entry fee
- **Fun** (serious fun) you must have a handicap (Florida Golf Assn), help getting one is available. This level is \$5 with prize \$\$\$ payouts.

For now, there is no league dues. The cost to play with a cart = \$41 and \$29 for 18 and 9 holes respectively. A special thanks to Rich and Misty for the affordable cost for non-members.

The administration is through email for sign up and weekly results. Just send a note to Liz Dolby at Dolbs13liz@gmail.com expressing your interest and at what level you would like to participate.

Propane Cookout Safety Checks

The center of a tailgate party is arguably cooking the food out in a parking lot with lots of other fans. Since football season is just around the corner, it's time to review some quick safety checks if you are going to be using a propane grill.

Before travel, check portable cylinders, tank valves and storage compartments. Cylinders should be transported upright and secured. Make sure that everything is closed and that the area is ventilated. Make sure that they cannot roll, tip or leak into the area.

Before lighting the grill, check the hoses, fittings, propane quick-connects, regulators and burner tubes. Look for cracks, loose fittings, debris or anything that might lead to leaks or flare-ups.

While cooking, make sure to place the grill in a safe place with plenty of awning clearance, and away from anything that might catch fire,

After cooking, make sure that valves are closed, and the appliance is cooled down. Turning it off and making sure everything is secure makes sure everything is ready for the next party,

Community Update For NASSAU POINT A Big Thank You to Our Community!

Before we jump into our community updates, we want to take a moment to say a huge **THANK YOU** to everyone on the Board and throughout the Nassau Pointe community who worked together during our recent community paving project.

This was a major project that required a tremendous amount of coordination, communication, and volunteer hours behind the scenes. A lot of work went into making sure as much as possible was planned and aligned in advance, while also working through changes and challenges in real time with the vendor and homeowners.

With the project taking place over multiple days and different areas of the community overlapping throughout the process, keeping everything moving according to schedule was truly a team effort.

Thanks to everyone's hard work, patience, flexibility, and dedication, the paving project was successfully completed within the designated timeframe as scheduled.

Thank you to everyone who volunteered their time, helped coordinate, communicated with neighbors, adjusted schedules, moved vehicles, and worked together to help make such a large community project successful. We truly appreciate everyone doing their part!

Parking Enforcement and Vehicle Registration Reminder

As we move forward following the paving project, we also want to remind everyone of Nassau Pointe's parking and vehicle registration requirements.

Parking enforcement resumes August 1, 2026.

All vehicles brought onto Nassau Pointe property by a resident must be registered with the Association and properly display a Nassau Pointe parking sticker. Guest vehicles must properly display an authorized Guest Parking Hangtag.

Residents who do not currently have the required parking sticker or Guest Parking Hangtag should contact the Condominium Associates office to make arrangements to obtain one.

Please keep these important parking requirements in mind:

- Residents must provide the Association with current registration information for each vehicle brought onto the property. Updated information must also be provided when replacing a vehicle.
- Nassau Pointe parking stickers must be properly displayed on resident vehicles, and guest vehicles must display an authorized Guest Parking Hangtag.
- Vehicles may only be parked in authorized areas. Parking on lawns, grassy areas, sidewalks, fire lanes, No Parking zones, or along Nassau Pointe Drive is prohibited.
- Guest parking spaces are available on a first come, first served basis and are intended for properly identified guest vehicles.
- Inoperable vehicles are prohibited. This includes vehicles with expired registration or license plates, vehicles that have not moved for seven days or more, and vehicles with a flat tire for more than 72 hours.
- Trailers, boats, recreational vehicles, mobile homes, truck campers, oversized commercial motor vehicles, and other vehicles prohibited by the community's governing documents may not be parked on the property.
- In accordance with Florida law, personal vehicles, including pickup trucks, may be parked in areas where the owner, tenant, guest, or invitee otherwise has a legal right to park. A work vehicle that does not meet Florida's statutory definition of a commercial motor vehicle may not be prohibited solely because it has company markings or visible commercial identification when parked in the property owner's driveway.

Vehicles that are improperly parked, are not registered with the Association, do not display the required parking identification, or otherwise violate the community's governing documents and applicable law may receive a parking violation notice and may be subject to fines, towing, or other authorized enforcement.

Homeowners are responsible for making sure their family members, tenants, guests, and invitees also follow Nassau Pointe's parking requirements.

Thank you for your cooperation and for continuing to work together to keep Nassau Pointe a safe, organized, and enjoyable community for everyone.

Let me know if anyone has any questions!

Brittany Huber



Board of Directors:- Heritage Isles GCC HOA

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Nassau Point at Heritage Isles HOA

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Rocco Cermele - Director at Large

Important contact info and hours of operation

Clubhouse Admin Office 813-907-7388 Ext 100
8:00 AM - 4:30 PM Mon-Fri

HIGCC Manager - Rich Unger 813-907-7388 Ext 103

Athletic Center/ Gym 813-907-7388 Ext 115
5:00AM - 9:55 PM Daily

Pool 813-973-1370
4/1-10/1 8 AM-10 PM 11/1-3/31 8:00 AM to 8:00 PM

Golf Pro Shop 813-907-7447
7:00 AM - 6:00 PM Daily

BayScape Bistro 813-385-4540
9:00 AM - 9:00 PM Daily

Condominium Associates 813-341-0943
9:00 AM - 4:00 PM Mon-Fri Maria Senica, P.M.

Important websites:

HIGCC HOA heritageisleshoatampa.com
HIGCC CDD heritageislescdd.org
City of Tampa tampa.gov
City of Tampa Utilities tampa.gov/city-of-tampa-utilities
Hillsborough County hcfi.gov

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HOA AND CDD EXPLAINED

As I mentioned in my opening remarks I feel there is a need to ensure that all the residents fully understand the workings of the two driving entities within Heritage Isles, and just what the responsibilities of each are.

I'll start with the Community Development District or CDD. It has by far the biggest budget and most responsibility within the scope of managing our community. The budget is funded by everyone's non-ad-valorem taxes within your yearly tax assessment. The CDD is responsible for all the maintenance and operation of the common areas, roads, pool, athletic center restaurant, and golf course. The board makes and enforces the rules of conduct for the Athletic Center and the Pool.

The CDD board is comprised of five residents elected on staggered four-year terms. Voting is exclusive to the ballots of Heritage Isles residents. The structure is three supervisors, and vice-chairman and chairman. There are two meetings every month. The first Wednesday is a workshop the third Wednesday is the formal recorded business meeting. All are held in the library and open to the public with an opportunity to speak before the board (times are in the calendar). The board is assisted by an administrator from Inframark responsible for managing the formal meeting and helping with general guidance.

On to the Home Owners Association. Like the CDD the HOA was formed at the outset of the community back in the early 2000's. This budget is considerably smaller and is used in large measure to ensure that all homeowners comply with the Declaration of Covenants, via a third-party administrator, crafted at the birth of the community. Within are all the rules and regulations that govern how all properties are to be maintained. The volunteer HOA board is comprised of a Pres., VP, Treas, Sec and Director. All of whom serve three-year terms, also on a staggered rotation. The annual board reorganization is at the November meeting. All owners are allowed to run for the board.

There are two other very impotent committees under the umbrella of the HOA. The three-member Design and Review Board overseeing all exterior modifications to home ensuring compliance with the DRB rules in place. No exterior modifications are permitted without DRB approval. Then there is the five-member Covenant Committee responsible for hearing appeals resulting from the fining process. The members of both these committees are appointed by the Board and serve non-expiring terms.

I take the time to explain this because it's important to understand that none of the residents serving on any of the above organizations have any policing powers whatsoever. In fact, legal counsel has advised that we all stay as remotely away as possible.