

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Heritage Harbour South Community Development District was held on **Tuesday, November 3, 2015 at 4:00 p.m.** at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

Present and constituting a quorum were:

Michelle Patterson	Board Supervisor, Chairman
Richard Lane	Board Supervisor, Vice Chairman
George Mosinskis	Board Supervisor, Asst. Secretary
Tad Parker	Board Supervisor, Asst. Secretary
Joyce Sandy	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson & Cohen
Rick Schappacher	District Engineer; Schappacher Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board of
Supervisors' Meeting Held October 6,
2015**

On a Motion by Mr. Lane, seconded by Ms. Sandy, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held October 6, 2015, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for September 2015

Mr. Lane identified an invoice that appeared to be intended for another District. Mr. Cox indicated he would research and correct if necessary.

On a Motion by Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board ratified the September 2015 Operation & Maintenance Expenditures for \$47,044.69 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

Tom Bakalar, President of the Stoneybrook HOA, indicated that the HOA had entered into a new three-year agreement with Envera for the front gate security.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

No representative was present from the Lighthouse Cove HOA to provide an update.

SEVENTH ORDER OF BUSINESS

Golf Course Update

No updates were provided.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Mr. Schappacher presented the traffic monitoring reports from the radar speed signs. The Board members discussed and requested Fairway Isles continue to be monitored by the Manatee County Sheriff's Office.

Mr. Schappacher presented signage repair requirements and proposals for the repairs in locations throughout the District.

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board authorized the Chairman to approve a proposal for the signage repair work with a not-to-exceed amount of \$2,600.00, for the Heritage Harbour South Community Development District.

Mr. Cox provided an update of the information he had gathered regarding the current towing signage posted by Norm's Towing. He explained that the towing authorization

had been granted years before by the Master Association, and had been utilized several times to remove vehicles from the Lighthouse Cove community.

Mr. Schappacher presented a bid summary of proposals received to perform stormwater structure repairs at wetland BB, wetland ZZZ and lake 10.

On a Motion by Mr. Mosinskis, seconded by Ms. Patterson, with all in favor, the Board approved the proposal from ANJ Excavating for \$2,480 for stormwater structure repairs, for the Heritage Harbour South Community Development District.

Mr. Schappacher presented a bid summary of those received to perform stormwater structure clearing at lake 35, lake 13, lake 14, lake 48 and wetland N.

On a Motion by Mr. Mosinskis, seconded by Ms. Patterson, with all in favor, the Board approved the proposal from Florida Lawn Pros for \$3,930 for stormwater structure clearing, for the Heritage Harbour South Community Development District.

Mr. Schappacher informed the Board of his communications with the County regarding the possible connection to the neighboring Medallion Property. He noted that the County indicated that they would not require an emergency access point connection to Heritage Harbour South. He noted that the County was not speaking for the Fire-Rescue Department.

C. Aquatic Service Report

Mr. McGarry reviewed, with Aquatic Systems, reviewed their service report with the Board.

The Board reviewed the Aquatic Systems Service Contract Renewal.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved the Aquatic Systems Service Contract Renewal, as amended, for the Heritage Harbour South Community Development District.

Mr. McGarry reviewed the pond testing results from tests previously conducted on three ponds. He explained that the three ponds selected were ones with habitual issues. He explained the high phosphorous levels that are somewhat normal in these areas and also explained the oxygen levels at various depths in the ponds. He noted that one solution to the varying oxygen levels was to add an aeration system, and he noted that they now had solar powered systems. The Board requested more information on the aeration systems.

D. District Manager

Mr. Cox reminded the Board that the next meeting was scheduled for December 1, 2015 at 4:00 p.m. He informed the Board of the recent meeting he had with the management

representatives of the Master HOA and the Stoneybrook HOA. He updated the Board regarding the disaster planning document, and the on-going research regarding the maintenance of the streetlights.

1. Financial Update

Mr. Cox provided a financial summary of the September 30, 2015 (end of fiscal year) unaudited financials to the Board.

2. Security Update

The Board reviewed and discussed the activity logs provided by the off-duty Manatee County Deputies hired by the District to perform traffic monitoring.

3. Timeline Review

Mr. Cox reviewed the timeline with the Board.

4. Action Item Review

Mr. Cox presented the action item list with the Board.

NINTH ORDER OF BUSINESS

Discussion Regarding Master HOA Hand-Over Coordination

The Board discussed and requested that staff obtain more information from the Master HOA regarding the process and the timeline.

TENTH ORDER OF BUSINESS

Discussion Regarding Reducing Board of Supervisors' Meetings

Mr. Mosinskis opened the discussion and expressed his thoughts regarding the elimination of at least two meetings from the current schedule. The Board and staff reviewed the schedule and agreed to cancel the July 2016 meeting, and work towards canceling the February 2016.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Lane expressed his concerns regarding the Master HOA's plans and actions to maintain the roadways.

Ms. Patterson expressed her thanks to the HOA's and staff.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board of Supervisors' meeting was adjourned at 5:58 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman