

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, June 2, 2015 at 4:03 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, 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
Robbie Cox	Bond Underwriter, MBS Capital Markets

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

Ms. Dee Lovell expressed her concerns regarding the roadway maintenance in the District and what impact the District might feel as a result of the CDD East dissolving. The Board members expressed that the topic of roadway maintenance will be on the next agenda.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held May 5, 2015

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on May 5, 2015 to the Board for consideration. Mr. Lane proposed amendments to several items in the minutes and the Board members accepted those amendments.

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 May 5, 2015 as amended for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for April 2015

Mr. Cox presented the April 2015 Operation & Maintenance expenditures totaling \$29,765.65 to the Board for ratification. Ms. Sandy expressed her concerns regarding District Counsel expenditures relating to issues involving Mr. Joe Ramsey.

On a Motion by Mr. Parker, seconded by Ms. Sandy, with all in favor, the Board of Supervisors ratified the April 2015 Operation & Maintenance Expenditures for \$29,765.65 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

Mr. Tom Bakalar with the Stoneybrook HOA addressed the Board regarding the new landscape contract and that the HOA was working on hurricane response issues.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no representation of the Lighthouse Cove HOA present.

SEVENTH ORDER OF BUSINESS

Golf Course Update

There was no update from the Golf Course.

EIGHTH ORDER OF BUSINESS

Discussion of Re-Funding of Series 2003 Bond

Mr. Robbie Cox with MBS Capital Markets was present to discuss the potential refunding of the Series 2003 Bond. Mr. Robbie Cox explained that before he could provide any details, MBS Capital Markets would need to be engaged by the District as District Underwriter for this work.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board of Supervisors appointed MBS Capital Markets as District Underwriter and to authorize the Chairman to execute and engagement letter for the Heritage Harbour South Community Development District.

Mr. Robbie Cox provided a presentation to the Board (exhibit) that explained the details with regards to the potential results of a refunding of the Series 2003 Bond. He explained the details of the Term Letters from Bank of Tampa and Hancock Bank. The Board members expressed interest in which bank would eliminate the most increase in principal and requested the MBS Capital Markets pursue more information from the banks.

On a Motion by Mr. Lane, seconded by Mr. Parker, the Board authorized to proceed with the refunding and authorized the Chairman to approve the Term Letter deemed the most beneficial to the District for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS

Consideration of the Golf Course Maintenance Agreement

Mr. Cox presented the Golf Course Landscape Maintenance Agreement that was revised from the previous meeting discussions.

On a Motion by Ms. Patterson, seconded by Mr. Mosinskis, the Board approved the Golf Course Maintenance Agreement as presented for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Presentation of Roadway Repair Bid Tabulation

Mr. Schappacher presented the bid summary for work to done on road repairs within the District.

On a Motion by Mr. Lane, seconded by Mr. Parker, the Board approved the bid from Gator Grading and Paving and to authorize the Chairman to execute the agreement for the Heritage Harbour South Community Development District.

The Board requested that staff notify the Stoneybrook HOA management of when the roadwork was to be done so they could advise the residents.

ELEVENTH ORDER OF BUSINESS

Presentation of the Fiscal Year 2015-2016 Proposed Budget

Mr. Cox presented the proposed FY15-16 budget that had been previously considered and modified. Mr. Cox explained that there had been additional research conducted and that there might be potential additional interpretations to the methodology forthcoming. Mr. Cox recommended that the Board considered adding a contingency amount to the budget which would then give the Board the ability to adjust the budget further at the final adoption meeting and not exceed TRIM notices that would have been delivered. He indicated that this would cause assessments to increase initially

in the TRIM notice for many residents but these would most likely all go back down upon budget adoption. Mr. Cox explained that the current proposed budget had resulted in minor assessment increases for many residents in Stoneybrook and as a result, letters notifying them of the assessment levels would be mailed.

On a Motion by Mr. Parker to add the contingency to the budget as described but, there was no second and the motion failed.

The Board members discussed the issue and concluded that if any new interpretations were concluded; those could be addressed at the following fiscal year's budget considerations.

On a Motion by Ms. Sandy, seconded by Mr. Lane, with four in favor and Mr. Parker opposed, the Board approved to proceed with the proposed budget as presented for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2015-03;
Approving the Proposed Budget and
Setting a Public Hearing**

Mr. Cox presented Resolution 2015-03 and explained its purpose and content. He noted that upon adoption of the Resolution, the Board would be approving the proposed FY15-16 budget and would be setting the public hearing for the final budget adoption for August 4, 2015.

On a Motion by Ms. Patterson, seconded by Ms. Sandy, the Board adopted Resolution 2015-03; Approving the Proposed Budget and Setting a Public Hearing for August 4, 2015 for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen informed the Board members that a flyer they would have received along with their financial disclosure forms from the Supervisor of Elections office mentioned a requirement for ethics laws training but that this requirement did not pertain to CDD Supervisors.

Mr. Cohen provided an update of the status of the CDD-Master HOA maintenance agreement and how recent research into the status of the ownership and maintenance responsibility had revealed information that has delayed the completion of the agreement. The Board members discussed the roadways and concluded that an agenda item was needed for the next meeting to specifically address the roadways and the related

maintenance. The Board requested staff coordinate with the Master HOA regarding this agenda item.

B. District Engineer

Traffic Monitoring Reports (*under separate cover*)

Mr. Schappacher presented his traffic monitoring report to the Board. He explained that one of the radar speed monitoring devices had failed and was being replaced under warranty. Mr. Schappacher explained that the new version will come with solar power versus the current battery operated version. Mr. Schappacher presented a summary of the traffic reports and explained that sidewalk repairs were currently underway.

C. Aquatic Service Report

Mr. Cox presented the monthly aquatic service report for the Board's review.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for July 7, 2015 at 4:00 p.m.


i. Financial Update

Mr. Cox provided a summary of the April 30, 2015 financials to the Board.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board of Supervisors' meeting was adjourned at 6:00 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman