

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, July 7, 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

Mr. Rob Bloom addressed the Board regarding the need for some method for preventing golf carts from entering the back gates of the Stoneybrook Community, with one option being the installation of a post.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held June 2, 2015

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on June 2, 2015 to the Board for consideration.

On a Motion by Ms. Sandy, seconded by Ms. Patterson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held June 2, 2015 as amended for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for May 2015

Mr. Cox presented the May 2015 Operation & Maintenance expenditures totaling \$37,028.25 to the Board for ratification. Ms. Sandy requested information regarding the administrative costs associated with the use of off duty deputies. Mr. Lane requested that a letter be sent to Gorilla Kleen to express thanks for the high quality of work they did for the District.

On a Motion by Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board of Supervisors ratified the May 2015 Operation & Maintenance Expenditures for \$37,028.25 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

Mr. Tom Bakalar with the Stoneybrook HOA addressed the Board and informed them of on-going landscape projects within Stoneybrook (new sod near the driving range and Wax Myrtles near Stone Harbour Loop). He also informed the Board that Mr. Fred Perez had resigned his position as HOA Manager which left the HOA temporarily without a lead for their project of developing a hurricane preparedness plan. The Board members discussed the option of having the CDD staff assist with the development of a hurricane preparedness plan.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no representation of the Lighthouse Cove HOA present. Ms. Patterson reported that she had been in communication with Mr. Joe Ramsey, President of the Lighthouse Cove HOA, and that he was still very unhappy with the budget that was presented.

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 status of the refunding of the Series 2003 Bond. He discussed three proposals that were presented for trustee work for the refinanced bond. He reminded the Board that the decision to go with the Bank of Tampa to purchase the bond had been reached. He explained why a new trustee was needed. The three proposals included one from the US Bank, Wells Fargo and Hancock Bank. Mr. Cox explained that

the one from the US Bank and Hancock Bank were very close in cost, and the final rate was still to be determined.

On a Motion by Ms. Patterson, seconded by Ms. Sandy, with all in favor, the Board of Supervisors approved the proposal from U.S. Bank or the proposal from Hancock Bank, whichever was determined to be the lower cost 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, with all in favor, 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.

Mr. Cox explained that the reduction in debt service assessment rates for the Lighthouse Cove residents would be approximately 16.95%. Ms. Patterson requested that staff notify the President of the Lighthouse Cove HOA of this successful action.

Mr. Cohen explained that a special meeting was needed to have the Board consider two Resolutions to be followed by the executing of the bond documents. He noted that the meeting would be very short barring any unexpected events. Ms. Patterson suggested that due to the brevity of the special meeting, the Board members should waive their normal fees for attending.

On a Motion by Ms. Patterson, seconded by Mr. Mosinskis, with all in favor, the Board approved the waiving of the payment to the Board members for attending the Special Meeting for the Heritage Harbour South Community Development District.

On a Motion by Mr. Mosinskis, seconded by Mr. Parker, with all in favor, the Board authorized staff to schedule a special meeting for July 20, 2015 at 4:00 p.m., at the Stoneybrook Golf Club for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Roadway Maintenance

Mr. Schappacher presented the Board members with information regarding the ownership and maintenance responsibilities for the roadways within the District. He explained that per the plat documents, each HOA within the District has responsibility for the roadways and stormwater systems within their respective areas, but the District has chosen to take the maintenance responsibility for those inside Stoneybrook and Lighthouse Cove. The Master HOA is continuing to maintain those outside of Stoneybrook and Lighthouse Cove. The Board discussed this issue and

determined that documentation to memorialize these maintenance understandings was desirable. Mr. Cox and Mr. Cohen explained that they had recently met with representatives from the Master HOA (Lennar) to work on the Master HOA – CDD Maintenance Agreement.

Mr. Cox and Mr. Schappacher informed the Board of a situation that was developing with the new residential development underway to the east of the District. Mr. Schappacher provided drawings that reflected a roadway connection to Brookfield Terrace from this new community, and that there would need to be some work done on their part to create a vehicle turn-around, in order that a gate could be installed. Mr. Schappacher indicated he would continue to follow the development plans and would speak with County representatives to ensure they were aware of the gating issue.

TENTH ORDER OF BUSINESS

Consideration of CDD-Master HOA Maintenance Agreement

Mr. Cohen explained that a meeting to finalize the agreement had taken place and that comments back from the Master HOA were due. He noted that should those comments be acceptable to the District, the agreement would hopefully be ready for consideration at the next CDD meeting in August.

Ms. Patterson addressed the earlier topic of hurricane preparedness for the District, and requested that staff check to see what plans for other Districts might be available to model one after for Heritage Harbour South CDD.

Mr. Lane requested that staff research to determine what it would take to have Florida Power and Lighting to paint fading streetlight posts.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen had no additional report for the Board.

B. District Engineer

Mr. Schappacher presented his traffic monitoring report to the Board. He noted that there were examples of some very high speeding in the report. He also informed the Board of the recent meeting between himself, Mr. Cox, Mr. Josh McGarry, Mr. Chris Brandt and Mr. Kevin Baldwin, to discuss the maintenance of the pond banks in areas around the District that affect both the residents and the golf course patrons. Mr. Mosinskis requested an update of the irrigation valve repair work and the roadway work that was to be done.

C. Aquatic Service Report

Mr. Cox presented the monthly aquatic service report for the Board's review. The Board members discussed the policy of cutting and leaving vegetation in the wetland areas and the possible need to have it removed in some of the more visible areas.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for August 4, 2015 at 4:00 p.m. He also noted that at this meeting, a public hearing would be held for the adoption of the final budget.

i. Financial Update

Mr. Cox provided a summary of the May 31, 2015 financials to the Board.

ii. Security Update

The Board reviewed the activity reports from the security shifts of the off-duty deputies, and discussed the concerns over the lack of tickets being issued. The Board requested that Deputy Denison be asked to not work there any longer, and to reduce the number of total shifts by one. There was discussion regarding the need to position a deputy on Fairway Isles in the afternoon to check the speeding there.

iii. Time Line Review

Mr. Cox reviewed the current time line with the Board.

iv. Action Item Review

Mr. Cox reviewed the current action item list with the Board. **The Board members requested that the valve repair project, the development of the disaster plan, road repair activities and the parcel 35 roadway topic be added to the action item list.**

TWELFTH ORDER OF BUSINESS

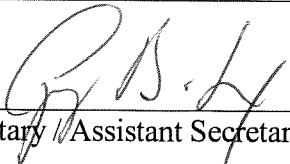
Supervisor Requests


There were no Supervisor requests

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Sandy, seconded by Ms. Patterson, with all in favor, the Board of Supervisors' meeting was adjourned at 5:50 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman