

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, August 4, 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

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 July 7, 2015**

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on July 7, 2015 to the Board for consideration. He explained that Mr. Cohen had provided some amended language and those changes had been incorporated in the revised minutes. Mr. Lane provided two administrative changes.

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 July 7, 2015 as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for June 2015

Mr. Cox presented the June 2015 Operation & Maintenance expenditures totaling \$12,340.75 to the Board for ratification.

On a Motion by Ms. Sandy, seconded by Mr. Parker, with all in favor, the Board of Supervisors ratified the May 2015 Operation & Maintenance Expenditures for \$12,340.75 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

No updates were provided

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

No updates were provided. Ms. Patterson informed the Board that Mr. Ramsey, President of the Lighthouse Cove HOA had requested reimbursement from the District in the amount of \$756. She explained that Mr. Ramsey had used the HOA attorney to assist his resolution of a public records request issue, and felt the CDD should pay those costs. Mr. Cohen provided the Board with additional details, and Ms. Sandy expressed her strong opinion against any such payment by the District. No action was taken by the Board.

SEVENTH ORDER OF BUSINESS

Golf Course Update

Chris Brandt thanked the Board for the mutual cooperation that has been underway between the Golf Course and CDD, and the CDD staff. He also remarked how well the drainage system seems to be working during the recent heavy rains.

EIGHTH ORDER OF BUSINESS

Discussion of Re-Funding of Series 2003 Bond

Mr. Cohen informed the Board that the re-funding is totally complete.

NINTH ORDER OF BUSINESS

**Public Hearing on Adopting of Fiscal Year
2015-2016 Budget**

A. Presentation of the Proposed Budget

Mr. Cox presented the previously approved proposed budget to the Board and discussed the budget process that had previously taken place, and how the proposed budget was prepared. He explained that as a result of the proposed budget, there were some slight increases in some assessments and decreases in others. He also noted that as a result of the recent re-funding of the Series 2003 Bond, the residents of Lighthouse Cove would realize a reduction in their debt service assessment, along with the reduction in operation and maintenance assessments. Mr. Cox requested a motion to open the public hearing so that comments could be received regarding the proposed budget.

On a Motion by Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board of Supervisors opened the public hearing on Adopting of Fiscal Year 2015-2016 Budget for the Heritage Harbour South Community Development District.

B. Comments from the Public

Ms. Joanne Pytlik addressed questions regarding the amount of funds budgeted for pond bank maintenance, and Mr. Cox explained the reasoning for the amount the Board had proposed.

With no other comments from the public, Mr. Cox requested a motion to close the public hearing.

On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board of Supervisors closed the public hearing on Adopting of Fiscal Year 2015-2016 Budget for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04;
Adopting Fiscal Year 2015-2016 Final
Budget**

Mr. Cox presented the Resolution to the Board and explained its purpose and contents. He noted that the total Operation and Maintenance assessments to be collected including collection costs would be \$444,086.02, and the Debt Service total assessments for the Series 2013 bond would be \$540,389.66, and the Series 2015 bond assessments would be \$132,575.10.

The Board made no changes to the approved proposed budget and proceeded to adopt it as the final budget for Fiscal Year 2015-2016.

On a Motion by Mr. Mosinskis, seconded by Ms. Patterson, with all in favor, the Board of Supervisors adopted Resolution 2015-04, Adopting of Fiscal Year 2015-2016 Budget for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05;
Imposing Special Assessments and
Certifying Roll**

Mr. Cox presented the Resolution to the Board and explained its purpose and contents. He explained that with the adoption of the resolution staff would be authorized to begin the process of forwarding tax roll information to the Manatee County Tax Collector's Office.

On a Motion by Ms. Patterson, seconded by Mr. Lane, with all in favor, the Board of Supervisors adopted Resolution 2015-05, Imposing Special Assessments and Certifying Roll for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of CDD-Master HOA
Maintenance Agreement**

Mr. Cohen explained the current status of the maintenance agreement, and informed the Board that CDD staff and the Master HOA leadership had reached an apparent impasse in that Mr. Nigip, with the Master HOA, had refused to execute the final changes requested by Mr. Cohen in the agreement language. The Board discussed the options available and requested that staff present the agreement as last approved by the Master HOA representatives once more to attempt to gain signature.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-06,
Adoption of 2015-2016 Annual Meeting
Schedule**

Being that this was not on the agenda for the meeting, Mr. Cox requested a motion to add it to the agenda.

On a Motion by Mr. Parker, seconded by Ms. Sandy, with all in favor, the Board of Supervisors approved adding the Consideration of Resolution 2015-06, Adoption of 2015-2016 Annual Meeting Schedule, to the agenda for the Heritage Harbour South Community Development District.

Mr. Cox presented the proposed meeting schedule and the Board discussed the dates. Mr. Cox noted that the July meeting was one day after the July 4th holiday and the Board also discussed the November 3, 2015 meeting date since that was listed as an election day.

Mr. Cox requested comments from those in the audience regarding the off-agenda item

and there were no comments.

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board of Supervisors adopted Resolution 2015-06, Adoption of 2015-2016 Annual Meeting Schedule for the Heritage Harbour South Community Development District.

FOURTEENTH 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 described some issues with the solar powered sign. The Board requested that staff attempt to guide off-duty deputies to areas noted for highest speeding. Mr. Schappacher also informed the Board that the weather conditions had delayed the roadway repairs that were scheduled, and the current status of the irrigation line valves and some repair work needed. He also explained that three valves were in a frozen open status and recommended that they be left in that condition versus attempting to repair them.

C. Aquatic Service Report

Mr. McGarry, with Aquatic Systems, summarized his maintenance report for the Board. There was Board discussion regarding L-7 and its unusually low condition.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for September 1, 2015 at 4:00 p.m.

i. Financial Update

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

ii. Security Update

The Board reviewed the activity reports from the security shifts of the off-duty deputies.

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.

FIFTEENTH ORDER OF BUSINESS

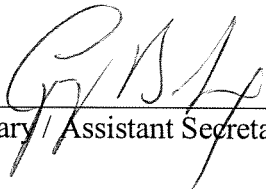
Supervisor Requests

Mr. Lane requested an update of the status of having the FPL streetlights repainted. He also requested information from the Stoneybrook HOA regarding what they were doing to motivate homeowners to have their driveways and sidewalks pressure washed.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Parker, seconded by Ms. Sandy, with all in favor, the Board of Supervisors' meeting was adjourned at 5:39 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman