

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, September 1, 2015 at 4:00 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

Mr. Lee Bettes provided an update of where things currently stand regarding the turn-over of the Master HOA to the residents. He indicated that it is still about a year and a half away. He suggested that the Board might want to consider having one CDD Board member become involved in the process as it proceeds.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Special Meeting Held July 20, 2015

Mr. Cox presented the minutes of the Board of Supervisors' special meeting held on July

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20, 2015 to the Board for consideration. He noted one change that Mr. Cohen had recommended, and Mr. Lane provided another change regarding the FPL streetlight discussion.

On a Motion by Ms. Sandy, seconded by Mr. Lane, with all in favor, the Board approved the minutes of the Board of Supervisors' special meeting held July 20, 2015 as amended, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held August 4, 2015

Mr. Cox presented the minutes of the Board of Supervisors' meeting held on August 4, 2015 to the Board for consideration. Mr. Lane recommended changes to the minutes related to the wording of the FPL streetlight discussion.

On a Motion by Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held August 4, 2015 as amended, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for July 2015

Mr. Cox presented the July 2015 Operation and Maintenance expenditures, that totaled \$22,535.67, for the Board to consider for ratification of their payment.

On a Motion by Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board ratified the payment of the Operation and Maintenance Expenditures for July 2015 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.

SEVENTH ORDER OF BUSINESS

Golf Course Update

No updates were provided.

EIGHTH ORDER OF BUSINESS

Discussion of Emergency Planning

The Board members and Mr. Cox discussed the current status of the on-going preparation of Emergency Planning for Heritage Harbour South CDD. The Board requested that a written document of the draft plan be presented at the October meeting.

NINTH ORDER OF BUSINESS

FPL Streetlight Status

Mr. Cox provided an update of the effort to determine who is responsible for painting the streetlights within Heritage Harbour South CDD if needed. He noted that he had been told by an FPL representative that the HOA or CDD would have that responsibility, but indicated that he was still attempting to validate that. Mr. Cohen added that he did not see a legal issue if the CDD decided to pay for painting the streetlight posts.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen informed the Board that Mr. David Nigip with the Master HOA had signed the CDD/Master HOA maintenance agreement, and that it now had been executed by all parties.

B. District Engineer

Mr. Schappacher provided the Board with an update of the traffic monitoring reports generated from the radar speed monitoring signs. He noted that there were still several speeders in excess of 50 mph. The Board requested that staff coordinate with the Sheriff's Office to have off-duty deputies monitor the areas that appear to have these speeders.

Mr. Schappacher provided an example of the type of bollards and the respective costs associated with their install at the pedestrian gates that had been previously identified by the Board.

Mr. Schappacher provided an update to the Board regarding the recent roadway repairs made. Mr. Parker noted that he had received one complaint that one of the repairs done left a small dip in which water would gather.

Mr. Schappacher noted that the irrigation valve repairs previously discussed were currently being held up by the rains and should start soon. He also noted that at the last meeting there was a discussion regarding pond #7 going dry when in fact it was pond #17 which is more of a drainage ditch and often goes dry.

Mr. Schappacher reported that he had spoken with the County representatives regarding the Medallion development roadway access concerns of the District, and noted that the County is now aware and monitoring this issue.

C. Aquatic Service Report

Mr. Cox presented the report provided by Aquatic Systems, which led to a discussion regarding the clearing of storm water inflow and outflow devices, in preparation for significant storms. The Board requested that Mr. McGarry attend the next meeting and brief the Board regarding the frequency of inspections and maintenance of wetlands and their drainage systems as included in their contract and outside of the contract.

D. District Manager

Mr. Cox reminded the Board that the next regularly scheduled meeting will be held October 6, 2015 at 4:00 p.m. He discussed with the Board the need to change the November 3, 2015 meeting location from the Golf Club to the Stoneybrook Recreation Center, due to a prior engagement at the Golf Club. It was noted that the Stoneybrook HOA Board had approved having the meeting at that location.

Mr. Cox explained that he had filed an insurance claim for a lightning strike on the lighthouse tower, and that the proposal for repairs was obtained by the Master Association at \$4,500. He noted that the insurance deductible is \$2,500.

1. Financial Update

Mr. Cox provided a financial summary of the July 31, 2015 unaudited financials to the Board.

2. Security Update

Mr. Cox presented the off-duty deputy activity logs to the Board for their review.

3. Timeline Review

Mr. Cox presented the activity timeline to the Board for their review. Mr. Mosinskis requested that the April wetland planting be added to the timeline.

4. Action Item Review

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

ELEVENTH ORDER OF BUSINESS

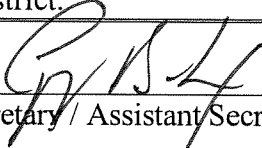
Supervisor Requests

Ms. Patterson addressed issues regarding social media, and commented on the current CDD meeting times.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Sandy, seconded by Mr. Lane, with all in favor, the Board of Supervisors' meeting was adjourned at 5:28 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman