

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 Heritage Harbour South Community Development District regular meeting of the Board of Supervisors was held on **Tuesday, October 4, 2016 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
Joyce Sandy	Board Supervisor, Asst. Secretary
Tad Parker	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	District Manager; Rizzetta & Company
Grant Phillips	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. Larry Eichert provided comments to the Board regarding a successful wetland workshop conducted by Josh McGarry with Aquatic Systems. He also addressed his concerns with the vegetation that continues to remain in the drainage ditch running through the community.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisor's meeting held on September 6,
2016**

The Board members requested minor changes to the minutes and requested they be tabled until the next meeting.

FOURTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for August 2016

Mr. Parker requested information regarding a District Counsel invoice and Ms. Patterson requested information regarding the trustee invoice.

On a motion from Mr. Lane, seconded by Ms. Sandy, the Board voted unanimously to ratify the payment of the Operation and Maintenance expenditures for August 2016 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

There were no reports provided.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no representative present from Lighthouse Cove.

SEVENTH ORDER OF BUSINESS

Golf Course Update

No update was provided

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report was provided.

B. District Engineer

Mr. Schappacher informed the Board that that pond bank repairs on holes # 17 and#10 were completed and that they looked good.

Mr. Schappacher provided the Board with an update of the research he had been conducting into the roadway expansion that was originally to be completed by the developer but had not. He discussed the issue of the bond that had been submitted to the County by the developer which was intended to include the expansion but noted that the former engineer for the District had signed off on documents reflecting the roadways complete, when they were not. Following discussion by the Board, the Board members requested that Mr. Schappacher request a meeting with the County to discuss the issue further and that the Chairman and District Manager should attend the meeting. Mr. Schappacher noted that the County had also signed off on the document.

Mr. Schappacher presented bids from three vendors to conduct a repair on a storm water structure.

On a motion from Mr. Lane, seconded by Ms. Patterson, the Board unanimously approved the proposal from Crosscreek Environmental for \$2,025 for the storm water structure repair for the Heritage Harbour South Community Development District.

Mr. Schappacher next informed the Board that the pressure washing of the sidewalks and curbing was scheduled to take place during the week of October 10, 2016. He also provided the Board with an update of the traffic monitoring that had taken place during the last month.

C. Aquatic Service Reports

Mr. Cox presented the Aquatic Systems pond and wetland reports to the Board for their review. Mr. Mosinskis discussed wetland ZZE and the issue of the existing Salt Bush plants and how they were leaning over the cart path and presenting an unpleasant appearance to this highly visible wetland area. He requested that staff ask Aquatic Systems to examine the area to see if the appearance could be improved.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for November 1, 2016 at 4:00 p.m.

1. Financial Summary Update

He also provided the Board with a financial update as of August 31, 2016.

2. Security Update & Traffic Monitoring Report

Mr. Cox reviewed the activity reports submitted by the off-duty Manatee County Deputies. The Board members discussed their concerns regarding the ticketing practices and work locations of the various Deputies and requested Mr. Cox to discuss with the Sheriff's Office those concerns. Ms. Patterson requested staff to ask if there is a program to park unmanned marked vehicles in the community to help curb speeding and what the cost would be.

3. Time Line Review

4. Action Item List Review

Mr. Cox reviewed the event time line and action item list with Board. The Board discussed the need for improved feedback on issues that surfaced during the meetings.

NINTH ORDER OF BUSINESS

Consideration of Rizzetta Dissemination Agent Agreement

Mr. Cox presented and explained the purpose of the proposed Dissemination Agent agreement.

On a motion from Ms. Sandy, seconded by Mr. Parker, the Board unanimously approved the Rizzetta Dissemination Agent agreement for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

Discussion Regarding Maintenance Agreement-Plat Language

Mr. Cohen provided the Board with an update of the status of the maintenance agreement and noted that there was no responses forthcoming from the Mr. Negip as a representative of the

Master HOA on this subject or that of the Reserve Study. Mr. Cohen and Mr. Cox explained that numerous attempts had been made to establish a meeting with Mr. Negip and the HOA Management with no response. The Board members discussed the issue at some length and no additional actions were taken.

ELEVENTH ORDER OF BUSINESS

Discussion Regarding Agreement with Heritage Harbour North

Mr. Cox explained that Mr. Jim Ward, as District Manager for Heritage Harbour North CDD, had reached out to him via email to see if the Heritage Harbour South CDD Board members would be interested in working with the Heritage Harbour North CDD with the funding of improvements to the facilities in the common areas maintained by the Master HOA. The Board members discussed the subject and the issue of who is actually responsible to fund these items. The Board concluded that the issues related to the Reserve Study and division of properties needed to be resolved first with the Master HOA. The Board also requested that staff proceed with identifying those items that were determined to be a CDD property and those that should be a Master HOA responsibility.

TWELFTH ORDER OF BUSINESS

Consideration Resolution 2016-13, Redesignating District Records Location

This item was tabled until the next meeting.

THIRTEENTH ORDER OF BUSINESS

Discussion Regarding Wetlands and Ponds

This item was tabled until the next meeting.

FOURTEENTH ORDER OF BUSINESS

Discussion Regarding Renewal of Aquatic Systems Ponds and Wetlands Maintenance Contract

Mr. Cox explained to the Board that the Aquatic Systems pond and wetland maintenance contract was set to expire at the end of December. He noted that the Board could, if they desired, direct staff to put the contract out for bid or could direct staff to proceed with preparing a new contract for Aquatic Systems. The Board discussed the issue and acted to approve proceeding with a new contract for Aquatic Systems.

On a motion from Mr. Lane, seconded by Ms. Sandy, the Board unanimously approved to continue with Aquatic Systems as the pond and wetland service provider and requested staff to prepare a new contract for the Heritage Harbour South Community Development District.

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Patterson discussed statements she had observed on the Stoneybrook Facebook and noted that there was information being circulated regarding the building of a Dairy Queen in the area off of Highway 64.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Parker, seconded by Mr. Lane, the Board unanimously approved to adjourn the meeting at 5:43 p.m. for the Heritage Harbour South Community Development.



Secretary / Assistant Secretary



Chairman / Vice Chairman