

**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, February 2, 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	<b>Board Supervisor, Chairman</b>
Richard Lane	<b>Board Supervisor, Vice Chairman</b>
George Mosinskis	<b>Board Supervisor, Asst. Secretary</b>
Tad Parker	<b>Board Supervisor, Asst. Secretary</b>
Joyce Sandy	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson &amp; Cohen</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Pete Williams	<b>Vice President; Rizzetta &amp; Company</b>
Shannon Nasekos	<b>District Coordinator; Rizzetta &amp; Company</b>
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. JoAnne Pytlik addressed the Board regarding the condition of pond L36 near the 12<sup>th</sup> golf course hole. She was concerned about the poor condition of the pond and wanted some action taken to rectify.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of Board of Supervisors' Meeting Held December 1, 2015**

On a Motion by Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board approved the minutes of the Board of Supervisors' meeting held December 1, 2015, for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for November & December 2015**

On a Motion by Ms. Patterson, seconded by Mr. Lane, with all in favor, the Board ratified the Operation & Maintenance Expenditures for November 2015 \$14,618.59, and December 2015 \$20,773.84, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**HOA Updates**

Mr. Tom Bakalar, President of the Stoneybrook HOA, informed the Board that the HOA was interested in replacing the speed bumps at the gate entrance unless there was some opposition from the CDD. The Board members expressed no opposition to the proposal to install the speed bumps.

Mr. Matt Koratich, Icon Management, informed the Board that he was now the Heritage Harbour Master HOA manager, and that Dan Arens was no longer in that position.

**SIXTH ORDER OF BUSINESS**

**Lighthouse Cove HOA Update**

There was no one present to represent the Lighthouse Cove HOA at the meeting.

**SEVENTH ORDER OF BUSINESS**

**Golf Course Update**

No updates were provided.

**EIGHTH ORDER OF BUSINESS**

**Aquatic Service Reports**

Mr. Josh McGarry with Aquatic Systems presented his monthly report to the Board. He explained the on-going work with Lake 36. Mr. Mosinskis requested that Aquatic Systems work on a global wetland planting plan, and to refer to the one that was prepared in 2010.

**NINTH ORDER OF BUSINESS**

**Wetland Planting Proposal**

Mr. McGarry presented a wetland planting proposal for \$11,797 that would address "holes"

in wetlands W-ZZE and W-ZZZ. The Board discussed the cost and the current budget for wetland plantings. They concluded that they wanted Aquatic Systems to re-develop the wetland planting plan that was originally developed in 2010 and try to develop a planting program that would provide plantings to more wetland yet stay within the budget.

**TENTH ORDER OF BUSINESS**

**Discussion Regarding the CDD  
Assessment Methodology**

Mr. Pete Williams delivered a presentation to the Board regarding the current status of the budget assessment methodology, and what changes could be considered to be addressed by the Board should they choose to do so. He explained that any modifications made to the way the methodology is applied would result in very minor monetary changes to anyone in the District. Mr. Williams suggested that the Board act to have the District Engineer perform work to determine the exact number of acreage of the ponds and the golf course to determine if there were inaccuracies that might affect the assessment levels. The Board members discussed the merits of continuing to adjust the methodology process or, based on the relative minor levels of financial change those pursuits might create, take no further actions.

On a Motion by Ms. Sandy, seconded by Mr. Lane, with all in favor, the Board unanimously approved to proceed with the budget planning for the next fiscal year with no further changes to the application of the existing methodology, for the Heritage Harbour South Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Establish Audit Committee and Set  
Audit Committee Meeting Date &  
Time**

On a Motion by Ms. Patterson, seconded by Mr. Lane, for the purpose of proceeding with the Request for Proposals for auditing services, the Board unanimously approved establishing the full CDD Board as the Audit Review Committee members and set the first Audit Committee meeting for 4:00 p.m., March 2, 2016, at the Golf Club, for the Heritage Harbour South Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Lamppost  
Refurbishing Proposal**

The Board members considered the refurbishing proposal from Nostalgic Lampposts and discussed the merits of proceeding with the refurbishment of streetlights in the District. They decided to proceed with those streetlights that are on the main roadway of Stone Harbour Loop and requested that staff determine which streetlights on that area would be of need.

On a Motion by Ms. Sandy, seconded by Mr. Lane, with a 4-1 vote with Mr. Mosinskis voting no, the Board authorized staff to select the appropriate streetlights to be renovated along Stone Harbour Loop, for the Heritage Harbour South Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion of Disaster Recovery Plan**

Mr. Cox presented the most recent update of the Disaster Recovery Plan to the Board. The Board members directed Mr. Cox to send the draft document to the HOA management staff so they can circulate to their respective Board members and inform them that if nothing is received back in the way of requested amendments within 30 days, the document would be considered as finalized and accepted.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen provided an update of the on-going effort to identify the responsible party for CDD common areas within the District.

**B. District Engineer**

Mr. Schappacher reviewed the most recent traffic monitoring reports with the Board. The Board members briefly discussed a resident's request for the installation of speed tables in the District, but took no actions. The Board also discussed the most recent off-duty deputies' reports and the speeders that have been ticketed.

Mr. Schappacher presented the report and explained that a bid package requesting quotes for repairs has been sent out to vendors.

**D. District Manager**

Mr. Cox reminded the Board that the next meeting was scheduled for Wednesday, March 2, 2016 at 4:00 p.m.

**1. Security Update**

Mr. Cox provided the reports from the off-duty deputies. Ms. Patterson requested that the officers put more detail on their reports.

**2. Timeline Review**

Mr. Cox presented the current timeline to the Board.

**3. Action Item Review**

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

**4. Financial Update**

Mr. Cox reviewed the December 31, 2016 financials with the Board.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor comments.

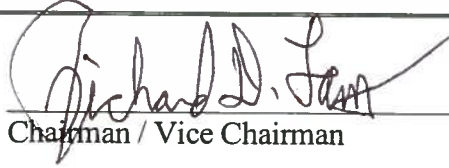
**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Parker, seconded by Mr. Mosinskis, 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