

**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, December 6, 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>
Larry Eichert	<b>Board Supervisor, Asst. Secretary</b>
Tad Parker	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>Regional District Manager; Rizzetta &amp; Company</b>
Andy Cohen	<b>District Counsel; Persson &amp; Cohen</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Audience	<b>Present</b>

**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. David Raskin inquired about the drainage ditch that is now only a significant depression at 7632 Camden Harbour Drive. He requested assistance with finding out how to get the problem fixed.

**THIRD ORDER OF BUSINESS**

**Oaths of Office for Newly Elected Supervisors**

Mr. Cox, a notary public in the State of Florida, administered the oath of office to Michelle Patterson, Richard Lane and Larry Eichert. Ms. Michelle Patterson, Mr. Richard Lane and Mr. Larry Eichert swore and affirmed the oath and executed the oath. Mr. Cohen provided them with information regarding Florida Statutes, Sunshine Law, and the Code of Ethics for public officials.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-02,  
Designating Officers**

Mr. Cox explained the requirement to re-designate the officers of the Board and opened the floor for nominations for Chairman and Vice-Chairman. Mr. Mosinskis nominated Tad Parker as Chairman and Mr. Parker nominated Mr. Mosinskis as Vice Chairman. There were no other nominations. Mr. Cox noted that the remaining Supervisors as well as Mr. Greg Cox and Mr. Matt Huber would be included on the Resolution as Assistant Secretaries for the District.

On a motion from Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board adopted Resolution 2017-02 Designating Officers as Tad Parker as Chairman, George Mosinskis as Vice Chairman and remaining Board Supervisors as Assistant Secretaries and Greg Cox and Matthew Huber will serve as Assistant Secretaries for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisor's Regular Meeting held on  
November 1, 2016**

Mr. Cox presented the minutes of the Board of Supervisor's Board of Supervisors' November 1, 2016 meeting. Several amendments were made to the minutes prior to approval.

On a motion from Ms. Patterson, seconded by Mr. Mosinskis with all in favor, the Board approved the Minutes of Board of Supervisor's regular meeting held on November 1, 2016, as amended, for the Heritage Harbour South Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for October  
2016**

Mr. Cox presented the Operations and Maintenance Expenditures for October of 2016 that totaled \$18,758.96.

On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for October 2016 totaling \$18,758.96, for the Heritage Harbour South Community Development District.

**SEVENTH ORDER OF BUSINESS**

**HOA Update**

Mr. Tom Bakalar, President of the Stoneybrook HOA, congratulated the Supervisors that were recently elected. He also thanked Ms. Joyce Sandy for the time she had put in as Supervisor.

**EIGHTH ORDER OF BUSINESS**

**Lighthouse Cove Updates**

No one was present from Lighthouse Cove to provide an update to the Board.

**NINTH ORDER OF BUSINESS**

**Golf Course Updates**

No update was provided.

No one was present from Lighthouse Cove to provide an update to the Board.

**NINTH ORDER OF BUSINESS**

**Golf Course Updates**

No update was provided.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No report was provided.

**B. District Engineer**

Mr. Rick Schappacher provided his update to the Board and addressed their questions. He noted that a new work order was prepared by the vendor to have signage for Fairway Isles Lane fixed. He explained that the golf course golf cart crossings have been repainted. He presented two bids for signs. One from Beautiful Mailbox was for \$1,180 and the other one from Creative Sign Design was for \$1,500. Ms. Patterson made a motion to approve the Beautiful Mailbox proposal and Mr. Parker provided a second. Following discussion, Ms. Patterson and Mr. Parker removed their motion and second and Mr. Cox was asked to proceed with handling the matter due to its low cost.

Mr. Schappacher explained bid requests out for erosion repairs and intends to bring proposals to the next meeting. He provided the latest information regarding the future lanes and striping work that was completed.

Mr. Schappacher informed the Board that regarding Parcel 35, Medallion had submitted plans to SWFWMD for Port Harbour Parkway to connect to upper Manatee.

Mr. Mosinskis requested information about lake L50. The concern was why L50 stayed high while others were getting low. Mr. Schappacher provided an explanation of the elevation levels of the various lakes.

Ms. Patterson inquired about four valves on Heritage Isles Way that were missing caps which creates a safety hazard. She also requested that Mr. Schappacher itemize his monthly project fees to reflect how his fees are being spent.

**C. Aquatic Service Reports**

Mr. Cox noted that he had not received an Aquatic Systems report for the meeting.

**D. District Manager**

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday February 7, 2017 at 4:00 p.m.

Mr. Cox reviewed the September 2016 end of fiscal year financials with the Board.

Mr. Cox presented and reviewed the time line and action item list with the Board. With regard to the Reserve Study topic, Mr. Cox explained the most recent telephone conversation he had with Mr. Jim Ward regarding Heritage Harbour North CDD and his position of offering to help fund capital expenditures in the Heritage Harbour South CDD common areas.

Ms. Patterson explained that in her opinion, there is still plenty of confusion regarding the responsibility to fund capital expenditures such as roadways and that the roadways should be accounted for separately from other types of common area capital expenditures. She noted that an agreement needs to be reached regarding who is ultimately responsible financially for the roadways.

Mr. Cohen explained his recollection from early discussions with Lennar regarding how the Master HOA would carry the responsibility for certain common areas since they represent all users of the common areas including the roadways. The Board discussed how this position has now changed and that a clear resolution is required. Mr. Lane opined that it would seem that the only legal way for Heritage Harbour North CDD to pay for capital expenditures in Heritage Harbour South CDD would be through the Master HOA.

The Board discussed taking comments on the subject from the audience and concluded that it would be against current policies.

The Board requested that Mr. Cox have a conversation with Mr. Ward to attempt to solidify their position regarding the funding of capital requirements and to see if another meeting with David Negip, with Lennar, could be set up.

Mr. Cox presented a Certificate of Incumbency form from US Bank and explained that the Bond Trustee required signatures of the Board members on the form for the purpose of verification of signatures on US Bank related documents.

Mr. Lane requested that the Board hear back from staff regarding the issue with the drainage ditch behind Mr. Raskin's house.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Lane recommended that the Board consider presenting some form of appreciation by the Board for those Supervisors who have previously served.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Ms. Patterson, seconded by Mr. Eichert, with all in favor, the Board approved to adjourn the meeting at 5:16 p.m. for the Heritage Harbour South Community Development.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman