

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, April 5, 2016 at 4:10 p.m.** at the Stoneybrook Golf Club located at 8000 Stone Harbour Loop, Bradenton, Florida 34212.

Present and constituting a quorum were:

Richard Lane	Board Supervisor, Vice Chairman
Tad Parker	Board Supervisor, Asst. Secretary
Joyce Sandy	Board Supervisor, Asst. Secretary

Also present were:

Michelle Patterson	Board Supervisor, Chairman <i>(via phone)</i>
Greg Cox	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson & Cohen
Rick Schappacher	District Engineer; Schappacher Engineering
Chris Cleveland	District Manager; Rizzetta & Company
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

On a Motion by Mr. Lane, seconded by Ms. Sandy, with all in favor, the Board approved Ms. Patterson's participation and voting by telephone, for the Heritage Harbour South Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board
of Supervisors' Meeting Held
February 2, 2015**

A typographical error, a name misspelling was noted and corrected in the minutes. The

District Counsel comments were amended to make them more clear to the reader.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved the minutes, as amended, of Board of Supervisors' regular meeting held on February 2, 2016, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for January & February 2016

Mr. Lane noted that the off-duty Deputies were working 4-hour shifts versus the desired 3-hour shifts that the Board requested. Mr. Cox indicated that he would fix that scheduling error. Ms. Patterson discussed the cost of the admin fees for the off-duty deputies.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board ratified the Operation & Maintenance Expenditures for January 2016 \$12,709.09, and February 2016 \$16,050), for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

Mr. Matt Koratich, Icon Management, representing the Heritage Harbour Master HOA, provided a report (Exhibit) to the Board of recent activities of the Master HOA. He also requested assistance and suggestions regarding how to keep drivers from driving on the medians and causing damage to the sod. Mr. Koratich noted that the "turn over" of the Master HOA would not be occurring soon due to the Parcel 35 issues. Mr. Koratich also discussed the tentative schedule the Master HOA is working on for roadway maintenance and road widening. The Board requested that a topic be added to the May meeting agenda to discuss the various responsibilities for areas within Heritage Harbour South and requested that the management of the CDD and HOAs, along with Mr. Cohen, meet to discuss the maintenance requirements within the District before the topic is addressed at the next CDD meeting.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no Lighthouse Cove HOA representative present at the meeting.

SEVENTH ORDER OF BUSINESS

Golf Course Update

Mr. Todd Pyle, with the Golf Club, informed the Board of the concerns about the status of the rock wall at hole # 17. The Board requested that Mr. Schappacher inspect the wall and report back to the Board.

EIGHTH ORDER OF BUSINESS

Discussion of the Disaster Recovery Plan

Mr. Cox informed the Board of the concerns from the Stoneybrook HOA regarding the portion of the plan that identified the HOA as being responsible for the disaster clean-up within their area. He noted that the HOA felt that the CDD should be responsible for the funding. The Board members requested that staff rewrite the plan to make that change.

NINTH ORDER OF BUSINESS

Lamppost Refurbishing Project Update

Mr. Cox informed the Board that the streetlights identified for painting were scheduled to be painted that week.

TENTH ORDER OF BUSINESS

Approval of the Fiscal Year 2014-2015 Audit Report

Mr. Cox presented a brief summary report of the audit report to the Board.

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board accepted the Heritage Harbour South Audit Report for Fiscal Year 2014-2015, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided a report of the actions taken during the most recent legislative session that resulted in laws that impact CDDs.

Mr. Cohen presented draft Notices Confirming Ownership and Maintenance of CDD Property to the Board and explained the purpose. He explained that the plats describe one party as being responsible, but over time, other parties have taken on those responsibilities, and these documents memorialize this. The Board requested that they be sent to the respective HOAs for their concurrence.

B. District Engineer

Mr. Schappacher presented the Board with a color coded map prepared to demonstrate the expected maintenance timeline for areas of roadways within the District. He noted that the first section that would require resurfacing was within the Lighthouse Cove neighborhood. Mr. Schappacher indicated he would attempt to prepare a cost estimate to be used for planning purposes.

Mr. Schappacher described an area of fencing at the southeast corner of Stoneybrook had been taken down apparently to permit access with a golf cart to and from the school. He also noted that a stop sign had been knocked down at an intersection in Lighthouse Cove and steps were underway to repair.

Mr. Schappacher presented a quote summary for sidewalk repairs that included proposals from Site Masters and ANJ and explained that the proposal from ANJ was his recommended choice based on his experience.

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved a proposal from ANJ for sidewalk repairs with a not-to-exceed amount of \$5,000, for the Heritage Harbour South Community Development District.

Mr. Schappacher explained that the scheduled pond repairs previously approved have been delayed due to the rains raising the water levels each time the work has been scheduled. He also explained that roadway and crosswalk striping bids are due in on April 8th.

He noted that he had contacted the County regarding the status of the widening of the roadways and hopes to have more information by the next meeting.

Ms. Sandy addressed the issue of people driving up on the medians causing damages which led to additional Board discussion.

D. Aquatic Service

Mr. Josh McGarry with Aquatic Systems presented his monthly report to the Board. He noted that L-37 and L-39 were treated for water lettuce and that some ponds were being treated for Hydrilla. Due to submersed weeds, he explained that they are applying for permission to stock Grass Carp and to build barriers. He noted that they would do a test planting on L-27 to see how plants perform there before he prepares a proposal for more planting. He explained to the Board that the mitigation areas and wetland areas within the District were released by SWFWMD last year, and that this means that they had achieved success by their standards. He explained that they must still be maintained and discussed how this impacted the development of a multi-year planting plan. His proposed plan was to submit proposals for supplemental plantings to areas as needed.

Mr. McGarry presented a wetland planting proposal for 4,990 plants to be installed in locations throughout the District for \$5,613. He explained that their maintenance plan has been successful. Ms. Patterson expressed her thanks for Mr. McGarry locating the SWFWMD release documents.

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved a proposal from Aquatic Systems for plantings in sites #13, #15, #19, #20, #22, W-Z, W-QQQ, W-V1V2, W-ZZE, and W-ZZZ for \$5,613, for the Heritage Harbour South Community Development District.

E. District Manager

Mr. Cox reminded the Board that the next regularly scheduled meeting will be held on Tuesday, May 3, 2016 at 4:00 p.m. He also informed the Board that they would be considering the proposed budget for the next fiscal year at this meeting.

1. Security Update

Mr. Cox provided the reports from the off-duty deputies. The Board members discussed the reporting deficiencies of some of the Deputies and requested that staff discuss this with the service coordinator for the Sheriff's Office. The Board reviewed the traffic monitoring report provided by Mr. Schappacher at this time. There was discussion regarding a Deputy's report that some signage was blocked by high vegetation.

2. Timeline Review

Mr. Cox presented the timeline and action item list to the Board. He reminded the Board that qualification period for the upcoming General Election was from noon June 20, 2016 to noon June 24, 2016.

3. Action Item Review

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

4. Financial Update

Mr. Cox reviewed the February 29, 2016 financials with the Board. He explained the importance of the proposed budget consideration at the next meeting.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

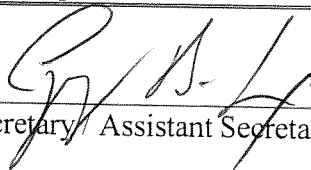
Mr. Lane thanked the Master HOA for the work they have done with power washing.

Ms. Sandy discussed her concerns regarding the streetlights that are covered by trees.

THIRTEENTH ORDER OF BUSINESS

Adjournment

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



April 2016 Association Update

Greetings CDD South Board Members,

In an effort to further increase communication and awareness between the Master and the CDD, I am pleased to provide you with the first Association Update report of many to come. Below you will find items that the Master Association is actively working on to better the community as a whole and maintain the highest standards for all residents of Heritage Harbour.

We are working on a number of improvements to the property that include:

- Installation of shade structures at the dog park. This is in production now and we should have installation once permitting is obtained through Lennar.
- General repairs of the fencing throughout the dog park. Currently this item is out to bid.
- Repainting of the Concession Stand and playground equipment. This item is out to bid.
- Pressure washing of the lighthouse and roof is to be completed this week.
- Repairs and refinishing of the wood pavilions by the Lighthouse. The Association will complete this utilizing in-house employees.

Project that we have completed are as follows:

- Cleaning of sidewalks and curbing.
- Installation of paver areas at Dog Park.
- Painting of park pavilion and soccer field pavilion.
- Repair of raised sidewalk reported by District Engineer.

Finally, the Association has seen a large issue with rutting in the medians. The Board of the Master is requesting a partnered effort to find solutions to solve this issue.

Best Regards,

Matt Koratich, CAM, CMCA



Matt Koratich | Community Association Manager
ICON Management Services, Inc. | Association Management Group
7155 Grand Estuary Trail, Bradenton, FL 34212

Office: 941-932-8671 | Cell: 941-929-5078
Facsimile: 941-708-3785

"Delivering Iconic Service"

c/o ICON Management Services, Inc.
7155 Grand Estuary Trail • Bradenton, FL 34212
Tel: 941-932-8671 • Fax: 941-708-3785 • mkoratich@theiconteam.com