

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, May 3, 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
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

Ms. JoAnne Pytik presented the Board with photographs of ponds in the District and discussed a petition that was signed regarding the status of the ponds. She indicated that the petition itself described a request for the ponds and wetlands to be cleaner, more preventative maintenance, free-flowing infrastructure connecting waterways, adequate funding, and multi-year plan be developed to achieve these goals. She requested that the topic of pond maintenance be placed on the June agenda. Mr. Cox explained that the topic of aquatic service was on each agenda.

Mr. Klaus Offerman discussed the condition of Lake 36. He expressed concerns that the condition was worse than in April. He complained that the Aquatic Service provider killed plants on the lake.

Larry Eichart provided comments regarding the condition of the ponds and the energy flow of nutrients through the wetland system.

Mr. David Arras discussed the conditions of the wetlands within the District.

THIRD ORDER OF BUSINESS

**Consideration of Minutes of Board
of Supervisors' Meeting Held
April 5, 2016**

Mr. Mosinskis discussed the need to address topics that are brought up during the meetings or be placed on the next agenda. The Board members made minor amendments to the draft minutes and then approved as amended.

On a Motion by Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board approved the minutes, as amended, of Board of Supervisors' regular meeting held on April 5, 2016, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of Audit
Committee Meeting held on April 5,
2016**

On a Motion by Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board approved the minutes meeting of the Audit Review Committee held April 5, 2016, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

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

The Board discussed the off-duty Deputy activity report filed by Deputy Kenyan and requested staff to ask the Sheriff's off-duty Deputy program coordinator to request more complete reports.

On a Motion by Ms. Sandy, seconded by Mr. Parker, with all in favor, the Board ratified the payment of the March 2016 Operations and Maintenance expenditures totaling \$18,556.43, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

HOA Updates

Mr. Tom Bakalar, President of the Stoneybrook HOA, discussed the Ownership and Maintenance notice documents that had been prepared by Mr. Cohen. He noted that the document was sent to the HOA attorney and he stopped that process to avoid spending funds and he wanted

the HOA Board to discuss this first. He also requested to hear some additional discussion by the CDD Board on the topic and expressed concerns whether the current practices were the best practices moving forward.

Matt Koritich, Icon Management representing the Heritage Harbour Master HOA, informed the Board of maintenance work that was underway and noted some vandalism had been taking place in the playground and soccer field areas amounting to approximately \$5,000 in expenses. He also noted the launching of the Master Association website.

SEVENTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

There was no Lighthouse Cove HOA update provided.

EIGHTH ORDER OF BUSINESS

Golf Course Update

Mr. Todd Pyle had nothing to report at this time.

NINTH ORDER OF BUSINESS

Discussion of the Disaster Recovery Plan

Mr. Cox provided a summary of the recent history of the draft Disaster Recovery Plan reviews and explained the latest draft changes regarding funding. He noted that the HOAs are now reviewing these proposed changes.

TENTH ORDER OF BUSINESS

Presentation of FY 2016-2017 Proposed Budget

Mr. Cox presented the proposed fiscal year 2016-2017 proposed budget to the Board. Mr. Cox addressed questions from the Board and the Board requested some minor changes be made. A detailed discussion was held regarding the status of the aquatic service and how the budget might need to be adjusted regarding the service. Board requested Mr. McGarry address the Board on this subject. To the question of how money can be spent to help fix the issues with the lakes, Mr. McGarry suggested efforts to stop nutrients from being introduced to the lakes along with other suggestions. The Board also discussed the status of the stormwater systems based on reports prepared by SWFWMD and the inspections conducted by Mr. Schappacher. Mr. McGarry suggested several lakes that would be good candidates for aquatic plant installation. The Board decided to take up this issue later in the agenda. Mr. Cox informed the Board of an issue that has developed regarding the banks next to golf course holes (#10 and #17) with the rip rap that are beginning to fail.

Mr. Mosinskis requested information regarding how the budgeted capital reserves are not divided in to capital reserves and disaster reserves. Mr. Cox indicated he could amend that to reflect the division in the funds. Mr. Mosinskis also requested that the definitions section be edited to remove those items that were not applicable to the Heritage Harbour South CDD. Lastly, the Board requested that Mr. Cox amend the proposed budget by the amount necessary to zero out any

increases in O&M assessments that still existed.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2016-01, Approving FY 2016-17 Proposed Budget, Setting Public Hearing

On a Motion by Mr. Parker, seconded by Mr. Lane, with all in favor, the Board adopted Resolution 2016-01, Approving the FY2016-2017 Proposed Budget and Setting the Public Hearing, for the Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

Meeting Extension

On a Motion by Mr. Mosinskis, seconded by Ms. Patterson, with all in favor, the Board extended the current meeting time by 30 minutes for the for the Heritage Harbour South Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen addressed the previous comments regarding the Ownership and Maintenance documents that were previously reviewed by the Board. He explained that he had sent the documents to Lighthouse Cove management who had no objections to the agreement. He explained that he also had sent the document to Mr. Wells who represents the Stoneybrook HOA but understood that the HOA was set to meet and discuss the document.

He also informed the Board of the phone conference discussion held between himself, Mr. Cox, Mr. Koritich, Ms. Kelly representing Stoneybrook HOA and Mr. Schappacher regarding maintenance of roadways. Mr. Koritich explained that Mr. David Negip with Lennar and the Master HOA has requested a meeting with Mr. Cohen and Mr. Cox to discuss the issue.

B. District Engineer

1. Roadway Life Expectancy Map

Mr. Schappacher presented a Roadway Assessment Chart that reflected estimate costs of future maintenance on roadways within the District based on their life expectancy. He explained that there were various levels of maintenance.

2. Striping Proposal

Mr. Schappacher explained that the sidewalk repairs were scheduled to begin the following week with the striping work to follow right afterwards. Mr. Schappacher discussed the potential construction of the inside lanes of the roadways coming into the District. He explained that he has communicated with the County transportation staff and they explained that there was no known requirement for the expansion, but Banks Construction personnel indicated that they would not have designed the lanes if there were no plans to expand them. Mr. Schappacher briefly discussed the options of re-paving that the Board might consider in the future work and estimated costs. He recommended that micro-pave would be the best option for the Board to consider for most of the paving work.

Mr. Mosinskis requested information of when Mr. Schappacher would be conducting District Engineer storm water inspections listed on the time line. He also requested information about drainage inspections in wetlands.

C. Aquatic Service Reports

1. Lake Planting Proposal

Mr. McGarry presented the Board with information regarding the usefulness of installing aquatic plants around the perimeter of the ponds to assist with the filtering of nutrients that enter the ponds from the pond banks. He explained that the plantings also assist with the stabilization of the banks and resistance to erosion. The Board discussed the proposal and agreed to move forward with the plantings.

On a Motion by Mr. Mosinskis, seconded by Mr. Lane, with all in favor, the Board authorized the Chairman to approve an Aquatic Systems planting proposal with a not to exceed amount of \$5,000, for the Heritage Harbour South Community Development District.

Mr. Cox requested comments from the audience regarding the planting proposal and there were none.

Mr. McGarry indicated that he would be working with his technician to assist her to focus on the ponds with issues. He also indicated he would be examining them personally. Mr. Mosinskis requested information regarding the status of the planned planting.

D. District Manager

Mr. Cox reminded the Board that the next regularly scheduled meeting will be held on Tuesday, June 7, 2016 at 4:00 p.m. Mr. Cox informed the Board that the Registered Voter Count, per the Supervisor of Elections Office is 1,948 as of April 15, 2016.

He explained that the Board would not be holding a July meeting.

1. Security Update

Mr. Parker provided positive comments to a Deputy that was apparently doing his job well. Ms. Patterson discussed the 11-2 shift and how nothing seems to happen. She suggested shifting the shifts to the afternoon. The Board reviewed Mr. Schappacher's traffic reports at this time. The Board requested that Mr. Schappacher move the traffic monitoring signs to more active areas.

2. Timeline Review

Mr. Mosinskis requested that the wetland planting be moved to May and add qualifications for Supervisor election seats to the May timeline. Mr. Cox advised the Board of the dates for qualifying for the elections.

Action Item Review

No comments were provided.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests


Mr. Parker suggested moving the pressure washing dates on the timeline.


Ms. Patterson discussed the comments received from the audience and how they should be received in a productive way.

ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Sandy, seconded by Mr. Parker, with all in favor, the Board of Supervisors' meeting was adjourned at 6:27 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman