

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, June 7, 2016 at 4:22 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
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 Pytlik discussed the status of the District's ponds. She discussed a petition that she indicated she had provided at the last meeting. She noted that what residents want is clean water, infrastructure, consistent preventative maintenance, adequate funding for maintenance so that the ponds and wetlands can be kept at a standard higher than they are currently and more wildlife that will occur if the other items mentioned happen. She indicated that they would like to see a multi-year maintenance plan other than the current reactionary method of maintaining the ponds and wetlands. She noted that she is grateful for the recent District actions for planting but felt that this was not enough. Mr. Cox commented that he had not yet received a petition as mentioned and Ms. Pytlik indicated she would provide a copy of it.

Mr. Larry Eichart provided report of the storm water system and ditches following the recent storm(s). He noted that the storm water systems were functioning very well but the drainage ditches were not draining as well. He suggested that the CDD inform the Master HOA of the

issues associated with the excessive vegetation growing in the ditches. He described the different portions of the ditch and who had maintenance responsibility for them.

THIRD ORDER OF BUSINESS

Consideration of Minutes of Board of Supervisors' Meeting Held May 3, 2016

Mr. Cox presented the minutes of the May 3, 2016 Board of Supervisors meeting and several amendments were submitted by the Board members. Due to the number of amendments made, Mr. Cox indicated that he would have them rewritten and resubmitted. There were comments regarding the issue of what to include in the minutes regarding the petition. The Board agreed to have the minutes re-written and have them presented again at the next Board meeting.

FOURTH ORDER OF BUSINESS

Consideration of the Operation & Maintenance Expenditures for April 2016

Mr. Cox explained an overcharge by the Sheriff's Office when they inadvertently scheduled four hour shifts versus the requested three hour shifts. He explained that the Sheriff's Office would credit back to the District the difference in the administrative billings. Ms. Patterson expressed concerns regarding the type of reports submitted by specific deputies.

On a Motion by Mr. Lane, seconded by Mr. Parker, with all in favor, the Board ratified the payment of the April 2016 Operations and Maintenance expenditures totaling \$12,697.33, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Updates

No reports were provided.

SIXTH ORDER OF BUSINESS

Lighthouse Cove HOA Update

No report was provided.

SEVENTH ORDER OF BUSINESS

Golf Course Update

Mr. Todd Pyle noted that a staff report was forthcoming on an incident that occurred when an individual fell down a bank next to hole #17. The Board members noted that this was one of the banks that the Board would be discussing later in the agenda.

EIGHTH ORDER OF BUSINESS

Consideration of the Reserve Study Proposal

Mr. Cox presented a reserve study proposal from Florida Reserve Study and Appraisal for \$3,000 plus any follow-ups. Ms. Sandy questioned a repair or refurbishment that had been done to the dock. Mr. Cohen provided a brief history of the reasoning for the Reserve Study proposal. He explained that he and Mr. Cox had met with Mr. Negip, with Lennar and Master HOA, to

discuss which organization would maintain the capital reserves for the roadways. Mr. Cohen also noted that Mr. Negip had initially recommended a reserve study be conducted to determine just how much funding was being contemplated.

Mr. Cox explained to the Board the mechanics of a reserve study and how the results are very helpful for capital planning purposes. Mr. Schappacher explained his experiences with using reserve studies for capital funding purposes. Mr. Mosinskis questioned why the reserve study reached out 30 years and suggested that specific line items be itemized in the capital reserves. The Board acted to approve the reserve study proposal but only if the costs were split with the Master HOA.

On a Motion by Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board approved the Florida Reserve Study and Appraisal reserve study proposal contingent upon the Master HOA agreeing to pay half the cost, for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen reported on the documents that had been prepared to clarifying the language in the Plat documents. He advised that Lighthouse Cove HOA is moving forward with the proposed document and will have it signed and sent back to him. He noted that Stoneybrook HOA is waiting for further CDD discussions before moving forward with approval of the documents. Mr. Cohen explained that the documents only address the Lighthouse Cove and the Stoneybrook HOA as signatures and not the Master HOA.

B. District Engineer

1. Roadway Life Expectancy Map

Mr. Schappacher had nothing additional to report on the maps provided.

2. Striping Proposal

Mr. Schappacher discussed the striping proposal he received from AAA Striping Plus. He recommended moving forward with the proposal obtained from AAA Striping Plus for the amount of \$2,219.40

On a Motion by Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved striping proposal from AAA Striping Plus for the amount of \$2,219.40, for the Heritage Harbour South Community Development District.

3. Weir Repair Before and After Photos

Mr. Schappacher provided before and after photos of the work performed on the storm

water weirs.

4. Golf Course Lake Restoration

Mr. Schappacher informed that there are two proposals dated November 27, 2012 and described the repair methods proposed to the lake bank. He advised the Board that the proposal to use the geoweb method was approved on November 30, 2012. Mr. Schappacher noted that the previous District Engineer company had executed the proposal to use the geoweb, but geoweb was not used. Instead, a form of a fabric was used in the repair. He discussed the history of the attempts to get the vendor, Holland, to either repair or reimburse the District for the deficient work. He noted the work that remains to be completed and how the budget will be affected. Mr. Schappacher explained that he had previously obtained a proposal from Crosscreek Environmental Inc. for \$25,750 in 2014 to repair the two banks; he had contacted them to see if those proposals were still valid. He explained that the new proposal is increased to \$27,900 and provided information regarding how the banks would appear following the repair work.

On a Motion by Ms. Sandy, seconded by Mr. Parker, with all in favor, the Board approved the Crosscreek Environmental, Inc. proposal for \$27,900.00 for repair of the rip rap work on the banks on holes 10 and 17, for the Heritage Harbour South Community Development District.

5. Flow Rate

Mr. Schappacher discussed the previously mentioned drainage ditch flow and the flow of the storm water system. He discussed the results of his inspections and who should be addressing the issues.

6. Four Lanes of Heritage Harbour Way

Mr. Schappacher discussed the research he had obtained to date regarding the future of the addition of lanes to Heritage Harbour Way and that everything he had obtained to date reflects that the developer was supposed to add the additional lanes as it was planned.

7. Parcel 35 Status

Mr. Schappacher provided an update regarding the connections between Parcel 35 and the roadways inside Heritage Harbour South. He explained that the County currently considers the District's roads as private and that a required connection is not anticipated.

8. Speed Sign Update

Mr. Schappacher provided an update of the status of relocating the speed detection signs.

C. Aquatic Service Reports

1. Aquatics Report May 2016

Mr. McGarry noted that storm water system is working as designed. He also discussed that his staff would be working on checking all the outflows. He described how the rains affected some of their treatments recently applied. He explained the increase of work on Hydrilla in pond L36, L37, L41 and others. He indicated that the ponds in general are in good condition but that there are some that need additional work. He noted that 4400 plants had been planted in the priority ponds (L36, L37, L34, L42, L46). He also explained the warranty for the plants and how they would be monitoring them. Mr. McGarry explained how the retention ponds function and how they are intended to work. Ms. Sandy provided her thoughts that some residents expect the wetlands to be more manicured than they are and that she understands that they have a functional purpose first hand. The Board discussed the possibility of having an on-site training event for residents provided by Aquatic Systems. Mr. Parker discussed the possible change to leave a buffer of un-mowed grass around the ponds to help protect them from grass clippings. Mr. McGarry noted that the report describes that fertilizer pellets are noted as being in the ponds coming from recent applications and how this is very bad for conditions of the ponds. He also noted that the fertilizing season has now stopped.

Ms. Patterson discussed the methods of setting up an aquatics workshop and Mr. Cox suggested that someone in the community be the point person for organizing the informal workshop and coordinating with Mr. McGarry for dates. Mr. Cox indicated that he would inform the HOA of the Board's intent.

2. Mitigation Sites Report May 2016

Mr. Cox noted for the Board that there was also a wetland report in the agenda and offered an opportunity to discuss this separate report.

D. District Manager

Mr. Cox reminded the Board that the next regularly scheduled meeting will be held on Tuesday, August 2, 2016 at 4:00 p.m.

1. Security Update & traffic Monitoring Report

The Board members reviewed the off-duty deputy reports along with the speed sign traffic monitoring reports and directed staff to convert to two 3-hour shifts during the months of June through September and to orient them to early morning (before 9) and afternoons.

2. Time Line Review

Mr. Cox reviewed the time line. Mr. Mosinskis requested the adding of the Reserve

Study to the time line.

3. Audit Review Committee Recommendation

Mr. Cox indicated that he would like for the Board to consider the recommendation from the Audit Review Committee for the selection of the next Auditing service for the District.

On a Motion by Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved the motion to add Consideration of Audit Review Committee Recommendation to the agenda, for the Heritage Harbour South Community Development District.

On a Motion by Ms. Sandy, seconded by Mr. Lane, with all in favor, the Board approved recommendation of the Audit Review Committee's recommendation to select the number one ranked Grau & Associates for Audit Services and authorized the Chairman to execute the agreement, for the Heritage Harbour South Community Development District.

There were no comments from the audience regarding the added agenda item.

1. Action Item List Review

Mr. Cox reviewed the Action Item list with the Board. Mr. Lane requested the Aquatic 5-Year plan be added to the action item list.

FOURTEENTH ORDER OF BUSINESS

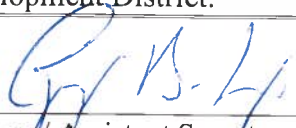
Supervisor Requests

No Supervisor Requests were made at this time.

ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board of Supervisors' meeting was adjourned at 6:16 p.m. for the Heritage Harbour South Community Development District.


Secretary / Assistant Secretary


Chairman / Vice Chairman