

**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, August 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>
Joyce Sandy	<b>Board Supervisor, Asst. Secretary</b>
Tad Parker	<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>
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**

Mr. Tom Tullio, of Stoneybrook, commented about the budget and the existence of the large surplus of funds in the reserves.

**THIRD ORDER OF BUSINESS**

**Consideration of Revised Minutes  
of the Board of Supervisor's  
meeting held on May 3, 2016**

On a Motion by Ms. Patterson, seconded by Mr. Lane, with all in favor, the Board approved the revised minutes of the May 3, 2016 meeting of the Board of Supervisors, for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the  
Audit Review Committee Meeting  
held on June 7, 2016**

The Board requested minor amendments to the minutes.

On a Motion by Mr. Lane, seconded by, Ms. Sandy with all in favor, the Board approved the minutes of the Audit Review Committee meeting held on June 7, 2016, as amended, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular  
Meeting held on June 7, 2016**

On a Motion by Mr. Lane, seconded by, Ms. Sandy with all in favor, the Board approved the minutes of the Board of Supervisors' regular meeting held on June 7, 2016, for the Heritage Harbour South Community Development District.

The Board discussed issues regarding the process for adding topics to the agenda.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Operation &  
Maintenance Expenditures for May  
& June 2016**

On a Motion by Mr. Lane, seconded by, Mr. Parker with all in favor, the Board ratified the payments of the Operations and Maintenance expenditures for May 2016 totaling \$18,454.17, and for June 2016 totaling \$31,776.12, for the Heritage Harbour South Community Development District.

A discussion ensued regarding off-duty deputy activity reports being included with the invoices in the Operations and Maintenance Expenditure package. Supervisors requested that the reports be kept separate from the invoices and reviewed only during the security update portion of the meeting.

**SIXTH ORDER OF BUSINESS**

**HOA Updates**

Mr. Tom Bakalar, President of the Stoneybrook HOA, discussed the ownership and maintenance agreement for which the HOA was being asked to approve and presented a list of questions regarding the plat agreement. The Board requested that they be given the opportunity to review the questions provided before providing direction to staff regarding providing answers.

**SEVENTH ORDER OF BUSINESS**

**Lighthouse Cove HOA Update**

No representative of Lighthouse Cove was present to provide an update to the Board.

**EIGHTH ORDER OF BUSINESS**

**Golf Course Update**

Mr. Todd Pyle presented his report and addressed the hydraulic leak that occurred when a mower drove through the streets of Stoneybrook. The Board discussed the issue and Mr. Schappacher provided his opinion of the issue and indicated he does not think it will get progressively worse. Ms. Patterson requested the topic be placed on the action item list.

**NINTH ORDER OF BUSINESS**

**Public Hearing regarding Fiscal  
Year 2016-2017 Budget &  
Operations & Maintenance  
Assessments**

On a Motion by Ms. Patterson, seconded by, Ms. Sandy with all in favor, the Board approved to open the Public Hearing regarding the Fiscal Year 2016-2017 budget, for the Heritage Harbour South Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of FY 2016-2017  
Budget**

Mr. Cox presented the approved proposed budget and opened the floor for audience comments.

Mr. Klaus Offerman addressed the surplus amounts that remained for the recent previous years and questioned why too much money was collected each year. He expressed that the budget should be lower.

Other audience members requested information regarding the maintenance maps for the roadways that the Board had discussed at previous meetings. Mr. Cox provided information as to why capital reserves are funded by the Board. A discussion ensued regarding road repairs and the impact it has on the budget as well as the plans to provide more plantings to the wetlands and ponds. The Board recognized that a reserve study was being conducted which would help answer a lot of questions regarding level of capital reserves needed.

On a Motion by Mr. Lane, seconded by, Mr. Parker with all in favor, the Board approved to close the Public Hearing regarding the Fiscal Year 2016-2017 budget, for the Heritage Harbour South Community Development District.

The Board continued to discuss the future expenditures of the District but took no action to change the budget as was previously approved in the proposed budget. Ms. Patterson requested that the topic of roadways be placed on future agendas.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-  
05, Adopting the Fiscal Year 16-17  
Final Budget**

Mr. Cohen explained Resolution 2016-05 explained its purpose and content.

On a Motion by Mr. Lane, seconded by, Mr. Parker with all in favor, the Board adopted Resolution 2016-05, Adopting the Fiscal Year 2016-2017 Final Budget, for the Heritage Harbour South Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-06, Imposing Special Assessments & Certifying Roll**

Mr. Cohen explained Resolution 2016-06 explained its purpose and content.

On a Motion by Mr. Parker, seconded by Mr. Mosinskis, with all in favor, the Board adopted Resolution 2016-06 to Impose Special Assessments and Certify the Roll, for the Heritage Harbour South Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen opened the discussion regarding the maintenance/plat agreement. He advised that he will be working to address the questions and concerns posed by the Stoneybrook HOA. At the request of Ms. Patterson, Mr. Cohen explained the purpose of the agreement. The Board suggested adding the maintenance/plat agreement as a business item to the September agenda for discussion. Ms. Patterson requested that Mr. Schappacher review the agreement as well.

**B. District Engineer**

**1. Lake Repairs**

Mr. Schappacher advised the Board that repairs to lakes L-12 and L-34 will start next week and the time to repair would be approximately 3 weeks.

**2. Striping Proposal**

Mr. Schappacher advised the Board that the striping project is to start next week.

**3. Pressure Washing Update**

Mr. Schappacher provided an update on the pressure washing of common areas. The Board discussed the pressure washing need and agreed to revisit the pressure washing topic on the September agenda. The Board asked for a revised quote be requested.

**4. Roadway Discussion**

Mr. Schappacher discussed the roadway plans regarding who is responsible for the expansion of the entrance roadway. He explained the research he had conducted and that he was still researching County records. Mr. Schappacher informed the Board that he will be compiling a scope of work for an inlet that needs repair. He advised that there is a little piece of metal edge in the inlet that needs to be fixed.

**5. Storm System Review Discussion**

Mr. Schappacher explained that he has conducted a storm system inspection. He discussed the drainage of the main County ditch on the south side of Quail Greens. He reported that the lake and the structure are good, however, immediately downstream there is heavy vegetation. Even though it is county property, he advised the Board that he is going to have someone to come out to the property and clear the vegetation back about five feet to improve the water flow on the CDD side.

He reported on the wetland in the FPL Right of Way that drains into the ditch going to the west. He advised that there is a crack in the drainage leading into the control structure and this could lead to a lowering of wetland water level by about 5 inches and needs to be fixed.

Mr. Schappacher provided an update on lake #16. He advised that the flow is supposed to drain to the wetland on Willow Brook but is currently flowing backward. The wetland is high and the lake is staying low. He will be having some work done on the control structure.

A discussion ensued regarding the overgrowth of vegetation in drainage ditches and whether they had been cleared.

**6. Traffic Radar Report**

Mr. Schappacher reviewed the traffic radar reports as of June 23, 2016. He reported on the average speeds on Stone Harbour Loop and the amount of traffic during that timeframe. A discussion ensued regarding the traffic reports by the deputies servicing the District.

**C. Aquatic Service Reports**

**1. Aquatics Report June and July 2016**

Mr. Cox presented the aquatics report for June and July 2016. He reported that the ponds look great. A discussion ensued regarding the aquatics report posted on the website. The Board requested additional information from Mr. McGarry with specifics about lake #36.

**D. District Manager**

Mr. Cox reminded the Board that the next regularly scheduled Board meeting will be held on Tuesday, September 6, 2016 at 4:00 p.m.

**1. Financial Summary Update**

Mr. Cox reviewed the monthly financials with the Board.

**2. Rizzetta Changes**

Mr. Cox advised the Board of changes happening within Rizzetta. He reflected on the retirement of Pete Williams and the impact it has on the District. He also announced the forth-coming Resolutions to re-designate the Secretary, Treasurer and Assistant

Treasurer. The Board suggested moving the approval of the Resolutions to the September agenda.

### **3. Security Update & Traffic Monitoring Report**

Mr. Cox presented the security update and traffic monitoring reports. He then opened the discussion regarding the removal of off-duty officers. The Board decided to remove Deputy Kenyan from the security detail. The Board discussed Deputy Pereyra and Deputy Shephard and their inability to effectively assist the District. The Board requested staff to have Deputy Pereyra and Deputy Shephard removed from security detail.

### **4. Time Line Review**

Mr. Cox discussed the time line review and advised the Board that he is adding the five-year aquatic maintenance plan to September on the time line. He also advised that the Reserve Study will be on the September agenda as well. A discussion ensued regarding the adding planned roadway work to the time line review in August 2017. Mr. Cox advised the Board that he will be moving the pressure washing of the sidewalks action item to September in 2017 and 2018.

### **5. Action Item List Review**

Mr. Cox opened the discussion regarding the parcel 35 roadway connection. Mr. Schappacher advised that the County devised a plan for the roadway but is not going to enforce a connection between the two communities.

Mr. Cox restated that the striping work will commence next week.

Mr. Cox reiterated that lake bank repairs are to be completed next week.

Mr. Cox noted that the five-year aquatic maintenance plan is being moved to the September timeframe.

Mr. Cox reminded the Board that he will be adding the reserve study and the hydraulic spill to the action item list. He advised that he will also be adding the street sweeper quote to the action item list as well.

Mr. Patterson inquired as to whether the plat agreement will be added to the agenda. She also inquired about the status of the concept regarding not mowing edge of grass around the ponds to protect them from erosion. The Board discussed and requested the topic be added to action item list.

## **FOURTEENTH ORDER OF BUSINESS**

### **Supervisor Requests**

Mr. Mosinskis requested a copy of the Disaster Recovery Plan.

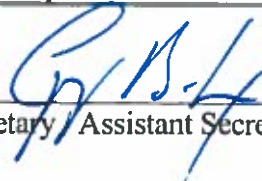
Ms. Sandy advised that there is an individual running for a Board seat who is not a Florida resident which should disqualify the individual from running. Mr. Cohen explained the qualification requirements for running for office.



**FIFTEENTH 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 5:56 p.m. for the Heritage Harbour South Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman