

**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, September 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>
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. Larry Eichert reminded the Board about the Wetland Workshop September 10, 2016 at 8:30 a.m. He commented on the drainage ditch water was still clogged with vegetation and that tropical storm Hermine was a wake-up call. Mr. Eichert also reported that the ditch on the west side (Master responsibility) is clogged as well.

**THIRD ORDER OF BUSINESS**

**Consideration of Revised Minutes of the  
Board of Supervisor's meeting held on  
August 2, 2016**

Mr. Lane reminded the Board that he had asked that the off-duty deputy activity logs be kept separate from the O & M invoices. The Board members made minor amendments to the minutes.

On a Motion by Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved the minutes of the August 2, 2016 meeting of the Board of Supervisors, as amended, for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation & Maintenance Expenditures for July 2016**

On a Motion by Mr. Lane, seconded by, Mr. Parker with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for July 2016 totaling \$18,613.59, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**HOA Updates**

There were no reports provided.

**SIXTH ORDER OF BUSINESS**

**Lighthouse Cove HOA Update**

No representative of Lighthouse Cove was present to provide an update. Ms. Michelle Patterson opened a discussion regarding a letter sent by Joe Ramsey that poorly addressed issues and was written in a very offensive manner. Ms. Patterson indicated she will be researching Title 7 regarding this letter.

**SEVENTH ORDER OF BUSINESS**

**Golf Course Update**

Mr. Todd Pyle presented an update and advised the Board that the lake bank work had begun on hole #10. He discussed the cart path and sidewalk on Heritage Isles Way. He advised that an oak tree had fallen down and he questioned whether it is the responsibility of the CDD or the Golf Course to pay for its removal.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen had nothing to report to the Board. Ms. Michelle Patterson requested information regarding an invoice regarding Sunshine issue discussions with Mr. Parker. Mr. Cohen explained that the discussion involved the status of candidates qualified for the General Election and their status under the Sunshine laws.

**B. District Engineer**

Mr. Schappacher discussed the issues related to standing water in some areas during the last heavy rains and the described how systems were built in many cases with "twenty-five year storm" drainage pipes versus "one hundred year" pipes. He noted that some work was needed on the outflow of wetland ZZW. He also noted that Lake 16 appeared to be staying artificially low and would be getting some bids to make some repairs.

Mr. Schappacher discussed the pressure washing proposal from Gorilla Kleen and noted that the \$1000 credit they provided on the quote was only if they would be able to clean the sidewalks and curbing. He noted that the rates were the same as last year.

Mr. Mosinskis inquired about drain clearing of vegetation in the drainage ditch. Mr. Schappacher reported that the work has not been completed, but that Mr. McGarry was planning to complete the work in September. A discussion ensued regarding the County owned ditch and the work that needs to be completed and whether or not the CDD should proceed with clearing it if the County does not. Mr. McGarry and Mr. Schappacher agreed to obtain pictures of the west side Master HOA ditch and the east side County owned ditch and submit them to request work be done.

Mr. Schappacher also discussed research he had completed on roadway planning and development. He described the status of the bonds paid by the developer for future roadway construction. He explained that there is capital improvement project scheduled for a Port Harbour Parkway extension. Mr. Schappacher requested the county research whether or not the bond payments were in fact to include the entrance lane roadways to Heritage Harbour South as well. He also discussed references to Lennar being responsible for 80% of future roadway work as well.

Ms. Patterson noted that Mr. Tom Tullio had communicated with the Master Association and inquired as to their responsibility of the roads within the community. Ms. Patterson shared an emailed response from the Master Association expressing that the Master is only responsible for the routine maintenance of the roads. A discussion ensued regarding the Master Association response. Ms. Patterson directed staff to have a roadway discussion to become a regular part of each agenda. The Board discussed the plans to continue to address the issue of the Master HOA's roadway responsibility in the future.

Mosinskis inquired as to whether Mr. Schappacher had obtained a quote for street sweeping at this point and when obtained, if the vendor could weigh the material obtained when swept.

### **C. Aquatic Service Reports**

Mr. McGarry presented his waterway report and explained that this is his version of a five-year plan. He stated that he will also be providing a separate report for the wetlands for next month's meeting. He discussed his plan to plant 5,000 plants per year in 2017 and 2018. He explained that the plantings have multiple purposes. Ms. Sandy discussed her issues with the status of L-27. He expressed that he will be adding L-27 and L-35 to the report. Mr. McGarry discussed his inspection of the ponds following the recent storm and found the water flow to be very good. Mr. Mosinskis expressed his concern that residents will be shocked when ponds near their homes have plants put in them. The Board requested that the planting plans be shared with the residents through the HOAs. Mr. McGarry also updated the Board regarding his recent maintenance work on ponds L-37 and L-36. Mr. McGarry indicated he would be making a presentation on ponds and wetlands at the next meeting.

Mr. McGarry also advised the Board of the current work of obtaining the permits required for introducing grass Carp to the ponds. The Board discussed adding a special topic to the agenda

regarding Wetlands and Ponds.

Mr. Parker advised the Board how impressed he was with the water flow in the community following the recent storm.

**D. District Manager**

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

**1. Financial Summary Update**

Mr. Cox reviewed the July 31, 2016 financials with the Board. Ms. Patterson discussed the homes sale revenues contributions and felt an explanation be explained on the Rizzetta website that it is not something the CDD is involved with.

**2. Security Update & Traffic Monitoring Report**

Mr. Cox presented the security update and traffic monitoring reports. Staff was asked to contact the Manatee County Sherriff's office to ask if the deputies can concentrate on Stoneybrook and Lighthouse Cove areas versus the main roadways through the District.

**3. Time Line Review**

Mr. Cox presented the time line review with the Board. He advised the Board that he did add the Pond and Wetland discussion to the October meeting. He also reminded the Board of the Aquatic Systems service contract renewal coming up in December but will present it at the October meeting. Mr. Mosinskis requested to add the Reserve Study to the time line review. Mr. Cox advised that he will put it in the November updates.

**4. Action Item List Review**

Mr. Cox presented the action item list review with the Board. Mr. Cox advised that he will work with Mr. Schappacher to obtain the street sweeper quotes. Mr. Parker discussed an issue with a golf cart crossing not properly marked. Mr. Schappacher explained the status of the crosswalk striping and sidewalk repairs. Ms. Patterson inquired as to whether the Disaster Plan has been distributed accordingly.

**NINTH ORDER OF BUSINESS**

**Consideration of the EGIS Insurance  
Proposal for FY 2016-2017**

Mr. Cox presented the insurance proposal from EGIS for 2016-2017 and explained its contents and purpose.

On a Motion by Mr. Lane, seconded by, Mr. Parker with all in favor, the Board approved the EGIS Insurance proposal for Fiscal Year 2016-2017, for the Heritage Harbour South Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of the Rizzetta  
Dissemination Agent Agreement**

Mr. Cox presented the Dissemination Agent agreement and explained its purpose. Mr. Cohen suggested revising the agreement to reflect the new bond series. The Board requested to add this topic to the October agenda.

**ELEVENTH ORDER OF BUSINESS**

**Discussion Regarding Maintenance  
Agreement / Plat Language**

The Board discussed and Mr. Cohen explained the purpose of the document. The Board discussed and decided to table this discussion until the October meeting.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Pressure Washing  
Proposal**

On a Motion by Mr. Lane, seconded by, Mr. Parker with all in favor, the Board approved the Gorilla Kleen pressure washing proposal totaling \$22,958.00, for the Heritage Harbour South Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Capital Reserve Study**

The Board discussed the presented study and its contents. The concluded that a meeting is needed with representatives of the Master HOA to review the reserve study and to develop plans for how to handle the capital responsibilities that could be identified in the Reserve Study.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-07,  
Redesignating the Secretary**

Mr. Cox presented Resolution 2016-07 and explained its content and purpose.

On a Motion by Ms. Patterson, seconded by, Mr. Parker with all in favor, the Board adopted Resolution 2016-07 to redesignate the Secretary, for the Heritage Harbour South Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-09,  
Redesignating Assistant Treasurer**

Mr. Cox presented Resolution 2016-09 and explained its contents and purpose.

On a Motion by Ms. Patterson, seconded by, Mr. Parker with all in favor, the Board adopted Resolution 2016-09 to redesignate the Assistant Treasurer, for the Heritage Harbour South Community Development District.

**SIXTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-10,  
Setting the FY 2016-2017 Meeting  
Schedule**

Mr. Cox presented Resolution 2016-10 and reviewed the dates with the Board. The Board agreed to remove the January and July meetings from the list.

On a Motion by Mr. Lane, seconded by, Mr. Parker with all in favor, the Board adopted Resolution 2016-10 to Set the Fiscal Year 2016-2017 Meeting Schedule, as amended, for the Heritage Harbour South Community Development District.

**SEVENTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2016-11, No  
Investment Policy (Alternative Investment  
Guideline)**

Mr. Cox presented Resolution 2016-11 and explained its contents. The Board discussed and suggested that revisions be made and brought back for consideration.

**EIGHTEENTH ORDER OF BUSINESS**

**Discussion Regarding Agreement with  
Heritage Harbour North**

Due to time constraints the Board did not to take up this subject.

**NINETEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Due to time constraints the Board did not to take up this subject.

**TWENTIETH 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 6:03 p.m. for the Heritage Harbour South Community Development District.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman