

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, November 1, 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
Joyce Sandy	Board Supervisor, Asst. Secretary
Tad Parker	Board Supervisor, Asst. Secretary

Also present were:

Greg Cox	Regional District Manager; Rizzetta & Company
Christina Lange	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

No Audience Comments

THIRD ORDER OF BUSINESS

**Consideration of Revised Minutes of the
Board of Supervisor's regular meeting
held on September 6, 2016**

<p>On a motion from Ms. Sandy, seconded by Mr. Lane with all in favor, the Board voted to approve the Revised Minutes of Board of Supervisor's regular meeting held on September 6, 2016 for the Heritage Harbour South Community Development District.</p>

FOURTH ORDER OF BUSINESS

Consideration of Revised Minutes of the Board of Supervisor's regular meeting held on October 4, 2016

Mr. Cox presented the minutes from the October 4, 2016 meeting. A discussion ensued regarding verbiage in the meeting minutes. Mr. Lane also noted that October meeting minutes, in the Eighth Order of Business, paragraph two, that Mr. Schappacher stated in the previous meeting's minutes that he advised the Board that "a representative from the County had also signed off on the documents" and requested that it be revised. Mr. Cox concurred.

Ms. Sandy asked if it was possible to have someone else from Lighthouse Cove attend the meetings as the current person has not been in attendance at any of the Fiscal Year meetings. Mr. Cox advised that he will provide the Board with information regarding Lighthouse Cove management.

On a motion from Mr. Lane, seconded by Ms. Sandy with all in favor, the Board approved, as amended, the Minutes of Board of Supervisor's regular meeting held on October 4, 2016 for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for September 2016

Mr. Cox presented the Operations and Maintenance Expenditures for September of 2016.

On a motion from Ms. Patterson, seconded by Mr. Parker with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for September 2016 totaling \$73,321.09, for the Heritage Harbour South Community Development District.

Ms. Patterson inquired as to whether District Management is keeping an on-hand list of vendors, both good and bad for future use.

SIXTH ORDER OF BUSINESS

HOA Update

Mr. Tom Bakalar, of Stoneybrook HOA, commended the Board of Supervisors on the roadway repairs; however, he cautioned the Board to be careful not to create an adversarial relationship with the developer. He advised that turn-over of the Master Association to the residents is the key. He noted that prior to any actions with the developer; it might be advantageous to think about how to move forward in a more collaborative way that would ensure a better outcome for the community.

SEVENTH ORDER OF BUSINESS

Lighthouse Cove Updates

No update was provided

EIGHTH ORDER OF BUSINESS

Golf Course Updates

Mr. Todd Pyle had nothing to report.

Ms. Michelle Patterson commented regarding Heritage Isles Way stating that the wetland's outflow structure contains numerous Golf Course range golf balls and inquired as to who takes care of the upkeep of those structures. Mr. Schappacher advised that there is wire set in place to prevent any malfunctions of the structure.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Andy Cohen reminded the Board that the Aquatic Systems Contract renewal had been approved and will be presented in the December agenda.

Ms. Sandy expressed her concerns regarding the Stoneybrook HOA newsletter comments regarding the CDD.

Mr. George Mosinskis noted that the Master HOA financials are not relevant to CDD business.

B. District Engineer

Mr. Rick Schappacher provided his update to the Board on the following subject matter:

Pond Bank Repairs: He noted that the bank repairs are completed and the topic can be removed from the agenda.

Roadway Maintenance Update: Regarding the roadway maintenance, he noted that he tried to set up a meeting with the County. He stated that he has sent them the requested information and is currently waiting on a response.

Mr. Schappacher reviewed the traffic monitoring report with the Board.

Mr. Rick Lane posed a question regarding the striping status. Mr. Schappacher advised that the vendor had come out but will be coming back by the end of next week to finish some areas that he originally missed. He also noted that the vendor will honor his pricing for the four areas they missed. Mr. Schappacher also noted that he will be seeking prices for signage to denote golf cart crossing.

Mr. Schappacher was also asked about whether Gorilla Kleen has completed the work. Mr. Cox advised that a portion of the work had been completed but needed to be redone and will get an update and send out a status update to the Board.

C. Aquatic Service Reports

Mr. Josh McGarry, Account Representative of Aquatic Systems, provided his update to the Board. He advised that with temperature changes, he and his team will be concentrating on maintenance, upkeep and beautification of the ponds. He updated the Board on the district's ponds and their progress.

Mr. McGarry advised that he would like to set up an additional workshop regarding ponds and wetlands. Ms. Patterson commented that aquatic plants growing in the lakes is a natural process for aeration.

Mr. George Mosinskis inquired about the introduction of carp to the ponds. Mr. McGarry advised that it is planned to install carp into eight of the ponds and that pond L-37 was a prime candidate. He advised that in late December of 2016 or early 2017, the permitting process will be complete and placement of the carp will be presented for approval.

He also commented regarding a wetland plan. He requested that the subject be postponed until after the workshop. He advised that he would like to do the workshop between now and December 2016. Ms. Patterson commented regarding the information presented in the last workshop and suggested providing pictures again for the next workshop. A discussion ensued regarding the location of the wetland workshop.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday December 6, 2016 at 4:00 p.m.

1. Financial Summary Update

Mr. Cox reviewed the August and September 2016 financials with the Board and summarized where the District is in contrast to their Fiscal Year budget.

2. Security Update & Traffic Monitoring Report

Mr. Cox presented the security update to the Board. He advised that several of the reports were concentrated on the major roadways and not within the community like the Board had asked. Ms. Patterson commented regarding the location of concentrations and a discussion ensued regarding locations reported on that were outside of the District. Mr. Cox advised that he had requested the removal of Deputy Hasty. Ms. Patterson commented regarding the activity at the four-way. Mr. Cox advised that he posed the question about an unmanned and unmarked car to be parked as a deterrent. A discussion ensued regarding River Strand, a street outside the District.

3. Time Line Review

Mr. Cox presented the time line review to the Board and noted that the election for the District is on November 8, 2016. He advised that whoever is fortunate to be elected will

be seated at the next meeting after the election.

Mr. Cox advised that the District finally has a completed reserve study. He reported that noted areas identified by the District were not deemed as part of their capital responsibility. A discussion ensued regarding the payment of the reserve study. Mr. Cox advised that he had researched the District and found that the majority of the items fall within areas maintained by the Master HOA. A suggestion was presented with regards to separating HOA and CDD owned capital assets. Another discussion ensued regarding communications between the Master Association of Heritage Harbour North and this Board to consider sharing capital costs. The Board requested Staff to request a meeting to start communications between Heritage Harbour North and Heritage Harbour South regarding capital assets. The Board discussed areas that need to be addressed in the meetings. Mr. Mosinskis requested that Mr. Cox pull out all assets that belong to the Heritage Harbour South CDD and present that information to the Board. Mr. Cox confirmed that he will be working with Mr. Schappacher to complete the list.

Mr. Parker requested that Mr. Cox respond to Mr. David Negip to clear up his misunderstanding about the District's interest level.

Mr. Cox advised the Board that he will be moving the Pond and Wetland workshop down to the December timeframe.

4. Action Item List Review

Mr. Cox reviewed the Action Item List with the Board and prompted the Board for revisions or additions. A discussion ensued regarding adding the CDD North and CDD South meeting. Mr. Cox advised that he will create a separate Action Item list regarding the CDD North.

Ms. Patterson inquired about four irrigation valves within the community. Mr. Schappacher reviewed the status of the valves and the handling of the valves. Ms. Patterson advised that they are full of water. Mr. Schappacher advised that water does not really damage them.

TENTH ORDER OF BUSINESS

Discussion Regarding Maintenance Agreement-Plat Language

Mr. Andy Cohen updated the Board regarding the plat language and advised that there was no further business to conduct at this time. Mr. Cohen advised that there is a signed maintenance agreement with the Stoneybrook HOA and the Master HOA. He inquired of the Board whether it would be okay to remove this discussion topic from the agenda and to place the item in an "on hold" status.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2017-01, Redesignating District Records Location

Mr. Cox presented Resolution 2017-01; Redesignating District's Records of Proceeding Location and described its content and purpose.

On a Motion by Mr. Mosinskis, seconded by Mr. Parker, with all in favor, the Board of Supervisors approved the Resolution 2017-01 Redesignating District's Records Location, as amended, for Heritage Harbour South Community Development District.

TWELFTH ORDER OF BUSINESS

Discussion Regarding Wetlands and Ponds

This item was tabled until the next meeting. Mr. McGarry requested to post-pone the topic to be reviewed in the workshop to be held in December. He advised that there are 4400 wetland plants and 4400 pond plants to be installed.

THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Mosinskis requested a date for the next workshop for ponds and wetlands. Mr. McGarry advised that the workshop will be held in early December.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board approved to adjourn the meeting at 5:25 p.m. for the Heritage Harbour South Community Development.


Secretary / Assistant Secretary


Chairman / Vice Chairman