

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, February 7, 2017 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:

Tad Parker	Board Supervisor, Chairman
George Mosinskis	Board Supervisor, Vice Chairman
Michelle Patterson	Board Supervisor, Asst. Secretary
Larry Eichert	Board Supervisor, Asst. Secretary
Richard Lane	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	Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Cox called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Recognition of Former Board Supervisors

The Board Supervisors recognized former Board Supervisors Joyce Sandy and Joe Jaundon for their hard work and dedication to Heritage Harbour South CDD.

THIRD ORDER OF BUSINESS

Audience Comments

Ms. Barbara Aulenbach thanked Josh for the workshop on the ponds. Ms. Aulenbach also commented about the meeting procedures package in the agenda and noted some administrative errors in the procedure that required amending.

Mr. Larry Lovell handed out a map related to main roadways and inquired about the budget for these roads in Heritage Harbour South CDD.

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisor's Regular Meeting held on
December 6, 2016**

Mr. Cox presented the minutes of the Board of Supervisor's Board of Supervisors'

December 6, 2016 meeting. An amendment was made to the minutes prior to approval.

On a motion from Mr. Eichert, seconded by Mr. Mosinskis with all in favor, the Board approved the Minutes of Board of Supervisor's regular meeting held on December 6, 2016, as amended, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for November and December 2016

Mr. Cox presented the Operations and Maintenance Expenditures for November 2016 totaling \$20,962.88 and December 2016 totaling \$12,637.30.

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 November 2016 totaling \$20,962.88 and December 2016 totaling \$12,637.30, for the Heritage Harbour South Community Development District.

SIXTH ORDER OF BUSINESS

HOA Update

Mr. Tom Bakalar, President of the Stoneybrook HOA, reminded the Board and residents to call the HOA Property Manager regarding miscellaneous maintenance items such as oak trees blocking signage and missing irrigation covers, as an example, to schedule repairs.

SEVENTH ORDER OF BUSINESS

Lighthouse Cove Updates

No one was present from Lighthouse Cove to provide an update to the Board.

EIGHTH ORDER OF BUSINESS

Golf Course Updates

No update was provided.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report was provided.

B. District Engineer

Mr. Rick Schappacher provided his update to the Board on the pond bank repairs and yard drainage connections and reviewed the proposals received. Mr. Schappacher recommended the Board go with the low bidder.

On a motion from Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board approved the Crosscreek proposal for erosion repair in the amount of \$1,355.00; \$805 of which would be paid for by the Stoneybrook HOA, for the Heritage Harbour South Community Development District.

Mr. Rick Schappacher provided two proposals for the repair of the inlets.

On a motion from Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board approved the ANJ proposal for inlet repair in the amount of \$5,885.00 for the Heritage Harbour South Community Development District.

Mr. Schappacher inquired if the Board wished for him to acquire proposals to have the roadway inlet fronts painted. He estimated the rate would be approximately \$35 each. The Board requested that he obtain a proposal to bring to the next meeting.

Mr. Schappacher presented information related to roadway maintenance and informed the Board that he would be presenting bid packages to the Board for sidewalk repairs. He presented a map reflecting roadway conditions and recommended that the Board consider initiating repairs of the roadway in the Lighthouse Cove area as beginning to the roadway repair program. He noted that it appeared that garbage trucks are creating much of the damages existing due to the frequent starting and stopping. The repairs would involve leveling where needed and adding additional asphalt surface. Mr. Schappacher indicated he would seek proposals to bring to the next meeting.

The Board discussed the roadways that are outside of the CDD boundaries are owned by the CDD and options to convey them to others. Mr. Schappacher discussed the "future roadways" that have not been completed and how his discussions with the County have hit a dead end. Mr. Cohen discussed that the Board has the option of pursuing this "future roadways" issue through legal channels. The Board requested that Mr. Cohen begin plans to correspond with the County Attorney.

Mr. Cox informed the Board of his communication with Mr. Jim Ward regarding Heritage Harbour North CDD's willingness to fund capital expenditures within Heritage Harbour South CDD. He noted that there would need to be some form of an interlocal agreement.

The Board heard audience comments regarding information that the Heritage Harbour Master HOA management has presented information that the Master HOA is now putting away roadway reserves that will eventually add up to \$1 million. The Board requested that staff attempt to set up another meeting with the representatives from the Master HOA and Heritage Harbour North CDD to attempt get accurate information.

Mr. Schappacher presented the monthly radar data from the speed detection signs and provided an update of the Parcel 35 development.

Mr. Schappacher informed the Board of a trip and fall incident due to an asphalt rise in the roadway. He requested guidance as to whether the Board wanted the bump in the road to remain or to mill it down. The Board requested that he take steps to have it milled down.

C. Aquatic Service Reports

Mr. Cox presented the Aquatic Systems report and addressed questions from the Board. Mr. Eichert provided an update of the aquatics workshop the Mr. McGarry had helped present. He noted specific mitigation areas that needed work and explained that he had discussed these areas with Mr. McGarry. He discussed specific issues regarding a drainage pipe that is

drainage pipe that is filled with silt and needing maintenance. Mr. Mosinskis requested when Mr. McGarry would be presenting his 5-year maintenance plan to the Board.

Mr. Cox discussed the residence's drainage complaint from the previous meeting and noted that there was no CDD property involved. Mr. Schappacher provided his opinion as to what was causing some of the resident's drainage issues.

D. District Manager

Mr. Cox reminded the Board that the next regular meeting was scheduled for Tuesday March 7, 2017 at 4:00 p.m.

Mr. Cox provided a financial update to the Board.

Mr. Cox presented the security update to the Board. The Board members noted that the Deputies are spending too much of their time outside of the two communities. Mr. Cox indicated that he will communicate that to their management section.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2017-03; Re-designating Treasurer

On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board adopted Resolution 2017-03; Re-designating Treasurer and appointing Scott Brizendine as Treasurer for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

Discussion of Meeting Procedures

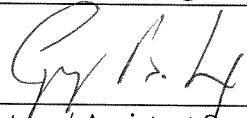
Mr. Cox introduced the topic. The Board discussed briefly and tabled the topic until the next meeting due to meeting time constraints. No formal board action was taken.

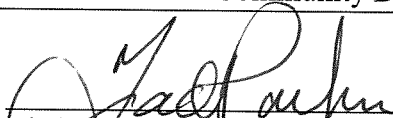
Mr. Cox noted that he received an email from the Master HOA management that confirmed that they do plan to create a \$1 million roadway capital reserve.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lane, seconded by Ms. Patterson, with all in favor, the Board approved to adjourn the meeting at 6:00 p.m. for the Heritage Harbour South Community Development.


Secretary / Assistant Secretary


Chairman / Vice Chairman