

**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, May 2, 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	<b>Board Supervisor, Chairman</b>
George Mosinskis	<b>Board Supervisor, Vice Chairman</b>
Michelle Patterson	<b>Board Supervisor, Asst. Secretary</b>
Larry Eichert	<b>Board Supervisor, Asst. Secretary</b>
Richard Lane	<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>
Todd Pyle	<b>Golf Club</b>
Audience	<b>Present</b>

**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. Brad Dlohy discussed his concerns regarding the process for removing nuisance alligators from the ponds and the Board discussed the current policy and process.

Mr. Mike Fagan expressed his opinion regarding leaving a grass barrier around ponds to help improve the health of the ponds. The Board discussed and decided to start experimenting with leaving a grass barrier on certain ponds.

Mr. Larry Lovell provided his thoughts on the need for the District to continue to increase roadway reserves and provided information he had acquired regarding the Master HOA.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on April 4, 2017**

Mr. Cox presented the minutes of the Board of Supervisors' April 4, 2017 meeting. The Board members and Mr. Cohen provided amendments to the minutes.

On a motion from Ms. Patterson, seconded by Mr. Eichert with all in favor, the Board approved the Minutes of Board of Supervisors' regular meeting held on April 4, 2017 as amended, for the Heritage Harbour South Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation & Maintenance Expenditures for March 2017**

Mr. Cox presented the Operations and Maintenance Expenditures for March 2017 totaling \$28,694.75.

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for March 2017 totaling \$28,694.75 for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**HOA Update**

No update was provided.

**SIXTH ORDER OF BUSINESS**

**Lighthouse Cove Updates**

No update was provided.

**SEVENTH ORDER OF BUSINESS**

**Golf Course Updates**

No update was provided.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Cohen informed the Board that he had revised a contract for the roadway work that Mr. Schappacher had coordinated. He also noted that he had sent the requested letter to the County regarding the Board's concerns over the roadway lanes that were not completed by the Developer.

**B. District Engineer**

Mr. Schappacher discussed the plans for the roadway work in Lighthouse Cove to commence on May 11<sup>th</sup> and 12<sup>th</sup>. The Board discussed the need for staff to have as much notification provided as possible.

Mr. Schappacher informed the Board that ANJ Excavation had performed the last irrigation valve checks and was willing to perform this work again at the same rate. Note: Mr. Cox learned during the meeting that the ANJ rate was \$825.

On a motion from Mr. Parker, seconded by Mr. Mosinskis, the Board unanimously approved for ANJ Excavation to perform the irrigation valve check at the same rate as the previous year for the Heritage Harbour South CDD.

**C. Aquatic Service Reports**

**1. Consideration of Aquatic Systems Proposals**

Mr. McGarry, with Aquatic Systems, presented his monthly update and addressed questions from the Board. The Board discussed the three proposals presented for wetland clearing of invasive plant material and the replanting of desirable aquatic plants to fill the spaces. The conclusion of the discussion was that the Board approved to have Mr. McGarry revise one proposal for the purpose of clearing the invasive plant material from Wetland ZZE and then bring back a revised planting proposal for that wetland at the next meeting. The intent is for the Board to evaluate the success of this work on Wetland ZZE to help with decisions to fund additional work. The remaining proposals presented were to be revised accordingly and presented at a future date.

On a motion from Mr. Eichart, seconded by Mr. Mosinskis, the Board unanimously approved and authorized the Chairman to execute a proposal for the invasive plant material removal from Wetland ZZE, with a not-to-exceed amount of \$7,000 for the Heritage Harbour South CDD.

**D. District Manager**

Mr. Cox reminded the Board that the next regularly scheduled meeting will be held on Tuesday, June 6, 2017 at 4:00 p.m. He reviewed the current financials with the Board and informed them that the registered voter count for the District, per the Supervisor of Elections Office as of April 15, 2017, was 2,125.

Mr. Cox presented the security update to the Board.

The Board tabled the Timeline Review.

The Board tabled the Action Item List.

**NINTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2017/2018  
Proposed Budget**

Mr. Cox presented the fiscal year 2017-2018 proposed budget to the Board for their consideration. He reviewed the document with the Board and explained any changes he had proposed from the current budget.

The Board discussed the budget and the merits of increasing it to accomplish various items of work in the next fiscal year along with increasing the level of Capital Reserves. As a result of the discussion, the Board requested that Mr. Cox increase the amount in the Miscellaneous Contingency line by \$20,000 and increase the amount in the Reserve Budget by \$30,000. The result of the increased amounts resulted in an increase in yearly assessments for all within the District. Mr. Cox informed the Board that this increase would result in a requirement of a mailed notice to all whose assessments will increase. He also noted that the required public hearing for the consideration of adopting the final budget was scheduled for August 1, 2017 at 4:00 p.m.

during its regular Board meeting. The Board requested staff to move that time to 3:00 p.m. Mr. Cohen explained that the next step in the budget process was to consider Resolution 2017-04 which is the approval document for the proposed budget as well as the setting of the public hearing.

During the discussion of the budget, the Board acted to extend the meeting by an additional 30 minutes.

On a motion from Ms. Patterson, seconded by Mr. Parker, the Board unanimously approved to extend the meeting by an additional 30 minutes for the Heritage Harbour South CDD.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04;  
Approving Proposed 2017/2018 Budget  
and Setting Public Hearing**

On a motion from Mr. Parker, seconded by Mr. Mosinskis, the Board unanimously approved to adopt Resolution 2017-04, Approving Proposed Budget 2017/2018 and Setting Public Hearing, for the Heritage Harbour South CDD.

**ELEVENTH ORDER OF BUSINESS**

**Presentation of Reserve Study**

This item was tabled by the Board.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no supervisor requests.

**THIRTEENTH 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 6:19 p.m. for the Heritage Harbour South Community Development.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman

To: Greg Cox  
Date 4/30/17  
Re: Heritage Harbour South CDD  
Wetlands Restoration Program  
From: Larry Eichert

I thought you might be interested in the history of our wetlands restoration program that dates back to the beginning of The Stoneybrook section of Heritage Harbour. My involvement with the environmental aspect of the community development began in 2006 at the master association meetings held by the developer. In 2007 I began to write articles for the Stoneybrook section of the development on an as needed basis and then on a monthly basis with the establishment of the Stoneybrook HOA web page. Feel free to use this information for our meeting Tuesday.

The information listed was taken from those articles written following the CDD meetings for the respective months. Hopefully this will provide background information concerning the CDD activities and their effects on the various wetland programs, specifically the restoration of lakes, wetlands and mitigated restoration projects.

### **Wetlands in Stoneybrook**

Also in the last two weeks there has been a fish die off, due to water evaporation, at the mitigated area on Camden Harbour Drive . The vultures are cleaning up the dead fish, wood storks and herons have been eating the live ones that are trapped in the remaining water. Some spoon bills have also been seen going after the young fry. Mother nature is seeing that everything is being recycled.

# **MITIGATED AREAS IN STONEYBROOK**

## **SUMMARY OF RELATED MATERIALS FROM ARTICLES FROM 2007 - PRESENT**

By Larry Eichert 5/02/17

A community development plan had to be approved before Lennar started construction. Saving natural areas were part of a conscientious environmental awareness plan that the county required. Heritage Harbour's "Environmental Awareness Program"<sup>(1)</sup> was intended to "serve as a guide for preserving the community's environmental conscience for generations to come."<sup>(2)</sup>

Mitigation is a government wetland protection policy that is designed to make up for the destruction of a wetland area. Mitigation occurs when a wetland is altered and developed for roads, buildings, neighborhoods and business. Through the mitigation process, a similar wetland area nearby is created, preserved, enhanced, or restored to make up for the wetlands that were drained or filled in for human activity.

These areas, in their early stages, give the appearance of being disorganized. They require maintenance and care until they establish themselves. This process of reestablishing occurs through species diversification and complexity throughout the newly forming micro-systems. The process takes 5 to 10 years or more to develop. The entrance to Stone Harbour, Quail Greens Terrace, Eagle Isles Pl., New Briton Ct., Haven Harbour Way near Camden Harbour Dr. and Stone Harbour Loop, are examples of systems that contain mitigated areas. The last two will be covered in detail later in the summary.

The wetland mitigation areas cover 43.7 acres. They include Hardwood Hammocks, Flatwoods, Swamps and Fresh Water Marshes. There are three different types of hammocks in Stoneybrook. The 11 different micro-ecosystems can be seen in 76 different places within our community, providing diversified natural wild life areas. The Master Association and, Heritage Harbour North and South CDDs are responsible to maintain these areas. The biggest challenge is efficient hydrology. I brought this concern to the developer in November of 2007. The consequent flooding in 2009 made it necessary to have a special assessment to have the drainage system cleaned out, since 2003 increased vegetation and siltation accumulated. Broken weirs, missing grates, inflow pipes, outlets, outflow systems, erosion, accumulated sediments and organic matter were resolved. Spectrum Underground Co. completed work in March 2009.

In the fall of 2010 a meeting was held with Don Adkins, (Eco Consultants) Matt Morris & Bill Riley Engineering Co. and myself to discuss the formulation of the restoration program for the mitigated areas. Two of the most highly visible areas were chosen to begin treatment. They were the Northwest corner of Stone Harbour Loop, and Haven Harbour Way near Camden Harbour Dr. areas. Both areas were cleared of most of the invasive species plants in February of 2011 and primary succession plants, agreed upon, were planted in those areas. Funding for this was part of the wetland management program. In the fall, the areas were cleared of encroaching invasive and opportunistic species, preparing the system for planting in the spring of 2012. The plantings did not occur..

February of 2011 work had started on a 5 year restoration project of the mitigated areas with the planting of 6,000 plants; primary succession plants were put in by eco-consultants from Ecolab Company. An additional 10,000 plants were planted in littoral zones, of the lakes, for soil retention as filtration systems purifying the water returning into the water shed. At the June meeting in 2011 the HH South CDD decided to drop the number of wetland treatments, which included the mitigation projects, from, 12 a year down to 6 by a 3 to 2 vote.

The mitigated restoration area projects were totally dropped. But the funding for them remained in the budget as part of the lake management program. By the spring of 2012 there was such a huge algae bloom, in the lakes, that at the April 4th meeting the CDD board increased the number of wetland treatments back to 9 and Morris & Riley Engineering treated the affected areas on April 8th 2012. However between the time treatments were reduced to 6 and then restored to 9, invasive species had taken over on Stone Harbour Loop causing a change in hydrology.

At a subsequent meeting the CDD board decided to terminate the companies used by the developer. A new management company, attorney, engineering and wetland companies were hired. The mitigation 5 year project was not shared with the new company. Their contracts are still in effect.

In July of 2013 a highly prolific opportunistic invasive species plant, *Sesbania herbacea*, over-ran the entire area producing a micro monoculture at the abandoned Stone Harbour Loop mitigated project. This has negated the work that was started in the five year plan to reestablish a healthy, naturally functioning community (eco-system), thereby actually degrading parts of the system below the original starting point. Since then the area has been allowed to develop on its own. Funding was made available for Aquatic Systems. to clean out the area in the fall of 2016. Spring plants will be determined if funding is made available by board vote May 2017.

August.14, 2014

The following indicates the results of the CDD's engineering company in its report. "It appears that the main deficiency is excess growth over the control structures and outfall weirs throughout the system". "The possible cause of these findings is related to the decrease of the wetland management program that was established in 2010. In 2010 a five year restoration program was established by the CDD South. At that time there were 12 treatments of the wetlands per year with a mitigated restoration program put into place. Both parts of this program were established to eliminate, vegetation over growth, plus invasive and opportunistic plant species." The engineering company has initiated an active program to correct the drainage problems.

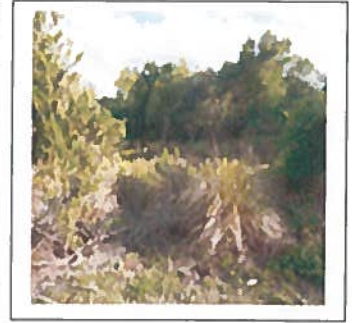
September 10, 2015

Our water management system covers 950 acres and can handle 8 inches an hour in drainage through the system. The CDD had created a 5 year maintenance and management plan. The water patterns in the system go from the streets to the curb through the sewer drains. The drains empty into the lakes that serve as holding areas before entering into the wetlands. In the wetland system it is filtered through a series of littoral systems before entering the primary ditch, on the west side, or the secondary ditch on the east side of the property. It then moves northward into the Manatee estuary and river.

At the May 2016 CDD board meeting it was decided to spend \$5,000 of the \$10,000 available in the wetland management account. This was in response to a petition presented to the board containing 200+ signatures from concerned residents about the conditions of the lakes in the community. Those funds have remained available in the account since the time the board decided to cut the wetland mitigation restoration section in its budget. As a result of this new action 4,000 plants have been planted in various sections of our wetlands and lake shorelines from the end of May through the beginning of June 2017.

(1,2 :Heritage Harbour Environmental Awareness Program, Pamphlet)

## A LOOK AT STONE HARBOUR LOOP WETLANDS THROUGH THE YEARS



Before treatment 3/16/09    After treatment 10/13/11    no treatment 7/10/13    Present 4/30/17  
9/15/13

Invasive plants have NOT been kept in check due to a decrease in the number of treatments. (Ex. *Sesbania herbacea*, a highly prolific opportunistic native plant (See Sept. 2013 article). This has led to the extreme proliferation of that opportunistic and invasive species to over-run the entire system producing micro monocultures. This has negated the work that was started in the five year plan to reestablish a healthy, naturally functioning community (eco-system), thereby actually degrading parts of the system below the original starting point.