

**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, June 6, 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>
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**

No audience comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 2, 2017**

Mr. Cox presented the minutes of the Board of Supervisors' May 2, 2017 meeting. The Board members provided amendments to the minutes.

On a motion from Mr. Mosinskis, seconded by Mr. Parker, with all in favor, the Board approved the Minutes of Board of Supervisors' regular meeting held on May 2, 2017 as amended, for the Heritage Harbour South Community Development District.
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**FOURTH ORDER OF BUSINESS**

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

Mr. Cox presented the Operations and Maintenance Expenditures for April 2017 totaling \$25,612.85.

On a motion from Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for April 2017 totaling \$25,612.85 for the Heritage Harbour South Community Development District.

*Ms. Patterson arrived at this point at 4:03 p.m.*

**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 provided an update to the Board regarding the letter he sent to the county attorney regarding the extra lanes at Heritage Green Way and River Heritage Boulevard. Mr. Cohen informed the Board that the County's response was that there was not an improper release of bond, in their opinion. Mr. Cohen requested Board approval for him to contact the developer (Lennar) directly regarding the extra lanes. The Board had no objection to Mr. Cohen contacting the developer.

**B. District Engineer**

Mr. Schappacher informed the Board that the roadway resurfacing work in Lighthouse Cove had been completed. He noted that the testing of the irrigation valves was still being coordinated pending on the weather. He also informed the Board that a valve key had been purchased and was to be given to the Stoneybrook HOA manager (Anna Kelly) so that it would be available on site for emergency cut-off situations. Mr. Schappacher indicated that he was replacing 2 missing street signs. He also noted that the radar sign was returned following its adaption to solar power, but the bracket would not fit and that the correct part was being shipped. Mr. Schappacher provided an update on Port Harbour extension.

**C. District Manager**

Mr. Cox reminded the Board that the next regularly scheduled meeting was scheduled Tuesday, August 1, 2017 at 3:00 p.m., during which the Public Hearing for the adoption of the Fiscal Year 2017/2018 budget would be held.

Mr. Cox reviewed the current financials with the Board.

Mr. Cox presented the security update to the Board.

The Board tabled the Timeline Review.

Mr. Cox reviewed the Action Item List with the Board.

Ms. Patterson requested both Mr. Cohen and Mr. Schappacher to track billing for the roadway extra lanes investigation for Heritage Green Way and River Heritage Boulevard and report those costs monthly to the Board.

**NINTH ORDER OF BUSINESS**

**Presentation of Reserve Study**

Mr. Mosinskis discussed his thoughts of the Reserve Study. Mr. Mosinskis indicated that the Reserve Study shows the District is underfunded for the roads and irrigation. The Board members were asked to send information to the District Manager for modifications to be made to the Reserve Study.

**TENTH ORDER OF BUSINESS**

**Presentation of Aquatic Systems Report & Proposal**

Mr. McGarry, with Aquatic Systems, presented his monthly update and addressed questions from the Board. The Board was informed that the proposal for work to be completed in the W-ZZE area was for \$6,600.00 which is less than the previously approved not to exceed amount of \$7,000.00.

**ELEVENTH ORDER OF BUSINESS**

**Discussion of August 1, 2017 Final Budget & Final Public Hearing**

Mr. Mosinskis opened a discussion of the final budget consideration and public hearing scheduled for August. He requested whether or not there was anything else the Board needed to present to the residents that explained the reason for the assessment increase. Mr. Cohen and Mr. Cox explained that all residents of the district would get a letter of explanation and an advertisement for the public hearing would also run two times in the local newspaper.

**TWELFTH ORDER OF BUSINESS**

**Discussion of Aquaterra Contract**

Mr. Cohen opened the discussion of the existing Aquaterra contract to supply irrigation water to the District and summarized some concerns that had been raised regarding the potential supply of water through the irrigation system that runs through the District to the projected Parcel 35 homes. Mr. Schappacher handed out a map of possible reclaimed connections. The Board members requested this topic be placed on the Action Item list to track its progress.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Ms. Patterson requested whether the plan to test the grass barrier concept on a few ponds had been initiated. Todd Pyle indicated the ponds had been selected and were in the process of being mowed in a manner to allow for the barrier to be created.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Mosinskis, seconded by Mr. Lane, 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