

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, August 1, 2017 at 3:02 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 (via. conf. call)
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.

On a motion from Mr. Parker, seconded by Mr. Eichert, with all in favor, the Board approved to have George Mosinskis participate by conference call for the Heritage Harbour South Community Development District.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Jan Lane inquired about the growing of test grass barriers on the lakes and commented that the grass was being allowed to grow too high.

THIRD ORDER OF BUSINESS

Presentation of Aquatic Service Reports

Mr. McGarry, with Aquatic Systems, presented his monthly report and addressed questions from the Board. Mr. McGarry addressed the project status on Wetland ZZE and discussed plans to hold another educational workshop. Mr. McGarry indicated that the grass barriers around ponds should be maintained at about a foot's height. Mr. McGarry presented a proposal for aquatic plantings at W-ZZE in the amount of \$1,171.00.

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On a motion from Ms. Patterson, seconded by Mr. Lane, with all in favor, the Board approved the Aquatic Systems proposal in the amount of \$1,171.00 for plantings at W-ZZE for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2017-2018
Budget**

Mr. Cox provided a summary of the budgeting process completed to date and noted that the proposed budget did include an increase in assessments. Board members provided additional comments and explained the need for capital reserves to support future capital expenditure requirements such as roadway maintenance.

Mr. Cox asked for a motion to open the public hearing.

On a motion from Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board opened the public hearing, for the Heritage Harbour South Community Development District.

Mr. Joe Jaudon addressed comments to the Board.

Tom Bakalar, speaking on behalf of Stoneybrook HOA Board of Directors, stated that the HOA supports the Board on the assessment increase and appreciates the Board working on the budget for the entire community.

Mr. Richard Orsino addressed comments to the Board.

On a motion from Ms. Patterson, seconded by Mr. Lane, with all in favor, the Board closed the public hearing, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

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

Mr. Cox presented the Fiscal Year 2017/2018 budget for the Board to consider any changes they felt required to make. No changes were made by the Board.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2017-05;
Approving Fiscal Year 2017/2018 Final
Budget**

On a motion from Ms. Patterson, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2017-05; Approving Fiscal Year 2017/2018 Final Budget, for the Heritage Harbour South Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2017-06;
Imposing Special Assessments**

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2017-06; Imposing Special Assessments, for the Heritage Harbour South Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2017-07;
Alternative Investment Guidelines**

Mr. Cox presented Resolution 2017-07 and explained that with the adoption of the resolution, the Board would be adopting the Alternative Investment Guidelines as identified in Florida Statutes as a method of financially investing public funds in excess of amounts needed to meet current operating expenses in accordance with Florida Statutes. The Board members requested more information be presented to them at the next agenda regarding investment policies at the next meeting.

On a motion from Mr. Lane, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2017-07; Alternative Investment Guidelines, for the Heritage Harbour South Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors' Regular Meeting held on
June 6, 2017**

Mr. Cox presented the minutes of the Board of Supervisors' June 6, 2017 meeting. The Board members made minor amendments to the minutes.

On a motion from Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board approved the minutes of Board of Supervisors' regular meeting held on June 6, 2017, as amended, for the Heritage Harbour South Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for May &
June 2017**

Mr. Cox presented the Operations and Maintenance Expenditures for May 2017 totaling \$85,602.80 and June 2017 totaling \$17,017.09.

On a motion from Mr. Eichert, seconded by Mr. Parker, with all in favor, the Board ratified the payment of the Operations and Maintenance expenditures for May 2017 totaling \$85,602.80 and June 2017 totaling \$17,017.09, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

HOA Update

No update was provided.

TWELFTH ORDER OF BUSINESS

Lighthouse Cove Updates

No update was provided.

THIRTEENTH ORDER OF BUSINESS

Golf Course Updates

Mr. Todd Pyle stated that ownership and management is not happy with the condition of the golf course at this time. He noted that they are 100% committed to getting the golf course back in shape. He also added that they have new leadership on their maintenance team.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an update to the Board regarding a meeting he and Mr. Rick Schappacher had with Lennar Homes regarding the missing additional lane along with the issue of no interior curbing. Mr. Cohen explained that the Master HOA, which is still under the control of Lennar Homes, has indicated that they are asking for quotes to install the curbing.

B. District Engineer

Mr. Schappacher indicated that the exercising of the irrigation water valves had been completed. He informed the Board that 6 or 7 of the valves are either stuck in the open position or at such an angle that they are not possible to reach. Mr. Schappacher also noted that there are two missing street signs and they have been placed on order.

C. District Manager

Mr. Cox reminded the Board that the next regularly scheduled meeting was scheduled Tuesday, September 5, 2017 at 4:00 p.m. He noted that at the next meeting, the schedule for the next fiscal year would be presented for consideration.

Mr. Cox reviewed the current financials with the Board.

Mr. Cox presented the security update to the Board.

Mr. Cox presented the Timeline Review.

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

FIFTEENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Lane commented that the District should be receiving funds soon for the retrieving of golf balls from the ponds and Mr. Cox added that they recently had received a payment.

SIXTEENTH 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 4:46 p.m. for the Heritage Harbour South Community Development.


Secretary / Assistant Secretary


Chairman / Vice Chairman