

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, September 5, 2017 at 4:03 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 (via. conf. call)
Larry Eichert	Board Supervisor, Asst. Secretary
Richard Lane	Board Supervisor, Asst. Secretary

Also present were:

Grant Phillips	District Manager; Rizzetta & Company
Andy Cohen	District Counsel; Persson & Cohen
Rick Schappacher	District Engineer; Schappacher Engineering
Todd Pyle	Golf Course Manager

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Mr. Tom Bakaler inquired about the excess nutrients in the lake. Mr. Eichert addressed the resident question and answered general concerns.

Mr. Larry Lovell stated that the Beacon Lake water level height appears higher than normal and suggested that the weirs are not operating properly and requested that SWFWMD be involved as soon as possible. An exhibit was provided by Mr. Larry Eichert.

On a motion from Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved to have Michelle Patterson participate and vote by conference call for the Heritage Harbour South Community Development District.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on August 1, 2017

Mr. Phillips presented the minutes of the Board of Supervisors' August 1, 2017 meeting. The Board members made minor amendments to the minutes.

On a motion from Mr. Parker, seconded by Mr. Lane, with all in favor, the Board approved the minutes of Board of Supervisors' regular meeting held on August 1, 2017, for the Heritage Harbour South Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operation Maintenance Expenditures July 2017

Mr. Phillips presented the Operations and Maintenance Expenditures for July 2017 totaling \$26,898.26.

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 July 2017 totaling \$26,898.26, for the Heritage Harbour South Community Development District.

FIFTH ORDER OF BUSINESS

HOA Update

Mr. Bakaler stated the HOA will shut down on Thursday, September 7, 2017 and close on Friday, September 8, 2017 due to Hurricane Irma.

Mr. Bakaler stated that there is excess mud that is spilling over to the sidewalk in a certain area he referenced and inquired if there is any short-term solution that could be done to alleviate this condition.

SIXTH ORDER OF BUSINESS

Lighthouse Cove Updates

No update was provided.

SEVENTH ORDER OF BUSINESS

Golf Course Updates

Mr. Todd Pyle provided an update to the Board on the grass barriers around the ponds. Mr. Pyle will look into a solution for the mud that is spilling onto the sidewalks. Mr. Pyle provided an update on landscaping issues and how it relates to the survey plats and who is responsible the Master Association or the Golf Course. Mr. Pyle noted the school bus is picking-up in the Golf Course parking lot. Mr. Pyle will be following up with the school district and inquire about the new pick-up location, in the past he believes they were picking up at the back gate.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Cohen provided an update to the Board regarding the extra lane along Heritage Green Way and River Heritage Boulevard and has been speaking with Lennar regarding them gathering estimates.

Mr. Cohen provided an update on Lake #57 in regards to a conveyance of property with the Marketplace District and the costs associated with the conveyance. At this time, Mr. Cohen and Mr. Schappacher recommend no action be taken area on Lake #57. Mr. Cohen did state in the interim District Management should confirm the District has insurance for the subject area.

B. District Engineer

Mr. Schappacher stated there is a depression on inlets behind Stone Harbour Loop on the south side of the roadway. Mr. Schappacher stated that once the water level goes down they will make the repair and report the cause of the depression back to the Board. Mr. Schappacher provided some drainage structure and roadway photos to the Board.

C. Aquatic Service Reports

The Board requested the status of the previously approved aquatic plantings that was approved last month. The Board also requested that a representative from Aquatic Systems be present at all CDD monthly meetings.

D. District Manager

Mr. Phillips reminded the Board that the next regularly scheduled meeting was scheduled Tuesday, October 3, 2017 at 4:00 p.m. Mr. Phillips noted the Christmas Parade is scheduled for December 10, 2017 from 3:00 p.m. to 5:00 p.m. The Board stated there are no issues with this date and time.

Mr. Phillips reviewed the current financials with the Board.

<p>On a motion from Mr. Lane, seconded by Mr. Eichert, with all in favor, the Board ratified the EGIS Insurance proposal in the amount \$19,067.00 for Fiscal Year 2017-2018, for the Heritage Harbour South Community Development District.</p>
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Mr. Phillips presented the security update to the Board. The Board requested that the Sheriff's Office be informed that Montauk Point be identified as an area of concern specifically noting concern between the hours of 4:00 p.m. to 7:00 p.m. The Board requested all documents in the agenda be vertical.

Mr. Phillips presented the Timeline Review. The Board discussed pressure washing of the sidewalks and directed staff to pressure wash the sidewalks with a not to exceed amount of \$25,000.00 and have this be paid for prior to the end of the fiscal year on September 30, 2017. There was no objection to the expenditure with the plan that the action be ratified at the next CDD meeting.

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

NINTH ORDER OF BUSINESS

**Discussion of Alternative Investment
Guidelines**

This item was tabled until the October 3, 2017 meeting.

TENTH ORDER OF BUSINESS

**Consideration of 2017-08; Adopting Fiscal
Year 2017-2018 Meeting Schedule**

Mr. Phillips presented Resolution 2017-08; Adopting Fiscal Year 2017-2018 Meeting Schedule.

On a motion from Mr. Eichert, seconded by Mr. Parker, with all in favor, the Board adopted Resolution 2017-08; Adopting Fiscal Year 2017-2018 Meeting Schedule, for the Heritage Harbour South Community Development District.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Mr. Parker stated that the meeting protocol was broken by taking audience comments during the meeting, and noted that it was not a normal process for this Board but that he did not have any issues. Mr. Lane responded and expressed that adopted meeting procedures should be followed.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Lane, seconded by Mr. Mosinskis, with all in favor, the Board approved to adjourn the meeting at 5:34 p.m. for the Heritage Harbour South Community Development.



Secretary / Assistant Secretary



Chairman / Vice Chairman