

**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, April 3, 2018 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>
Richard Lane	<b>Board Supervisor, Asst. Secretary</b>
Michelle Patterson	<b>Board Supervisor, Asst. Secretary</b>
Larry Eichert	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Greg Cox	<b>District Manager; Rizzetta &amp; Company</b>
David Jackson	<b>District Counsel; Persson &amp; Cohen</b>
Rick Schappacher	<b>District Engineer; Schappacher Engineering</b>
Josh McGarry	<b>Representative, Aquatic Systems</b>

Audience	<b>Present</b>
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**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. Tom Bakalar had questions regarding the drainage into Beacon Lake from the parcels under construction; asked about the additional traffic on Lighthouse Cove, and inquired about Manatee County's recent roadway maintenance on CDD owned roadways.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatic Systems Report**

Mr. McGarry presented his report to the Board and addressed their questions. Mr. Lane requested that Aquatic Systems prepare aquatic planning proposals for the May 1, 2018 CDD meeting.

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**FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 6, 2018**

Mr. Cox presented the minutes of the Board of Supervisors' March 6, 2018 meeting. The Board made amendments to the minutes.

On a motion from Mr. Lane, seconded by Mr. Eichert, with all in favor, the Board approved the minutes of Board of Supervisors' regular meeting held on March 6, 2018, as amended, for the Heritage Harbour South Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation Maintenance Expenditures for February 2018**

Mr. Cox presented the Operations and Maintenance Expenditures for February 2018 totaling \$21,369.48. The Board requested clarification as to why the Golf Course (Pentecost Investment Group) payment of \$74.44 in February was less than the normal \$190 payment for the pond bank work. It was noted that it was most likely due to the ownership change transition.

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 February 2018 totaling \$21,369.48 for the Heritage Harbour South Community Development District.

**SIXTH ORDER OF BUSINESS**

**HOA Update**

Mr. Tom Bakalar, speaking for the Stoneybrook HOA, asked the Board for information regarding the extension of the Port Harbour Parkway and about the drainage pipe temporarily placed there. The Board requested that Mr. Rick Schappacher inspect the pipe to see if there are any issues. Mr. Bakalar also suggested that the District map(s) be updated.

**SEVENTH ORDER OF BUSINESS**

**Lighthouse Cove Updates**

No update was provided.

**EIGHTH ORDER OF BUSINESS**

**Golf Course Updates**

No update was provided. Mark Bruce and Chris Bradshaw, the new owners of the Golf Course, introduced themselves to the Board.

**NINTH ORDER OF BUSINESS**

**Staff Reports (Continued)**

**A. District Counsel**

No report.

**B. District Engineer**

Following a lengthy discussion of the continuing development of the Market Place CDD parcels near Highway 64, the Board requested that Mr. Schappacher and Mr. Cohen research as much as possible to determine what options / leverage the Board has regarding controlling what is going on relative to the use of the CDD owned roadways;

and the improvements they are beginning to make along the roadways as well as the design to have all the drainage flow into the CDD owned and maintained L-48.

Mr. Schappacher reported the striping and sign replacements have been completed.

Mr. Schappacher reported the sidewalk work has been completed.

Mr. Schappacher reported that from his inspection of the storm water outfall structures, 19 need some work and he will obtain bids to submit for the Board's approval.

Mr. Schappacher noted that there were some street signs that seemed to be slipping out of their frames and suggested to see if the HOA had a handyman that might be able to push them in and insert something to stop it from recurring.

**C. District Manager**

Mr. Cox reminded the Board that the next regularly scheduled meeting was scheduled for Tuesday, May 1, 2018 at 4:00 p.m.

Mr. Cox presented the Financial Update to the Board

Mr. Cox presented the Timeline Review.

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

**TENTH ORDER OF BUSINESS**


**Supervisor Requests**

Mr. Richard Lane requested that Rizzetta to check if the District's operating funds could be invested in other authorized investments to recoup better returns and asked for an update of the findings at the May 1, 2018 CDD meeting.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Parker, seconded by Ms. Patterson, with all in favor, the Board approved to adjourn the meeting at 5:29 p.m. for the Heritage Harbour South Community Development.

  
Secretary / Assistant Secretary

  
Chairman / Vice Chairman